

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 Public Agency Center
4 West Bend, WI

November 12, 2008
2:15 p.m.

5
6 Present: Charlene Brady, John Jung, Daniel Knodl, Marilyn Merten, Michael Miller, and John Stern.
7 Excused: Gerald Schulz.

8
9 Also present: Administrator Paul Mueller, Assistant Administrator for Planning Debora Sielski, County Board
10 Chairman Herbert Tennes, Land Resource Manager Phil Gaudet, Landscape Designer Cindy Leinss, Inspector in
11 Charge David Seils, Supervisor Ralph Hensel, Supervisor Joseph Gonnering, Sheriff Dale Schmidt, Accounting
12 Assistant Kelly Cisar, and Administrative Assistant Linda Doro.

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14 Chairman Stern called the meeting to order at 2:15 p.m.

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16 **PUBLIC HEARING**

17 **Lang Golf Company, LLC – SW-1/4, Section 17, Town of Erin - Conditional Use Permit for excavating,**
18 **filling or grading in a shoreland zoning district (address: 7169 County Highway O, Hartford, WI) Project**
19 **1: remove existing vegetation and 12” soil. Replace with sand and plant turf. Project 2: Remove drain tile**
20 **and regrade to surface drain and regrade ridge.**

21 *Appearance: Jeffrey Rottier, Erin Hills Golf Course Superintendent*

22 Ms. Doro read the Notice of Public Hearing. Mr. Gaudet presented the map showing the location of the project,
23 and stated The Golf Course is requesting an “after the fact” approval of a conditional use permit for filling and
24 grading in two different areas of the golf course. A conditional use permit is required because the amount of
25 filling and grading exceeds 15,000 square feet within 300’ of the ordinary highwater mark of the Ashippun River.
26 The first project area is directly north of hole 11 and just south of CTH O. The purpose of this area is to grow
27 fairway turf to replace turf on the golf course as needed. Twelve inches of soil has been removed and replaced
28 with a sand mix up to grade to help grow the fairway turf. The second project area is on hole number 1, which is
29 just southwest of the clubhouse. In this area, a 40’ by 20’ mound that is 3’ high will be removed and then the
30 grade changed to improve drainage off the fairway and towards the floodplain and wetland. Mr. Stern opened the
31 public hearing. Public comments were heard. Mr. Stern closed the public hearing at 2:20 p.m. Moved by Mr.
32 Knodl, seconded by Ms. Brady to approve a conditional use permit for excavating, filling or grading in a
33 shoreland zoning district for Lang Golf Company, LLC in the Town of Erin, subject to standard erosion control
34 measures being implemented. Motion carried.

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36 **REQUEST FOR SANITARY VARIANCE**

37 **Pamperin Enterprises, LLC – NE-1/4, Section 32, Town of Wayne (address: Pamperin Way, Town of**
38 **Wayne – Industrial Holding Tank)**

39 *Appearance: Mark Pamperin, Pamperin Enterprises and Scott Bicknell, Leather House Inc.*

40 Mr. Seils presented a request for a sanitary variance for an industrial holding tank on a new lot that will be created
41 by Certified Survey Map. The proposed 2.5 acre lot would be created from an existing 16.57 acre parcel. This
42 would be the fourth lot under 5 acres in the Pamperin Park Plaza. Leather House Inc. is interested in purchasing
43 the lot to construct a building for a refinishing leather products business. Leather House Inc. uses some chemicals
44 at their current place of business and the chemicals are drained to a commercial holding tank and waste from the
45 bathrooms to POWTS. All of the areas north and south of the lot have had topsoil stripped during the
46 construction of the Highway D overpass; therefore there is no area on the proposed lot for the construction of a
47 mound system. There is an undisturbed area at the very south end of the 16.57 acre parcel that has been tested
48 and soils found to be suitable for a mound system. The distance from the proposed lot to the undisturbed suitable
49 soils is approximately 350’. It also should be noted that if another lot less than 5 acres is created within the next
50 few years, than a subdivision would need to be created by a plat.

51
52 The Committee has two options: deny the variance and require the owners to create an off-lot easement for the
53 wastewater to be treated in the undisturbed soils that are suitable for a mound system, or approve the variance for
54 a holding tank but require the owners to obtain a Washington County Sanitary permit and approval from the
55 Department of Natural Resources to allow the combined wastewater to be disposed of at a wastewater treatment
56 plant. Moved by Ms. Merten, seconded by Mr. Miller to grant a sanitary variance to Pamperin Enterprises, LLC,

1 Pamperin Way, NE-1/4, Section 32, Town of Wayne, subject to the owners obtaining a Washington County
2 Sanitary permit and approval from the Department of Natural Resources to allow the combined wastewater to be
3 disposed of at a wastewater treatment plant. Moved by Ms. Brady, seconded by Mr. Knodl to amend the motion
4 to include a 10' utility easement to connect the north and south lots. Motion to amend was defeated by roll call.
5 Voting Aye: Brady, Jung and Stern. Voting Nay: Knodl, Merten and Miller. Motion to grant a sanitary variance
6 to Pamperin Enterprises, LLC, Pamperin Way, NE-1/4, Section 32, Town of Wayne as presented carried by roll
7 call vote. Voting Aye: Brady, Jung, Merten, and Miller. Voting Nay: Knodl and Stern.

8 9 **REVIEW AND POSSIBLE APPROVAL OF RANGE PROJECT**

10 *Appearance: Sheriff Dale Schmidt, Cindy Leinss*

11 Sheriff Schmidt presented the concept plan for the shooting range project. The Public Safety Committee awarded
12 the shooting range project architect contract to TN & Associates, subject to the Planning, Conservation and Parks
13 Committee review and approval of the concept plan. Ms. Sielski and Ms. Leinss expressed their concerns
14 regarding the shooting range and the safety of the citizens who use the park. Moved by Mr. Knodl, seconded by
15 Mr. Miller to approve the concept plan for the range project. Motion carried with Ms. Brady voting no.

16 17 **CONSIDER ATV USE ON THE EISENBahn TRAIL**

18 *Appearance: Supervisor Brian Bausch, Washington County DNR Warden William Mitchell*

19 Supervisor Stern reported Kettle Moraine ATV Association is requesting a trails addition of approximately 6.5
20 miles of Eisenbahn trails from the Washington County line south to Lighthouse Lanes parking area located at
21 7292 Sleepy Hollow Road, West Bend. Fond du Lac County, on a trial basis, is permitting ATV's on their
22 portion of the Eisenbahn Trail limiting the use to winter riding when the temperature is 28 degrees or colder
23 between December 10 and March 15. The Committee discussed the request and type of direction to give
24 Department staff. Committee consensus was to direct Staff to monitor the Fond du Lac ~~trial~~ trail (corrected
25 12/17/08), come back with a recommendation once the ~~trial~~ trail (corrected 12/17/08) is completed and have a
26 public hearing in the future on this matter. Ms. Sielski requested the perimeter fence be implemented in Phase I
27 instead of Phase II (amended 12/17/08). Moved by Mr. Knodl, seconded by Mr. Miller to schedule a public
28 hearing for the purpose of determining opening up the Washington County Eisenbahn Trail for ATV trail.
29 Motion carried.

30 31 **NEXT MEETING DATE**

32 The Planning, Conservation and Parks Committee will meet on December 17, 2008, for its regular meeting and
33 hold a public hearing at 7:00 p.m. regarding ATV trial on the Eisenbahn Trail.

34 35 **DIVISION REPORTS**

36 **Golf and Parks Division – Mike Kactro and Cindy Leinss**

- 37 • Golf Course Projects
- 38 • Golf Course Staffing
- 39 • Park Projects
- 40 • Park Staffing

41 42 **Planning Division – Debora Sielski**

- 43 • County Comprehensive Planning
- 44 • Local Government Comprehensive Planning
- 45 • Park and Open Space Planning
- 46 • Other Planning Division activities

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48 Moved by Mr. Jung, seconded by Ms. Brady to accept the Golf and Parks Division and Planning Division reports.
49 Motion carried.

50 51 **MINUTES**

52 Moved by Mr. Miller, seconded by Ms. Merten to approve the October 8, 2008, minutes, as presented. Motion
53 carried.

54 55 **UWEX – GLACIER HILLS RESERVATION REQUESTS FOR 2009**

1 Moved by Mr. Miller, seconded by Mr. Knodl to waive the Glacier Hills Park reservation fee for UW Extension
2 on June 15, 17, and 19, 2009. Motion carried.

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4 **COMPREHENSIVE PLAN UPDATES**

5 None.

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7 **FUTURE AGENDA ITEMS:**

- 8 • PCPC member appointment to the Bargaining Committee for Local Teamsters 200

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10 **ADJOURNMENT**

11 Moved by Ms. Brady, seconded by Mr. Knodl to adjourn the meeting at 3:55 p.m. Motion carried.

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Brenda J. Jaszewski, County Clerk