

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 Public Agency Center  
4 West Bend, WI

June 27, 2007  
1:00 p.m.

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

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

9  
10 Also present: Administrator Paul Mueller, Assistant Administrator for Planning Debora Sielski, Land  
11 Resources Manager Phil Gaudet, Insurance Coordinator Patty Hoerig, and County Clerk Brenda Jaszewski.

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

14  
15 **FINAL PLAT REVIEW**

16 **Endeavor Business Park Addition 1, NW 1/4, Sec. 1, Town of Richfield – Approving Authority**  
17 **(Endeavor Investments, LLC – Owner)**

18 Mr. Gaudet presented the plat map and noted the subdivision consists of eight lots with two outlots. Soil  
19 tests have been completed and all shoreland and floodplain issues have been addressed. Mr. Gaudet  
20 recommends approval with the requirement that benchmarks be established.

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22 Moved by Mr. Knodl, seconded by Mr. Ewert to approve the final plat with the requirement that  
23 benchmarks be established for each lot. Motion carried.

24  
25 **PRELIMINARY PLAT REVIEW**

26 **Linden Ridge, NE 1/4, Sec. 22, Town of Wayne – Approving Authority (Evelyn Williams – Owner)**

27 Appearance: Tim Hayes, Hayes Engineering

28 Mr. Gaudet presented the plat map of the proposed subdivision, which will have twenty-two lots and six  
29 outlots. There are two entrances from Wayne Center Road. Soil tests are complete and the lots are suitable  
30 for septic. There is some shoreland and floodplain on lots 6 – 10 at the south end of the subdivision. An  
31 approximate floodplain study has been completed and approved by the DNR. It was recommended the  
32 final plat include elevations for the lowest floor of the building. The Highway Department has requested  
33 the final plat include a statement that no direct vehicle access will be allowed from County Highway W.

34  
35 Moved by Mr. Knodl, seconded by Mr. McCune to approve the preliminary plat with the final plat to  
36 include the recommendation from Highway that no access will be allowed from County Highway W, and  
37 include elevations for lots 6 through 10 that the lowest floor of the building is at least five feet above the  
38 regional flood elevation. Motion carried.

39  
40 **MINUTES**

41 Moved by Mr. McCune, seconded by Mr. Ewert to approve the minutes of June 13, 2007. Motion carried.

42  
43 **PUBLIC HEARINGS**

44 **David L. and Christine E. Schellinger, S 1/2, Sec. 33, Town of West Bend – Conditional Use Permit**  
45 **for excavating, filling or grading in a Shoreland Zoning District (address: 5046 Lake Drive, West**  
46 **Bend – replace existing retaining walls with new retaining walls greater than 3 feet in height).**

47 Appearance: David Schellinger

48 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet presented the map showing the location of  
49 the current retaining wall, which is 5.5 ft. in height. Directly in front of the 5.5 ft. railroad tie retaining

1 wall, there is an existing 2 ft. block retaining wall. The owners are proposing removing the 5.5 ft. railroad  
2 tie wall and would construct a new block retaining wall directly on top of the current 2 ft. block wall. The  
3 total height of the new block wall will be 5.5 feet. Due to the extremely steep slope, it would be difficult to  
4 extent the slope to allow for a smaller retaining wall. Staff has no objections and recommends a screen be  
5 required in front of the wall. Mr. Stern opened the public hearing and no comments were made. Mr. Stern  
6 closed the public hearing.

7  
8 Moved by Mr. Brandt, seconded by Mr. McCune to approve the conditional use permit for David and  
9 Christine Schellinger in the Town of West Bend with the requirement that vegetative screening be placed in  
10 front of the retaining wall to accommodate the height of the wall. Motion carried.

11  
12 **Steve Kearns Properties, LLC – SW 1/4, Sec. 30, Town of Wayne – Conditional Use Permit for**  
13 **excavating, filling or grading in a Shoreland Zoning District (address: West of 7505 and 7751 Nenno**  
14 **Road – stormwater detention basin within 300 feet of Ordinary Highwater Mark in Grandview**  
15 **Heights Subdivision, Outlot 1).**

16 Appearance: Rick Olson, Accurate Surveying & Engineering  
17 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet presented the plat map for the proposed  
18 subdivision and identified the location of the proposed detention basin, which will be 30-40 feet from the  
19 stream. The detention basin is located within shoreland, but not within a floodplain or wetland zone. An  
20 application for a permit has been made to the DNR. Staff has no concerns or objections. Mr. Stern opened  
21 the public hearing and comments were heard from Patty Stiever in opposition to the subdivision. Mr. Stern  
22 closed the public hearing.

23  
24 Moved by Mr. McCune, seconded by Mr. Ewert to approve the conditional use permit for Steve Kearns  
25 Properties in the Town of Wayne for the stormwater detention basin in Outlot 1 of the Grandview Heights  
26 Subdivision. Motion carried.

27  
28 **Steve Kearns Property, LLC (Grandview Heights Subdivision) – Town of Wayne (Address: Between**  
29 **Nenno Road and West Bend Road, south of County Highway D and northwest of Bridge Drive). To**  
30 **amend the Shoreland/Wetland/Floodplain Zoning Map of Washington County as follows: That the**  
31 **map designation on the property owned by Steve Kearns Property, LLC be revised on the map to**  
32 **reflect the redelineation approved by the DNR. Lot Two (2) of CSM No. 5790 as recorded in the**  
33 **Washington County Registry in Volume 42 of CSM on pages 184-185, as Document 1063057, also**  
34 **part of the NE 1/4, SE 1/4, and SW Fractional 1/4 of the SW 1/4 of Section 30, part of the NE 1/4, SE 1/4,**  
35 **and NW Fractional 1/4 of the SW Fractional 1/4, and all of the SW Fractional 1/4 of the NW 1/4 of**  
36 **Section 31, Town of Wayne.**

37 Appearance: Rick Olson, Accurate Surveying & Engineering  
38 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet presented the plat map showing the  
39 redelineation of the shoreland district, which is in the southwest corner of the parcel. A detailed floodplain  
40 analysis has been completed and approved by the DNR. Mr. Gaudet stated staff has no concerns. Mr.  
41 Stern opened the public hearing and comments were heard from Patty Stiever in opposition to the  
42 subdivision. Mr. Olson stated provisions have been made to explore and restore any drain tiles that are  
43 uncovered. Mr. Stern closed the public hearing.

44  
45 Moved by Mr. McCune, seconded by Mr. Brandt to approve amending the Shoreland/Wetland/Floodplain  
46 Zoning District Map for the Steve Kearns Property, LLC in the Town of Wayne and, forward to the County  
47 Board. Motion carried.

48  
49 **FINAL PLAT REVIEW**

1 **Grandview Heights, SW 1/4, Sec. 30 and NW 1/4, Sec. 31 – Town of Wayne – Approving Authority**  
2 **(Owner – Steve Kearns Properties, LLC).**

3 Appearance: Rick Olson, Accurate Surveying & Engineering

4 Mr. Gaudet presented the plat map and noted all the information requested by the department has been  
5 submitted. There are 29 lots with 5 outlots in the proposed subdivision. Soil tests have been done and  
6 septic system areas for each lot have been identified. The Town of Wayne has reviewed and approved the  
7 plat. Mr. Gaudet recommends that benchmarks be established.

8  
9 Moved by Mr. McCune, seconded by Mr. Ewert to approve the final plat for the Grandview Heights  
10 subdivision in the Town of Wayne with the requirement that benchmarks be established for each lot.  
11 Motion carried.

12  
13 **SANTIARY VARIANCE REQUEST**

14 **City of Hartford, NW 1/4, Sec. 8, City of Hartford (address: Hangar #76, 4200 CTH U, Hartford –**  
15 **New Commercial Holding Tank)**

16 Appearance: Daryl Kranz, Director of Public Works – City of Hartford

17 Mr. Gaudet presented the map and identified the location of Hangar #76. Mr. Gaudet stated staff has no  
18 concerns.

19  
20 Moved by Mr. Brandt, seconded by Mr. McCune to approve the sanitary variance for a new commercial  
21 holding tank for the City of Hartford, Hangar #76. Motion carried.

22  
23 **DIVISION REPORTS**

24 Appearance: Real Property Lister Brian Braithwaite, GIS Manager Eric Damkot, and Assistant  
25 Administrator for Planning Debora Sielski.

26 Mr. Braithwaite, Mr. Gaudet, and Ms. Sielski responded to questions regarding the reports for the Real  
27 Property Lister, GIS, and Planning Divisions of the Planning and Parks department. Ms. Sielski stated that  
28 recommendations regarding secondary environmental corridor will not be included in the County's  
29 chapters of the Comprehensive Plan, but if a municipality requests, they will be included in the  
30 Municipality's chapters of the Comprehensive Plan.

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32 Moved by Mr. Brandt, seconded by Mr. Ewert to accept the division reports as presented. Motion carried.

33  
34 **COMPREHENSIVE PLAN DRAFT CHAPTER VII – ISSUES & OPPORTUNITIES ELEMENT**

35 Appearance: Debora Sielski, Assistant Administrator for Planning

36 Ms. Sielski explained that the Committee approved Chapter VII at the March 14, 2007, meeting, however,  
37 the minutes do not reflect this. Mr. McCune and Mr. Ewert were not present at the March 14, 2007  
38 meeting.

39  
40 Moved by Mr. Knodl, seconded by Mr. Brandt to approve the Chapter VII draft of the Comprehensive  
41 Plan. Motion carried with Mr. McCune Abstaining.

42  
43 **ADJOURNMENT**

44 Moved by Mr. Ewert, seconded by Mr. Brandt to adjourn at 2:37 p.m. Motion carried.