

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

June 14, 2006
2:00 p.m.

5
6 Present: John W. Stern, Kenneth W. Brandt, Melvin K. Ewert, and Daniel R. Knodl.

7
8 Excused: Charlene S. Brady and Donald J. Berchem.

9
10 Absent: Mark T. McCune.

11
12 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, County
13 Engineer/Surveyor Scott Schmidt, Land Use Technician Joe Steier, Supervisor Maurice Strupp,
14 Supervisor Daniel Goetz, County Clerk Brenda Jaszewski, and Deputy County Clerk Jennifer Squires.

15
16 Chairman Stern called the meeting to order and read the Affidavit of Posting.

17
18 **PUBLIC HEARING**

19 **THE PROPOSAL OF THE COMMITTEE TO AMEND THE SHORELAND/WETLAND/
20 FLOODPLAIN ZONING MAPS THAT ARE ADOPTED AS PART OF CHAPTER 23 OF THE
21 WASHINGTON COUNTY CODE OF ORDINANCES. THE PROPOSED ZONING MAP
22 AMENDMENTS DEAL WITH THE FOLLOWING RELATED TOPICS:**

- 23 • Areas regulated by this Chapter shall include all lands in the unincorporated limits of Washington
24 County that are designated as “Shorelands” as defined in Section 23.18(87).
25 • Areas that would be covered by the “regional flood” as defined in Section 23.18(84) and
26 “floodplain islands” as defined in Section 23.18(37)
27 • All “Shoreland-Wetlands” of two acres or more and are shown on the Wisconsin Department of
28 Natural Resources Wetland Inventory Maps that are adopted and made a part of this Chapter.

29
30 Ms. Jaszewski read the public hearing notice. Mr. Wolf presented the proposal to the Committee to
31 amend the Shoreland/wetland/floodplain zoning maps that are adopted as part of Chapter 23 of the
32 Washington County Code of Ordinances. Mr. Wolf informed the Committee that recent re-zonings
33 from former meetings are not reflected on current maps and will be added prior to presenting the maps
34 to the County Board. Mr. Stern opened the public hearing and accepted comments from the audience.
35 The Public Hearing was closed. Mr. Wolf will research concerns expressed during the public hearing
36 regarding two ponds in the Town of Richfield and report his findings to this Committee on June 28,
37 2006.

38
39 Moved by Mr. Brandt, seconded by Mr. Ewert to authorize staff to make adjustments to the
40 shoreland/wetland/floodplain zoning maps and forward to the County Board.

41
42 **PUBLIC HEARING**

43 **NOSTALGIC TIMES, LLC (ROBERT FLEISCHMANN), SE ¼ AND NE ¼, SEC. 13, TOWN
44 OF RICHFIELD – CONDITIONAL USE PERMIT (ADDRESS: ON THE EAST SIDE OF
45 STATE HIGHWAY 175, BETWEEN STATE HIGHWAY 167 AND HUBERTUS ROAD – for
46 review of the proposed Reflections Village Subdivision as a Planned Development under the
47 provisions of Chapter 24, Land Division Ordinance of configurations, and vision clearance
48 triangle.**

49 Appearance: Paul Jensweld.

1
2 Ms. Jaszewski read the public hearing notice. Mr. Wolf stated a typographical error was made in the
3 notice, listing Highway 167 as 176. Mr. Wolf discussed this issue with County Attorney Kim Nass
4 and Attorney Nass did not feel that the typographical error impacted the legal notice and therefore, the
5 hearing could proceed. Mr. Stern asked if there were any objections from the Committee or the public
6 to proceed. Hearing no objections, Mr. Stern proceeded with the public hearing.
7

8 Mr. Wolf presented the plat map indicating the location of the proposed subdivision, which is proposed
9 as a Planned Development. Mr. Wolf indicated that the majority of the internal road structure calls for
10 50 ft. wide right-of-way versus the standard 66 ft. wide right-of-way or greater. Additionally, the lot
11 sizes are smaller than normally found in non-sewer areas. There is pending commercial development
12 on the site. There will be a single well and water tower to serve the entire 145 lots east of Hwy 175.
13 Lot #146, located west of Hwy 175 will have its own well and onsite POWTS. Mr. Stern opened the
14 public hearing and accepted comments from the audience. Five individuals expressed concerns
15 regarding potential traffic problems, fire protection, water usage affecting the aquifer, water quality,
16 the single lot on the west side of Hwy 175, and lighting.
17

18 Mr. Jensweld addressed concerns as follows:

- 19 • The subdivision well is going to be in the deeper, sandstone aquifer, not the shallower,
20 limestone aquifer that neighboring properties draw their water from, so there will be no
21 negative effect on neighboring wells.
- 22 • The water tower will provide 2-4 days worth of water. Fire hydrants will be installed a
23 minimum of every 500 feet.
- 24 • The Developer is also concerned about traffic safety at the Hwy 175 entrance; however, the
25 DOT has dictated the road and intersection requirements. The DOT directed the Developer as
26 to the number of turn lanes on Hwy 175 into the subdivision. The widening of Hwy 175 will
27 not affect any property on the west side of the highway and the expansion for the turn lanes will
28 only utilize the Developer's property on the east side of Hwy 175. According to Mr. Jensweld,
29 the Town of Richfield Administrator, as well as the Developer, has made a request to the DOT
30 for a reduction to the speed limit on Hwy 175, in addition to a request for a four-way stop at the
31 intersection. The DOT is reluctant to make any changes to the speed limit and wants a two-
32 way stop to keep traffic flowing along Hwy 175. The location of the Hwy 175 entrance to the
33 subdivision was dictated by the DOT, requiring it to be directly across from Skyline Drive.
- 34 • The single lot west of Hwy 175 will not be included in the subdivision restrictions and will not
35 have a walking path attached.
- 36 • The Town of Richfield requested the Developer not include lighting at the Hwy 175
37 subdivision entrance or along any of the streets within the subdivision. There will be lighting
38 along the walking paths, in addition to a light on each property along the driveway.
39

40 The public hearing was closed. Mr. Ewert stated there remains the noise concern regarding the six lots
41 abutting Hwy 41. Mr. Jensweld stated the trees between the subdivision and the highway will be
42 preserved, and there will be a noise warning on the plat, listed in the property condition report for each
43 lot, and listed on the deed. The concern of potential radon in the water was expressed and Mr.
44 Jensweld stated that should a radon problem be found, the Developer has set aside funds for full radon
45 removal.
46

47 Moved by Mr. Brandt, seconded by Mr. Ewert to approve the conditional use permit for the Nostalgic
48 Times, LLC Reflections Village Subdivision as a Planned Development. Mr. Knodl stated he could
49 not support approving the conditional use permit at this point because the DOT has not sufficiently

1 addressed the traffic issues. Moved by Mr. Brandt, seconded by Mr. Ewert to postpone action on the
2 conditional use permit for Nostalgic Times, LLC Reflections Village Subdivision as a Planned
3 Development until the June 28, 2006, PCPC meeting. Motion carried.

4
5 Mr. Wolf will notify all neighbors in writing that this item will be before the PCPC on June 28, 2006,
6 and the County Clerk will provide the Committee members who were not present with a tape of
7 today's discussion on this matter.

8
9 Moved by Mr. Brandt, seconded by Mr. Ewert to authorize staff to prepare a letter from this
10 Committee to the Highway Department to request a review of the speed limit and stop sign concerns
11 on Hwy. 175 due to the Nostalgic Times, LLC Reflections Village Subdivision development. Motion
12 carried. Mr. Wolf will prepare the information for the Highway Department.

13
14 Mr. Stern recessed the meeting at 3:30 p.m. and reconvened at 3:35 p.m.

15
16 **OBJECTING AUTHORITY SUBDIVISIONS**

17 **Walnut Grove, NE ¼, Sec. 35, Village of Germantown – Preliminary Plat Review – 9 lots (Steven**
18 **A. Stoffel – owner).**

19
20 **Sherman Heights, NW ¼, Sec. 27, Village of Slinger – Final Plat Review – 67 lots (Louis H.**
21 **Neuville – owner).**

22
23 **River's Edge Subdivision, NW ¼, Sec. 18, City of West Bend – Final Plat Review 93 lots (WB2**
24 **Investment, LLC – owner).**

25
26 Mr. Wolf stated that staff has no objections to the three objecting authority subdivisions presented.

27
28 Moved by Mr. Ewert, seconded by Mr. Knodl to have no objections to the Walnut Grove Subdivision
29 in the Village of Germantown, and the Sherman Heights and River's Edge Subdivisions in the City of
30 West Bend. Motion carried.

31
32 **APPROVING AUTHORITY SUBDIVISIONS**

33 **Holy Hill Preserve, NE ¼, Sec. 16, Town of Richfield – Preliminary Plat Review (Chris Ehler –**
34 **Owner).**

35 Appearance: Pete Hurth, Baudhuin, Inc.

36
37 Mr. Wolf presented the plat map indicating the location of the subdivision. The subdivision consists of
38 13 lots and three outlots. Because there is a Prairie Court in the Town of West Bend, it has been
39 requested the owner rename the proposed road of the same name in this subdivision. Staff has no
40 concerns with soil tests and the existing buildings on lots #2 and #3 will stay intact. Mr. Mueller
41 expressed concern that there are two cul-de-sacs in the subdivision that could easily be connected to
42 provide better access in and out of the subdivision. Mr. Hurth stated the Town of Richfield favored the
43 plat as proposed. After further discussion, the Committee will not request any changes to the two
44 proposed cul-de-sacs.

45
46 Moved by Mr. Knodl, seconded by Mr. Brandt to approve the preliminary plat for the Holy Hill
47 Preserve Subdivision in the Town of Richfield, with a recommendation the road named Prairie Court
48 be changed. Motion carried.

1 **Reflections Village, E ½, Sec. 13 – Town of Richfield – Preliminary Plat Review (Nostalgic Times,**
2 **LLC – Owner) – Reconsideration.**

3 Mr. Wolf stated this matter has been removed from the agenda.
4

5 **PARK SECTION OTHER BUSINESS:**

6 **YAHR PARK – CONSIDERATION OF PERMANENT EASEMENT FOR ROAD PURPOSES,**
7 **WASHINGTON COUNTY TO THE TOWN OF FARMINGTON.**

8 Mr. Schmidt stated Washington County would be extending a culvert and doing some slope work off
9 the main entrance to the park. Once this work is complete, the Town of Farmington has agreed to
10 provide any future maintenance if they are provided an easement for this area.
11

12 Moved by Mr. Brandt, seconded by Mr. Ewert to approve granting the Town of Farmington a 25 ft. by
13 125 ft. permanent easement located at the entrance to Yahr Park. Motion carried.
14

15 **ADJUSTMENT OF CHANGE ORDER APPROVAL AMOUNT**

16 Mr. Mueller stated previous policy has been to allow staff to approve change orders up to \$500 for any
17 previously approved project, with a report of those change orders to PCPC. Mr. Mueller is requesting
18 authorization to allow staff to approve change orders on approved projects in an amount not to exceed
19 \$2,000.
20

21 Moved by Mr. Ewert, seconded by Mr. Knodl to authorize Planning and Parks Department staff to
22 approve change orders on approved projects in an amount not to exceed \$2,000 and report these
23 change orders to the Planning, Conservation and Parks Committee. Motion carried.
24

25 **APPROVAL OF MINUTES**

26 Moved by Mr. Brandt, seconded by Mr. Knodl to approve the minutes of June 7, 2006. Motion
27 carried.
28

29 **ESTABLISH AD HOC GOLF ADVISORY COMMITTEE**

30 Mr. Mueller stated the previous PCPC and Finance Committee requested staff look into an Ad Hoc
31 Advisory Committee for making recommendations for business improvements regarding the golf
32 course. Mr. Mueller reviewed a list of potential residents to serve on such a committee. If this
33 Committee would like to proceed with establishing an Ad Hoc Advisory Committee, Mr. Mueller
34 recommends they meet three times a year, with one of those times golfing together as a group. The
35 Committee postponed action on this item until the June 28, 2006, meeting to provide the Committee
36 members not present the opportunity to decide on establishing an Ad Hoc Advisory Committee for the
37 golf course.
38

39 **ADJOURNMENT**

40 Moved by Mr. Ewert, seconded by Mr. Brandt to adjourn at 4:22 p.m. Motion carried.
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Brenda J. Jaszewski, County Clerk