

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 Public Agency Center
4 West Bend, WI

October 8, 2008
2:21 p.m.

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

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

11
12 Chairman Stern called the meeting to order at 2:21 p.m.

13
14 **PUBLIC HEARING**

15 **THE TOWN OF HARTFORD, SW-1/4, SECTION 25, TOWN OF HARTFORD - CONDITIONAL USE**
16 **PERMIT FOR EXCAVATING, FILLING OR GRADING IN A SHORELAND ZONING DISTRICT**
17 **(ADDRESS: POWDER HILL ROAD NORTH OF COUNTY ROAD E - ELEVATING EXISTING TOWN**
18 **ROAD TO ELIMINATE ANNUAL FLOODING)**

19 *Appearance: Jim Bennett, Town of Hartford Chairman*

20 Ms. Doro read the Notice of Public Hearing. Mr. Gaudet presented the map showing the location of the project,
21 and stated the Town of Hartford is requesting approval of a conditional use permit to elevate a section of Powder
22 Hill Road in a Washington County Shoreland Zoning District. The proposed plan is to elevate the road 8-12
23 inches with road regrinding and traffic bond this fall, then resurface next spring. The work will stay within the
24 existing roadbed. A new 18" culvert will be placed under the road towards the south end of the project area. The
25 total length of the project is 855' and the project area starts about 250 feet north of CTH E. Mr. Stern opened the
26 public hearing. Comments were heard from Jim Bennett. Mr. Stern closed the public hearing. Mr. Gaudet stated
27 Staff recommends approval of the conditional use permit subject to the resurfacing of this road in fall. Moved by
28 Mr. Miller, seconded by Ms. Merten to approve the conditional use permit for excavating, filling or grading in a
29 shoreland district for the Town of Hartford, subject to the resurfacing of this road in fall and applying standard
30 erosion control measures. Motion carried.

31
32 **PUBLIC HEARING**

33 **RONALD H. AND CHERYL BARENZ, NE-1/4, SECTION 32, TOWN OF WEST BEND -**
34 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A SHORELAND**
35 **ZONING DISTRICT (ADDRESS: 5258 BOETTCHER DRIVE - STORMWATER CONTROL SYSTEM -**
36 **GREATER THAN 15,000 SQUARE FEET)**

37 *Appearance: Ronald Barenz, Owner and Don Thoma, Accurate Surveying*

38 Ms. Doro read the Notice of Public Hearing. Mr. Gaudet presented the map showing the location of the project,
39 and stated Mr. Barenz is requesting approval to install a stormwater control system in a Washington County
40 Shoreland District. The system that is being installed is being done in cooperation with the Town of West Bend,
41 who will sub-contract for the installation of two catch basins, abandonment of an existing catch basin, and
42 installation of a culvert under Boettcher Drive all located in the Town right of way. A new stormwater
43 conveyance pipe will be installed on the Barenz property and connect into the existing stormwater system on the
44 Barenz property. Soil fill material will also be brought onto the property and placed between the existing house
45 and road. The grade will be changed to accommodate the proposed stormwater system for this area. The property
46 owner to the north, at 5268 Boettcher Drive, will be installing a stormwater infiltration drywell, which is an
47 important part of the overall stormwater management system for this area. The County Engineer and staff have
48 reviewed the plans and all concerns have been properly addressed. Mr. Stern opened the public hearing.
49 Comments were heard from Judy Spaeth and Kein Kemnite, who is representing the property owner to the north.
50 Mr. Stern closed the public hearing.

51
52 Moved by Ms. Brady, seconded by Mr. Knodl to approve the conditional use permit for excavating, filling or
53 grading in a shoreland district for Ronald and Cheryl Barenz in the Town of West Bend subject to the following: a
54 durable, shade tolerant turf mix must be used to establish a lawn between the proposed driveway and the
55 graded/filled area between the driveway and the south lot line, standard erosion control measures should be

1 utilized including straw matting for the concentrated flow areas, and the property owners to the north agreeing to
2 have the work completed on their property. Motion carried.

3
4 **LANG GOLF COMPANY LLC, C/O ROBERT LANG, SW-1/4, NW-1/4, AND NE-1/4, NW-1/4 AND W-
5 1/2, SECTION 18, TOWN OF ERIN - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING
6 OR GRADING IN A SHORELAND/WETLAND/FLOODPLAIN ZONING DISTRICT (7190 CORK
7 LANE - GOLF COURSE, PARKING LOT AND DRIVEWAY, CLUBHOUSE, MAINTENANCE AREA
8 AND BUILDING, POND, BARNS, SHELTERS) - RECONSIDERATION**

9 *Appearance: Robert Lang*

10 Mr. Gaudet reported this is the second reconsideration of a conditional use permit for the fill and culverts placed
11 in a wetland on the golf course. The original conditional use permit approval was for a boardwalk in the area of
12 the fill and culverts which was shown on the plans from 2002. The first reconsideration was on May 9, 2007, and
13 the PCPC voted to have staff investigate the possibility of changing county code, investigate if the change could
14 be for recreational-use zoned areas, investigate using mitigation, and to hold in abeyance, any enforcement action
15 on restoration of the wetland until at least December 1, 2007. Staff did draft code changes which have been
16 reviewed and not approved by the DNR. Staff recommends the request to keep the fill and culverts in the wetland
17 be denied. Moved by Mr. Knodl, seconded by Ms. Brady to deny the reconsideration. Motion carried.

18
19 **OBJECTING AUTHORITY SUBDIVISION - PRELIMINARY PLAT REVIEW**
20 **REFLECTIONS VILLAGE, NE-1/4 AND SE-1/4, SECTION 13, VILLAGE OF RICHFIELD**

21 *Appearance: Josh Pudelko, Losik Engineering*

22 Mr. Gaudet presented the preliminary plat for a 146 lot subdivision. The Department received an engineer report
23 that outlines the gallons per day of wastewater that should be generated and the areas set aside for wastewater
24 adsorption by mound systems. There will be scattered cluster mound systems that will serve several residences.
25 Staff does not object to approval of the plat; however, it should be noted that large scale cluster wastewater
26 systems require careful planning in the subdivision construction to avoid disturbing areas set aside for the mound
27 systems. Washington County cannot be held liable if there is inadequate areas for mound systems for the number
28 of parcels proposed, considering use may change, areas may be disturbed and commercial uses may be approved
29 that were not anticipated in the design of the plat. Moved by Mr. Knodl, seconded by Ms. Merten to indicate no
30 objection to the preliminary plat of Reflections Village in the Village of Richfield. Motion carried.

31
32 **DIVISION REPORTS**

33 **Administration Division - Joanne Wagner**

- 34 • Office Activities Update

35
36 **Land Use Division - Phil Gaudet**

- 37 • Permit Activity
- 38 • Chapter 23
- 39 • Map Modernization Project - Floodplain

40
41 **Geographic Information Systems Division - Eric Damkot**

- 42 • GIS Internet Mapping Application
- 43 • County Surveyor Scanning Project Update
- 44 • SEWRPC Technical Report 45: Technical Review and Reevaluation of the Regional Control Survey in
45 Southeastern Wisconsin
- 46 • Review of Other Division Activities and Projects

47
48 Moved by Ms. Merten, seconded by Mr. Schulz to accept the Administration, Land Use and GIS Division reports.
49 Motion carried.

50
51 **MINUTES**

52 Moved by Ms. Merten, seconded by Mr. Knodl to approve the September 10, 2008 minutes, as presented. Motion
53 carried.

54
55
56

1 **REQUEST ADDITIONAL FUNDING FOR SANDY KNOLL COUNTY PARK CULVERT/ ROAD/
2 WALKWAY BID AWARD**

3 Moved by Mr. Knodl, seconded by Mr. Jung to approve the transfer of \$19,872, from the 2008 Capital
4 Improvement Program, to fund the fencing component of the Sandy Knoll project. Motion carried.

5
6 **WISCONSIN COUNTY CODE ADMINISTRATORS (WCCA) FALL CONFERENCE - OCTOBER 29-
7 31, 2008**

8 Mr. Gaudet presented information on the WCCA 2008 Fall Conference on October 29-31, 2008, in Green Bay,
9 Wisconsin.

10
11 **PRESENTATION - RESPONSIBILITIES OF THE PLANNING DIVISION**

12 Ms. Sielski gave an overview of roles and responsibilities of the Planning Division.

13
14 **FUTURE AGENDA ITEMS:**

15 Kettle Moraine ATV Club
16 Comprehensive Plan map amendments

17
18 **NEXT MEETING DATE**

19 The Planning, Conservation and Parks Committee is scheduled to meet on November 12, 2008.

20
21 **ADJOURNMENT**

22 Moved by Mr. Knodl, seconded by Ms. Brady to adjourn the meeting at 4:05 p.m. Motion carried.

23
24
25
26
27
Brenda J. Jaszewski, County Clerk