

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

September 28, 2005
1:00 p.m.

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

8
9 Excused: Paul J. Beistle.

10
11 Also present: Administrator Paul Mueller, Inspector-in-Charge Phillip Gaudet, Assistant
12 Administrator for Planning Debora Sielski, County Clerk Brenda Jaszewski, and Secretary Shari
13 Bergum.

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

17
18 **FINAL PLAT REVIEW – APPROVING AUTHORITY**

19 **Strawberry Glen, SE ¼, Section 13, Town of Jackson - Strawberry Glen Development, LLC,**
20 **Owner**

21 Present: Mike Schultz with ~~Thompson~~ Thomson Corporation.

22 Mr. Gaudet presented the plat map for the proposed development. Staff had no objections with the
23 project although the benchmarks have not been completed. Mr. Gaudet recommended that the
24 Committee approve the final plat, with the condition that the benchmarks will be completed and
25 submitted for staff's approval, at which time Chairperson Strupp signs the plat. Ms. Krumbiegel
26 expressed her reservations because of the septic easements being placed on three of the proposed
27 lots, the density of lots, and the location being away from services.

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29 Moved by Mr. Roskopf, seconded by Mr. Tennes to approve the final plat for Strawberry Glen,
30 Town of Jackson, provided that the benchmarks are submitted to staff for their approval. Motion
31 carried with Ms. Krumbiegel voting No.

32
33 **APPROVAL OF MINUTES**

34 Moved by Mr. Tennes, seconded by Mr. Stern to approve the PCPC minutes of September 21,
35 2005. Motion carried.

36
37 **RECONSIDER DIVISION REPORT TIMING**

38 Mr. Mueller requested that in the future, some of the Division reports are presented to the
39 Committee quarterly, and others continue on a monthly basis. The Committee had no objections.

40
41 **ORDINANCE CHANGE – PARK HOURS TO 6:00 A.M.**

42 Moved by Mr. Stern, seconded by Ms. Krumbiegel to approve amending the Planning and Parks
43 ordinance changing the operating hours of County Parks from opening at 7:00 a.m. to 6:00 a.m., and
44 forward to the County Board. Motion carried.

45
46 **DISCUSSION OF PURCHASE OF DEVELOPMENT RIGHTS TASK FORCE**

47 Present: Sue Millin, with Land Conservation Partnership Representative

48 Ms. Sielski presented a draft entitled Washington County Purchase of Development Rights Task
49 Force, outlining proposed roles and responsibilities of the task force. She is recommending
50 Planning and Parks Department Assistant Administrator Herbert Wolf as the Team Leader. The

1 Committee prefers that citizens lead the task force. The list of suggested candidates were presented
2 as follows:

3
4 Thirteen Member Task Force: Dan Stoffel, Supervisor, Mary Krumbiegel, Supervisor, Bob Bingen,
5 Town of Addison, Ike Roell, Town of Farmington, Andy Pesch, Village of Kewaskum, Mike
6 Becker, Farm Bureau, Kevin Dittmar, MBA, Ross Bishop, Agriculture Cluster Council, Paul
7 Bautzmann, Town of Hartford, Bill Neureuther, Town of Richfield, Perry Lindquest, Village of
8 Slinger, Tony Warren or John Torinus, Businessmen, and Shawn Graff or Angie Curtes, Ozaukee-
9 Washington Land Trust.

10
11 Staff Members: Sue Millin, Land Conservation Partnership, Herbert Wolf, Planning & Parks
12 Department, Paul Sebo, Land & Water Conservation Department, and Kevin Struck, UWEX
13 Growth Management Educator.

14
15 Technical Advisors: Mark Baran, NRCS, Deb Sielski, Planning and Parks Department Dale
16 Katzma, DNR Farming Heritage, Blaine Delzer, Land and Water Conservation Division, and Angie
17 Curtes and/or Shawn Graff, Ozaukee-Washington Land Trust.

18
19 Moved by Mr. Tennes, seconded by Ms. Wilke to tentatively approve the list of suggested
20 candidates for the Purchase and Development Rights Task Force. Motion carried.

21
22 **CHANGE ORDER TO JANKE CONTRACT FOR EISENBAHN BRIDGE**
23 **CONSTRUCTION – Cindy Leinss**

24 Landscape Designer Leinss presented the change order request in the amount of \$3,075, for the
25 Eisenbahn Bridge Construction. Additional railings are needed to hold the screenings for five
26 bridges and one retaining wall.

27
28 Moved by Mr. Tennes, seconded by Mr. Stern to approve the change order for the Janke contract in
29 the amount of \$3,075, for the purchase of additional railings needed for the project. Motion carried.

30
31 **PUBLIC HEARING – THE PETITION OF THE STATE OF WISCONSIN DEPARTMENT**
32 **OF NATURAL RESOURCES, AS PER THE MEMORANDUM OF UNDERSTANDING**
33 **BEING DEVELOPED BY THE WASHINGTON COUNTY PLANNING AND PARKS**
34 **DEPARTMENT, FOR A CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING**
35 **OR GRADING IN A SHORELAND ZONING DISTRICT**

36 **SW ¼, section 35 and SE ¼, Section 34, Town of Barton – Approximately 550 Feet North of**
37 **the Intersection of the Railroad Corridor and Lighthouse Lane, Along the Railroad Corridor**
38 **Approximately 2,000 Feet North. Install Approach Railings for Bridge #1691, Grade Existing**
39 **Ballast Approximately 2,000 Linear Feet by 12 Feet Wide, Install 10-foot Wide, 3-inch Deep**
40 **Compacted Limestone Screenings on Prepared Base.**

41 County Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend
42 Daily News on Friday, September 16, 2005, and Wednesday, September 21, 2005. Mr. Gaudet
43 presented an overview of the project required along the Eisenbahn Trail. Ms. Leinss indicated the
44 area that required grading in a shoreland area, and stated that limestone screenings would be applied
45 on the surface. The public hearing was closed.

46
47 Moved by Mr. Tennes, seconded by Ms. Krumbiegel to approve the Conditional Use Permit for
48 excavating, filling or grading in a shoreland zoning district, Town of Barton. Motion carried.

1 **DIVISION REPORTS:** Division reports were given by Joanne Wagner for the Administrative
2 Division, Eric Damkot for the GIS Division, Brain Braithwaite for Real Property Lister Division,
3 and Debora Sielski for Planning Division.

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5 Moved by Mr. Roskopf, seconded by Ms. Wilke to approve Planning and Parks Division reports.
6 Motion carried.

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8 **ADJOURNMENT**

9 Moved by Ms. Wilke, seconded by Ms. Krumbiegel to adjourn the PCPC meeting at 2:32 p.m.
10 Motion carried.

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Brenda J. Jaszewski, County Clerk