

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

May 24, 2006
1:00 p.m.

5
6 Present: John W. Stern, Donald J. Berchem, Kenneth W. Brandt, Melvin K. Ewert, Daniel R.
7 Knodl, and Mark T. McCune.

8
9 Excused: Charlene S. Brady.

10
11 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Planner Peter
12 Wagner, County Clerk Brenda Jaszewski, and Deputy Clerk Jennifer Squires.

13
14 Chairman Stern called the meeting to order and read the Affidavit of Posting.

15
16 **PRELIMINARY PLAT REVIEWS – APPROVING AUTHORITY**

17
18 **Stonegate North, NW 1/4, Section 25, Town of Richfield. Owner – Kettleridge Ltd.**
19 **Partnership.**

20 Mr. Wolf read a letter from Kettleridge Ltd. Partnership stating there are unresolved issues with the
21 Village of Germantown and they are requesting to postpone until further notice.

22
23 **Reflections Village, E 1/2, Section 13, Town of Richfield. Owner – Nostalgic Times, LLC.**

24 Appearance: Paul Jensweld, JSD and Rich Wagner, JSD

25
26 Mr. Wolf presented the plat map, which indicates the proposed subdivision will contain 146
27 residential lots and three commercial lots. There will be one point of entry off of State Highway
28 175 and two points of entry off Townline Road once the road is extended approximately 60 feet. A
29 water tower will be constructed in the northwest corner of the subdivision and a well will be drilled
30 in the northeast corner, making this a unique subdivision with only one water source. The proposed
31 subdivision will include large outlot areas for private, cluster onsite wastewater treatment areas.
32 The development also includes one single-family parcel that is on the west side of Hwy. 175, which
33 will require a pre-plan for the POWTS. The proposed roads will have a 50 to 60 ft. right-of-way
34 with a more intensive street pattern than usual for rural subdivisions. Due to the width of the roads,
35 it will need to be a Planned Development, which requires a conditional use permit hearing. Because
36 this development abuts Hwy 41, Mr. Wolf emphasized that Washington County would require the
37 developer include language acknowledging the noise and emission concerns and that the County
38 will not be installing any type of noise or emission barrier in the future. Mr. Wagner stated that the
39 Offer to Purchase document would include a statement indicating there will be no noise barrier
40 constructed now, or at any time in the future. Washington County will require correspondence from
41 the DNR stating they require no involvement with the cluster POWTS, as well as correspondence
42 from the Department of Commerce indicating they approve the design. The developer will be
43 required to show all utility lines, with cross sections, on a plat prior to approval. Maintenance
44 reports for the POWTS will need to be submitted from the maintenance providers. Washington
45 County will require review of the subdivision covenant.

46
47 Mr. Wolf recommends postponement of the preliminary plat review until the developer addresses
48 the issues and concerns noted. Mr. Mueller and Mr. Ewert strongly object to the development
49 containing residential lots abutting the Highway 41 right-of-way. Mr. Stern informed Mr. Jensweld

1 and Mr. Wagner this may be a serious issue when this is brought back to this Committee for
2 consideration.

3
4 **DATE OF COUNTY PARKS TOUR**

5 The PCPC will tour the Washington County Parks on Wednesday, June 21, 2006, leaving the PAC
6 building at approximately 8:30 a.m. and returning to the PAC building at approximately 4:00 p.m.
7 Chairman Sackett has also been invited to attend.

8
9 **ENGINEER/LANDSCAPE ARCHITECT FEES**

10 Mr. Mueller informed the Committee that the proposed Engineering Services and Fee Policy is not
11 endorsed by Administration. Mr. Mueller recommends an alternate plan that would require formal
12 notification to this Committee when a department uses the services of the County
13 Engineer/Surveyor or Landscape Architect more than 80 hours within a three month period. At that
14 time, this Committee could determine if action would be taken.

15
16 Moved by Mr. McCune, seconded by Mr. Berchem to approve Mr. Mueller's recommendation to
17 require any department using the services of the County Engineer/Surveyor or Landscape Architect
18 more than 80 hours in a three month time period, to formally notify this Committee, which will
19 address the issue as an agenda item to determine if formal action is to be taken. Motion carried.

20
21 **VEHICLE MAINTENANCE STORAGE FACILITY, USE BY PARKS STAFF**

22 Mr. Mueller presented a memorandum sent to Highway Commissioner Ken Pesch summarizing the
23 proposal to have the Planning and Parks Department parks maintenance staff vacate the Vehicle
24 Maintenance and Storage Facility by December 31, 2006. They will relocate to the Washington
25 County Golf Course maintenance shop. The purposes of this change includes: a) provides needed
26 storage space and avoids the need for the Highway Department to execute a capital improvement
27 plan project to build a one million dollar cold storage facility at West Bend, b) saves the Park
28 System a major portion of its \$85,000 per year rental charge at the VMSF, c) makes fuller use of the
29 9 year old Washington County Golf Course shop, staff there already working a different shift
30 period, d) allows cost sharing between the Golf Section and the Parks Section of the Planning and
31 Parks Department, e) allows for improved management oversight of park maintenance staff, f)
32 allows for improved ability to shift Park Section and Golf Section labor and equipment to cover
33 needs, g) allows for continued use of a modern maintenance shop at a location central to the Park
34 Maintenance work sites, h) allows for budgeting in both departments for 2007 without the need for
35 budget transfers because of your ability to gain additional funding of overhead costs from the State
36 and to gain efficiencies in the Highway Department operations, i) we agreed that the Park Section
37 staff will continue to maintain the VMSF grounds and bill the Highway Department so that you can
38 claim a major portion of that expense from the State Department of Transportation and for that
39 purpose, we will be allowed the use of one stall at the VMSF.

40
41 Moved by Mr. Berchem seconded by Mr. Ewert to approve Planning & Parks department
42 maintenance staff vacate the Vehicle Maintenance and Storage Facility by December 31, 2006.
43 Motion carried.

44
45 **MINUTES**

46 A correction to the spelling of Mr. Brandt's name on page 3, line 32 was noted. Moved by Mr.
47 McCune, seconded by Mr. Knodl to approve the minutes of May 17, 2006, as corrected. Motion
48 carried.

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1 **COMPREHENSIVE PLANNING - REVIEW AND PRELIMINARY APPROVAL OF**
2 **CHAPTER 5 – UTILITIES AND COMMUNITY FACILITIES**

3 Mr. Wagner presented Chapter Five and reviewed the information in this chapter – Utilities and
4 Community Facilities. Chairperson Stern accepted comments from Mr. Dan Campbell, resident of
5 the Village of Germantown.

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7 Moved by Mr. Ewert, seconded by Mr. Brandt for preliminary approval of Chapter Five of the
8 Comprehensive Plan. Motion carried.

9
10 **ADJOURNMENT**

11 Moved by Mr. Berchem, seconded by Mr. Knodl to adjourn at 2:45 p.m. Motion carried.

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Brenda J. Jaszewski, County Clerk