

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

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5  
6 PAC  
7 West Bend, WI

January 10, 2007  
1:30 p.m.

8  
9 Present: John W. Stern, Melvin K. Ewert, Daniel R. Knodl, Mark T. McCune, Donald J. Berchem, and  
10 Charlene S. Brady.

11  
12 Excused: Kenneth W. Brandt.

13  
14 Also present: Administrator Paul Mueller, Inspector in Charge Phil Gaudet, Assistant Administrator  
15 for Planning Debora Sielski, County Administrator Doug Johnson, and Deputy County Clerk Jennifer  
16 Schlosser.

17  
18 Chairperson Stern called the meeting to order and read the Affidavit of Posting.

19  
20 **PUBLIC HEARING**

21 **Dwight Zimmermann, SE ¼, Sec. 31, Town of Polk – Conditional Use Permit for excavating,**  
22 **filling or grading in a Shoreland/Floodplain Zoning District (approximately ¼ mile west of cul de**  
23 **sac or Bridle Path Road – wetland restoration scrape [pond]).**

24 Present: Dwight Zimmermann

25 Mr. Gaudet presented a plat map indicating the location of the proposed pond. The pond will be  
26 approximately 380 feet long, 120 feet wide, and a depth of four feet. The material that is removed for  
27 the pond will be spread on adjacent property. Mr. Stern opened the public hearing. Comments from  
28 the public were heard. Mr. Stern closed the public hearing.

29  
30 Moved by Mr. McCune, seconded by Ms. Brady to approve the Conditional Use Permit for excavating,  
31 filling or grading of a wetland restoration scrape (pond) in a Shoreland/Floodplain Zoning District in  
32 the Town of Polk for Dwight Zimmermann with the condition that a DNR permit be obtained. Motion  
33 carried.

34  
35 **MINUTES**

36 Moved by Mr. McCune, seconded by Mr. Ewert to approve the minutes of December 13, 2006.  
37 Motion carried.

38  
39 **YAHR PARK LAND UPDATE**

40 Mr. Mueller informed the Committee that the Parks Department would no longer be pursuing the  
41 purchase of or PDR of the Busse property located near Yahr Park. As there is \$200,000 allocated for  
42 the project of purchasing property or obtaining development rights, there are two alternative projects  
43 that Mr. Mueller and the Parks Department plan to pursue. The first is property between Lizard  
44 Mound County Park and Sandy Knoll County Park to make the travel between the two parks minimal.  
45 The second is property located near Homestead Hollow County Park.

46

1 **PUBLIC HEARING**

2 **Daniel J. & Lynnea J. Mantz, SE ¼, Sec. 12, Town of Hartford – Conditional Use Permit for**  
3 **excavating, filling or grading in a Shoreland/Wetland/Floodplain Zoning District (4219 State**  
4 **Highway 175 – wildlife pond).**

5 Present: Daniel Mantz

6 Mr. Gaudet presented a plat map indicating the location of the proposed pond. The pond will be  
7 approximately 200 feet wide, 200 feet long, and a depth of five feet. There will be a small island in the  
8 center of the pond. The material that is removed for the pond will be removed from the site. Mr. Stern  
9 opened the public hearing. Mr. Stern closed the public hearing.

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11 Moved by Mr. Knoll, seconded by Ms. Brady to approve the Conditional Use Permit for excavating,  
12 filling or grading of a wildlife pond in a Shoreland/Wetland/Floodplain Zoning District in the Town of  
13 Hartford for Daniel & Lynnea Mantz with the condition that a DNR permit be obtained. Motion  
14 carried.

15  
16 **APPROVING AUTHORITY SUBDIVISIONS**

17 **Grandview Heights, SW ¼, Sec. 30 and NW ¼, Sec. 31 – Town of Wayne – Preliminary Plat**  
18 **Review – Approving Authority (Owner – Steve Kerns Properties, LLC).**

19 Present: Don Thoma, Accurate Surveying

20 Mr. Gaudet presented a plat map indicating the location of the subdivision. The subdivision consists of  
21 158 acres, 29 lots that are 1.5 to 6 acre parcels and four outlots that will be maintained by the  
22 homeowners association. Minnow Road is to the east of the subdivision, and West Bend Road is to the  
23 west. Soil tests have been complete and lots are suitable for mound systems. Staff concerns include  
24 unstudied floodplain to the direct south and west of the subdivision. Mr. Thoma informed the  
25 Committee that the floodplain analysis would be complete prior to the final plat review.

26  
27 Moved by Mr. McCune, seconded by Mr. Ewert to approve the preliminary plat for the Grandview  
28 Heights Subdivision in the Town of Wayne with the condition that the floodplain analysis be complete  
29 prior to the final plat review. Motion carried.

30  
31 **Stonegate North, NW ¼, Sec. 25, Town of Richfield – Final Plat Review – Approving Authority**  
32 **(Owner – Baumgartner Realty, LLC).**

33 Mr. Gaudet presented a plat map indicating the location of the subdivision. The Committee was  
34 informed that there are six lots in the subdivision with no outlots. The subdivision is adjacent to Amy  
35 Belle Lake in the Town of Richfield. Ms. Brady is opposed to the road within the subdivision and the  
36 current road around Amy Belle Lake not connecting. Staff has no concerns.

37  
38 Moved by Mr. McCune, seconded by Mr. Ewert to approve the final plat review for the Stonegate  
39 North Subdivision in the Town of Richfield. Motion carried with Ms. Brady voting no.

40  
41 **Whispering Ridge First Addition, NW ¼, Sec. 34, Town of Richfield – Final Plat Review –**  
42 **Approving Authority (Owner – MRM Properties, LLC).**

43 Mr. Gaudet presented a plat map indicating the location of the subdivision. The Committee was  
44 informed that the subdivision will consist of 26 lots and two outlots. The subdivision is not in a  
45 Shoreland/Wetland/Floodplain Zoning District. Soil tests have been complete and the sites are suitable  
46 for mounds. Staff has no concerns other than benchmarks need to be established for each lot.

1 Moved by Mr. Berchem, seconded by Mr. Knoll to approve the final plat for Whispering Ridge  
2 subdivision in the Town of Richfield with the condition that benchmarks be established. Motion  
3 carried.

4  
5 **APPROVE PURCHASE OF CONDOMINIUM PLAT CABINET TRANSFERRING FUNDS**  
6 **TO 2007 OUTLAY ACCOUNT**

7 **Present: Sharon Martin, Register of Deeds**

8 Ms. Martin informed the Committee that each cabinet holds 200 plats and the cost is approximately  
9 \$2,500, which includes shipping. Ms. Martin requested that a Condominium Plat Cabinet be  
10 purchased with the transfer of funds and that the account be non-lapsing.

11  
12 Moved by Mr. McCune, seconded by Mr. Ewert to approve the purchase of a Condominium Plat  
13 Cabinet with an amount not to exceed \$2,500 and a transfer of funds to outlay. Motion carried.

14  
15 **LAND USE STAFFING PLAN**

16 Mr. Mueller informed the Committee that Mr. Wolf has chosen to resign effective January 5, 2007.  
17 All inquiries regarding his resignation are to be directed to Human Resource Director Gary Moschea.  
18 Mr. Gaudet will temporarily take over Mr. Wolf's position.

19  
20 **DEVELOPMENT OF COUNTYWIDE GOALS, OBJECTIVES AND RECOMMENDATIONS**  
21 **FOR COMPREHENSIVE PLAN**

22 Ms. Sielski explained that goals, objectives and recommendations outlined in currently adopted County  
23 plans will be incorporated into the comprehensive plan unless the PCPC directs her otherwise.

24  
25 **• Farmland Preservation Plan – Debora Sielski**

26 Ms. Sielski presented the Farmland Preservation Plan to the Committee. The Farmland Preservation  
27 Plan Goals include emphasize public participation and education in all aspects of farmland  
28 preservation in Washington County, identify the productive farmlands in Washington County and  
29 support their preservation and management as an important economic resource, provide for urban and  
30 rural growth in an orderly manner that does not unnecessarily consume farmland or create conflicts  
31 with farm operations, support the economic and efficient provision of needed public facilities that  
32 accommodate planned growth without adversely affecting farmland or farm operations and encourage  
33 preservation of Washington County's significant environmental and cultural resources. Ms. Sielski  
34 also reviewed the planning area descriptions and mapping criteria. Other than the maps, there have  
35 been no updates since 1981 to the Farmland Preservation Plan. It is anticipated that the Farmland  
36 Preservation Plan will be updated in 2010, after the adoption of the comprehensive plan. The  
37 Committee held a discussion regarding the Farmland Preservation Plan. Ms. Sielski stated that she  
38 will update the PCPC on the Working Lands Bill when it is made public by the State regarding  
39 changes to the Farmland Preservation Plan.

40  
41 **• A Park and Open Space Plan for Washington County – Debora Sielski**

42 Ms. Sielski presented the Park and Open Space Plan for Washington County to the Committee. Ms.  
43 Sielski provided a summary of the Park and Open Space Plan for Washington County in addition to  
44 discussing the existing conditions, inventory of park and open space sites, public opinion surveys, and  
45 a recommendation for The Park and Open Space Plan. Ms. Sielski stated that two recommendations in  
46 the Park and Open Space Plan will not be included in the Comprehensive Plan including the

1 acquisition of a park, Proposed County Park E, on Tilly Lake and the provision of a new major park,  
2 Proposed County Park B, in the northern portion of the Village of Germantown.

3  
4 Moved by Mr. McCune, seconded by Mr. Berchem to remove all references to the secondary  
5 environmental corridors when including goals, objectives and recommendations of the Park and Open  
6 Space Plan for Washington County into the Comprehensive Plan. Motion carried with Mr. Stern and  
7 Ms. Brady voting no.

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11 • **Adopted Regional Land Use Plan – Debora Sielski**

12 Ms. Sielski presented the Adopted Regional Land Use Plan to the Committee. Ms. Sielski informed  
13 the Committee that the Regional Land Use Plan is best summarized by the information outlined on  
14 pages 60 and 61 of the Regional Land Use Plan for Southeastern Wisconsin: 2020. The planned  
15 increment of urban development would be allocated so as to achieve a centralized settlement pattern,  
16 with such development proposed either as infill development in existing urban centers. No new urban  
17 development would be allocated to the delineated primary environmental corridors in order to preserve  
18 the best remaining elements of the natural resource base. New urban development would also be  
19 discouraged from occurring within secondary environmental corridors and isolated natural resource  
20 areas. New urban development would be discouraged to the most productive agricultural lands. New  
21 rural-density residential development would be allocated to the least productive agricultural lands.

22  
23 Moved by Mr. McCune, seconded by Mr. Knodl to remove all references to the secondary  
24 environmental corridors when including goals, objectives and recommendations of the Regional Land  
25 Use Plan into the Comprehensive Plan. Motion carried with Mr. Stern and Ms. Brady voting no.

26  
27 • **Agricultural, Natural and Cultural Resources Goals and Objectives – Debora Sielski**

28 Ms. Sielski presented the Washington County Agricultural, Natural and Cultural Resources Goals and  
29 Objectives Draft Working Document. The base of this document is the goals and objectives of  
30 Ozaukee County. Ms. Sielski has added and changed text as underlined as related to goals and  
31 objectives that are included in County adopted plans. There were no changes identified by the PCPC  
32 to these goals and objectives.

33  
34 **COMPREHENSIVE PLANNING – REVIEW OF INVENTORY PORTION OF CHAPTER X –**  
35 **HOUSING ELEMENT**

36 Ms. Sielski has requested that the Chapter X discussion be postponed as portions of the chapter are  
37 being rewritten.

38  
39 **ADJOURNMENT**

40 Moved by Ms. Brady, seconded by Mr. Ewert to adjourn at 3:35 p.m. Motion carried.