

TOWN OF PORT WASHINGTON OFFICE OF THE CLERK

Official Minutes from the Public Hearing of the Town of Port Washington Town Board was held on
Tuesday, November 12, 2024, at 7:00 p.m. at the
Town Hall, 3715 Highland Drive, Port Washington, WI.

Roll Call:

Present: Mike Didier, Gary Schlenvogt, Greg Welton, Heather Krueger- Clerk

Absent: none

Public: 11, Press: 0

Consider an application submitted by Neumann Developments, Inc., to rezone properties from A-1 Agricultural to R-2 Residential. Tax keys 07-031-110-002.00, owned by Kenneth and Mary Lou Dommer, and 07-031-09-003.00, owned by Vince Anewenter, are located east of 116 E. Sauk Road.

Public Comments:

Paul Soyke, 2472 E Sauk Rd., Opposed to the rezoning and transfer of these properties for the following reasons:

- The property will not stay zoned R-2. The application states that it will be mixed-use and, once transferred, it will be rezoned again. This transfer is a backdoor way for the developer to get a final rezoning without objections from adjacent city property owners.
- The developer plans to construct 97 homes on this development, which will seriously impact Sauk Rd.
- There are no plans to improve the road even though there will be two streets and a trail intersection to Sauk Rd. A street intersection with Sauk Rd and the trail would be extremely dangerous.
- The town will lose tax revenue, which higher taxes must make up. Productive farmland will also be lost.
- Rezoning or transferring this land appears useless to the adjacent landowners, the taxpayers, or the Town.

Amy Hodorowski, 2476 E Sauk Rd., agrees with Soyke and opposes the rezone. Sauk Rd. is in horrible condition, and more development will only worsen it. Is there a traffic plan for this area, as it is already unsafe? There are wetlands on the southeast corner of the property to be rezoned. Is this going to be removed and developed or left as is?

William Ahlborn, CEO & COO of Kleen Test Products, 1611 Sunset Road., Opposed to the rezoning. The Kleen Test property on Sunset Road has a residential property across the street that was developed after the plant was constructed. The residents in the development found objections to the noise from the facility and trucks. Kleen Test did many things to accommodate the residents and ensured they were good citizens. The Kleen Test building is a noise abatement from that residential area, and most of the facility's activities occur on the south side. Kleen Test purchased the property adjacent to their property to make sure they weren't landlocked and also to make sure they could control who their neighbors are; they are industrial and don't want to cause issues. If the rezoning goes through, the abatement (the plant) will not keep the noise from that area. They would be closer to a residential area if they were to develop/expand to the west. In the interest of the people that may live there and the interest of Kleen Test products, they oppose the rezoning because if there isn't something considered about abating the noise that could reach the residents if it is rezoned, it could cause some issues. He understands that the plan is

to have this land annexed to the city, but he wants to make sure that it is noted that Kleen Test opposes the rezoning because of these issues.

John Meins, 2571 Sunset Rd. The rezoning borders 50% of his property. This removes his family's hunting property, and he will be enclosed. He would like to ask the developers where the entrances to this development would be. Sunset Rd is in poor condition as well. How many houses are going to be developed? You are taking away something I built my lifetime to take care of.

Paul Soyke, What benefit is this to the town by doing this rezone?

Didier:

- The town has no value in rezoning this to R-2. The landowners want to annex the City of Port Washington, which will happen. The town board does not control who annexes their land, nor can they prevent this from happening. If you own land that adjoins the city and want to annex it, you apply for annexation to the city, and if the city agrees it is annexed, there is no role the town plays in annexation. The city must accept the landowner's request. In this case, the landowner did not want to annex all of his land to the city, only the acres they had a buyer for. So, if the landowner sells half his land to the developer, he will create an illegal parcel, which is currently zoned and will be zoned A-1 without enough acres. The remaining parcel would conform by rezoning the entire parcel to R-2. The Plan Commission considered the request and realized that if the town did not rezone the entire parcel, it would all be annexed to the city. The town's only option would be to rezone it to R-2, and then the remnant parcel on Sunset Road could remain there.
- Didier agrees that Sauk Road is the worst road in the town, and Sunset Road isn't much better. The town of Grafton is hoping to get grant funds for intergovernmental roads, but that isn't available yet, and they are not planning to fix their portion of the road yet.
- The town board has zero hunting regulations, hunting is allowed in any zoning area. You need to follow the State DNR hunting regulations.
- The town's tax base will be affected; agricultural land has a small tax base, but it will keep the land it can.
- Kleen Test Products makes a very good point: they are close to residents and potential new development.
- If the town board does not rezone this property, the entire acreage will likely be annexed to the city. This would give the town approximately 32 acres of land.
- This rezone complies with the Town of Port Washington's future land use map.

Soyke: Who will be maintaining the road? Will the speed limit be changed?

Didier: He is unsure and has not gotten an answer on what other municipalities will do. The speed limit is currently 35 mph. The town cannot reduce it to less than 35 mph; the WI Department of Transportation would need to take this action. A speed and engineering study would need to occur.

Didier closed the public hearing at 7:07 PM

Heather Krueger
Clerk