

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 Public Agency Center  
4 West Bend, WI

May 14, 2008  
2:33 p.m.

5  
6 Present: Charlene Brady, Daniel Knodl, Michael Miller, Gerald Schulz, John Stern. Excused: John Jung,  
7 Marilyn Merten.

8  
9 Also present: Administrator Paul Mueller, Assistant Administrator for Planning Debora Sielski, Land Resource  
10 Manager Phil Gaudet, County Clerk Brenda Jaszewski, and County Board Administrative Assistant Linda  
11 Doro.

12  
13 Chairperson Tennes called the meeting to order at 2:33 p.m. and read the Affidavit of Posting.

14  
15 **ELECTION OF OFFICERS**

16 Ms. Brady nominated Mr. Stern as Chairperson and Mr. Schulz seconded the nomination. By unanimous vote,  
17 Mr. Stern was duly elected Chairperson.

18  
19 Mr. Schulz nominated Mr. Knodl as Vice-Chairperson and Ms. Brady seconded the nomination. By  
20 unanimous vote, Mr. Knodl was duly elected Vice-Chairperson.

21  
22 Mr. Knodl nominated Ms. Brady as Secretary and Mr. Schulz seconded the nomination. By unanimous vote,  
23 Ms. Brady was duly elected Secretary.

24  
25 **REVIEW RESPONSIBILITIES OF THE PLANNING, CONSERVATION AND PARKS**  
26 **COMMITTEE**

27 Mr. Mueller referred the Committee to the County Code and Statute Statutes that explain the duties and  
28 responsibilities of the Planning, Conservation and Parks Committee.

29  
30 **PUBLIC HEARING**

31 **Jerry N. and Kathleen A. Schlatter, NE 1/4, Sec. 25, Town of Wayne – (Address: 5030 Beechnut Drive,**  
32 **Kewaskum) To amend the Shoreland/Wetland/Floodplain Zoning District on the property to reflect a**  
33 **non-Shoreland/Wetland/Floodplain Zoning District approved by the Department of Natural Resources**  
34

35 Appearance: Jerry Schlatter, Owner; Minal Hahm, M Squared Engineering

36  
37 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet presented the plat map showing the  
38 redelineation of the floodplain designation district of the entire 40 acre parcel. A detailed floodplain analysis  
39 has been completed and approved by the Department of Natural Resources and the Federal Emergency  
40 Management Agency. Mr. Gaudet stated Staff has no objections. Mr. Stern opened the public hearing.  
41 Comments were heard from Joe Mentick, Town of Wayne. Mr. Stern closed the public hearing.  
42

43 Moved by Mr. Knodl, seconded by Ms. Brady to approve amending the Shoreland/Wetland/Floodplain Zoning  
44 District Map for the Jerry N. and Kathleen A. Schlatter property, in the Town of Wayne as presented, and  
45 forward to the County Board. Motion carried.

46  
47 **RECONSIDERATION**

48 **1864 TIMMERS LLC – NW ¼ AND SW ¼, SEC. 32, TOWN OF WEST BEND – REQUEST FOR A**  
49 **SANITARY VARIANCE (ADDRESS: 5151 TIMMERS BAY ROAD, WEST BEND – COMMERCIAL**  
50 **HOLDING TANKS)**

51 Mr. Gaudet gave an overview of the request for a sanitary variance for a commercial operation (Timmers  
52 Restaurant) on Big Cedar Lake in the Town of West Bend that was presented on March 5, 2008. The site plan  
53 shows the existing buildings, buildings to be removed, the proposed addition, and the proposed holding tank  
54 located west of the existing buildings. A soil test has been conducted on the property and shows soils suitable  
55 for an A+4 type mound system. There is additional area on the property that has not been tested that could  
56 provide for more soil absorption. In March, the PCPC tabled the sanitary variance request with the directive to  
57 explore the use of a mound system in addition to a holding tank to serve the addition and remodeling to the  
58 restaurant.  
59

1 Mr. Gaudet presented a combination proposal to use a holding tank for the fats, oils, greases, kitchen, and bar  
2 water waste and a mound system for the remaining waste. Staff and the Department of Commerce have  
3 reviewed the proposal and have no objections. Moved by Ms. Brady, seconded by Mr. Miller to approve the  
4 sanitary variance for a holding tank for Timmers LLC, in the Town of West Bend. Motion carried.  
5

#### 6 **OBJECTING AUTHORITY**

##### 7 **Bark Lake Estates, SE ¼, Sec. 23, Village of Richfield - Objecting Authority**

8 Mr. Gaudet has reviewed the plat map for the eight-lot subdivision in Village of Richfield. The subdivision  
9 will be served by Private Onsite Water Treatment Systems (POWTS) but Staff has not received any soil tests  
10 for the proposed lots and does not know if any of these lots will support a septic system. Staff is objecting to  
11 the proposed preliminary plat because soil testing has not been submitted, and Mr. Gaudet wants Staff to be on  
12 site when soil testing is conducted to observe the soil borings.  
13

14 Supervisor Brady was excused at 3:00 p.m.  
15

16 Moved by Mr. Knodl, seconded by Mr. Miller to object to the preliminary plat for Bark Lake Estates because  
17 soil testing has not been submitted. In addition, Staff should be on site when soil testing is conducted to  
18 observe the soil borings. Motion carried.  
19

#### 20 **LAND INFORMATION ADVISORY COMMISSION STATUS AND APPOINTMENTS**

21 Appearance: Eric Damkot, GIS Manager

22 Mr. Stern reported the County Board, at its May 13, 2008 meeting, enacted an ordinance changing the Land  
23 Information Advisory Committee title to Land Information Advisory Commission and authorizing the  
24 Planning, Conservation and Park Committee Chairperson to appoint its membership. Moved by Mr. Miller,  
25 seconded by Mr. Knodl to approve the appointment of Gerald Schulz, Carl Rowlands, and Peter Miller to the  
26 Land Information Advisory Commission for an indefinite term. Motion carried.  
27

#### 28 **MINUTES**

29 Moved by Mr. Knodl, seconded by Mr. Schulz to approve the April 9, 2008, minutes as presented. Motion  
30 carried.  
31

#### 32 **SET MEETING SCHEDULE**

33 The Planning, Conservation, and Parks Committee will meet on June 11, 2008, at 1:00 p.m.  
34

#### 35 **PURCHASE OF DEVELOPMENT RIGHTS FOR LANDS ADJACENT TO COUNTY PARKS**

36 Mr. Mueller requested discussion on the Purchase of Development Rights for Lands Adjacent to County Parks  
37 program be postponed to a future meeting.  
38

#### 39 **CAPITAL IMPROVEMENT PLAN UPDATE**

40 Mr. Mueller presented the 2009-2013 Parks Capital Improvement Plan (CIP) program. Moved by Mr. Miller,  
41 seconded Mr. Schulz to postpone action on the unused CIP designated funds and 2009-2013 Capital  
42 Improvement plan. Motion carried.  
43

#### 44 **CHAPTER 23 UPDATE**

45 Mr. Gaudet presented an update on the Chapter 23 amendment process.  
46

#### 47 **FUTURE AGENDA ITEMS:**

- 48 • 2009-2013 Parks Capital Improvement Plan Program
- 49 • Hilltop Associates, LLC
- 50 • Purchase of Development Rights (PDR) Program
- 51 • Set Meeting Schedule  
52

#### 53 **ADJOURNMENT**

54 Moved by Mr. Miller, seconded by Mr. Schulz to adjourn the meeting at 4:00 p.m. Motion carried.  
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