

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

July 27, 2005  
1:00 p.m.

5  
6 Present: Maurice Strupp, Paul J. Beistle arrived at 2:17 p.m., Mary A. Krumbiegel, Donald H.  
7 Roskopf, John W. Stern, Herbert J. Tennes, and Deborah L. Wilke.

8  
9 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant  
10 Administrator for Planning Debora Sielski, County Clerk Brenda J. Jaszewski, and Secretary  
11 Shari L. Bergum.

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13 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and  
14 read the Affidavit of Posting.

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16 **PRE-PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY**

17 **Tessla Run, SW ¼, Section 24, Town of Jackson – J.T. Brown Real Estate Inc., Owner**

18 Present: Pete Hurth, with Boudhuin, Inc.

19 Mr. Wolf presented the proposed plans for the 10 lot development. Mr. Hurth stated that the  
20 soil tests have been conducted and found suitable for a mound system. The preliminary plat  
21 will be presented to the Town of Jackson next week. The Highway Department has been  
22 contacted for their approval of the project. There is a detention pond on the property, of which  
23 the Committee recommended having an easement created to access the pond.

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25 **RECONSIDERATION OF THE APPROVAL OF MINUTES FOR JUNE 22, 2005**

26 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the minutes for the PCPC meeting  
27 of June 22, 2005. Motion carried.

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29 **GOLF AND PARKS DIVISION**

30 Mr. Mueller stated that the Executive Committee discussed possibly providing the Golf Course  
31 with a loan to bring the course into a positive cash flow position by satisfying the indebtedness.  
32 Payments to repay the loan would start when the mortgage has been paid off.

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34 **FINAL PLAT REVIEW – APPROVING AUTHORITY**

35 **Endeavor Business Park, NW ¼ & NE ¼, Section 1, Town of Richfield – Endeavor  
36 Investments, LLC, Owner**

37 Present: Scott Roltgen

38 Mr. Wolf presented the proposed project for the 16 lots and three outlots. Staff does not have  
39 any outstanding issues with this project.

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41 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the final plat review for the  
42 Endeavor Business Park, Town of Richfield. Discussion was held on the zoning of the  
43 development. Motion carried.

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45 **GOLF AND PARKS DIVISION - continued**

46 **Homestead Hollow County Park** - Mr. Mueller requested \$2,000 for concrete pads, overseed,  
47 and fertilizing at Homestead Hollow Park for the kiosk and dumpster areas. Funding will come  
48 from the \$68,000 remaining in the Capital Improvement Program fund.

49

1 Moved by Mr. Roskopf, seconded by Mr. Stern to approve \$2,000 to be used from the Capital  
2 Improvement Program fund for the construction of concrete pads, overseed, and fertilizing at  
3 Homestead Hollow County Park. Motion carried.  
4

5 **Tee-Sign Advertising Contract** – Mr. Mueller presented the approved contract for Tee-Sign  
6 advertising and stated the County Attorney has reviewed the contract. Concerns were  
7 presented with contracting advertisements. Mr. Roskopf suggested a provision be added to the  
8 contract to offer a discount for a three-year commitment.  
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10 Moved by Mr. Stern, seconded by Ms. Krumbiegel to approve the proposed Tee-Sign  
11 Advertising contract. Motion carried.  
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18 **PUBLIC HEARINGS:**  
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20 **John Lamm of Jackson Inc., SE ¼, Section 19, Town of Jackson, 2708 Sherman Road,**  
21 **Jackson – To amend the Shoreland/Wetland/Floodplain Zoning District Map of**  
22 **Washington County as follows:**

23 **That the map designation of a Floodplain Zoning District on the property owned**  
24 **by John Lamm of Jackson, Inc. be revised to reflect the floodplain boundary**  
25 **approved by the DNR.**

26 Present: John Lamm

27 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
28 Daily News on Friday, July 15, 2005, and Wednesday, July 20, 2005. Mr. Wolf stated that the  
29 floodplain map has been re-delineated. There were no comments from the public and the  
30 hearing was closed. Mr. Lamm stated that a 1928 bridge has been restored and put together  
31 and is ready to be constructed on his property of approximately 55 acres, which will be  
32 designated as a park for public enjoyment provided approval of the request is granted.  
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34 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the request to revise the map  
35 designation of a Floodplain Zoning District on the property owned by Mr. Lamm, to reflect the  
36 revised floodplain boundary, and forward the request to the County Board. Motion carried.  
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38 **THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES – AS**  
39 **PER THE MEMORANDUM OF UNDERSTANDING BEING DEVELOPED BY THE**  
40 **WASHINGTON COUNTY PLANNING AND PARKS DEPARTMENT - Conditional Use**  
41 **Permit for excavating, filling or grading in a Shoreland Zoning District.**

42 **NW ¼ & SW ¼ of Section 22, Town of Kewaskum and NE ¼ of Section 27, Town of**  
43 **Barton - Center of railway corridor for a length of approximately 4,600 feet south of**  
44 **County Highway H. Grade existing ballast and install surfacing of 300 linear feet on**  
45 **either side of bridge with 3 inches of limestone screenings.**

46 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
47 Daily News on Friday, July 15, 2005, and Wednesday, July 20, 2005. Ms. Sielski stated that  
48 there would be 5,800 square feet of grading required for this project. All permits have been  
49 reviewed by the state. There were no comments from the public and the hearing was closed.  
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1 Moved by Mr. Roskopf, seconded by Mr. Stern to approve the Conditional Use Permit for  
 2 excavating filling or grading in a Shoreland Zoning District for the NW ¼ & SW ¼ of Section  
 3 22, Town of Kewaskum and NE ¼ of Section 27, Town of Barton. Motion carried.

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 5 **THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES – AS**  
 6 **PER THE MEMORANDUM OF UNDERSTANDING BEING DEVELOPED BY THE**  
 7 **WASHINGTON COUNTY PLANNING AND PARKS DEPARTMENT - Conditional Use**  
 8 **Permit for excavating, filling or grading in a Shoreland Zoning District.**

9 **SE ¼, Section 9, Town of Kewaskum – Approximately 1,280 feet south of Prospect Street**  
 10 **on railroad corridor, Kewaskum. Install retaining walls, grade existing ballast and install**  
 11 **surfacing of 300 linear feet on either side of bridge with 3 inches of limestone screenings.**

12 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
 13 Daily News on Friday, July 15, 2005, and Wednesday, July 20, 2005. Ms. Sielski presented the  
 14 details for the construction of the new and existing retaining walls. There were no comments  
 15 from the public and the hearing was closed.

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 17 Moved by Ms. Krumbiegel, seconded by Mr. Stern to approve the Conditional Use Permit for  
 18 excavating, filling or grading in a Shoreland Zoning District for the SE ¼, Section 9, Town of  
 19 Kewaskum. Motion carried.

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 21 **THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES – AS**  
 22 **PER THE MEMORANDUM OF UNDERSTANDING BEING DEVELOPED BY THE**  
 23 **WASHINGTON COUNTY PLANNING AND PARKS DEPARTMENT - Conditional Use**  
 24 **Permit for excavating, filling or grading in a Shoreland Zoning District.**

25 **NE ¼, Section 2, Town of Barton – Bridge over Milwaukee River between Woodford**  
 26 **Drive and Jackson Drive. Install retaining walls, grade existing ballast, and install**  
 27 **surfacing of 300 linear feet on either side of bridge with 3 inches of limestone screenings.**

28 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
 29 Daily News on Friday, July 15, 2005, and Wednesday, July 20, 2005. Ms. Sielski presented the  
 30 plans for the retaining walls and the surfacing at this bridge.

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 32 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the Conditional Use Permit for  
 33 excavating, filling or grading in a Shoreland Zoning District for the NE ¼, Section 2, Town of  
 34 Barton. Motion carried.

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 36 **APPROVAL OF MINUTES**

37 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the PCPC minutes of July 20,  
 38 2005. Motion carried.

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 40 **PUBLIC HEARING - Endeavor Investments, LLC - NW ¼, Section 1, Town of Richfield**  
 41 **– Conditional Use Permit for excavating, filling or grading in a Shoreland Zoning**  
 42 **District, Mayfield Road & Richfield Parkway, Richfield, WI - Stormwater pond.**

43 Present: Scott Roltgen Excel Engineering

44 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend  
 45 Daily News on Friday, July 15, 2005, and Wednesday, July 20, 2005. Mr. Wolf presented the  
 46 plat of the proposed stormwater pond for Endeavor Investments, LLC. Mr. Roltgen stated that  
 47 the Town of Richfield and the Department of Natural Resources has been presented with the  
 48 details of this project and there were no concerns presented. There were no comments from the  
 49 public and the hearing was closed. Land and Water Conservation Division Surveyor Scott  
 50 Schmidt has reviewed the project with no objections. Staff is in agreement with the project and  
 51 they have no concerns.

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Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to approve the Conditional Use Permit for excavating, filling or grading in a Shoreland Zoning District for the stormwater pond. Motion carried.

**PLANNING DIVISION - Discussion of County Purchase of Development Rights Program**

Ms. Sielski presented the Estimated Conservation Easement Value Ranges for Countywide Purchase of Development Rights Program, and reviewed the program in detail. Estimated costs were provided, along with maps of prime agriculture, soil classes, and open space.

Mr. Beistle arrived at 2:17 p.m.

**ADJOURNMENT**

Moved by Ms. Wilke, seconded by Ms. Krumbiegel to adjourn the PCPC meeting at 2:53 p.m.

Brenda J. Jaszewski, County Clerk