

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

February 28, 2007  
1:00 p.m.

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

8  
9 Also present: Inspector in Charge Phil Gaudet, County Attorney Kim Nass, County Engineer/Surveyor  
10 Scott Schmidt, Highway Commissioner Ken Pesch, and Deputy County Clerk Jennifer Schlosser.

11  
12 Chairperson Stern called the meeting to order and read the Affidavit of Posting.

13  
14 **Hilltop Associates, LLC/Asset Development Group, SE ¼, Sec. 19, Village of Germantown –**  
15 **Holding Tank Variance (W211N11810 Hilltop Circle – Village of Germantown). Status report**  
16 **by Asset Group.**

17 Appearances: Jim Reitzner.

18 Mr. Reitzner informed the Committee that the Village of Germantown approved the sewer project  
19 route, method of construction, and the properties to be included. The payment method has not been  
20 approved and is still being discussed. In the approval process, the Village of Germantown did indicate  
21 that it was their desire to make the project financially able for the residents. The Village of  
22 Germantown referred Hilltop Associates, LLC to the Advisory Committee that handles the Village  
23 sanitary projects. The Advisory Committee approved unanimously that Hilltop Associates, LLC  
24 should pursue some type of funding through the Village per Mr. Reitzner. Hilltop Associates, LLC  
25 then had a meeting with Village Representatives and was decided at that meeting that the Village  
26 Attorney and Attorney for Hilltop Associates, LLC would review a document that would make it a  
27 shared project and guarantee payment. That document was submitted to the Village Attorney and on  
28 February 1, 2007, a positive response was received. A few details in the agreement need to be revised  
29 and Hilltop Associates, LLC has been attempting, since receiving that response, to set a meeting with  
30 the Village Administrator and staff to discuss how to proceed. Mr. Reitzner has advised the  
31 Committee that Hilltop Associates, LLC has every intention to have the project completed prior to the  
32 September sanitary variance permit expiration.

33  
34 **MINUTES**

35 Moved by Mr. Berchem, seconded by Ms. Brady to approve the minutes of February 14, 2007, with a  
36 correction to line 4, page 2 changing the word stuffy to study. Motion carried.

37  
38 **REDIRECTION OF CAPITAL IMPROVEMENT PLAN PROJECT FUNDING**

39 Mr. Mueller informed the Committee that there was a shortage of \$13,641 for the completion of the  
40 2007 project for new play apparatus at Homestead Hollow County Park, and a shortage of \$13,549 for  
41 the sled hill at Glacier Hills County Park. Mr. Mueller requested the Committee reallocate funds from  
42 the 2006 Wilderness Park project. Mr. Knodl questioned whether playground apparatus needs to be  
43 installed in future parks. (Corrected March 14, 2007)

44  
45 Moved by Mr. Ewert, seconded by Mr. McCune to reallocate funds from the Wilderness Park project  
46 to Homestead Hollow play apparatus and Glacier Hills sled park completion. Motion carried.

1 **STAFF CHANGES TO PLANNING TASK FORCE**

2 Mr. Mueller informed the Committee that he has directed some additions to the Task Force staffing.  
3 Land Use Technician Joseph Steier and County Engineer/Surveyor Scott Schmidt have been assigned  
4 to the Task Force which will be especially helpful during Ms. Sielski's approved leave of absence and  
5 the departure of County Conservationist Blaine Delzer on March 23, 2007, as there are contractual and  
6 statutory deadlines for the County and partner municipalities.

7  
8 **PUBLIC HEARING**

9 **D & G Sod, LLC, NW ¼, Sec. 27, Town of Barton – Conditional Use Permit for excavating,**  
10 **filling or grading in a Shoreland/Wetland/Floodplain Zoning District (approximately one mile**  
11 **north of Sandy Ridge Road on the west side of State Highway 45, Barton – 3 wildlife ponds).**

12 Appearances: Dale Grober

13 Ms. Schlosser read the notice of public hearing. Mr. Gaudet informed the Committee that the location  
14 of the proposed ponds is on the west side of Highway 45 in the Town of Barton between West Bend  
15 and Kewaskum approximately one mile north of where Sandy Ridge Road intersects Highway 45. Mr.  
16 Gaudet presented a plat map indicating the location of the three proposed wildlife ponds and the  
17 existing fourth wildlife pond. The proposed ponds are completely in the Shoreland/Wetland/  
18 Floodplain Zone. The wildlife ponds will be approximately 87,000 square feet in area, and four feet  
19 deep with side slopes of eight-to-one. The purpose of the project is to remove the material as part of a  
20 nonmetallic mining project which has been reviewed and approved by the Land Conservation Division.  
21 A DNR permit has been issued and staff has no objections. Mr. Stern opened the public hearing. No  
22 comments were heard. Mr. Stern closed the public hearing.

23  
24 Moved by Mr. McCune, seconded by Ms. Brady to approve the Conditional Use Permit for excavating,  
25 filling or grading in a Shoreland/Wetland/Floodplain Zoning District in the Town of Barton for D & G  
26 Sod, LLC. Motion carried.

27  
28 Mr. Stern recessed at 1:38 p.m. and reconvened at 1:43 p.m.

29  
30 **DIVISION REPORTS**

31 **Administration Division – Joanne Wagner**

- 32 • Office Activities

33 **Real Property Lister Division – Brian Braithwaite**

- 34 • Review of Real Property Listing information and activities
- 35 • Legislative item

36 **Geographic Information Systems Division – Eric Damkot**

- 37 • 2007 Light Detecting and Ranging (LiDAR) Program
- 38 • Historic Photo Scanning Project
- 39 • Review of other Division Activities and Projects

40  
41 Moved by Mr. Brandt, seconded by Mr. Knodl to approve the division reports for Administration, Real  
42 Property, and GIS. Motion carried.

43  
44 **Nostalgic Times, LLC (Robert Fleischmann), SE ¼ and NE ¼, Sec. 13, Town of Richfield –**  
45 **Conditional Use Permit (address: on the east side of State Highway 175, between State Highway**  
46 **167 and Hubertus Road – for review of the proposed Reflections Village Subdivision as a**

1 **Planned Development under the provisions of Chapter 24, Land Division Ordinance of**  
2 **Washington County, related to road width, block, and lot size, dimensions and configurations,**  
3 **and vision clearance triangle) – Reconsideration.**

4 Appearance: Ralph Ehlinger, Paul Jensweld, and Robert Fleischmann.

5 Mr. Ehlinger, attorney for Robert Fleischmann, provided the Committee with a summary of events of  
6 the Reflections Village Subdivision. Mr. Ehlinger requested the Committee now grant the Conditional  
7 Use Permit as the only reason for denial was that drawings of Highway 175 were not submitted to the  
8 Committee. Mr. Jensweld presented to the Committee the drawing of Highway 175 and informed the  
9 Committee that the drawing was designed by the Department of Transportation (DOT). Mr. Jensweld  
10 informed the Committee that Highway 175 northbound will contain 100 feet of turning bay; a through  
11 lane, a left turn only lane onto Skyline Drive, and a right turn only into Reflections Village  
12 subdivision. Highway 175 southbound will contain a through lane, left turn only lane into Reflections  
13 Village subdivision and a right turn only lane onto Skyline Drive. Skyline Drive will remain its  
14 current width. Reflections Drive will widen at the intersection of Highway 175 to accommodate for  
15 the commercial locations at the south end of the subdivision. The DOT has requested the intersection  
16 of Highway 175, Skyline Drive, and Reflections Drive be a two way stop only with stop signs at  
17 Skyline Drive and Reflections Drive. There are two proposed easements that have not been obtained.  
18 The DOT will not give permit for work in the right of way without these easements.

19  
20 Moved by Mr. Berchem, seconded by Mr. Knodl to approve the conditional use permit for Nostalgic  
21 Times, LLC in the Town of Richfield. Motion carried.

22  
23 **OTHER REPORTS AND STATUS UPDATES**

24 Mr. Mueller led a discussion regarding the agenda procedures. The Committee agreed that the agenda  
25 procedures should remain the same.

26  
27 **ADJOURNMENT**

28 Moved by Mr. Ewert, seconded by Mr. Brandt to adjourn at 2:37 p.m. Motion carried.  
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Brenda J. Jaszewski, County Clerk