

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2 PAC

August 10, 2005

3 West Bend, WI

1:25 p.m.

4
5 Present: Maurice Strupp, Paul J. Beistle, Mary A. Krumbiegel, Donald H. Roskopf, John W.
6 Stern, Herbert J. Tennes, and Deborah L. Wilke.

7
8 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, and, Deputy
9 County Clerk Shari L. Bergum.

10
11 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and
12 read the Affidavit of Posting.

13
14 **APPROVAL OF MINUTES**

15 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the PCPC minutes of July 27, 2005.
16 Motion carried.

17
18 **PRELIMINARY 2006 PLANNING AND PARKS DEPARTMENT BUDGET REVIEW**
19 **ITEMS – Paul Mueller**

20 Mr. Mueller discussed 2006 Outlay, Major Maintenance, and Out of State travel request items
21 that will be discussed at the future Budget Review meeting.

22
23 **PUBLIC HEARINGS – CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING**
24 **OR GRADING IN A SHORELAND ZONING DISTRICT**

25
26 **Steven P. Romagna, SE ¼, Section 31, Town of Richfield, 4910 South Lake Road, Colgate**
27 **– New Residence.**

28 Present: Steven P. Romagna

29 Deputy County Clerk Bergum read the Notice of Public hearing that was published in the West
30 Bend Daily News on Friday, July 29, 2005, and Wednesday, August 3, 2005. Mr. Wolf
31 presented the plat map for the proposal for the construction of a new residence. It is the
32 owner's desire to separate the land, at a later date, if permission is granted, as there are two
33 separate tax key numbers for this parcel. There will be a mound system on the property. The
34 hearing was closed with no comments made from the public. Staff does not have any concerns
35 with the proposed plans for this project.

36
37 Moved by Ms. Krumbiegel, seconded by Mr. Beistle to approve the Conditional Use Permit for
38 excavating, filling or grading for the new residence of Mr. Romagna, Town of Richfield.
39 Motion carried.

40
41 **Frank W. and Patricia Mayer, NE ¼, Section 33, Town of West Bend, 5213 Little Cedar**
42 **Lane, West Bend – Rip Rap and Retaining Wall.**

43 Present: Frank and Patricia Mayer, Brad Bertrand, with Bert's Custom Lawn Care and Andy
44 Jarr, with AMJ Land Design.

45 Deputy County Clerk Bergum read the Notice of Public hearing that was published in the West
46 Bend Daily News on Friday, July 29, 2005, and Wednesday, August 3, 2005. Mr. Wolf
47 presented the plat for the proposed two-tier retaining wall. The rip rap has been withdrawn
48 from the proposal. Shrubs and vegetation will be planted for erosion control between each tier
49 of the retaining wall. There were no comments from the public and the hearing was closed. A
50 discrepancy was pointed out on one of the maps, which stated, "Town of Richfield". There

1 will be no fill added that does not already exist on the property. Staff does not have any
2 objections with the project.

3
4 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the Conditional Use Permit for
5 excavating, filling or grading for Frank and Patricia Mayer, Town of West Bend for a two-tier
6 retaining wall with exclusion of the rip rap, which has been withdrawn from the project.
7 Motion carried.

8
9 **OBJECTING AUTHORITY SUBDIVISION REVIEW – FINAL PLAT**

10
11 **Salisbury Estates, NW ¼, Section 1, City of West Bend – Salisbury LLC, Owner**

12 Mr. Wolf presented the plat map for the proposed 14-lot development. Staff does not have any
13 concerns with this proposal and recommends the Committee’s approval.

14
15 Moved by Mr. Roskopf, seconded by Mr. Stern to approve the final plat for Salisbury Estates in
16 the City of West Bend. Motion carried.

17
18 **Bavarian Woods, SE ¼, Section 19, Village of Germantown – Germantown Ventures,**
19 **LLC, Owner**

20 Mr. Wolf presented the plat map for the proposed 23-lot development. Soil tests have not been
21 completed as were required prior to the Final Plat review. Staff recommended that the
22 Committee object to the Final plat until the soil tests have been completed as previously
23 requested by the Committee.

24
25 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to object to the final plat for Bavarian
26 Ventures, LLC, due to the required soil tests not being completed at Bavarian Woods
27 Development, in the Village of Germantown. Motion carried.

28
29 **PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY**

30 **Morning Meadows, SW ¼, Section 19, Town of Jackson – Carity Land Corporation,**
31 **Owner**

32 **Present: Bill Carity**

33 Mr. Wolf presented the plat map for the development, in which the initial concern of the
34 floodplain location on the property has still not been resolved. Currently, the proposed lots are
35 located too close to the floodplain. The DNR had also expressed concern with the potential
36 watershed in this area. Floodplain analysis needs to be completed in order for staff to give their
37 approval for the project. Staff recommends that approval be postponed until floodplain data
38 has been verified or an application for rezoning is approved.

39
40 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to ~~reject~~ postpone approval of (corrected
41 8/17/05) the preliminary plat for Morning Meadows Development until floodplain data has
42 been verified or an application for rezoning is approved. Motion carried.

43
44 **PRE-PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY**

45 **Deer Haven, SE ¼, Section 29, Town of Richfield – Carl Pliss, Developer**

46 The applicant withdrew this item from the agenda.

47
48 **ADJOURNMENT**

49 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to adjourn the PCPC meeting at 2:53
50 p.m. Motion carried.