

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 Public Agency Center
4 West Bend, WI

July 25, 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.

8 Also present: Administrator Paul Mueller, Land Resources Manager Phil Gaudet, Assistant Administrator
9 for Planning Debora Sielski, Supervisor Rick Gundrum, Deputy Clerk Patty Hoerig, and County Clerk
10 Brenda Jaszewski.

11
12 Chairman Stern called the meeting to order and read the Affidavit of Posting.

13
14 **MID-KETTLE MORaine RESOLUTION**

15 Appearance: Supervisor Rick Gundrum, Mid-Kettle Partners Group Co-Chair Angela Curtes

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17 Mr. Gundrum and Ms. Curtes gave a presentation on the Mid Kettle Moraine Partnership, which is
18 dedicated to the preservation of natural features connecting the north and south Kettle Moraine State
19 Forest, known as the Mid-Kettle area. A draft resolution was presented that endorses the Mid-Kettle
20 Partners Statement of Desired Future Conditions and recognizes the group and their preservation strategies.
21 The Committee discussed specific language within the resolution and compared it to a similar Town of
22 Richfield resolution.

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24 Moved by Mr. McCune, seconded by Ms. Brady to amend the draft resolution removing line 24-30 and
25 changing line 32 to read, Now Therefore Be It Resolved..... , and forward to the County Board. Motion
26 carried with Mr. Brandt voting No.

27
28 **PUBLIC HEARING**

29 **Terry and Gloria Baerber, NE 1/4, Sec. 6, Town of Trenton – conditional Use Permit for excavating,**
30 **filling or grading in a Shoreland Zoning District (address: 2277 and 2285 E. Newark Drive, West**
31 **Bend – place fill and seed for grass).**

32 Appearance: Terry and Gloria Baerber

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34 Ms. Jaszewski read the Notice of Public Hearing. Mr. Gaudet presented the map showing the location of
35 the project, which is to fill and grade an area in excess of 15,000 sq. ft. The area is out of wetland but in a
36 shoreland district and staff recommends requiring proper erosion control be used and the area be seeded,
37 mulched, and vegetation established after the final fill and grading is finished. Mr. Stern opened the public
38 hearing. Comments were heard from Marlene Brusky, Ray Repinske, Jerome Martin, and Bob Paults. Mr.
39 Stern closed the public hearing.

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41 Moved by Mr. Knodl, seconded by Ms. Brady to approve the conditional use permit for Terry & Gloria
42 Baerber in the Town of Trenton, subject to department approval of proper erosion control, stabilization
43 over the winter if needed, seed, mulch, and vegetation established after the final fill and grading, and
44 require the project be finished within one year. Motion carried with Mr. Berchem and Mr. Stern voting No.

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46 **HILLTOP ASSOCIATES LLC – HOLDING TANK VARIANCE UPDATE**

47 Appearance: Attorney Bob Teper, Jim Reitzner, Herbert Wolf

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1 Mr. Reitzner distributed a summary of the status of the project, and the Committee noted there has been no
2 change since the previous update. It was noted the current variance expires September 30, 2007 and staff
3 recommends no extensions.
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5 **SANITARY VARIANCE**

6 **Yahr Family, LLC – SW 1/4, Sec. 36, Town of Polk – address: Mayfield Way at Highway 145 (SW**
7 **corner) – Commercial Holding Tank**

8 Appearance: Kraig Sadownikow, Steve Yahr, Bob Yahr
9

10 Mr. Sadownikow presented a map of the parcel and explained the request for a holding tank. Mr. Mueller
11 stated the longstanding policy of the Department and this Committee, as reflected in the county ordinance,
12 is that holding tanks are to be used as a last resort only. In a case where a parcel of land can be developed
13 without resorting to a holding tank, the policy has been that no sanitary variance would be granted by the
14 Committee based solely on the owner’s desire to develop the parcel more intensively for financial gain.
15 Holding tanks are found to be subject to easy abuse by either the owner or the pumper. The disposal of
16 holding tank waste is virtually unregulated, subjecting the county’s surface, groundwater, and drinking
17 water to potential unwelcome contaminations. Mr. Gaudet stated soil tests indicate several areas suitable
18 for a mound type system and staff recommends the developer alter their plan to accommodate a mound
19 system. Mr. Gaudet stated the mound areas must be protected with a barrier and no filling, grading or
20 excavating can occur in those areas.
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22 Moved by Mr. McCune, seconded by Mr. Ewert to deny the holding tank variance for the Yahr Family,
23 LLC in the Town of Polk based on staff recommendations. Motion carried.
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25 **DIVISION REPORTS**

26 Officer Manager Joanne Wagner, Land Resources Manager Phil Gaudet, and Asst. Administrator for Golf
27 and Parks Mike Kactro presented Division reports for Administration, Land Use, and Golf & Parks. The
28 Committee discussed golf course rates for residents and non-residents and will address this issue during the
29 budget process. Moved by Mr. Brandt, seconded by Ms. Brady to accept the reports. Motion carried.
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31 **MINUTES**

32 Moved by Mr. McCune, seconded by Mr. Brandt to approve the minutes of July 11, 2007. Motion carried.
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34 **COMPREHENSIVE PLAN – REVIEW OF CHAPTER VIII – AGRICULTURAL, NATURAL &**
35 **CULTURAL RESOURCES ELEMENT**

36 Ms. Sielski presented draft Chapter VIII – Agricultural, Natural & Cultural Resources Element. A revision
37 will be made removing the reference to the PDR program on page 11, Ms. Sielski will rewrite the “till and
38 no-till” portion on page 7, and noted on the County’s version, the references to the secondary
39 environmental corridors will be removed. The amended Health Department section, which was approved
40 by the Board on Health, was distributed.
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42 Moved by Knodl, seconded by Mr. Ewert to accept Chapter VIII of the Comprehensive Plan with the
43 changes presented. Motion carried with Mr. McCune voting No.
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45 **ADJOURNMENT**

46 Moved by Mr. Ewert, seconded by Mr. Brandt to adjourn at 3:40 p.m. Motion carried.
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