

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

April 25, 2007
1: 38 p.m.

5
6 Present: John W. Stern, Kenneth W. Brandt, Melvin K. Ewert, and Mark T. McCune.

7
8 Excused: Charlene S. Brady, Donald J. Berchem, and Daniel R. Knodl.

9
10 Also present: Administrator Paul Mueller, Land Resources Manager Phil Gaudet, County Attorney Kimberly
11 Nass (arrived at 1:45 p.m.), and County Clerk Brenda Jaszewski.

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

14
15 **PUBLIC HEARINGS**

16 **Suzanne M. Gonring and John R. Gundrum, SW 1/4, Sec. 20, Town of West Bend – Conditional Use**
17 **Permit for excavating, filling or grading in a Shoreland Zoning District (address: 5836 West Lake**
18 **Drive, West Bend – new retaining walls within setback to Ordinary Highwater Mark).**

19
20 Appearance: Russ Krebs

21
22 Mr. Stern has recused himself from the discussion and decision on this matter, as he is a neighbor of the
23 individuals requesting the conditional use permit. With Mr. Stern recusing himself for this issue, there was
24 not a quorum for a vote on the conditional use permit and it will be scheduled for the next meeting.

25
26 Ms. Jaszewski read the Notice of Public Hearing. Mr. Krebs explained the proposed project, which is to
27 replace the current retaining walls and expand the concrete patio. Mr. Gaudet stated the proposed 4 ft.
28 retaining walls would be appropriate for this site and staff has no concerns. Mr. Brandt opened the public
29 hearing. No comments were heard from the public and Mr. Brandt closed the public hearing. No further
30 discussion was held.

31
32 **Faye B. Koefel and David & Debra J. Koefel SE 1/4, Sec. 36, Town of Richfield – Conditional Use**
33 **Permit for excavating, filling or grading in a Shoreland Zoning District (address: 2908 West County**
34 **Line Q, Colgate – agricultural field).**

35
36 Appearance: Scott Devereux, Hoffman Construction

37
38 Ms. Jaszewski read the Notice of Public Hearing. Mr. Deverow represents the contractor doing the
39 reconstruction of County Hwy Q and has been approached by the Koefel's to raise a portion of their farm
40 field and create a slope to make the area drier. The first phase of the construction on the site would begin
41 approximately May 1 to allow half of the field to be planted this year. Phase 2 would begin in September. All
42 fill would be native clay material from the road and clean fill from a detention pond. Mr. Gaudett stated it is a
43 large area to be filled from 2 to 8 feet in height, with a gradual taper. A conditional use permit is required due
44 to the amount of area being filled within the shoreland district. No portion of the area to be filled is within the
45 wetland or floodplain districts.

46
47 County Attorney Kimberly Nass arrived at 1:45 p.m.

48
49 Mr. Stern opened the public hearing. Comments were heard from Mr. Ed Kyle. Mr. Stern closed the public
50 hearing.

1 Mr. Gaudet stated staff would have no objections provided the following four conditions are met:

- 2
- 3 1. Drainage be directed away from the stream and be directed toward the north to avoid increased runoff
- 4 to the stream.
- 5 2. Install a double row of silt fencing along the creek in line with the existing vegetation approximately
- 6 30 ft. from the creek.
- 7 3. All areas within the shoreland district be stabilized with fabric and seeded after the filling is complete.
- 8 4. Contact be made to a DNR Water Specialist to determine if a DNR permit is required and the permit
- 9 be obtained if needed. If a permit is not required, written verification from the DNR is required.
- 10

11 Moved by Mr. McCune, seconded by Mr. Ewert to approve the conditional use permit for excavating, filling
12 or grading in a shoreland zoning district for Faye B. Koefler and David & Debra J. Koefler in the Town of
13 Richfield contingent upon all four conditions outlined by Mr. Gaudet be met, with a specific requirement for
14 #2 that the double row of silt fencing be no nearer than 30 feet to the creek. Motion carried.

15 **DIVISION REPORTS**

16 **Golf & Parks Division – Mike Kactro**

- 17 • Golf Course promotion and marketing update
- 18 • Update on Golf Course Fire
- 19

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

- 21 • Statistical report and update on legislative activities
- 22

23 **Administration Division – Joanne Wagner**

- 24 • Office activities
- 25

26 **GIS Division – Eric Damkot**

- 27 • Oconomowoc River floodplain mapping project and various activities and projects
- 28

29 Moved by Mr. McCune, seconded by Mr. Brandt to approve all division reports as presented. Motion carried.

30 **CLOSED SESSION**

31 Moved by Mr. McCune, seconded by Mr. Brandt to move into closed session pursuant to Wisconsin Statute
32 Section 19.85(1)(e) to deliberate the purchase of public property due to competitive and bargaining reasons
33 specifically to consider Park Purchase of Development Rights. Motion carried unanimously by roll call vote.
34

35 **OPEN SESSION**

36 Moved by Mr. McCune, seconded by Mr. Ewert to return to open session at 2:50 p.m. Motion carried
37 unanimously by roll call vote. Moved by Mr. McCune, seconded by Mr. Ewert to proceed as discussed in
38 closed session. Motion carried.
39

40 **MINUTES**

41 Moved by Mr. Brandt, seconded by Mr. Ewert to approve the minutes of April 11, 2007. Motion carried.
42

43 **ADJOURNMENT**

44 Moved by Mr. McCune, seconded by Mr. Brandt to adjourn at 3:00 p.m. Motion carried.
45