

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 Public Agency Center  
4 West Bend, WI

September 10, 2008  
1:52 p.m.

5  
6 Present: Charlene Brady, Marilyn Merten, Michael Miller, Gerald Schulz, and John Stern. Excused: John Jung  
7 and Daniel Knodl.

8  
9 Also present: Administrator Paul Mueller, County Conservationist Dr. Jill Hapner, Land Resource Manager Phil  
10 Gaudet, Assistant Administrator for Planning Deb Sielski, and Administrative Assistant Linda Doro.

11  
12 Chairman Stern called the meeting to order at 1:52 p.m.

13  
14 **PUBLIC HEARING**

15 **PROPOSAL OF THE PLANNING, CONSERVATION AND PARKS COMMITTEE TO AMEND THE**  
16 **SHORELAND/WETLAND/FLOODPLAIN ZONING CODE, CHAPTER 23 OF THE WASHINGTON**  
17 **COUNTY CODE OF ORDINANCES SECTIONS 23.03, 23.08, 23.09, 23.13 AND 23.18**

18 *Appearance by County Attorney Kim Nass, Highway Commissioner Ken Pesch*

19 Mr. Stern opened the public hearing. Highway Commissioner Ken Pesch stated the current and proposed changes  
20 to Chapter 23 will have a dramatic impact on the amount of design effort and cost for replacing existing bridges  
21 and repairing existing roads on County highways and town roads that fall within the jurisdiction of Chapter 23.  
22 Mr. Stern closed the public hearing at 2:02 p.m. Ms. Nass and Mr. Gaudet responded to Mr. Pesch's concerns and  
23 stated they could be addressed in a future amendment. Mr. Gaudet reported Staff has not received a response  
24 from the Department of Natural Resources regarding the proposed Chapter amendments but will have a written  
25 statement from the DNR prior to the County Board meeting. Moved by Ms. Merten, seconded by Mr. Miller to  
26 approve an ordinance amendment to Chapter 23.08, 23.09, 23.13, and 23.18 including clarification of language  
27 and cross references to the Shoreland/Wetland/Floodplain, Zoning Code but forward 23.03 back to Staff for  
28 further consideration, and forward to the County Board. Motion carried.

29  
30 **APPROVING AUTHORITY SUBDIVISION - FINAL PLAT REVIEW**

31 **ROAM'N ACRES, SW-1/4, SEC. 34, TOWN OF ADDISON - 8 LOTS (OWNER/DEVELOPER - TOM**  
32 **ZUERN)**

33 *Appearance by Tom Zuern, Developer and Anne Cook, MSA Professional Services*

34 Mr. Gaudet presented the final plat map for the eight lot subdivision and stated there are no shoreland, wetland or  
35 floodplain districts in the subdivision. Soil tests have been conducted and the lots have been approved for mound  
36 systems. Staff has no concerns with Roam'n Acres subdivision. Moved by Ms. Brady, seconded by Ms. Merten to  
37 approve the final plat for the Roam'n Acres subdivision in the Town of Addison. Motion carried.

38  
39 **OBJECTING AUTHORITY SUBDIVISION - PRELIMINARY PLAT REVIEW**

40 **COUNTRY AIRE HIDEAWAY, NW FRAC'L 1/4, SEC. 1, VILLAGE OF GERMANTOWN - 4 LOTS**  
41 **(OWNER PERRY MILLER C/O J. ROCK PROPERTIES INC.)**

42 *Appearance by Don Thoma, Accurate Surveying*

43 Mr. Gaudet presented the preliminary plat for a four lot subdivision. Soil tests have been conducted and there are  
44 suitable soils for a system on each lot. There are no shoreland, floodplain or wetland districts. Staff has no  
45 objections subject to the soil test plot plans being revised to reflect the lot lines as they are currently laid out on  
46 the preliminary plan. Moved by Mr. Miller seconded by Mr. Schulz to indicate no objection to the preliminary  
47 plat of Country Aire Hideaway in the Village of Germantown, subject to the soil test plot plans being revised to  
48 reflect the lot lines as they are currently laid out on the preliminary plan. Motion carried.

49  
50 **HILLTOP HIGHLANDS UPDATE**

51 *Appearance by Deputy County Attorney Christine Ohlis*

52 Ms. Ohlis reported she received a letter from the attorney representing Asset Development & Hilltop Associates,  
53 LCC stating the entire sewer lines have been laid and buried. In addition, all lateral lines have been installed and  
54 the reconstruction of Goldendale Road is scheduled to occur in the next two weeks. Boudwin Engineering did  
55 submit plans for the onsite work to the Village of Germantown for review and approval in May and just received  
56 the Village's comments on the plan. The Village did receive the first payment, according to the development

1 agreement, by the September 1, 2008, deadline. Mr. Gaudet reported the owner has not contacted him regarding  
2 the abandonment of the existing sewer systems. Ms. Ohlis recommended Staff send a reminder letter to Asset  
3 Development & Hilltop Associates, LCC.  
4

5 **DIVISION REPORTS**

6 **Planning Division – Debora Sielski**

- 7 • County Comprehensive Planning
- 8 • Local Government Comprehensive Planning
- 9 • Park and Open Space Planning
- 10 • Other Planning Division Activities

11

12 **Golf and Parks Division – Mike Kactro**

- 13 • Clubhouse and Site Projects
- 14 • Golf Course Projects and Staffing
- 15 • Golf Course Business
- 16 • Park Projects and Staffing
- 17 • Park Business

18

19 Moved by Mr. Schulz, seconded by Ms. Merten to accept the Planning Division and Golf and Park Division  
20 reports. Motion carried.

21

22 **MINUTES**

23 Moved by Ms. Merten, seconded by Mr. Miller to approve the minutes of August 27, 2008, as presented. Motion  
24 carried.

25

26 **FUTURE AGENDA ITEMS:**

27 None.

28

29 **NEXT MEETING DATE**

30 The Planning, Conservation and Parks Committee is tentatively scheduled for October 1, 2008.

31

32 **ADJOURNMENT**

33 Moved by Ms. Merten, seconded by Ms. Brady to adjourn the meeting at 3:45 p.m. Motion carried.  
34  
35  
36

37  
Brenda J. Jaszewski, County Clerk