

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

January 26, 2005
1:00 p.m.

5
6 Present: Paul J. Beistle, Mary A. Krumbiegel, Donald H. Roskopf, John W. Stern, and Herbert J.
7 Tennies.

8
9 Excused: Maurice Strupp

10
11 Absent: Deborah L. Wilke

12
13 Also present: Administrator Paul E. Mueller, Assistant Administrator Debora Sielski, Inspector-
14 In-Charge Phillip Gaudet, County Clerk Brenda J. Jaszewski, Secretary Shari Bergum.

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16 Vice Chairperson Stern called the meeting to order and read the Affidavit of Posting.

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18 **WEYER-KINSTETTER, NW ¼, SECTION 34, TOWN OF RICHFIELD – PRE-**
19 **PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY – Hometown**
20 **Investments, Mark Weyer, owner.**

21 Present: Pete Hurth, with Baudhuin, Incorporated

22 Mr. Gaudet presented the pre-preliminary plat. The proposal is for 13 lots and 2 outlots. Each
23 parcel will be 1.25 acres to 1.75 acres. At this time, staff and committee do not have any
24 concerns with this proposed project.

25
26 Mr. Tennies arrived at 1:06 p.m.

27
28 **APPROVAL OF MINUTES**

29 It was noted that the minutes should be corrected to read that Mr. Mueller did “not” have actual
30 costs for the Dobberfuhl/Wilderness Park Project Update. It was also noted that, the minutes
31 should reflect that Mr. Mueller stated he did not have any new business to report on the
32 Henschke Hillside County Lake Access project.

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34 Moved by Ms. Krumbiegel, seconded by Mr. Beistle to approve the PCPC minutes of January
35 19, 2005, as corrected. Motion carried.

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37 **GOLF COURSE BUSINESS – IMPROVEMENT PLAN UPDATE** - Mr. Mueller stated
38 there was no status update to provide at this time.

39
40 **DIVISION REPORTS**

41 **Planning Division Report, Debora Sielski** – At the previous meeting, Ms. Sielski stated she
42 would present the 14 Comprehensive planning goals. These goals were distributed by Ms.
43 Sielski. The Division has purchased Smart Board, for use in comprehensive planning public
44 participation meetings. When the program, CommunityViz, is purchased, this equipment will be
45 taken to the municipalities to be used for the public participation process. GIS is on-going with
46 its efforts to compile information and inventory of data layers to be used for comprehensive
47 planning. Farmland and Open Space Preservation Study Group has completed four meetings.
48 The preliminary draft of Chapter 1 was presented. Other Planning Division Work was presented
49 to the Committee. Phenco started construction for the Henschke Hillside Lake Access on
50 Monday, January 17, 2005. Observations were made at Homestead Hollow Park’s sledding hill

1 for the placement of a stair access. The Leonard J. Yahr Park bid has been awarded to Stodola
2 Maas Construction in the amount of \$176,310. Administrative tasks were discussed, along with
3 information on Snowmobile trails. Mr. Mueller explained how the County, State and
4 Snowmobile Associations interact. There are no permanent easements for these trails. The
5 program is successful because it is voluntary by the property owners.

6
7 **PUBLIC HEARING**

8 **Robert H. and Donna M. Sprinkman, NE ¼, Section 5, Town of Polk – Conditional Use**
9 **Permit for Excavating, Filling or Grading in a Shoreland Area – 4865 Mueller Lane, West**
10 **Bend – razing existing cottage(s) and construct house with full basement and attached**
11 **garage.**

12 Present: Robert Sprinkman & Donna Sprinkman

13 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend
14 Daily News on Friday, January 14, 2005, and Wednesday, January 19, 2005. Mr. Gaudet
15 presented the site plan. The two current cottages on the site will be removed after completion of
16 the proposed home. The project meets all the requirements of the Shoreland/Wetland/Floodplain
17 Ordinance, and staff has no objections. The Public hearing was closed.

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19 Moved by Mr. Roskopf, seconded Mr. Tennies to approve the conditional use permit for the
20 razing of the two cottages on the property located at 4865 Mueller Lane, West Bend, and the
21 construction of the new home with full basement and attached garage, provided normal
22 conditions of approval are met. Motion carried.

23
24 **APPEARANCE BY COUNTY ATTORNEY KIM NASS – Henschke Hillside County Lake**
25 **Access Project Update** - Attorney Nass informed the Committee that work has commenced on
26 the lake access project. On Wednesday, January 19, 2005, the Town of West Bend filed an
27 application with the Court for Injunctive Relief, seeking that all work stop. The Courts set a
28 hearing for January 21, 2005, at 3:30 p.m. At that time, Circuit Court Judge David C. Resheske
29 ruled in favor of the County's Ordinance, stating the Town has no authority. If this ruling is
30 appealed by the Town, Washington County is prepared to respond.

31
32 **Golf and Parks Division Report, Mike Kactro** – The Wisconsin State Golf Association is
33 requesting that Washington County host the local qualifying for the United States Open Golf
34 Tournament on Tuesday, May 16, 2006. With approval of this Division Report, authority would
35 be given to approve the event. Golf course projects were discussed and Mr. Kactro updated the
36 committee on the status of the dampness in the basement at the clubhouse. The 2004 gross
37 revenues are anticipated to be up over 3.7%. Kemper Sports Management will review all the
38 reports and schedule a visit in the near future. The Centrex phone system at the golf course will
39 need to be upgraded to a digital system. Mr. Kactro reported on Park Division's projects,
40 staffing and business. The YMCA is requesting the use of Ridge Run Park for their Summer
41 Day Camp to be held in July of this year. Parks Division is considering the purchase of a used
42 Highway Department dump truck and plow. The 2004 boat launch fees were down 10% and
43 park reservations were down 28%.

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46 **Land Use Division Report, Phil Gaudet** –The State Land and Water Conservation Board
47 reviewed and voted unanimously to approve the proposed revisions to the County Farmland
48 Preservation Plan text and associated map amendments for the Towns of Hartford and
49 Kewaskum on November 30, 2004. Mr. Gaudet reported that Mr. Wolf has met with the Village
50 of Germantown President, Charles Hargan and the Village Engineer Burt Caverson in regard to

1 the Asset Corporation/Hilltop Highlands project. If the Village wished to pursue the matter
2 further, a letter addressed to Chairperson Strupp would be needed to address this at a future
3 PCPC meeting. Sanitary permit activity for the last quarter finished very strong and the 2004
4 calendar year was nine percent higher than last year's totals. Staff will be presenting some
5 additional items at the next PCPC meeting relating to the proposed Chapter 23 code changes for
6 the County Shoreland/Wetland/Floodplain Ordinance.

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8 Moved by Mr. Tennes, seconded by Ms. Krumbiegel to approve the Division Reports as
9 presented for Planning, Golf and Parks, and Land Use. Motion carried.

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11 **OTHER REPORTS AND STATUS UPDATES**

12 **Equalized Value - Brian Braithwaite** – Mr. Braithwaite distributed a glossary of terms and
13 answered questions in regard to the definition of Fair Market Values.

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15 **ADJOURNMENT**

16 Moved by Mr. Tennes, seconded by Mr. Beistle to adjourn the PCPC meeting at 2:30 p.m.
17 Motion carried.

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Brenda J. Jaszewski County Clerk