

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

March 22, 2006  
1:00 p.m.

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

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9 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant  
10 Administrator for Planning Debora Sielski, Chief Deputy Clerk Mary Lemke, and Deputy Clerk Jennifer  
11 Squires.

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

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15 **OBJECTING AUTHORITY SUBDIVISION**

16 **Chestnut Ridge, SW 1/4 and SE 1/4, Sec. 14, City of West Bend – Preliminary Plat Review – 20 lots**  
17 **– Scott W. Swick, owner.**

18 Mr. Wolf presented the preliminary plat map of the property, which is the old St Joseph’s Hospital site  
19 in West Bend. The plan calls for the development of 20 residential lots along Silverbrook Drive and  
20 Chestnut Street. Moved by Mr. Roskopf seconded by Ms. Wilke to approve the preliminary plat for  
21 Chestnut Ridge in the City of West Bend. Motion carried.

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23 **AWARD CONTRACT FOR MONUMENT CONDITION INVENTORY PROJECT, PHASE 1**

24 Appearance: County Engineer/Surveyor Scott Schmidt

25 Mr. Schmidt presented the bid tabulation for the monument project. Mr. Schmidt is recommending  
26 Kapur & Associates for the project. A two-man crew from Kapur & Associates would assess the  
27 condition of all monuments and verify that reference points, also known as tie points are still intact.  
28 There are 172 monuments in Richfield that will be assessed. Moved by Ms. Krumbiegel, seconded by  
29 Mr. Stern to approve the bid from Kapur & Associates as recommended by Mr. Schmidt in the amount  
30 of \$9,229.58 for phase 1 of the monument project. Motion carried.

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32 **COMPREHENSIVE PLANNING – REVIEW OF CHAPTER 3**

33 Ms. Sielski presented Chapter 3 and reviewed the information in this chapter - Agriculture, Natural and  
34 Cultural Resources Inventory. Moved by Mr. Roskopf, seconded by Ms. Wilke for preliminary approval  
35 of Chapter 3 of the Comprehensive Plan. Motion carried.

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37 **PUBLIC HEARING**

38 **Norman L. and Lisa L. Fischer, NE 1/4, Sec. 34, Town of Barton – Conditional Use Permit for**  
39 **excavating, filling or grading in a Shoreland Zoning District – 7762 Sandy Ridge Road,**  
40 **Kewaskum – Raze existing dwelling and construct new dwelling.**

41 Appearance: Lisa Fischer

42 Notice of Public Hearing read by Ms. Lemke, Chief Deputy Clerk. Mr. Wolf presented an aerial  
43 photograph of the property indicating where the current structures are located. The existing structures  
44 will be torn down and a single family ranch style home will be reconstructed. Standard fill will be used  
45 as necessary. The public made no comments. Chairperson Strupp closed the public hearing. Moved by  
46 Mr. Brandt, seconded by Mr. Tennes to approve the conditional use permit for the Norman and Lisa  
47 Fischer property in the Town of Barton. Motion carried.

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1 **MINUTES**

2 Moved by Ms. Wilke, seconded by Mr. Roskopf to approve the minutes of March 15, 2006, with no  
3 additions or corrections. Motion carried.

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5 **EISENBAHN STATE TRAIL SURFACING PROJECT – CHANGE ORDER**

6 Moved by Mr. Tennes, seconded by Ms. Krumbiegel to approve the change order for Jahnke General  
7 Contractors, Inc., in the amount of \$ 7,407.50 for additional project costs. Motion carried.

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9 **PUBLIC HEARINGS**

10 **Michael S. Christman and Ninalynn Cianciolo, NW 1/4, Sec. 26, Town of Richfield - To amend the**  
11 **Shoreland/Wetland/Floodplain Zoning District Map of Washington County - 3517 North Shore**  
12 **Drive.**

13 Notice of Public Hearing read by Ms. Lemke, Chief Deputy Clerk. Mr. Wolf presented an aerial  
14 photograph indicating the existing house with garage on North Shore Drive on Bark Lake. The property  
15 owners would like to convert the garage to living quarters in addition to putting a second story on the  
16 garage. The site is currently identified as being in a floodplain, however a surveyor was hired to survey  
17 the property and the new survey indicates that the property is located outside of the floodplain.  
18 Comments by the public were heard. Chairperson Strupp closed the public hearing. Moved by Mr.  
19 Brandt, seconded by Ms. Wilke to amend the Shoreland/Wetland/Floodplain Zoning District Map of  
20 Washington County for the property of Michael Christman and Ninalynn Cianciolo in the Town of  
21 Barton. Motion carried.

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23 **John C. and Ellen S. Trummer, SE 1/4, Sec. 35, Town of Trenton – Conditional Use Permit for**  
24 **excavating, filling or grading in Shoreland and Floodplain Zoning Districts - Approximately 650**  
25 **Washington Drive. – New residence, shed, driveway, and retaining walls.**

26 Appearance: John Trummer

27 Notice of Public Hearing read by Ms. Lemke, Chief Deputy Clerk. Mr. Wolf presented an aerial map  
28 indicating the property location in relationship to the watercourse. The property owners are proposing to  
29 build a residence, 30' x 66' shed, and retaining walls behind the house with a brick patio. Mr. Wolf  
30 received a copy of correspondence from Jim Richie of the DNR regarding project concerns. Mr. Richie  
31 indicates that he does not believe that there is any impact to the floodplain as all fill and structures are  
32 well above regional flood elevation. Additionally, Mr. Richie inquires if more than one acre of land will  
33 be disturbed during the excavating process. If that is the case, a Notice of Intent will be required. As  
34 the exact amount of land has not been calculated by staff, Mr. Wolf recommends that this issue be  
35 addressed by the property owner with the DNR. Comments by the public were heard. Chairperson  
36 Strupp closed the public hearing. Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to approve the  
37 conditional use permit for John and Ellen Trummer for a new residence, shed, driveway and retaining  
38 walls, with DNR recommendations and all fill to be used from onsite. Motion carried.

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40 **APPROVING AUTHORITY**

41 **Endeavor Addition #1, NW 1/4, Sec. 1, Town of Richfield – Preliminary Plat Review – Endeavor**  
42 **Investments LLC, owner.**

43 Appearance: Dean Gunderson of Helsan Development Co., Scott Rootgen of Excel Engineering, Inc.  
44 Presented by Mr. Wolf, the map indicates the addition consisting of eight lots and two outlots. There  
45 will be over 1,000 feet continuation of Richfield Parkway into the Business Park. Right-of-way goes to  
46 the property line so that at a future date, if there is an opportunity to cross connect Richfield Parkway,  
47 they have allowed for a provision to deal with that issue. Soil testing indicated soils are not a concern  
48 with the County. The septic system will be a mound system. Moved by Mr. Brandt, seconded by Mr.

1 Stern to approve the preliminary plat for the Endeavor Addition #1 in the Town of Richfield. Motion  
2 carried.

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4 **STATUS REPORT – HILLTOP ASSOCIATES**

5 **Hilltop Associates LLC/Asset Development Group, SE 1/4, Sec. 19, Village of Germantown –**  
6 **Holding Tank Variance – W211 N11810 Hilltop Circle.**

7 Appearance: Deputy County Attorney Christine Ohlis and Jim Reitzner representing Hilltop Associates.  
8 According to Mr. Reitzner of Hilltop Associates, the Village of Germantown Board voted unanimously  
9 to advance the Hilltop Associates plan to their Department of Public Works. The Department of Public  
10 Works voted unanimously to direct staff to work with Hilltop Associates' Engineering Firm and to go  
11 through the process of determining what properties the sewer line will serve and how big it will be.  
12 Hilltop Associates received a list of concerns from the Department of Public Works and is in the process  
13 of addressing these concerns. The proposed sewer line will serve the vacant land to the extreme north,  
14 Maple Terrace Manufactured Housing Community (adjacent to Hilltop), Brookside Community, two  
15 parcels currently owned by Hilltop Associates, and the Merkel parcel. The sewer line will be a gravity  
16 flow system, which crosses Highway 41/45 at Mequon Road and picked up by a lift station on the east-  
17 side of Highway 41/45. Hilltop Associates has made application to the Village of Germantown's Public  
18 Works Department to fund the entire project by assessment, but has not received a response to this  
19 request. According to Mr. Reitzner, assuming all procedures are continued in a cooperative spirit, he  
20 feels that the extension date of September 30, 2007 is sufficient. Mr. Reitzner stated there are no  
21 easement issues or additional property issues at this time.

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23 **DIVISION REPORTS**

24 Division reports were presented by Mike Kactro for Golf and Parks, Herbert Wolf for Land Use, and  
25 Deborah Sielski for Planning. Moved by Mr. Stern, seconded by Mr. Brandt to approve all Division  
26 Reports. Motion carried.

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28 **ADJOURNMENT**

29 Moved by Ms. Krumbiegel, seconded by Mr. Brandt to adjourn at 3:20 p.m. Motion carried.  
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Brenda J. Jaszewski, County Clerk