

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

August 24, 2005
1:00 p.m.

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

8
9 Absent: Herbert J. Tennies.

10
11 Also present: Supervisor Brain Bausch, Administrator Paul Mueller, Assistant Administrator
12 Herbert Wolf, Assistant Administrator for Planning Debora Sielski, Real Property Lister Brian
13 Braithwaite, GIS Manager Eric Damkot, County Clerk Brenda Jaszewski, and Secretary Shari
14 Bergum.

15
16 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and
17 read the Affidavit of Posting.

18
19 **PRELIMINARY PLAT REVIEW – OBJECTING AUTHORITY SUBDIVISION REVIEW**
20 **Isabelle Farms, part of the SE & SW ¼ of the NW ¼, and part of the SW & NE ¼ of the NE**
21 **¼, Section 17, Village of Germantown – Stanich Development Corporation, Owner**

22 Mr. Wolf presented the plat for the 21-lot development. A letter from Highway Commissioner Ken
23 Pesch was read addressing the following concerns with the plat map:

- 24 1. There should be a 50-foot dedication to Washington County for highway purposes.
25 2. Vision triangle easement should be shown at the proposed street onto County Y.
26 Restrictions on these easements should be noted on plat.
27 3. Direct vehicle access for the entire plat is restricted to the one proposed street connection,
28 and should be noted on the plat.
29 4. The subdivider shall remove all existing points of access to the area. In addition the
30 subdivider will also be required to do the following:
31 a. Construct the street connection onto County Highway Y. Ingress, egress, and passing
32 lanes are required, and the plat map needs to show the 100-foot right turn lane.
33 b. The additional needed right-of-way will be the responsibility of the applicant.
34 c. A permit from the Washington County Highway Department will be required prior to
35 work on the right-of-way onto County Highway Y.
36 d. Prior to the Highway Commissioner submitting a permit for the intersection onto County
37 Highway Y, a variance from the Highway Committee will be needed since the property
38 is subdivided and may have access to another street.

39 On-site septic systems are planned for the development. The soil tests have been completed, with a
40 possibility of borings depths needed prior to final plat approval.

41
42 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the preliminary plat for Isabelle Farms,
43 Village of Germantown for the 21-lot development, subject to the above concerns stated by staff
44 and the Highway Commissioner. Motion carried.

45
46 **CONSIDERATION OF AUGUST 31, 2005 MEETING**

47 It was decided that the Planning Conservation and Parks Committee would meet on August 31,
48 2005.

49
50 **FINAL PLAT REVIEW - OBJECTING AUTHORITY SUBDIVISION REVIEW**

1 **Country Belle Manor, SW ¼, Section 19, Village of Germantown – Country Belle Manor**
2 **LLC/Emmer Real Estate Group, Owner**

3 Present: Gary Schneider

4 Mr. Wolf presented the plat map for the 16-lot development. By ordinance the Village of
5 Germantown, ~~that~~ the Final Plat must be approved and recorded prior to any construction
6 proceeding on a property. A request was made by Country Belle Manor, LLC that would allow the
7 permit for the mound systems to be issued, with the condition that benchmarks are completed after
8 construction has begun. It was suggested to amend the developer’s agreement to address this issue.

9 .
10 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to postpone action on the Final Plat for
11 Country Belle Manor until August 31, 2005. Motion carried.

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13 **PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY**

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

15 Present: Pete Hurth, with Bauduin Inc. and, Jeff Brown, with Tessla Run LLC.

16 Mr. Wolf presented the plat map for the proposed project, indicating that the soil tests have been
17 completed at the site. All lots have been approved for on-site septic systems. The boring depths
18 were not listed on the plat, which is a concern of staff. Mr. Brown stated a Quit-Claim deed will be
19 given to the property owner adjacent to the development for a small strip of land north of Lot #10.
20 A drainage easement of 20 feet has been projected on the plat, which will flow into the proposed
21 stormwater pond. Staff has no other objections with the project.

22
23 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the preliminary plat map for Tessla
24 Run, SW ¼, Section 24, Town of Jackson. Motion carried.

25
26 **PRE-PRELIMINARY PLAT REVIEW – APPROVING AUTHORITY**

27 **Thunderbird Heights, NE ¼, Section 17, Town of West Bend – Russel Kraemer, Owner**

28 Present: Pete Hurth, with Bauduin Inc.

29 Mr. Wolf presented the plat map for the proposed 4-lot development. The projected cul-de-sac,
30 being named Rusty Lane, will access the sites on the property. Concerns were discussed in regard
31 to a letter written by Highway Commissioner Kenneth Pesch to the Town of West Bend. Mr. Wolf
32 stated that he would research those concerns, submitting them to this Committee at the preliminary
33 plat review. Staff is requesting that benchmarks be provided.

34
35 **APPROVAL OF MINUTES**

36 Moved by Mr. Roskopf, seconded by Mr. Beistle to approve the PCPC minutes of August 17, 2005.
37 Motion carried.

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39 **PCPC REVIEW DRAFT LETTER AND ACCOMPANYING INFORMATION RELATING**
40 **TO OPPOSITION TO DRAFT NR-115 PRESENTED AT RECENT PUBLIC HEARINGS –**
41 **Consider Authorizing Chairperson and Staff to Send Letters from PCPC and Staff**
42 **Concerning Issues Outlined for Official Record.**

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44 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the draft letter relating to the
45 opposition to NR-115, and to authorize staff to send similar letters. Motion carried.

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47 **PUBLIC HEARING – AMEND THE SHORELAND/WETLAND/FLOODPLAIN ZONING**
48 **DISTRICT MAP OF WASHINGTON COUNTY AS FOLLOWS:**

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That the Map Designation of a Shoreland/Wetland/Floodplain Zoning District on the Property Owned by Ronald J. and Donna M. Norgel be Amended on the Shoreland/Wetland/Floodplain Zoning District Map to a Shoreland/Floodplain Zoning District.

Ronald J. & Donna M. Norgel, NE ¼, Section 2, Town of Trenton, 617 East Newark Drive, West Bend.

Present: Ronald Norgel, owner, Kristine Bohor, adjacent land owner, Phillip Gaudet, Inspector-In-Charge, and Brain Bausch, County Supervisor and Board of Adjustment Vice-Chairperson. County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on Friday, August 12, 2005, and Wednesday, August 17, 2005. Mr. Wolf presented the plat for the proposed project. The applicants met with Mr. Gaudet in regard to the rezoning request to allow construction of a new driveway onto their property. Presently, the owners share a driveway with the adjacent landowner. The projected driveway site has .0344 acres, which are defined as wetlands. Mr. Norgel is requesting the Committee remove the wetland designation to allow the construction of the driveway. Mr. Gaudet stated his visual on-site inspection did not show any wetland. Mr. Bausch stated that the Board of Adjustment decided that the applicants must satisfy the DNR and create a 35-foot buffer, to prevent runoff. The Public hearing was closed. Mr. Mueller recommended that the application be approved and forwarded to the County Board, and that an Engineer designs the proposed culvert for the project.

Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the request of rezoning as an adjustment based on the circumstances involving the timing of the property owner’s acquisition and permits in agreement with the determinations of County Inspector-In-Charge Mr. Gaudet, and require that the culvert be designed by an Engineer. Motion carried.

2006 PLANNING AND PARKS DEPARTMENT BUDGET PRESENTATION

Mr. Mueller reviewed the preliminary budget and discussed the decision items with the Committee. He recapped the staffing in the Land and Water Division since 1995, and the need for the additional Project Technician E-2 position. Land Use Fees were listed to include prior, current, and proceeding years. Mr. Wolf presented a request for escalating citation fees for ordinance violations. Attorney Nass has been requested to review the draft for administrative tickets on all ordinances enforced. This would reduce man-hours and would generate revenue for delinquent citations. Questions were presented on the convenience of debit card/credit card use. Concerns were presented on the budgeted Golf Course Division phone system upgrade, and the computer system upgrades. Proposed Golf course fees for 2006 were presented. Questions were presented on the Real Property problems on Development Rights. The final Planning and Parks Department 2006 budget will be approved at the next meeting.

ADJOURNMENT

Moved by Mr. Beistle, seconded by Ms. Wilke to adjourn the PCPC meeting at 3:42 p.m. Motion carried.