

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

January 12, 2005
1:30 p.m.

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

8
9 Also present: Administrator Paul E. Mueller, Assistant Administrator Herbert F. Wolf,
10 County Board Supervisor Mark McCune, Deputy County Clerk Brenda J. Jaszewski,
11 Secretary Shari Bergum.

12
13 Chairperson Strupp called the meeting to order and read the Affidavit of Posting.

14
15 **PUBLIC HEARING: Decorah Road, LLC – NW ¼, Section 20, Town of Trenton –**
16 **Amend the Shoreland/Wetland/Floodplain Zoning District Map of Washington**
17 **County as follows: That the Map Designation of the Floodplain on the property**
18 **owned by Decorah Road, LLC be revised to reflect the Floodplain Analysis**
19 **Approved by the Department of Natural Resources.**

20 County Clerk Jaszewski read the Notice of Public hearing that was published in the West
21 Bend Daily News on Friday, December 31, 2004 and Wednesday, January 5, 2005.

22 Mr. Wolf presented the map stating the revisions to reflect the Floodplain analysis. A
23 proposed new structure will be constructed on the site. Before construction may begin,
24 the map needs to be amended to show completed fill projects, all of which were
25 completed within code. Comments from the public were taken. The hearing was closed.

26
27 Moved by Mr. Stern, seconded by Ms. Wilke to amend the Shoreland/Wetland/Floodplain
28 Zoning District Map to reflect the Floodplain analysis approved by the DNR. Motion
29 carried.

30
31 **APPROVAL OF MINUTES**

32 It was noted that Mr. Stern and Mr. Roskopf should be listed as excused from the
33 November 24, 2004, meeting. Moved by Mr. Beistle, seconded by Ms. Wilke to approve
34 the minutes of December 15, 2004, as corrected. Motion carried.

35
36 **PUBLIC HEARING**

37 **Timothy C. & Rhonda Steinert, SE ¼, Section 35, Town of Farmington –**
38 **Conditional Use Permit for Excavating, Filling or Grading in a Shoreland area**
39 **(County Highway M – Pond).**

40 Present: Tim Steinert & Scott Walner, with Walner Plumbing and Heating.

41 County Clerk Jaszewski read the Notice of Public hearing that was published in the West
42 Bend Daily News on Friday, December 31, 2004 and Wednesday, January 5, 2005.

1 Mr. Wolf presented the plat map. The applicants for the proposed single-family
2 residence are requesting a Conditional Use Permit to construct a pond for backfill on the
3 property. Staff is recommending an Eight-to-One Safety Shelf in the pond. DNR and the
4 Township have been notified and have no objections. Comments from the public were
5 taken. The hearing was closed.

6
7 Moved by Mr. Tennes, seconded by Mr. Beistle to approve the Conditional Use Permit
8 with the Eight to One Safety Shelf. Motion carried.

9
10 **OBJECTING AUTHORITY:**

11 **Salisbury Estates, NW ¼, Section 1 – City of West Bend – Preliminary Plat Review –**
12 **Objecting Authority - 8 Lots, Salisbury LLC – Morris Gilbert, Developer.**

13
14 **Hillside View, SE ¼, Section 12 Town of Wayne – Final Plat Review – Objecting**
15 **Authority – 8 Lots, Wexford Heights LP – Owner.**

16
17 **Red Oak Country Estates, NW ¼, Section 33, City of Hartford – Final Plat Review -**
18 **Objecting Authority, 65 lots, 100 Acre Wood, LLC – Owner.**

19
20 Staff did not have any objections or concerns on the Salisbury Estates, Hillside View, and
21 Red Oak Country Estates preliminary plat reviews.

22
23 Moved by Mr. Roskopf, seconded by Mr. Beistle to approve the preliminary plat reviews
24 for the Salisbury Estates, Hillside View, and Red Oak Country Estates as presented.
25 Motion carried.

26
27 **WHITETAIL MEADOWS NO. 1: SW ¼, Section 12, Town of Wayne – Final Plat**
28 **Review – Approving Authority, Whitetail Meadows, LLC – Developer.**

29
30 **WHITETAIL MEADOWS NO. 2: SW ¼, Section 13, Town of Wayne – Final Plat**
31 **Review – Approving Authority, Whitetail Meadows, LLC – Developer.**

32 Present: Dennis Vogt.

33 Mr. Wolf presented the final plat maps for Whitetail Meadows No. 1 & No. 2. It was
34 Staff's recommendation that soil test benchmarks be completed within 30-60 days. Staff
35 had no other concerns or objections.

36
37 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the final plat map for
38 Whitetail Meadows No. 1 and No. 2, with the requirement that benchmarks be completed
39 within 60 days. Motion carried.

40
41 **CEDAR LAKE ESTATES: NE ¼ & SE ¼, Section 19, Town of West Bend – Final**
42 **Plat Review – Approving Authority, Phoenix Development II LLC – Owner.**

43 Withdrawn from the agenda.

44
45 **ECONOMIC DEVELOPMENT UPDATE**

46 The next meeting will be held at Moraine Park Technical College in West Bend, on
47 January 18, 2005, at 7:30 a.m.

48
49 **CROSSWIND FARMS: SW ¼, & SE ¼, Section 29, Town of Jackson – Final Plat**
50 **Review – Approving Authority, Crosswind Farms, LLC – Owner.**

1 Mr. Wolf presented the final plat map and stated the Township had no objections. It was
2 Staff's recommendation that soil test benchmarks be completed within 30-60 days. Staff
3 had no other concerns or objections.

4
5 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the final plat map for
6 Crosswind Farms with the requirement that benchmarks be completed within 60 days.
7 Motion carried.

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9 **GOLF COURSE BUSINESS CONSULTANT UPDATE**

10 Mr. Mueller stated that the contract was not yet signed as of January 11, 2005. Due to
11 this delay, February will be the earliest projected date to receive a report.

12
13 **WINCHESTER FIELDS – PHASE IV: SE ¼, & NE ¼, Section 29, Town of**
14 **Richfield – Final Plat Review – Approving Authority, W. Fields, LLC - Scott Bence,**
15 **Owner.**

16 **Present: Scott Bence**

17 Mr. Wolf presented the final plat map. The property contains 24 lots and 4 outlots. Staff
18 was not aware of any outstanding issues and had no concerns or objections.

19
20 Moved by Mr. Stern, seconded by Mr. Beistle to approve the final plat map for
21 Winchester Fields – Phase IV. Motion carried.

22
23 **Recessed at 2:22 p.m.**

24
25 **Reconvened at 2:35 p.m.**

26
27 **ENDEAVOR BUSINESS PARK: NW ¼ & NE ¼, Section 1, Town of Richfield –**
28 **Preliminary Plat Review – Approving Authority, Endeavor Investments LLC (Dean**
29 **Gunderson) – Owner.**

30 Present: Dean Gunderson

31 Mr. Wolf presented the preliminary plat map. The proposed property will facilitate a
32 Commercial/Industrial park. If approved, the current Park and Ride lot will relocate to
33 this property. Soil tests have been completed. Staff recommended that benchmarks are
34 identified and soil test completed before approval of final plat. Letters were received
35 from the DNR, stating they agreed with the Wetland zoning.

36
37 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the preliminary plat map
38 for Endeavor Business Park, with the condition that soil test are completed and
39 benchmarks are identified within 60 days. Motion carried.

40
41 **VALLEYWOOD: SW ¼, Section 7, Town of Jackson – Final Plat Review –**
42 **Approving Authority, Valleywood Development Inc. C/O Thomson Corporation –**
43 **Owner.**

44 Present: Mike Schiltz, with Thomson Corporation

45 Mr. Wolf presented the final plat map for review. Sewer and water service is available at
46 this development. There are 6 outlots and 29 building sites on the property. Staff had no
47 objections or concerns, recommending approval.

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49 Moved by Mr. Beistle, seconded by Ms. Wilke to approve the final plat for Valleywood
50 Development. Motion carried.

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ADJOURNMENT

Moved by Mr. Roskopf, seconded by Ms. Wilke to adjourn the PCPC meeting at 2:58 p.m. Motion carried.

Brenda J. Jaszewski County Clerk