

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 Public Agency Center
4 West Bend, WI

July 11, 2007
1:00 p.m.

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

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9 Also present: Administrator Paul Mueller, County Conservationist Jill Hapner, Inspector David Seils,
10 Insurance Coordinator Patty Hoerig, and Deputy County Clerk Karen Rupnow.

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

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14 **MINUTES**

15 Moved by Mr. Brandt, seconded by Mr. McCune to approve the minutes of June 27, 2007. Motion carried.

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17 **PUBLIC HEARING**

18 **Wes J. and Debra J. Schumacher, SW 1/4, Sec. 3, Town of Erin - Conditional Use Permit for**
19 **excavating, filling or grading in a Shoreland/Wetland Zoning District (Hall Road, Lot No. 4, CSM**
20 **5399. Approx. 1/2 mile south of CTH E - wetland scrape (pond) and ditch plug)**

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22 Ms. Hoerig read the Notice of Public Hearing. Mr. Seils presented the plat map for a wetland scrape and
23 ditch plug. Two ponds of about 20,000 square feet each are proposed. The pond to the north is not in
24 consideration. The pond to the south is in the Shoreland boundary. Also proposed is to plug the ditch to
25 create a more natural wetland area around the pond and to prevent the wetlands from draining through the
26 waterway. Approval was given by the DNR through the waterway general permit. The owners propose to
27 stockpile the excavated material in an area that is out of the wetlands. The staff recommends that any
28 excavated material not be allowed to be placed in any wetland area.

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30 Mr. Stern opened the public hearing. No comments were heard from the public. Mr. Stern closed the
31 public hearing.

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33 Moved by Mr. McCune, seconded by Mr. Brandt to approve the conditional use permit for Wes & Debra
34 Schumacher in the Town of Erin with the understanding that the excavated spoils not be stored in a wetland
35 area and that a silt fence be erected around the soil stockpile if needed. Motion carried.

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37 **OBJECTING AUTHORITY SUBDIVISIONS**

38 **English Oaks, NE 1/4, Sec. 17, Village of Jackson – Final Plat Review – 33 lots (MLG Real Estate**
39 **LLC 2002 – owner)**

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41 Mr. Seils presented the plat map for the English Oaks subdivision in the Village of Jackson. There are some
42 wetlands and floodplain areas, however they will be under the jurisdiction of the village, as well as a snake
43 conservation easement for the Butler Garter snake, which was imposed by the DNR. County staff has no
44 objections to the preliminary plat. Mr. McCune stated his opposition to the snake conservation easement.

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46 Moved by Mr. McCune, seconded by Mr. Knodl to have no objections to the final plat for the English Oaks
47 Subdivision in the Village of Jackson. Motion carried.

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1 **SANITARY VARIANCE**
2 **Point Wolf, LLC – SE 1/4, Sec. 12, Town of Richfield – Request for a Sanitary Variance (address:**
3 **1713 Wolf Road, Richfield – Commercial Holding Tank)**
4 Appearance: Michele Fleszar, Ray Fleszar, Jack Letzow, and Tate Boho.

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6 Mr. Seils presented the map and identified the proposed location for the multi-tenant building, the parking
7 area, and the holding tank. A soil tester has delineated a fairly large area, which is suitable for a mound
8 system however; the owners want to maximize the site by use of holding tanks. The septic installer
9 working with the owner has come up with a preliminary estimation of wastewater flow of about 2,400
10 gallons per day. Their design to accommodate that is two 6,000-gallon holding tanks.

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12 Moved by Mr. Brandt, seconded by Mr. Knodl to approve the sanitary variance for Point Wolf, LLC, in the
13 Town of Richfield with the condition that if municipal sewer becomes available, they would have one year
14 to connect. Motion carried with Mr. Ewert voting no.

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16 **ADJOURNMENT**
17 Moved by Mr. McCune, seconded by Mr. Brandt to adjourn at 2:00 p.m. Motion carried.

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Brenda J. Jaszewski, County Clerk