

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

October 12, 2005
1:30 p.m.

5
6 Present: Maurice Strupp, Mary A. Krumbiegel, Donald H. Roskopf, John W. Stern, Herbert J.
7 Tennes, and Deborah L. Wilke.

8
9 Excused: Paul J. Beistle.

10
11 Also present: Administrator Paul Mueller, Administrator Herbert Wolf, Assistant Administrator for
12 Planning Debora Sielski, County Clerk Brenda Jaszewski, and Secretary Shari Bergum.

13
14 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and
15 read the Affidavit of Posting.

16
17 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR**
18 **GRADING IN A SHORELAND ZONING DISTRICT – Colleen Baumann (Wendland), NE**
19 **¼, Section 2, Town of Trenton, Approximately 500 Newark Drive East – New Residence**

20 Present: Colleen Baumann, and Jon Baumann.

21 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend
22 Daily News on Friday, September 30, 2005, and Wednesday, October 5, 2005.

23 Mr. Wolf presented the plat for the proposed new residence, of which staff had no objections. The
24 Public Hearing was closed.

25
26 Moved by Ms. Krumbiegel, seconded by Mr. Stern to approve the Conditional Use Permit for
27 excavating, filling or grading in a Shoreland Zoning District for Colleen Baumann, in the Town of
28 Trenton. Motion carried.

29
30 **APPROVAL OF MINUTES**

31 Moved by Ms. Wilke, seconded by Mr. Tennes to approve the PCPC minutes of September 28,
32 2005, with the correction made on page 1, line 22, to read Thomson Construction. Motion carried.

33
34 **DISCUSS CANCELLING MEETINGS OF PLANNING CONSERVATION AND PARKS**

35 The Planning, Conservation, and Parks meetings for October 19, 2005, and November 23, 2005 will
36 be cancelled. Chairperson Strupp stated that the next PCPC meeting would be held October 26,
37 2005.

38
39 **SIGN FINAL PLAT FOR STRAWBERRY GLEN**

40 Chairperson Strupp signed the Final Plat for Strawberry Glen, in which benchmarks had been
41 submitted and approved by staff.

42
43 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR**
44 **GRADING IN A SHORELAND ZONING DISTRICT – Steven G. and Mary E. Stiloski, SW**
45 **¼, Section 31, Town of West Bend, 5004 State Highway 144, Hartford – Replacement/**
46 **Relocation of Existing Retaining Walls within the Setback of the Ordinary Highwater Mark**
47 **(OHWM) – Walls to be Four Feet High**

48 Present: Leif Christenson, with Christenson Landscaping.

49 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend
50 Daily News on Friday, September 30, 2005, and Wednesday, October 5, 2005.

1 Mr. Wolf presented the plat for the proposed two new retaining walls. The public hearing was
2 closed. Staff did not have any objections to the project as the retaining walls were replacing
3 existing walls and screening will be applied.
4

5 Moved by Mr. Stern, seconded by Mr. Tennes to approve the Conditional Use Permit for
6 excavating, filling or grading in a Shoreland Zoning District for Steven and Mary Stiloski, Town of
7 West Bend. Motion carried.
8

9 **CLOSED SESSION**

10 Moved by Mr. Tennes, seconded by Ms. Wilke to move into closed session at 1:47 p.m. pursuant to
11 Wisconsin Statute Section 19.85(1)(c) to discuss and conduct the following specified public
12 business of a competitive nature: Washington County's status and position with regard to its loan to
13 Vernon Jung through the Revolving Loan Fund Program. Motion carried unanimous by roll call
14 vote.
15

16 **RETURN TO OPEN SESSION**

17 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to return to open session at 2:10 p.m. Motion
18 carried unanimous by roll call vote.
19

20 **OBJECTING AUTHORITY – PRELIMINARY PLAT REVIEW**

21 **Woodland Ponds, NE ¼, Section 24, Village of Germantown – Woodland Ventures, LLC,**
22 **Owner**

23 Present: Betty Peterson

24 Mr. Wolf presented the plat for the proposed 18-lot development and read a letter from the County
25 Highway Commissioner Ken Pesch. Ms. Peterson stated that Woodland Ventures, LLC, was
26 willing to comply with County requirements.
27

28 Moved by Mr. Roskopf, seconded by Ms. Wilke to have no objections to the preliminary plat
29 review for Woodland Ponds, Village of Germantown, with the condition that a Letter of Agreement
30 will be submitted to staff with the necessary soil testing completed prior to the final plat. If this
31 Letter of Agreement is not received, this Committee reserves the right to object to the approval of
32 the final plat. Motion carried.
33

34 **REQUEST FOR A SANITARY VARIANCE FOR A COMMERCIAL HOLDING TANK –**
35 **Jeffrey and Kay Gall, NE ¼, Section 10, Town of Erin – 1951 Highway K, Hartford**

36 Present: Phil Eckert, Kay Gall, and Dave Zuern.

37 Mr. Wolf stated that a commercial holding tank was placed on the property that was operational and
38 approved by the Town of Erin. Since the time of installation, a restroom was installed and also
39 serviced by the holding tank. The County code requires that restrooms be serviced by in-ground
40 systems not holding tanks. Mr. Roskopf suggested that the variance be approved with the
41 restriction that if the building were to be used for another purpose, or sold, it would have to come
42 back to the Committee for review.
43

44 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the Sanitary Variance for a Commercial
45 holding tank for Jeffrey and Kay Gall, Town of Erin, with the restriction that should the building be
46 used for any other purpose, or the current owners sell the building or business, it would have to
47 come back to this Committee for review. Motion carried.
48

49 **HOLDING TANK VARIANCE – Review, Discussion and Possible Action Related to Hilltop**
50 **Associates LLC/Asset Development Group, SE ¼, Section 19, Village of Germantown,**

1 **W211N11810 Hilltop Circle, Village of Germantown – Status Reports by Asset Development**
2 **Group, Village of Germantown (Requested) and County Staff.**

3 Present: County Deputy Attorney Christine Ohlis, Jim Reitzner, with Asset Development Group,
4 Attorney Robert Teper, Village President Charles Hargan, Village Administrator Chris Lear, and
5 Village Trustees Melvin Ewert and Michael Bech.

6 Attorney Ohlis recapped all the events that have happened with this variance, which first started in
7 1992. It was Ms. Ohlis’ suggestion to push this action through, as the Village of Germantown has
8 yet to make a decision as to whether Hilltop Associates LLC will be required to hook-up to Village
9 water and sewer or be allowed to install an on-site system. Mr. Hargan stated that the Village
10 would like until January 1, 2006, to make a final decision.

11
12 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to grant an extension on the Holding Tank
13 Variance for Hilltop Associates LLC, Village of Germantown, until a public hearing is held on
14 November 9, 2005, at which time a Phase-Down Bond or a Letter of Credit is required, as was
15 reviewed by the Committee at the PCPC meeting of December 9, 2004. Motion carried.

16
17 **PERIODIC FINANCIAL REPORT FOR THE DEPARTMENT AND FOR THE GOLF**
18 **COURSE – Paul Mueller and Mike Kactro**

19 The Financial Report was presented to the Committee for their review. Mr. Labonte or Mr. Haag,
20 with the Finance Department, will be requested to attend a future meeting in November to review
21 the details of the report.

22
23 **UPDATE OF THE PURCHASE OF DEVELOPMENT RIGHTS TASK FORCE**

24 Ms. Sielski presented the update on the Task Force. Of the 13 nominated candidates, 9 confirmed
25 “Yes” responses were received, and three rejections. To date, two nominees had not responded.
26 Three more letters to nominated candidates were sent out by the direction of Mr. Strupp.
27 Discussion was held on meeting schedules, and minute taking. The first meeting will be the
28 beginning of November 2005.

29
30 **ADJOURNMENT**

31 Moved by Mr. Tennes, seconded by Mr. Roskopf to adjourn the PCPC meeting at 3:40 p.m.
32 Motion carried.

33
34
35 Brenda J. Jaszewski, County Clerk
36
37
38
39
40
41