

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

January 11, 2006  
1:30 p.m.

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

8  
9 Excused: Mary A. Krumbiegel.

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

13  
14 Chairperson Strupp called the meeting to order and read the Affidavit of Posting.

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16 **MINUTES OF DECEMBER 14, 2005**

17 A correction on page two, line 29 will be made as follows: Ms. Krumbiegel stated that she would like  
18 to see language in the deeds.... Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the  
19 minutes of December 14, 2005, as corrected. Motion carried.

20  
21 **DIVISION REPORTS**

22 **Planning Division – Debora Sielski**

23 Mr. Mueller requested the Planning Division Report be taken up at this point in the meeting. Ms.  
24 Sielski reported on the following: Smart Growth Comprehensive Planning, Smart Growth Countywide  
25 Survey, Smart Growth Public Participation Process, Purchase of Development Rights Task Force, and  
26 the Henschke Hillside Lake Access project.

27  
28 **FINAL PLAT REVIEWS**

29 **Tessla Run, SW 1/4, Sec. 24, Town of Jackson – Approving Authority – Tessla Run, LLC, Owner.**

30 Mr. Wolf presented the plat for the proposed development and stated staff has no objections. Soil tests  
31 are complete and the Town, State, and County Treasurer have signed off on the project.

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33 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the final plat for Tessla Run in the Town  
34 of Jackson. Motion carried.

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36 **Whispering Ridge, NW 1/4, Sec. 34, Town of Richfield – Approving Authority – MRM Properties**  
37 **LLC, Owner.**

38 Mr. Wolf presented the final plat for the proposed development and stated staff has no objections.

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40 Moved by Mr. Brandt, seconded by Ms. Wilke to approve the final plat for Whispering Ridge in the  
41 Town of Richfield. Motion carried.

42  
43 **Woodcrest Ridge Estates, NE 1/4, Sec. 17, Town of West Bend – Approving Authority – Castle**  
44 **Development II, LLC.**

45 Mr. Wolf presented the final plat for the proposed development and noted that all outstanding issues  
46 have been addressed satisfactorily. Correspondence received from the Highway Department indicates  
47 they have no concerns at this time on this project.

48

1 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the final plat for the Woodcrest Ridge  
2 Estates in the Town of West Bend. Motion carried.

3  
4 **PRE-PRELIMINARY PLAT REVIEW**

5 **Whispering Ridge Addition, NW 1/4, Sec. 34, Town of Richfield – MRM Properties, LLC,**  
6 **Owner.**

7 Appearance: Pete Hurth, Baudhuin, Inc., and Mark Weyer, MRM Properties.

8  
9 Mr. Wolf presented the concept plat for review. There are a total of 26 lots, with two major outlots  
10 consisting of over 35 acres. Mr. Hurth indicated this was presented to the Town of Richfield, where  
11 there was nothing negative addressed by the Town. Mr. Wolf stated there are existing buildings  
12 located in the southwest area of the development. The plat also shows a series of storm water basins.  
13 Mr. Hurth stated preliminary soil tests have been completed and indicate mostly sand and gravel,  
14 which will allow for mound systems or better. There were no concerns by the Committee.

15  
16 **CONTINUATION OF DIVISION REPORTS**

17 Ms. Sielski requested direction as to how the Committee would like to obtain the information  
18 presented at the various Smart Growth meetings. The Committee requests a copy of the PowerPoint  
19 presentation from each meeting be given to all Committee members who were unable to attend the  
20 advisory meetings.

21  
22 **Real Property Lister Division – Brian Braithwaite**

23 Mr. Braithwaite reviewed fourth quarter statistics, total sales data for 2005, assessed values for 2005  
24 real and personal property, and upcoming 2006 activities.

25  
26 **Golf and Parks Division – Mike Kactro**

27 Mr. Kactro distributed photos of some of the projects completed in 2005 at various County Parks.  
28 Updates were presented on the golf course, clubhouse, financial items, and staffing at the golf course  
29 and parks.

30  
31 After discussion regarding vehicles driving on the ice on Silver Lake, Mr. Mueller stated the Planning  
32 & Parks Department will be posting weight limit signs at the two County boat launches.

33  
34 **Land Use Division – Herbert Wolf**

35 Mr. Wolf reported on the series of public meetings the Village of Germantown held regarding the  
36 proposed extension of municipal sewer to the west side of Highway 41. Updates were given on 2005  
37 revenue, the Dakota County visit, Purchase of Development Rights Task Force, and FEMA Floodplain  
38 Mapping. A draft of the revised Washington County Code - Chapter 23 was presented for review by  
39 the Committee prior to the February 8, 2006, public hearing. Staff will make the draft available on the  
40 County's website. The Committee discussed the presentation of the Purchase of Developments Rights  
41 report to the County Board. Mr. Mueller stated the report will be submitted to this Committee in  
42 February and he anticipates it will be presented to the full County Board in either February or March.

43  
44 Moved by Mr. Tennes, seconded by Ms. Wilke to accept the Division Reports as presented. Motion  
45 carried.

46  
47 **CONSIDERATION OF MAILING FEBRUARY ANNUAL REPORT**

48 The Committee requests the February annual report of the Planning and Parks department be mailed to  
49 County Board Supervisors prior to the County Board meeting.

1  
2 **REQUEST FROM SHERIFF ON RECOMMENDATION TO DEVELOPERS REGARDING**  
3 **NAMING OF SUBDIVISIONS AND STREETS**

4 Mr. Wolf is looking for direction as to what this Committee is looking for from the Sheriff regarding  
5 recommendations on naming of subdivision streets. The Committee would prefer the Sheriff provide  
6 specific information in making a recommendation to this Committee to request developers of  
7 subdivisions refrain from naming new streets the same as existing streets within the County.

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9 Chairperson Strupp recessed the meeting at 3:30 p.m. and reconvened at 3:35 p.m.

10  
11 **CLOSED SESSION**

12 Moved by Mr. Stern, seconded by Mr. Brandt to move into closed session at 3:30 p.m. pursuant to  
13 Wisconsin Statute Section 19.85 (1)(e) to deliberate the purchase of public property due to competitive  
14 and bargaining reasons specifically to consider acquisition of property for park purposes. Motion  
15 carried unanimously by roll call vote.

16  
17 **RETURN TO OPEN SESSION**

18 Moved by Mr. Brandt, seconded by Ms. Wilke to return to open session at 4:10 p.m. Motion carried  
19 unanimously by roll call vote.

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21 **ACTION ON ITEM(S) DISCUSSED IN CLOSED SESSION**

22 There was no discussion or action taken on items addressed in closed session.

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24 **AJOURNMENT**

25 Moved by Mr. Stern, seconded by Mr. Brandt to adjourn the meeting at 4:10 p.m. Motion carried.  
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Brenda J. Jaszewski, County Clerk