

TOWN OF PORT WASHINGTON OFFICE OF THE CLERK

Official Minutes of the regular meeting of the Town of Port Washington Plan Commission held on Wednesday, March 11, 2026, at 7:00 p.m. at Town Hall, 3715 Highland Drive, Port Washington, WI.

Roll Call & Pledge of Allegiance

Present: Mike Didier, Greg Welton, Gary Schlenvogt, Melissa Alexander, Mark Doll, Ed Potokar, Town Zoning Administrator/Planner – Christy DeMaster, Clerk- Heather Krueger.
Excused: Chuck Baranek
Public present: 43

Approval of February Plan Commission minutes. **Alexander moved to approve the February Plan Commission minutes, seconded by Potokar. The motion passed unanimously.**

Public Comments:

Chris Miotke, 4888 Dixie Ct: 70% of registered voters oppose Data Centers, according to a recent Marquette Law poll. The decisions made in this room over the next year will define the community for the next generation. We need to take a thoughtful approach. The Comprehensive Plan update was a Request For Proposal (RFP) issued, and how was Mead & Hunt chosen? Are Mead & Hunt familiar with the specific terms of our boundary and annexation agreement with the city? Miotke is opposed to the temporary camping/work camps. The town's comprehensive plan does not support this.

Tracy Fisch, W Portview Drive, City of Port: Opposed to allowing a Temporary Use Permit for temporary RV and camper housing in the town. (This speaker commented that for security concerns she has, her street # be omitted)

Maureen Jajtner 3639 E Norport: At what point in time do we say no to the city? Why is the town talking about accommodating camping for city workers? At what point does the town board think they need to hold a referendum? Why does the board make all these decisions? Why not a referendum?

Mike Didier: I think I should make a public comment at this point as it seems people are under the impression there will be worker camper housing in the town. No trailer parks are coming to the town. One reason RV campers is on the agenda is that several commercial property owners in the town have asked whether they can allow RV trailers to be parked on their property. Currently, our town code is silent on this issue; our nuisance ordinance states that tent or RV camping is not allowed but not for more than 30 days. That is the reason we have the agenda item so the planning commission can discuss if that shoe stay. Knellsville landowners have been waiting over 20 years for development (water/sewer) to come to this area. In the meantime, a Temporary Use Permit can be reviewed and issued if allowed by the Plan Commission. There are a couple of Temporary Use Permits currently issued: Port Fish and MACK Holding in the Knellsville District.

A business owner in Knellsville has officially applied for a Temporary Use Permit for a few Temporary RV/Campers, and that is why this is on the agenda. Per the town code, any resident may allow camping RV staying for less than 30 days on their property. The code on this issue is very vague, which is why updating it is on the agenda.

Kirk Deheck 4525 County Road KW: The town ordinances do not prohibit camping on parcels. If you manipulate the ordinances, what happens when Vantage comes up with a number to acquire adjacent town property and wants to add 80-100 work camp sites? If you don't conform to restrictions in the ordinances that prohibit temporary housing, it will happen.

Dave Janous, 4446 Weiler's Way: Will the town residents be aware of the changes to the ordinances regarding temporary housing/camping? Will you be taking into consideration the difference between using a camper for personal use and housing for workers?

Mike Jajtner, 3639 E Norport Dr.: What are the thoughts for security, fire protection, and law enforcement for temporary housing? Why can't the city provide services for the workers? Why does the town need to do this?

Didier: I will comment again; No one is coming to the town for temporary worker housing. Commercial business owners in the town have asked [Didier] to allow trailers to be parked on their property for construction workers. There is no mention of camping/RV in the ordinances except for the nuisance ordinance. This was placed on the Plan Commission agenda to discuss and determine whether they want to make the camping ordinance more or less restrictive.

DeMaster: An applicant came to the town and officially submitted an application to have a temporary camp of fewer than six campsites on their property. Because they officially applied and paid, the town must consider their application; this does not mean it will be approved automatically.

Kim Tydick 4465 Weiler's Way: My concern is that if you let one resident do this, you will need to let other landowners do this as well. Ugly things come with these types of work camps: prostitution, drugs, murders. Town residents are begging you not to allow it. I heard the County will need to get involved as well, but I can't get my County Representative to respond. Please listen to your constituents; we do not want this.

Bob Poull 2508 Willow Road: When are you going to represent the town of Port people? We haven't had anything done for us; everything has been for the city. People can't sleep because of the 24-hour construction, and you are doing nothing. We voted for you to represent us, and you are doing nothing.

Teri Wisinski 4458 Lilac Ln: You said the town does not currently allow camping, so how are you updating the camping ordinance? How can you accept a temporary camping permit if we don't allow camping in the town? You have rolled over and will not dispute any progress with the data center. We want you to represent us and not allow this. Say no to the city. You let them do everything and got nothing for the town.

Didier: I disagree. If you have read the border agreement, it does say that the town will not oppose anything in the city's new industrial development. In return, the city has given up extraterritorial rights in the town's industrial area of Knellsville, which was a negotiation and a give-and-take. The town has no legal ability to prevent or oppose what a neighboring municipality does; however, the City does have legal authority over what a neighboring Town does. That provision of the border agreement was a win for the town.

I was told that a member of the public posted 1 sentence from the multi-page agreement in a social media gossip group and only included the sentence stating that the town will not take any action to object to the city project site. This was clearly done with the intention of creating

division and anger between the two people. But if you continue reading the actual agreement, you will see the remaining provisions.

Ann Comer, 327 E James Dr: 1) Everyone is saying you have to do whatever the city dictates, which is not true. The agreement states that you have to do what is reasonable, such as granting easements. 2) Residents are asking you to pause the application until an ordinance is granted.

Katherine Allen 3349 Terry Ln: If all these campers are allowed, who will monitor what's going on? Will they be allowed to have fires? Sanitary? Who will police them?

Nicolas Jacoby 3780 County Road KW: Opposed to the campsites.

Rochelle Phillips 1509 Scott Rd: What about the sanitary issues? Make sure this is covered in the ordinances

Jonathan Klett, Martin Drive, Milwaukee: If you allow camping, history will show that these types of camps are 85-90% men. When 1900 men come into a rural community, history shows these man-camps; harm will come to women, other men, indecisive people. These camps are one of the most horrible places for heinous crimes. Don't bring that to Wisconsin or the Town of Port Washington. Your decisions affect the entire world. Make a stand for your daughters, for future generations.

Didier: For the 4th time I will comment, no camps are coming to the town.

Heidi Bertler, 4320 High Point Beach Rd: Safety is a big issue; we already have very concerning issues. How is the town monitoring safety?

Heidi Janous 4446 Weiler's Way: When are you going to draft this ordinance? Are the residents allowed to have any input? Didier: Public Hearings are part of every ordinance.

Correspondence/Reports from the previous month: None

Discussion and possible action regarding a Temporary Use Permit in the Knellsville District to allow temporary RV and camper housing at 3760 Highland Dr. Per DeMaster: Recommending denial of this application because it is not allowed in the town code. The town has processes in the code for every application that comes in. I review the application and present it to the Plan Commission for consideration. Someone has applied for this permit, and it has to be reviewed, but it does not have to be approved.

The application, per §340.11(b), temporary use permits were put in place for Knellsville landowners to have options for what they can do on their property. There are standards in the town code, and temporary housing/camping does not meet them. It is not allowed in any zoning.

Alexander moves to deny the action regarding a Temporary Use Permit in the Knellsville District to allow temporary housing at 3760 Highland Dr., seconded by Potokar. Motion was denied unanimously.

Proposal from Mead & Hunt to update the Comprehensive Plan. The town board and Plan Commission have been discussing updating the Comprehensive Plan considering the large annexation and all the changes in the town. Dustin Wolff, Mead & Hunt, submitted a proposal stating, "Our experienced planning staff focuses on the needs of each individual client. We'll

work with you to create a distinctive action plan to address your specific issues and concerns. We customize our approach, develop innovative solutions, and build lasting relations in the process. We will work side by side with stakeholders and decision-makers and encourage community participation.” Wolff is originally from Port Washington and is familiar with the area. They will work with the community to address the issues moving forward. There are Statutory obligations that must be met when updating a Comprehensive Plan; the focus is on responding to changes in the 1200 acres directly annexed to the city.

Welton feels we need to do something because doing nothing is how we got here. If you don’t do any planning and bury your head in the sand, that open area could be used for annexation. It seems that there is some opposition to planning, but if we don’t, we are going backwards, and we need to be proactive. Only a few companies are equipped to do this planning. Nothing has been done since our last plan was established in the early 2000’s. The town is going to grow, and the Knellsville area will help offset property taxes, and the landowners surrounding the data center will want to do something with their properties. **Welton moves to approve having Mead & Hunt assist the town in updating the Comprehensive Plan. Doll seconds for the same reasons, the town needs a plan in place moving forward. Motion approved unanimously.**

(during this agenda item there was some people who interrupted the speaker with comments of no substance and some who interrupted with questions)

First consideration of a Conditional Use Permit to construct an additional single-family residential dwelling for a child, sibling, or parent of the principal farm resident in the A-1 Agricultural District, 4595 CTH KW, Owen Didier applicant. Owen Didier is requesting to separate a 5.663-acre parcel to construct an additional single-family or two-family residential dwelling for a child, sibling, or parent of the principal farm resident in the A-1 Agricultural District. The total existing parcel is 53.30 acres. The applicant will purchase the new parcel. The Plan Commission should consider whether the creation of the proposed parcel and construction of a new single-family residence, section §340.38(b), is consistent with the Town’s Comprehensive Plan, where consistent is defined as “furthers or does not contradict the objectives, goals, and policies contained in the comprehensive plan.” This consideration may include the proposed lot size. Another consideration; whether the need for more than one single-family dwelling to support and carry on the permitted principles or conditional use is established. Another consideration is whether there is substantial evidence supporting, denying, or placing conditions on the requested Conditional Use Permit. The Plan Commission would like to see this property rezoned rather than allowing a Conditional Use Permit. However, this is currently not allowed in the zoning. A text amendment to the zoning code would be needed to allow this type of development. DeMaster can bring updated amendments to the next meeting for consideration. **Alexander moves to extend the application submitted by Owen Didier and the Certified Survey Map until the Plan Commission can conduct a thorough analysis of the A-2 Zoning and Spot Zoning requirements and update the Comprehensive Plan and the text amendment. Welton seconds the motion. Motion approved unanimously.**

First consideration of a Certified Survey Map (CSM), 4595 CTH KW, Patricia Didier, owner.

This application was submitted on February 4, 2026, and the Plan Commission has 90 days to act. **Alexander moved to extend the first consideration of the Certified Survey Map in conjunction with the application, seconded by Potokar. Motion approved unanimously.**

Welton adjourned the March Plan Commission at 9:34 PM.

Heather Krueger, Clerk