

# TOWN OF PORT WASHINGTON OFFICE OF THE CLERK

Official Minutes from the Public Hearing of the Town of Port Washington Plan Commission held on  
Wednesday, July 10, 2019 at 7:00 p.m. at the Town Hall, 3715 Highland Drive,  
Port Washington, WI.

## 1. Roll Call:

Present: Jim Melichar, Gary Schlenvogt, Mike Didier, Randy Noll, Dale Noll, Rick Fellenz-Building Inspector, Christy DeMaster – Planner, Heather Krueger- Clerk  
Absent: Chuck Baranek  
Residents Present: 54 & 1 member of the Press

## 2. Blakesville Creamery for the property located at 820 Lake Dive, in the Town of Port Washington, for a Conditional Use Permit to construct a 9,199 square foot creamery. The facility is to be used for manufacturing primarily goat milk products

Juli Kaufmann Project Manager with Blakesville gave an overview of the farm and creamery plan:

There are 1200-1300 goats at peak which is at full scale. There will be 10 fulltime/part-time employees, 3-5 per shift. They will operate the creamery first shift M-F. A creamery was always a part of the farm plan. They will be a farmstead creamery, fully sustainable. They plan is to remove the old barn as it is obsolete and also had a fire recently. The creamery will be built where the barn currently is.

Rick Longstaff, 4476 Weiler's Way: Will be acting as the spokesperson for the neighborhood. They have submitted a written letter to the Plan Commission along with signatures *[which will be attached to the minutes as public record.]*

- The neighbors would like to make sure all of the ordinances are being met with the CUP

Dave Janous, 4446 Weiler's Way: When was creamery added as an allowable use in the town?

Melichar: It may have always been, but at least since 1964 for sure.

Longstaff:

- They ask the board give weight to the neighbors vs. the farm. They are not opposed to the creamery, but the location. They would like to see it located in a different location on the property, they feel if approved in the current location, the town risks the lowering of property values and its tax base.
- If the CUP is approved and conditions are put on, who will enforce? What are the recourses? Will there be penalties?
- The smell of the cheese factory is a concern. It affects the pool of people who will want to purchase the homes in the neighborhood, and decrease the property values.
- In the zoning ordinance it states the intent is to regulate and restrict the use of all structures, lands and waters to stabilize and protect existing and potential property values. A factory is different than a farm.
- What will the quality of the environment be, have there been any studies?
- Is there enough information to make a decision this evening?
- The architectural view of the creamery is very factory type building, can't it be made to look more like a barn?
- Under State Law, Act 67, the Plan Commission must have substantial information to make a decision about a conditional use. The applicant is required to demonstrate with substantial evidence all requirements and conditions relating to the conditional use are satisfied.
- The neighbors are requesting delaying a decision so they can get answers to find out if these conditions are met.
- There is no landscaping plan
- Concerns with noise from the plant; fans and HVAC
- Traffic impact on the road, safety issues. Lake Drive is the only entrance into the neighborhood
- What if there is expansion to the creamery, who will monitor?

- Concerns with wholesale sales, what is their definition of wholesale sales?
- Does the CUP transfer from owner to owner?
- They feel limited information has been provided, and would like to the board to delay voting on this tonight until all information is gathered.

Mary Baumann, 861 Weiler's Way: We are very concerned with property values going down. The neighborhood pays approx. 159K collectively in taxes, if this goes down it is less for the town to collect. The road is another major concern as it is the only road into the neighborhood. If you move the factory to a County road, then the County would have to pay for the repairs. We are your community, a farm is okay, not a factory.

Kim Tydrick, 4465 Weiler's Way, There is already an open stretch along Lake Dr. where the culvert washed away because of the new buildings

Melichar: The culvert was pitched the wrong direction when it was installed, it was put in incorrectly. There is no additional waste water generated from the farm.

Randy Noll: The penetrable surface is the same size, and the creamery will not expand that.

Janous: How can we be sure, can we study the water drainage?

Melichar: I don't believe the roof created any of the problems in Weiler's Way subdivision.

Ann Comer, 799 Weiler's Way: I am concerned with the whey, how do we know it's going to be put in the tank and it won't smell.

Melichar: It is a state permit to have the tank, the state will regulate it.

Heidi Janous, 4446 Weiler's Way: With whey comes smell, when the tank is open it will smell.

Hugh Barth, 735 Lake Dr.: I am a veteran, and will be leaving my estate to my family and am very concerned with the property value of my home, and do not want to see it go down because of the cheese factory.

Theresa Wisinski, 4458 Lilac Lane: There are a wide range of home values in the neighborhood, the value of the property will impact us all and we cannot afford to have them go down.

Jenny Schlenvogt, 1122 Lake Drive: Supports the creamery, it is a small WI farm that is sustainable, this is what WI farms are going to look like in the future, there is a movement to support these types of farms. Regarding the trucks on Lake Drive, Fed Ex, Amazon all types of trucks are present, but the farm traffic has gone down. Lake Drive residents themselves and family members are driving too fast and it is unsafe. Things have gotten better since the dairy farm left. I am a neighbor too, and I support small environmental, local farmers. The people that work on the farm will be living there too, they don't want any of the adverse things to happen either and will be on site to make sure that doesn't happen.

Brent Foat 820 Lake Drive- Goat Farmer: The person that owns the farm [Lynde Uihlein] is an environmentalist and goes to extreme measures to make sure that the animals are being treated fairly, and that we are compliant to make sure the environment is safe.

Mary Baumann: Why can't the factory be located closer to Hwy P?

Veronica Pedraza, Cheesemaker and General Manager: The creamery will only be 18' from the barn, the milk will be piped over, why would we truck our milk across the farm, we are trying to be sustainable.

Foat: We would also be losing farmland.

Heidi Janous: The building looks like a factory, can they change the design? Can this be added to the conditional use?

Melichar: Beauty is in the eye of the beholder. That would be an unreasonable request. It's like a poll shed and that is what is replacing the old barns all over the state.

Nick Janous: Can the board wait to make their decision until we have more time to gather more facts?

**3. Adjourn: Motion made by D. Noll to adjourn the public hearing, second by Didier. Motion passed unanimously.**

Heather Krueger  
Clerk/Plan Commission Secretary