

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

February 8, 2006
1:37 p.m.

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

8
9 Also present: Administrator Paul Mueller, Assistant Administrator Herb Wolf, Inspector-In-Charge
10 Phillip Gaudet, Supervisor Thomas Sackett, Supervisor Brian Bausch, County Clerk Brenda Jaszewski,
11 and Insurance Coordinator Jennifer Squires.

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

14
15 **PUBLIC HEARINGS**

16
17 **TO AMEND SHORELAND/WETLAND/FLOODPLAIN ZONING DISTRICT MAP TO**
18 **REFLECT THE FLOODPLAIN RE-DELINEATION APPROVED BY THE DNR.**

19 **Appellation Ridge LLC (Scott Thistle). Part of the SE 1/4, Section 7, Town of Jackson,**
20 **Approximate address: Area west and east of bridge on Carneros Way, Owner: Appellation**
21 **Ridge Homeowners Association.**

22 Ms. Jaszewski read the Public Hearing Notice that was published in the West Bend Daily news on
23 January 27, 2006, and February 1, 2006. The public hearing was opened and there were no comments
24 from the public. Mr. Strupp closed the public hearing.

25
26 Mr. Wolf stated the only change is to use a bridge instead of the previously approved culvert for
27 crossing the stream. The bridge will be in the same location that was identified for the culvert. Mr.
28 Wolf stated that staff has no concerns.

29
30 Moved by Mr. Tennies, seconded by Ms. Krumbiegel to approve revising the
31 Shoreland/Wetland/Floodplain Zoning District Map to reflect the floodplain re-delineation for
32 Appellation Ridge, LLC, as presented. Motion carried.

33
34 **TO AMEND SHORELAND/WETLAND/FLOODPLAIN ZONING CODE, CHAPER 23**

35 Ms. Jaszewski read the Public Hearing Notice that was published in the West Bend Daily news on
36 January 27, 2006, and February 1, 2006. Mr. Wolf indicated this document was made available to the
37 public by providing copies to the Washington County public libraries, municipal clerks, and mailed to
38 over 60 individuals on workgroups relating to this topic.

39
40 Mr. Wolf and Mr. Gaudet summarized the major changes in the Washington County Code - Chapter 23
41 draft. These amendments relate to the following topics:

- 42
43 ➤ FEMA/DNR required floodplain changes to maintain County eligibility in the National Flood
44 Insurance Program
45 ➤ Provisions related to the Shoreland/Wetland/Floodplain Zoning Districts
46 ➤ Provisions related to uses and structures
47 ➤ Definitions to be added or modified
48 ➤ Clarification of language and cross references
49 ➤ Expand use of Administrative Permits

1
2 The public hearing was opened and comments and questions were heard from Supervisor Thomas
3 Sackett, Mr. Ralph Olsen, Ms. Ann Enright, and Mr. Gerald Wold. Staff answered questions and
4 explained specific items contained in the document. Mr. Strupp closed the public hearing.

5
6 Mr. Stern stated the document refers to several tables that are referenced as appendices; however, there
7 are no tables included. Mr. Gaudet stated the tables referred to in the document will be included in the
8 final copy and there were no changes to any of the tables, which will have the same classification
9 criteria as the current tables in the current Chapter 23 code.

10
11 Moved by Mr. Stern, seconded by Mr. Brandt to approve the draft Washington County Code, Chapter
12 23, as presented and forward to the County Board for approval. Motion carried.

13
14 **OBJECTING AUTHORITY**
15 **Final Plat Review – Woodland Ponds, NE 1/4, Sec. 24, Village of Germantown – 18 lots –**
16 **Woodland Ventures, LLC, Owner**

17 Mr. Wolf presented the plat map for the proposed 18-lot development. This subdivision will be served
18 by privately owned septic systems, and there are extensive wetlands associated with the property.
19 Previously, there were issues pertaining to soil tests, and the soils were in question regarding the
20 private septic systems. Mr. Gaudet sent a letter to the Village of Germantown Clerk regarding this
21 development, stating that Washington County would have no objections, subject to provisions listed in
22 the letter. The provisions include; all POWTS areas must be protected by the use of a barrier, this
23 requirement must be made a part of the final approval, the Village of Germantown also require all
24 POWTS areas to be protected by the use of a barrier, and the systems be on current soil with no fill
25 allowed on the site as part of the septic systems. Mr. Gaudet stated that in addition to the requirements
26 outlined in the letter, there is a requirement to establish benchmarks, with the pipes being set by the
27 surveyor.

28
29 Moved by Mr. Roskopf, seconded by Mr. Tennies to approve the final plat, subject to all of the
30 provisions listed. Motion carried.

31
32 **MINUTES OF JANUARY 25, 2006**

33 Moved by Ms. Wilke, seconded by Ms. Krumbiegel to approve the PCPC minutes of January 25, 2006.
34 Motion carried.

35
36 **ADJOURNMENT**

37 Moved by Mr. Stern, seconded by Ms. Wilke to adjourn at 2:23 p.m. Motion carried.
38
39
40
41
42

Brenda J. Jaszewski, County Clerk