

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 Public Agency Center
4 West Bend, WI

September 26, 2007
1:00 p.m.

5
6 Present: John W. Stern, Kenneth W. Brandt, Donald J. Berchem, Melvin K. Ewert, Charlene S. Brady,
7 Mark T. McCune, and Daniel R. Knodl.

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

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

14
15 **SANITARY VARIANCE EXTENSION REQUEST**

16 **Hilltop Associates, SE ¼. Sec. 19, Village of Germantown – (W211 N11810 Hilltop Circle – Holding**
17 **Tank for Manufactured Housing Development**

18 Appearance: Deputy County Attorney Chris Ohlis, Attorney Bob Tepper, Jim Reitzner and Herb Wolf.

19
20 Ms. Ohlis distributed Sanitary Code 25.11. Mr. Wolf presented comments relating to the pending action on
21 the request for an extension of a sanitary variance. Mr. Mueller stated staff recommends denying the
22 extension for the sanitary variance and if denied, staff will prepare a request for prosecution and forward it
23 to the County Attorney's office prior to October 31, 2007.

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25 Moved by Mr. McCune, seconded by Mr. Berchem, to deny an extension of the sanitary variance for
26 Hilltop Associates in the Village of Germantown. Motion carried with Mr. Brandt, Mr. McCune, and Mr.
27 Knodl voting Aye, Mr. Stern and Ms. Brady voting No, and Mr. Ewert Abstaining.

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29 **DIVISION REPORTS**

30 **Real Estate Property Lister – Brian Braithwaite**

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 - Real Property Listing Update
 - Legislative Activities Update

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34 Moved by Mr. Knodl, seconded by Mr. Berchem to accept the report. Motion carried.

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36 **Geographic Information Systems Division – Eric Damkot**

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 - Washington County Digital Topographic Mapping Update
 - Federal Emergency Management Agency (FEMA) Map Modernization Update
 - Assembly Bill – 496
 - Review of Other Division Activities and Projects

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42 Moved by Mr. McCune, seconded by Mr. Brandt to accept the report. Motion carried.

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44 **Planning Division – Debora Sielski**

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 - Comprehensive Planning Process
 - Public Participation Process
 - Comprehensive Plan Approval Schedule
- 46
47

- 1 • Dispute Resolution Subcommittee
- 2 • Other Planning Division Activities

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4 Moved by Mr. Ewert, seconded by Mr. Berchem to accept the report. Motion carried.

5
6 **MINUTES**

7 Moved by Mr. Knodl, seconded by Mr. Berchem to approve the minutes of September 12, 2007. Motion
8 carried.

9
10 **COMPREHENSIVE PLANNING – REVIEW OF DRAFT CHAPTER XIII – ECONOMIC**
11 **DEVELOPMENT ELEMENT**

12 Appearance: John Caldwell, Executive Director Washington County Economic Development Corporation.

13
14 Ms. Sielski distributed the revisions to Chapter XIII. The Committee discussed Chapter XIII and
15 recommended several changes, which Ms. Sielski will incorporate.

16 Moved by Mr. Ewert, seconded by Mr. Knodl for preliminary approval of Chapter XIII of the
17 Comprehensive Plan with the recommended changes. Motion carried with Mr. McCune voting No.

18
19 **HERITAGE TRAILS PARK CONSERVATION EASEMENT PROJECT**

20 Mr. Mueller stated staff has prepared a draft conservation easement agreement for property adjacent to
21 Heritage Trails Park and has received an Appraisal report. The property included in the conservation
22 easement is 18.73 acres, with an appraised value of \$122,000. Mr. Mueller stated there are sufficient funds
23 to be able to proceed. With approval, Mr. Mueller will proceed with negotiations with the owner and
24 present a final copy of the agreement to this Committee to be forwarded to the County Board in December
25 or January. Mr. Mueller stated several other owners of property adjacent to Heritage Trails Park have
26 expressed interest in working with the County for a similar conservation easement.

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28 Moved by McCune, seconded by Ms. Brady to move ahead with Heritage Trails Park Conservation
29 Easement negotiations and present the final agreement to this Committee for approval. Motion carried.

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31 **ADJOURNMENT**

32 Moved by Mr. Knodl, seconded by Mr. Ewert to adjourn at 2:07 p.m. Motion carried.

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36 Brenda J. Jaszewski, County Clerk