

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

March 8, 2006
1:43 p.m.

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

8
9 Excused: Deborah L. Wilke.

10
11 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant
12 Administrator for Planning Debora Sielski, County Clerk Brenda Jaszewski, and Insurance
13 Coordinator Jennifer Squires.

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

16
17 **MINUTES**

18 Moved by Mr. Tennies, seconded by Mr. Brandt to approve the minutes of the February 22, 2006,
19 meeting. Motion carried.

20
21 **PUBLIC HEARINGS**

22
23 **YMCA of Metropolitan Milwaukee, NW 1/4, Sec. 25, Town of Richfield – Conditional Use Permit**
24 **for excavating, filling or grading in a Shoreland Zoning District – 860 Amy Belle Lane –**
25 **Impervious area exceeding 15,000 sq. feet for horse stable, outdoor riding arena, and gravel**
26 **driveways.**

27 Appearance: Cliff Clauer.

28 The notice of public hearing was read and Mr. Wolf presented the plat map. Mr. Clauer is proposing
29 changes to the property, including the addition of a horse stable, outdoor horse riding arena, and gravel
30 driveways. When completed, the impervious areas on the lot will increase by 15,757 sq. feet. The
31 proposed mound system will be used for one staff bathroom and a wash station for the horses. There
32 were no comments from the public and Mr. Strupp closed the public hearing.

33
34 Moved by Ms. Krumbiegel, seconded by Mr. Brandt to approve the conditional use permit for the
35 YMCA of Metropolitan Milwaukee property in the Town of Richfield. Motion carried.

36
37 **Morning Meadows LLC, SW 1/4, Sec. 19, Town of Jackson – Conditional Use Permit for**
38 **excavating, filling or grading in a Shoreland/Floodplain Zoning District – Subdivision - 3384**
39 **County Hwy P.**

40 Appearance: Paul Kolbeck, Chris Hitch, and Bill Carity.

41
42 The notice of public hearing was read and Mr. Wolf presented the plat map. Sewer & water from the
43 Village of Jackson will service this subdivision. The floodplain analysis is complete and the DNR has
44 reviewed it. The developer has addressed concerns on lots 30 and 41 for the areas identified as not at
45 the two feet above floodplain code. Mr. Hitch stated the grading would be modified so that the only
46 area that will not meet the two feet above floodplain on lot 41 will be within the setbacks. This will
47 eliminate the possibility of building within that area. For lot 30, the developer will modify the grading
48 to bring the lot up by four feet by adding fill, which will make the entire lot at or above the two feet

1 above floodplain requirement. Mr. Wolf stated that staff has no concerns with the portion of Lot 29
2 that is not within the two feet above floodplain requirement. Comments were heard from the public,
3 and Mr. Strupp closed the public hearing.

4
5 Moved by Mr. Brandt, seconded by Mr. Tennes to approve the conditional use permit for Morning
6 Meadows, LLC, in the Town of Jackson, contingent upon the proposed grading changes be completed
7 for lots 30 and 41. Motion carried.

8
9 **Morning Meadows LLC, SW 1/4, Sec. 19, Town of Jackson – To Amend the Floodplain Zoning**
10 **District Map of Washington County – 3384 County Hwy P.**

11 Appearance: Paul Kolbeck, Chris Hitch, and Bill Carity.

12
13 Mr. Hitch explained that the floodplain analysis that was completed and then approved by the DNR,
14 redefined the floodplain delineations for the proposed development by Morning Meadows, LLC, in the
15 Town of Jackson. The public made no comments and Mr. Strupp closed the public hearing.

16
17 Moved by Mr. Tennes, seconded by Ms. Krumbiegel, to approve amending the Floodplain/Zoning
18 District Map of Washington County to redefine the floodplain areas for the Morning Meadows, LLC
19 development in the Town of Jackson. Motion carried.

20
21 **DRAFT REPORT ON PROPOSED PURCHASE OF DEVELOPMENT RIGHTS PROGRAM**

22 Appearance: Supervisor Daniel W. Stoffel, Representatives from the Land Conservation Partnership
23 Sue Millin and Shawn Graff.

24
25 Mr. Stoffel presented and reviewed the Purchase of Development Rights (PDR) Task Force Report,
26 and indicated this report will be presented to the full County Board on March 14, 2006. A draft
27 resolution establishing a PDR program in Washington County was presented and summarized by Mr.
28 Stoffel.

29
30 Moved by Mr. Stern, seconded by Mr. Tennes to approve the PDR Task Force Report and Resolution,
31 and forward the resolution to the County Board for consideration on March 14, 2006. Motion carried
32 with Mr. Roskopf voting No.

33
34 Mr. Mueller left at 3:15 p.m.

35
36 **OBJECTING AUTHORITY SUBDIVISION REVIEW**

37 **Pleasant Farm Estates, NW 1/4, NE 1/4 & SE 1/4, Sec. 27, Village of Slinger – Preliminary Plat**
38 **Review – 50 lots – Polk Investments, LLC, Owner.**

39 Appearance: Don Thoma.

40
41 Mr. Wolf presented the plat map of the proposed subdivision and indicated all existing farmstead
42 buildings on the property would be removed. Mr. Wolf expressed concerns regarding using the outlots
43 for the location of the septic systems for lots 3, 4, 9, and 10. Mr. Thoma stated that after further testing
44 in Spring, it may be possible to locate the septic systems on these lots rather than in the outlot areas.
45 Concerns were expressed regarding future homeowners fully understanding that septic systems would
46 be located in public outlot areas if a septic system cannot be located within the lots.

47

1 **APPROVING AUTHORITY**

2 **Linden Ridge, NE 1/4, Sec. 22, Town of Wayne – Pre-Preliminary Plat Review – Evelyn Williams,**
3 **LLC, Owner.**

4 Appearance: Tim Hayes, Don Thoma, and Dave Zuern.

5
6 Mr. Wolf presented the plat, which shows two points of entry to the proposed development from
7 Wayne Center Road. This development will have 60% as open space, and all lots are a minimum of
8 1.5 acres. Three lots already have a Certified Survey Map. There is shoreland boundary on a portion
9 of four of the lots.

10
11 **Grandview Heights, NW 1/4, Sec. 31 and SW 1/4, Sec. 30, Town of Wayne – Pre-Preliminary Plat**
12 **Review – Steve Kearns, Owner.**

13 Appearance: Steve Kearns, Don Thoma, and Dave Zuern.

14
15 Mr. Wolf presented the plat map of the proposed 31-lot development. There is an outlot that is 66 feet
16 wide for a possible future road, with rights to first refusal to the current owner. Lot sizes range from
17 2.5 to 5.0 acres.

18
19 **REQUEST FOR SANITARY VARIANCE**

20 **Cabela’s Retail Inc., N 1/2, NE 1/4, Sec. 1, Town of Richfield – One Cabela Way – Commercial**
21 **Holding Tank.**

22 Appearance: Daphne Odishoo

23
24 Mr. Wolf indicated the request is for the installation of a 5,100 gallon holding tank to accommodate
25 the Delicatessen area within the facility. All other areas of the facility will be served by the on-site
26 septic system.

27
28 Moved by Mr. Roskopf, seconded by Mr. Stern to approve the sanitary variance for a 5,100 gallon
29 commercial holding tank for Cabela’s Retail, Inc. Motion carried.

30
31 **COMPREHENSIVE PLANNING – REVIEW OF CHAPTER 3**

32 Moved by Mr. Tennes, seconded by Mr. Brandt to defer this item until the March 22, 2006, meeting.
33 Motion carried.

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35 **ADJOURNMENT**

36 Moved by Mr. Tennes, seconded by Mr. Roskopf to adjourn at 4:10 p.m. Motion carried.
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Brenda J. Jaszewski, County Clerk