

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

February 14, 2007  
1:55 p.m.

5  
6 Present: John W. Stern, Daniel R. Knodl, Mark T. McCune, Donald J. Berchem, Charlene S. Brady,  
7 and Melvin K. Ewert.

8  
9 Excused: Kenneth W. Brandt.

10  
11 Also present: Inspector in Charge Phil Gaudet, Assistant Administrator for Planning Debora Sielski,  
12 Senior Technician Paul Sebo, County Engineer/County Surveyor Scott Schmidt, Inspector David Seils,  
13 and Deputy County Clerk Jennifer Schlosser.

14  
15 Chairperson Stern called the meeting to order and read the Affidavit of Posting.

16  
17 **PUBLIC HEARINGS**

18 **Cheryl and William Casey, West ½, Sec. 34, Town of Farmington (address: 1278 and 1280 East**  
19 **Green Lake Drive, West Bend) to amend the Shoreland/Wetland/Floodplain Zoning District**  
20 **Map of Washington County as follows: that the map designation of a Shoreland/Floodplain**  
21 **Zoning District on the property owned by Cheryl and William Casey be revised on the**  
22 **Shoreland/Wetland/Floodplain Zoning District Map to reflect the floodplain redelineation.**

23 Appearances: William Casey and Richard Zimmeramn.

24 Ms. Schlosser read the notice of public hearing. Mr. Gaudet presented a plat map indicating the  
25 location of the property. Mr. Gaudet informed the Committee that staff has no concerns and a letter  
26 from the adjacent property owner was received which stated no objections. Mr. Stern opened the  
27 hearing to the public. Comments from the public were heard. Mr. Stern closed the public hearing.

28  
29 Moved by Mr. Knodl, seconded by Ms. Brady to revise the Shoreland/Wetland/Floodplain Zoning  
30 District Map to reflect the floodplain redelineation for Cheryl and William Casey in the Town of  
31 Farmington. Motion carried.

32  
33 **Randy and Donna Wolf, SE ¼, Sec. 30, Town of Polk (address: approximately ¼ mile north of**  
34 **County Highway East on Slinger Road, Slinger) to amend the Shoreland/Wetland/Floodplain**  
35 **Zoning District Map of Washington County as follows: that the map designation of a**  
36 **Shoreland/Floodplain Zoning District on the property owned by Randy and Donna Wolf be**  
37 **revised on the Shoreland/Wetland/Floodplain Zoning District Map to reflect the floodplain**  
38 **redelineation approved by the Department of Natural Resources.**

39 Appearances: Donna Wolf.

40 Ms. Schlosser read the notice of public hearing. Mr. Gaudet presented a plat map indicating the  
41 location of the parcel owned by Randy and Donna Wolf. Mr. Gaudet informed the Committee that  
42 SEWRPC is currently doing a study that puts more of the property owned by Randy and Donna Wolf  
43 in the Floodplain and that the Wolfs do not want to wait for the entire SEWRPC study to be adopted by  
44 Washington County to proceed with building. A Board of Adjustment Variance Request was approved  
45 to construct a residential driveway through the floodway. Conditions for approval from staff are that  
46 the driveway as built survey be submitted to SEWRPC prior to the completion of the Oconomowoc

1 River Watershed Study or to amend the floodplain redelineation map through FEMA by a map  
2 revision process, called a Letter of Map Revision (LOMR), if the driveway as built plans are not  
3 submitted to SEWRPC until after their stuffy is completed. Mr. Stern opened the public hearing. The  
4 public made no comments. Mr. Stern closed the public hearing.

5  
6 Moved by Mr. Knodl, seconded by Mr. Ewert to revise the Shoreland/Wetland/Floodplain Zoning  
7 District Map to reflect the Floodplain redelineation approved by the Department of Natural Resources  
8 for Randy and Donna Wolf in the Town of Polk with the conditions that the driveway as built survey  
9 be submitted to SEWRPC prior to the completion of the current Oconomowoc River Watershed Study  
10 or amend the floodplain redelineation map through FEMA by a map revision process, called a Letter of  
11 Map Revision (LOMR), if the driveway as built plans are not submitted to SWERPC until after their  
12 study is completed. Motion carried.

13  
14 **MINUTES**

15 Moved by Mr. Ewert, seconded by Ms. Brady to approve the minutes of January 24, 2007. Motion  
16 carried.

17  
18 **NON-LAPSING ACCOUNTS**

19 Ms. Sielski presented the Non-Lapsing Accounts to the Committee with a detailed explanation of the  
20 Divisions and Account Names as they were not listed on the Request for Non-Lapsing Accounts  
21 Report.

22  
23 Moved by Mr. McCune, seconded by Ms. Brady to approve the Non-Lapsing Accounts as presented.  
24 Motion carried.

25  
26 **YEAR END TRANSFERS**

27 Ms. Sielski presented the Year-End Transfers to the Committee with a brief explanation.

28  
29 Moved by Mr. Knodl, seconded by Mr. Ewert to approve the Year-End Transfers as presented. Motion  
30 carried.

31  
32 Mr. Stern recessed at 2:22 p.m. and reconvened at 2:30 p.m.

33  
34 **OBJECTING AUTHORITY SUBDIVISION**

35 **Pleasant Farm Estates, NE ¼, SE ¼, NW ¼, & SW ¼, Sec. 27, Village of Slinger – Final Plat**  
36 **Review, Objecting Authority – 50 lots (Polk Properties LLC – owner).**

37 Mr. Gaudet presented a plat map indicating the location of Pleasant Farm Estates. Mr. Gaudet  
38 informed the Committee that the concerns regarding the private onsite wastewater treatment system  
39 have been addressed and that all of the off lot systems easements and locations are shown on the final  
40 plat. Staff has no concerns other than benchmarks need to be established.

41  
42 Moved by Mr. McCune, seconded by Ms. Brady to have no objections to the Pleasant Farm Estates  
43 Final Plat in the Village of Slinger with the stipulation that benchmarks be established. Motion  
44 carried.

45  
46 **APPROVING AUTHORITY SUBDIVISION**

1 **Timberstone, NE ¼ & NW ¼, SE ¼ & SW ¼, Sec. 22, Town of Richfield – Final Plat Review,**  
2 **Approving Authority (Payne & Dolan – owner).**

3 Mr. Gaudet presented the plat map indicating the location of the subdivision. The proposed  
4 subdivision is to contain approximately 100 lots. The development starts on the north at Hubertus  
5 Road and goes south to Elmwood Road. There is flow through the entire subdivision and there are  
6 connections to adjacent subdivisions to both the east and west. Benchmarks have been established, soil  
7 tests have been reviewed, and both the state and town have approved the subdivision development.  
8 Vision triangles have been added to the plat map as requested previously by the Committee. There  
9 was a discussion regarding the level of arsenic found in the soil testing. Staff believes that the arsenic  
10 is naturally occurring and informed the Committee that the DNR is monitoring the site.

11 Moved by Mr. McCune, seconded by Mr. Berchem to approve the final plat for Timberstone  
12 Subdivision in the Town of Richfield. Motion carried.

13  
14 **Reflections Village, E ½, Sec. 13 – Town of Richfield – Preliminary Plat Review (Nostalgic Times,**  
15 **LLC – owner) – Reconsideration.**

16 Appearances: Paul Jensweld, Toby Cotter, Sarah Jankowski, Diane Pedersen, and Bob Fleischmann.

17 Mr. McCune asked to be excused from this agenda item due to a conflict of interest. Mr. Gaudet  
18 presented a plat map Mr. Gaudet informed the Committee that the following items were to be  
19 addressed per the request of the Committee at a prior meeting:

- 20 1. A Conditional Use Permit Hearing is required for a Planned Development due to the width of  
21 the road, block size, dimensions and configurations, and vision clearance triangle.
- 22 2. The development abuts U.S. Highway 41; therefore, the developer must include language  
23 acknowledging the noise and emission concerns. The County will not be installing any type of  
24 noise or emission barrier in the future.
- 25 3. Department of Natural Resources correspondences required stating no involvement with the  
26 cluster Private Onsite Wastewater Treatment Systems (POWTS).
- 27 4. Department of Commerce correspondence required stating they approve the design.
- 28 5. Developer must show all utility infrastructures, with cross sections, on a plat prior to approval.
- 29 6. Maintenance reports for the Private Onsite Wastewater Treatment System (POWTS) will need  
30 to be submitted from the maintenance providers.
- 31 7. County requires review of the subdivision covenant related to maintenance, reports and  
32 possible repair or replacement of POWTS. Also dedicated access to POWTS system lots.
- 33 8. County requires letter from Department of Natural Resources (DNR) approving single well to  
34 serve development.
- 35 9. The single lot west of State Highway 175 must be preplanned for house envelope, POWTS and  
36 well locations.

37 Mr. Gaudet informed the Committee that the Conditional Use Permit Hearing is scheduled  
38 immediately following this Preliminary Plat Review. Language acknowledging the noise and emission  
39 concerns was added to the plat map by the developer, and correspondence from the DNR was received  
40 stating no involvement with the cluster POWTS. All utility infrastructures, with cross sections, are  
41 shown on the plat, maintenance reports for the POWTS will be submitted to the County from the  
42 maintenance providers, and correspondence from the DNR has been received with approval of the  
43 single well serving the entire development. The single lot west of State Highway 175 will be  
44 developed as an outlot. Mr. Gaudet informed the Committee that two issues still exist; the  
45 management plan and the approval of only one of the thirteen systems by the Department of  
46 Commerce.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40

Moved by Mr. Knodl, seconded by Mr. Berchem to approve the preliminary plat with the condition that the management plan be reviewed by the County at six-month intervals. Motion carried with Mr. Ewert and Ms. Brady voting no and Mr. McCune abstaining.

**Nostalgic Times, LLC (Robert Fleischmann), SE ¼ and NE ¼, Sec. 13, Town of Richfield – Conditional Use Permit (address: on the east side of State Highway 175, between State Highway 167 and Hubertus Road – for review of the proposed Reflections Village Subdivision as a Planned Development under the provisions of Chapter 24, Land Division Ordinance of Washington County, related to road width, block, and lot size, dimensions and configurations, and vision clearance triangle) – Reconsideration.**

Ms. Schlosser read a letter dated June 23, 2006, addressed to Mr. Stern from Highway Commissioner Ken Pesch regarding traffic control on Highway 175 at its intersection with Skyline Drive and proposed Reflections Drive. The plat map presented by Mr. Gaudet indicated the location of Highway 175 and Reflections Village subdivision, however did not indicate any turn lanes onto the existing Skyline Drive or the proposed Reflections Drive.

Moved by Mr. Knodl, seconded by Mr. Ewert to deny the Conditional Use Permit until diagrams of Highway 175 at the subdivision entrance are presented to the Committee. Motion carried with Mr. Stern voting no and Mr. McCune abstaining.

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

**Discussion of Countywide Goals and Objectives**

Ms. Sielski led a discussion of countywide goals and objectives.

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

Ms. Sielski advised the Committee that the approval of Chapter X-Housing Element was postponed at the December meeting due to concerns from the Committee. The words ‘starter home’ were struck and replaced with median sale price for housing units. Wage information was corrected.

Moved by Mr. Knodl, seconded by Mr. Berchem to approve the Inventory Portion of Chapter X – Housing Element. Motion carried.

**ADJOURNMENT**

Moved by Mr. Knodl, seconded by Mr. Ewert to adjourn at 4:12 p.m. Motion carried.