

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2 PAC
3 West Bend, WI

April 27, 2005
1:00 p.m.

4
5 Present: Maurice Strupp, Paul J. Beistle, Mary A. Krumbiegel, Donald H. Roskopf, Herbert J.
6 Tennies, and Deborah L. Wilke.

7
8 Excused: John W. Stern.

9
10 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant
11 Administrator Debora Sielski, Inspector In-Charge Phil Gaudet, Planning and Parks Accountant
12 Marge Rusch, County Clerk Brenda J. Jaszewski, and Secretary Shari L. Bergum.

13
14 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and
15 read the Affidavit of Posting.

16
17 **SANITARY VARIANCE – COMMERCIAL HOLDING TANK**

18 **Kenneth W. and Florence J. Brandt, Across from 5022 Addison Road, Hartford**

19 Present: Kenneth Brandt

20 Mr. Gaudet stated that the request was to put in a holding tank for a new projected commercial
21 building, which will have a residence on the upper floor. There is not enough soil absorption for a
22 mound or conventional system for both the residence and the business. Staff recommendation is
23 to approve the sanitary variance for a commercial holding tank. If approved, the residence will be
24 serviced by a septic system.

25
26 Moved by Mr. Roskopf, seconded by Mr. Tennies to approve the Sanitary Variance for a
27 commercial holding tank for Kenneth W. and Florence J. Brandt. Motion carried.

28
29 **APPROVAL OF MINUTES**

30 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the PCPC minutes of April 20, 2005.
31 Motion carried.

32
33 **Golf and Parks Division – Consider Proposals for Reducing Park Reservation Fees –**

34 Mr. Mueller presented the handout, Various Possibilities for Park Reservation Discounts for Non-
35 Profits. The proposals were discussed and current fees were presented from the brochure,
36 Washington County Park System Fees, Rules and Regulations for 2005, which was distributed.

37
38 Moved by Ms. Krumbiegel, seconded by Mr. Tennies to approve a rate reduction of County Park
39 fees for school districts located within Washington County, and non-profit organizations with a
40 Washington County address, for non-holiday weekdays. The fee for these organizations will be
41 the established rate for the 1 – 100 persons, regardless of the number of persons that will be
42 utilizing the building. Motion carried.

43
44 **OBJECTING AUTHORITY SUBDIVISIONS – FINAL PLAT REVIEW**

45 **Hillside View, SE ¼, Section 26, Village of Germantown - Wexford Heights LP, Owner**

46 Mr. Gaudet stated that staff did not have any objections with the proposed sub-division of eight
47 lots and one outlot.

48
49 Moved by Mr. Beistle, seconded by Ms. Krumbiegel to approve the final plat for Hillside View.
50 Motion carried.

1
2 **APPROVING AUTHORITY – PRELIMINARY PLAT REVIEW**

3 **Sherman Parc, NE ¼, Section 29, Town of Jackson – Cedar Development II, LLC, Owner**

4 Mr. Gaudet presented the plat for the proposed project and stated that staff did not have any
5 concerns with this development.

6
7 Moved by Ms Krumbiegel, seconded by Ms. Wilke to approve the preliminary plat review for
8 Sherman Parc of Cedar Development II, LLC. Motion carried.

9
10 **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING, OR**
11 **GRADING IN A SHORELAND/WETLAND/FLOODPLAIN AREA:**

12
13 **ARN Pipeline Company, NW ¼, Section 17, Town of Jackson – Natural Gas Pipeline**
14 **Replacement, South of Cedar Creek Road and North of Highland Road**

15
16 **ARN Pipeline Company, NW ¼, Section 17, Town of Jackson – Natural Gas Pipeline**
17 **Replacement, Approximate Location is South of Cedar Creek Road and North of Highland**
18 **Road**

19
20 **ARN Pipeline Company, NW ¼ and SW ¼, Section 5, Town of Jackson – Natural Gas**
21 **Pipeline Replacement, Approximate Location is Between 2380 Pleasant Road and County**
22 **Highway NN**

23
24 **ARN Pipeline Company, NE ¼ and SW ¼, Section 30, Town of Trenton – Natural Gas**
25 **Pipeline Replacement, Approximate Location is North of Rusco Road**

26
27 Present: Farrah Lowe, with ARN and Monica Lyons, with ENSR International.
28 County Clerk Jaszewski read the Notices of Public hearing that were published in the West Bend
29 Daily News on Friday, April 15, 2005, and Wednesday, April 20, 2005.

30 Mr. Gaudet presented the proposed locations on the air photo. Ms. Lowe stated the details of the
31 4 ½ - mile pipeline upgrade that is projected to start July 2005. Construction and restoration is
32 expected to take one to two months. The construction will replace the existing pipeline, with a
33 larger 30” diameter line, which will transport a greater volume of gas. The project will be
34 monitored by the DNR and Federal Energy Regulatory Commission for the next five years to
35 ensure restoration of vegetation. No comments were heard and the public hearing was closed.
36 Staff does not have any concerns with these projects.

37
38 Moved by Mr. Tennies, seconded by Mr. Beistle to approve the Conditional User Permit for
39 excavating, filling or grading in a Shoreland/Wetland/Floodplain area for ARN Pipeline Company
40 in the two areas in the NW ¼, Section 17, Town of Jackson, and the NW ¼, and SW ¼, Section 5,
41 Town of Jackson, and NE ¼ and SW ¼, Section 30, Town of Trenton. Motion carried.

42
43 **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING, OR**
44 **GRADING IN A SHORELAND/WETLAND AREA:**

45
46 **ARN Pipeline Company, NE ¼, Section 29, Town of Jackson – Natural Gas Pipeline**
47 **Replacement, Approximate Location is Brookside Drive in Twin Creeks Subdivision**
48

1 **ARN Pipeline Company, SW ¼, Section 29, Town of Jackson – Natural Gas Pipeline**
2 **Replacement, Approximate Location is South of Fence Line Drive**

3
4 Present: Farrah Lowe and Monica Lyons

5 County Clerk Jaszewski read the Notices of Public hearing that were published in the West Bend
6 Daily News on Friday, April 15, 2005, and Wednesday, April 20, 2005.

7 Mr. Gaudet presented the air photo locating the projects. Ms. Lowe described the projects, which
8 will total a half-mile distance. The new pipeline will offset the existing pipeline by 15 feet due to
9 the Federal Department of Transportation’s safety regulations. Pipeline wall thickness must be
10 upgraded due to its location in a residential area. The public hearing was closed.

11
12 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the Conditional Use Permit for
13 excavating, filling or grading in a Shoreland/Wetland area for ARN Pipeline Company NW ¼,
14 Section 29, Town of Jackson and the SW ¼, Section 29, Town of Jackson. Motion carried.

15
16 **PUBLIC HEARING: CONDITIONAL USE PERMIT FOR REVIEW OF THE PROPOSED**
17 **NEUBURG FARMS SUBDIVISION AS A PLANNED DEVELOPMENT UNDER THE**
18 **PROVISIONS OF CHAPTER 24 – LAND DIVISION ORDINANCE OF WASHINGTON**
19 **COUNTY**

20 **Louis H. Neuville, SW ¼, Section 32, Town of Polk – Location is Northeast Corner of the**
21 **Intersection of Slinger and Pioneer Roads**

22 Present: Marge Meyer Slaughter and Al Wilhelmi

23 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend
24 Daily News on Friday, April 15, 2005, and Wednesday, April 20, 2005.

25 Mr. Wolf presented the plat map for the project. There are two points of entry to the development
26 and there will be 21 lots and the existing farmstead will remain on the property. Due to technical
27 requirements, the only way that the Committee could grant the Conditional Use Permit for this
28 development without having public roads was to deal with this project as a planned development
29 unit. Al Wilhelmi opposed the project. The public hearing was closed.

30
31 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the Conditional Use Permit for
32 Neuburg Farms subdivision as a planned development under the provisions of Chapter 24. Motion
33 carried.

34
35 **DIVISION REPORTS**

36 **Real Property Lister – Brian Braithwaite**

37 Mr. Braithwaite presented the Real Property Lister Division Report, discussing the 2005 First
38 Quarter Statistics and the 2005 Customer Service Survey. The Committee had no comments or
39 questions.

40
41 **Administration Division – Joanne Wagner**

42 Ms. Wagner presented the Administration Division report. Laurie Ruplinger was hired as the new
43 full-time Program Assistant. The new County web site was complete as of April 11, 2005.
44 Questions were asked in regard to the possible option of having debt/credit card capabilities.

45
46 **GIS Division – Eric Damkot**

47 Mr. Damkot presented the Geographic Information Systems (GIS) Division Report. Updates were
48 provided on the GIS Internet Mapping Application, Vertical Control Project, Other Areas of
49 Activity, and 2005 Orthophotography and Topographic Add-on Project, in which an agreement

1 has been executed with SEWRPC to complete topographic mapping for 111 square miles at a total
2 cost of \$299,700.

3
4 **Economic Development – Herbert Wolf**

5 Mr. Wolf presented updates on the Cluster Grant Activity and the Revolving Loan Fund, in which
6 the fund balance is currently in excess of \$350,000. Updates were also provided on Home
7 Consortium Activity, and Status of Efforts to Create EDC. Drafts were also distributed for 2005
8 Resolution 4 - Support for Private-Public Partnership Approach to Countywide Economic
9 Development, and the 2005 Ordinance 3, which will amend Sections 2.33, 2.41, 7.02, 21.02, and
10 21.06 of the code relating to Economic Development. Conversation was held on the new
11 Economic Development Coordinator contracted position.

12
13 **Golf and Parks Division – Mike Kactro**

14 Present: John Statz, Golf Course GPA Professional and Clubhouse Supervisor

15 Mr. Kactro introduced Mr. Statz and presented the new WCGC brochures for the Committee to
16 review. Updates were provided on Clubhouse and Site Projects, Golf Course Projects, Golf
17 Course Staffing, Golf Course Business, Park Projects, and Park Business. It was also stated that
18 the golf course will be installing a defibrillator and employees will be trained on its use and CPR.

19
20 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the Planning and Parks Division
21 reports. Motion carried.

22
23 Mr. Tennes left the meeting at 3:08 p.m.

24
25 **GIS DIVISION OTHER BUSINESS**

26 **Adoption of County Land Information Plan – Eric Damkot**

27
28 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the County Land Information Plan
29 as presented by Mr. Damkot. Motion carried.

30
31 **PLANNING DIVISION OTHER BUSINESS:**

32 **Request of Ordinance Changes to Chapter 21 – Powers of the Planning Conservation and
33 Parks Committee**

34 Ms. Sielski presented the revised Washington County Code Chapter 21, in which changes in the
35 language were pointed out and discussed.

36
37 Moved by Ms. Wilke, seconded by Ms. Krumbiegel to approve the Request of Ordinance Changes
38 to Chapter 21 – Power of the Planning Conservation and Parks Committee. Motion carried.

39
40 **Comprehensive Planning Update – Deb Sielski**

41 Ms. Sielski presented the meeting schedule for the Multi-Jurisdictional Comprehensive Plan
42 Advisory Committee (MCPAC), Land Use Element and Transportation Element Work Group,
43 Agricultural, Cultural and Natural Resources Element Work Group, and the Utilities and
44 Community Facilities, Economic Development, and Housing Element Work Group. Rosters were
45 presented of the members, along with the organization they represented.

46
47 Moved by Mr. Beistle, seconded by Mr. Roskopf to approve the Comprehensive Planning update.
48 Motion carried.

49

1 **Request for Change Order from Stadola Maas for Restroom Construction at Leonard J.**
2 **Yahr County Park – Deb Sielski**

3 Ms. Sielski explained that a change order was being requested due to the playground equipment
4 not meeting the 100-foot setback. The equipment will need to be moved in order to comply with
5 the setback, which in turn will require moving the access road and bathroom. If approved the
6 change order will cost an additional \$1,864, which will be covered from CIP and grant money.
7

8 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the change order in the amount of
9 \$1,864 for Restroom Relocation at Leonard J. Yahr County Park. Motion Carried.
10

11 **ADJOURNMENT**

12 Moved by Mr. Beistle, seconded by Ms. Krumbiegel adjourn the PCPC meeting at 3:42 p.m.
13 Motion carried.
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Brenda J. Jaszewski, County Clerk