

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2 PAC  
3 West Bend, WI

May 11, 2005  
1:37 p.m.

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

7  
8 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant  
9 Administrator Debora Sielski, Inspector In-Charge Phil Gaudet, County Clerk Brenda J.  
10 Jaszewski, and Secretary Shari L. Bergum.

11  
12 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and  
13 read the Affidavit of Posting.

14  
15 **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING, OR**  
16 **GRADING IN A SHORELAND/WETLAND/FLOODPLAIN AREA**

17  
18 **Wings Over Wisconsin – N½, Section 6, Town of Kewaskum, Highland Drive, Kewaskum**  
19 **WI – Wildlife Pond**

20 Present: Burt Bushke, Project Coordinator for Wings Over Wisconsin.

21 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
22 Daily News on Friday, April 29, 2005, and Wednesday, May 4, 2005.

23 Mr. Wolf presented the plat map for the proposed wildlife pond. A previous pond was put on the  
24 property approximately one year ago. If approved, the ponds will be 400 – 500 feet apart. The  
25 DNR is calling this a Wetland Scrape Wildlife Pond. The hearing was opened to the public with  
26 no comments or objections. The public hearing was closed. Mr. Wolf indicated that spoils will be  
27 pushed to the north and the land seeded for nesting cover.

28  
29 Moved Mr. Roskopf, seconded by Mr. Beistle to approve the Conditional Use Permit for  
30 excavating, filling or grading in a Shoreland/Wetland/Floodplain area for Wings Over Wisconsin.  
31 Motion carried.

32  
33 **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING, OR**  
34 **GRADING IN A SHORELAND/FLOODPLAIN AREA**

35 **Brian L. Puestow – SE ¼, Section 15, Town of Richfield, 1311 Scenic Road, Hubertus –**  
36 **Gravel Parking Lot**

37 Present: John Meleski.

38 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
39 Daily News on Friday, April 29, 2005, and Wednesday, May 4, 2005.

40 Mr. Wolf presented the proposed project for a gravel parking lot on the plat map. Mr. Meleski  
41 presented the details of the project. The parking lot will not require a change in grade. The  
42 project will involve removing the topsoil, putting down fill and gravel, and planting vegetation  
43 around the south and west outskirts of the lot. The hearing was opened to the public and John  
44 Ederhardt asked questions in regard to the project. The public hearing was closed. Staff  
45 recommended that plantings also be required on the north and east sides of the project.

46  
47 Moved by Mr. Roskopf, seconded by Mr. Stern to approve the Conditional Use Permit for  
48 excavating, filling or grading in a Shoreland/Floodplain area for 1311 Scenic Road, Hubertus,  
49 with the addition of shrub plantings on the north and east sides of the project. Motion carried.

1 **OBJECTING AUTHORITY SUBDIVISIONS – FINAL PLAT REVIEW:**  
 2 **Windsong Crossing – NW ¼, Section 17, City of Hartford – Construction Management**  
 3 **Specialists, LLC, Owner**

4 Present: Emily Boysa, with Construction Management Specialists, LLC.  
 5 Mr. Wolf presented the plat for the proposed 34 lot subdivision. A letter from Highway  
 6 Department Project Technician Nick Becker was read stating the main issues and concerns. The  
 7 County would like a 50-foot dedication on Airport Drive/County Hwy U and a vision triangle.

8  
 9 Moved by Mr. Stern, seconded by Ms. Krumbiegel to approve the final plat for Windsong  
 10 Crossing Subdivision owned by Construction Management Specialist, LLC, with the condition to  
 11 include a 50-foot dedication along County U/Airport Drive and a vision triangle. Motion carried.  
 12

13 **Farmstead Creek – NW ¼, NE ¼ & SE ¼, Section 12, Village of Slinger – Bielinski Homes,**  
 14 **Owner**

15 Present: Brian Depies.  
 16 Mr. Wolf presented the plat of the proposed 140 lots. It was made known that County taxes are  
 17 not paid and that the surveyor put a signature block on the plat. Mr. Depies was informed that this  
 18 situation could be handled at the County Register of Deed’s office, where they have the authority  
 19 to strike the signature block this from the plat. It was also noted that recapture of taxes for the  
 20 Farm Use Value Assessment need to be handled at the County Treasurer’s office.

21  
 22 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the final plat for the Farmstead Creek  
 23 Development owned by Bielinski Homes, with the condition that the outstanding Real Estate taxes  
 24 are paid, and that the signature block on the plat be removed. Motion carried.  
 25

26 **APPROVING AUTHORITY – PRELIMINARY PLAT REVIEW:**  
 27 **Paloroma Farms – NE ¼, Section 29, Town of Jackson – Paloroma Farms, LLC, Owner, c/o**  
 28 **Dittmar Realty**

29 Present: Kevin Dittmar, with Dittmar Realty  
 30 Mr. Wolf presented the plat map of the proposed project. There are two points of entry to this  
 31 project and sewer and water hookups will be with the Village of Jackson. The development will  
 32 have 76 lots with seven outlots. Staff does have any concerns with this project.  
 33

34 Moved by Ms. Krumbiegel, seconded by Mr. Stern to approve the preliminary plat map for  
 35 Paloroma Farms, Town of Jackson. Motion carried.  
 36

37 **Strawberry Glen – SE ¼, Section 13, Town of Jackson – Thompson Corporation, Developer**

38 Present: Mike Schultz, with Thompson Corporation and Michael Loseth, the Engineer for the  
 39 project.  
 40 Mr. Wolf presented the plat for the project. There are proposed 46 lots and one outlot. Highway  
 41 60 is the only access to the development at this time, with two others planned for the future. DNR  
 42 states that the pond is not navigable. Staff has addressed soil tests and they meet State and County  
 43 code. A concern addressed by Ms. Krumbiegel was that three septic systems would be located on  
 44 other lots. Mr. Loseth stated that easements would be shown on the final plat fully exposing this  
 45 situation to future buyers.  
 46

47 Moved by Mr. Roskopf, seconded by Mr. Beistle to approve the preliminary plat for the  
 48 Strawberry Glen Development to include that the easements will be noted, on the final plat, for the  
 49 three-offsite systems. Motion carried with Ms. Krumbiegel voting no.  
 50

1 **APPROVAL OF MINUTES**

2 Moved by Mr. Tennes, seconded by Mr. Beistle to approve the PCPC minutes of April 27, 2005.  
3 Motion carried.

4  
5 **CHANGE ORDER REQUEST:**

6 **Stadler Construction Company, Incorporated – For Work at Henschke Hillside Lake Access**

7 Ms. Sielski stated that due to the delay with the construction of this project, Stadler Construction  
8 Company has notified Planning and Parks Department of the increase in material costs for Geo-  
9 Foam. An additional \$1,256 will be required to purchase the materials needed to complete the  
10 project. Stadler Construction Company stated that they would waive the 15% General Contractors  
11 fee and will only charge the supplier’s increase for the materials. Ms. Sielski informed the  
12 Committee that Attorney Nass withdrew the County’s counterclaim suit.

13  
14 Moved by Ms. Wilke, seconded by Mr. Tennes to approve the change order request for Stadler  
15 Construction Company Inc. for the amount of \$1,256, and to request that Attorney Kim Nass  
16 attend an upcoming meeting to explain why counterclaims were withdrawn from this case.  
17 Motion carried.

18  
19 **Phenco, Incorporated – For Work at Henschke Hillside Lake Access**

20 Ms. Sielski stated that recommendations were received from Bend Industries, suggesting the use  
21 of Geo-Grid on the retaining walls. The Geo-Grid will cost an additional \$1,708. Ms Sielski  
22 stated that we would use the Parks department employees for construction of the Kiosk instead of  
23 Phenco, which will save \$2,630. The Parks department has since started constructing similar  
24 kiosks for a few hundred dollars. This would present a change order credit of \$933.

25  
26 Moved by Mr. Roskopf, seconded by Mr. Beistle to approve the change order for Henschke  
27 Hillside Lake Access from Phenco, Incorporated, to purchase Geo-Grid for the retaining walls,  
28 cancel the kiosk project with Phenco, having the Parks Department construct the kiosk, which will  
29 generate a credit of \$922 dollars. Motion carried.

30  
31 **ADJOURNMENT**

32 Moved by Ms. Krumbiegel, seconded by Mr. Roskopf adjourn the PCPC meeting at 2:38 p.m.  
33 Motion carried.

34  
35  
36  
37  
Brenda J. Jaszewski, County Clerk