

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

September 14, 2005
1:39 p.m.

5
6 Present: Maurice Strupp, Mary A. Krumbiegel, Donald H. Roskopf, and Deborah L. Wilke.

7
8 Excused: Paul J. Beistle, Herbert J. Tennies, and John W. Stern.

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

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

15
16 **APPROVAL OF MINUTES**

17 Moved by Ms. Wilke, seconded by Ms. Krumbiegel to approve the PCPC minutes of August 31, 2005. Motion
18 carried.

19
20 **TRANSFERS WITHIN THE PARKS SECTION**

21 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the request of transfer from the Parks Maintenance
22 account to the Equipment Fund account, in the amount of \$31,764. Motion carried.

23
24 **PUBLIC HEARINGS:**

25
26 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A**
27 **SHORELAND/WETLAND/FLOODPLAIN ZONING DISTRICT –WILDLIFE POND**

28 **Jerald H. Smith - NE ¼ and SE ¼, Section 18, Town of Richfield, Corner of Lake View and Lake Drives**

29 Present: Jerald Smith and Jerry Kosterman

30
31 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on
32 Friday, September 2, 2005, and Wednesday, September 7, 2005. Mr. Wolf presented the plat for the proposed
33 project. Wetland delineation had been completed for the proposed wildlife pond. The applicant stated he would like
34 to construct a home on the site at a future date. The Wisconsin DNR has requested that the fill needed to be put in
35 the floodplain area on the site. There has been a variance granted for a holding tank on the property. Staff had no
36 objections to the project although, they are requesting that a revised plat be submitted prior to the construction of the
37 pond, indicating where the fill will be displaced. The public presented comments and the hearing was closed. Mr.
38 Wolf also recommended that a \$10,000 bond be submitted.

39
40 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to approve the Conditional Use Permit for Excavating, Filling
41 or Grading in a Shoreland/Wetland/Floodplain Zoning District for Jerald Smith, provided plans for storing the soil on
42 the property, up to two years, are submitted to staff for their approval prior to construction, and a \$10,000 bond be
43 submitted to the Planning & Parks Department. Motion carried.

44
45 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A SHORELAND**
46 **ZONING DISTRICT – WAREHOUSE WITH LOT IMPERVIOUS AREA GREATER THAN 40 PERCENT**
47 **MAXIMUM**

48 **UBC Lumber, Division of Lanoga Corporation – NW ¼, Section 19, Town of Jackson, 3650 County Highway**
49 **P, Jackson**

50 Present: Dan Rudolph, and Patrick Kalmes.

51 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on
52 Friday, September 2, 2005, and Wednesday, September 7, 2005. Mr. Wolf presented the plat for the proposed
53 project. The public hearing was closed.

54

1 Moved by Ms Krumbiegel, seconded by Ms. Wilke to approve the Conditional Use Permit for excavating, filling or
 2 grading in a Shoreland Zoning district for the building of a warehouse in the Town of Jackson, with the condition
 3 that the Town approve the stormwater plans. Motion carried.
 4

5 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A**
 6 **SHORELAND/WETLAND/FLOODPLAIN ZONING DISTRICT – GOLF COURSE, PARKING LOT,**
 7 **DRIVEWAY, CLUBHOUSE, MAINTENANCE AREA AND BUILDING, POND, BARN, AND SHELTERS.**
 8 **Lang Golf Company, LLC, C/O Robert Lang – SW ¼, NW ¼, and NE ¼, NW ¼, and W ½, Section 18, Town**
 9 **of Erin, 7190 Cork Lane**

10 Present: Robert Lang, Jeff Rottier, Steve Trattner, Dave Zuern, Ed Nunemaker, Paul Knocbal, Bob Retzlaff, and Keir
 11 Peckam.

12 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on
 13 Friday, September 2, 2005, and Wednesday, September 7, 2005. Mr. Wolf presented the plat and Mr. Zuern
 14 indicated the locations for the proposed projects on site. The hearing was opened to the public and questions were
 15 presented. The Public hearing was closed. Staff has no concerns provided that erosion control is handled prior to
 16 project completion.
 17

18 Moved by Ms. Krumbiegel, seconded by Mr. Roskopf to approve the Conditional Use Permit for excavating, filling,
 19 or grading in a Shoreland/Wetland/Floodplain Zoning district for Lang Golf Company, LLC provided erosion control
 20 is handled prior to project completion. Motion carried.
 21

22 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A**
 23 **SHORELAND/WETLAND/FLOODPLAIN ZONING DISTRICT – WETLAND VIOLATIONS -**
 24 **RESTORATION PLANS OF VEGETATION REMOVAL WITHIN 50 FEET OF THE ORDINARY HIGH**
 25 **WATER MARK (OHWM) AND FILL WITH CULVERTS PLACED IN WETLAND**
 26 **Lang Golf Company, LLC, C/O Robert Lang – NW ¼, NE ¼, SE ¼, Section 18, Town of Erin, 7190 Cork**
 27 **Lane**

28 Present: Robert Lang, Jeff Rottier, Steve Trattner, Dave Zuern, Ed Nunemaker, Paul Knocbal, Bob Retzlaff, and Keir
 29 Peckam.

30 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on
 31 Friday, September 2, 2005, and Wednesday, September 7, 2005. Mr. Wolf presented the plat and Mr. Zuern
 32 indicated the areas of concern. Violations have been committed on site with the construction of culverts and fill
 33 being placed in a wetland area and vegetation was removed along a river and tributary on the property. Comments
 34 were heard from the public, and the public hearing was closed. Mr. Wolf stated the Board of Adjustment could
 35 review the culverts and fill issue, or the owner could petition to modify the zoning. After further discussion, Mr.
 36 Wolf recommends the Committee postpone a decision on the vegetation restoration until staff has received DNR
 37 recommendations.
 38

39 Moved by Mr. Roskopf, seconded by Ms. Wilke to postpone action on the Conditional Use Permit for Lang Golf
 40 Company, LLC until staff has received DNR recommendations for the restoration plan. Motion carried.
 41

42 **OBJECTING AUTHORITY – SUBDIVISION FINAL PLAT REVIEWS**

43
 44 **Schwendimann Hills, NE ¼, Section 24, City of Hartford – MW Properties & Development, LLC, Owner – 36-**
 45 **Lots**

46
 47 **Hartford Square II, SW ¼, Section 22 & SE ¼, Section 21, City of Hartford – Condo Development, Inc., Greg**
 48 **James, Owner – 5-Lots**

49
 50 Mr. Wolf stated that staff had no concerns or objections with the Schwendimann Hills and Hartford Square II
 51 developments.
 52

53 Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the final plats for Schwendimann Hills and Hartford
 54 Square II developments in the City of Hartford. Motion carried.
 55

1 **APPROVING AUTHORITY - SUBDIVISION FINAL PLAT REVIEW**

2 **Dakotah Fields, NE ¼, SE ¼, Section 21, Town of Richfield – W. Fields, LLC/Scott Bence, Owner**

3 Present: Pete Hurth, with Baudhuin, Inc.

4 Mr. Wolf presented the plat for the proposed project and explained that staff did not have any objections.

5
6 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to approve the final plat for Dakotah Fields subdivision in the
7 Town of Richfield. Motion carried.

8
9 **COMPREHENSIVE PLANNING PER DIEMS**

10 Mr. Strupp stated County Chairperson Kenneth Miller suggested Planning Conservation and Parks Committee
11 members receive per diem and mileage when they attend Comprehensive Planning meetings of which they are not
12 already a member. It was suggested to pay per diem and mileage to non-PCPC Committee member County Board
13 Supervisors attending these meetings, up to four per year.

14
15 Moved by Mr. Roskopf, seconded by Mr. Wilke to approve per diem and mileage for Planning Conservation and
16 Parks Committee members to attend Comprehensive Planning Smart Growth meetings of which they are not already
17 a member. Motion carried.

18
19 **CHANGE ORDERS FOR EISENBAHN BRIDGE CONSTRUCTION – County Landscape Designer Cindy**
20 **Leinss**

21
22 **Janke Contract** – Ms. Leinss requested a change order for the Eisenbahn bridge construction, to replace the planned
23 six-inch oak decking with wider pieces of oak decking, saving \$10,868.50.

24
25 Moved by Ms. Wilke, seconded by Ms. Krumbiegel to approve the change order for the Eisenbahn bridge
26 construction reducing the cost of the project by \$10,868.50. Motion carried.

27
28 **Replace Ties** – Ms. Leinss stated that additional rotted timbers had been found on the bridges. The requested
29 amount needed to replace these ties is \$3,036. Motion carried.

30
31 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve the change order, in the amount of \$3,036, for the
32 replacement of rotted ties on the Eisenbahn trail bridges. **Motion carried.**

33
34 **GAS Contract** – Ms. Leinss is requesting a change order to include engineering consulting services, up to \$5,000.
35 County Engineer/Surveyor Scott Schmidt will perform inspections to save on costs.

36
37 Moved by Ms. Krumbiegel, seconded by Mr. Roskopf to approve the change order for the GAS Contract to include
38 engineering consulting services, billed at an agreed upon hourly rate, not to exceed \$5,000. Motion carried.

39
40 **ADJOURNMENT**

41 Moved by Mr. Roskopf, seconded by Ms. Wilke to adjourn the PCPC meeting at 3:43 p.m. Motion carried.

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Brenda J. Jaszewski, County Clerk