

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

November 9, 2005  
1:55 p.m.

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

8  
9 Excused: Maurice Strupp.

10  
11 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant Administrator  
12 for Planning Debora Sielski, and Deputy Clerk Shari Bergum.

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

16  
17 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR**  
18 **GRADING IN A SHORELAND ZONING DISTRICT – George E. and Judith A. Prescott**  
19 **Revocable Trust, NW ¼, Section 32, Town of West Bend, 5063 Timmers Bay Road, West Bend –**  
20 **New Dwelling**

21 Present: Dave Moore

22 Deputy Clerk Bergum read the Notice of Public hearing that was published in the West Bend Daily News  
23 on Friday, October 28, 2005, and Wednesday, November 2, 2005. Mr. Wolf presented the plat for the  
24 property, in which a new grading permit is being requested, as the project exceeds 15,000 square feet.  
25 The two existing buildings have been razed, and there will be a separate permit requested for a new  
26 dwelling, at a later date. The construction of the new retaining walls was explained. Fill will be required  
27 in order to be in compliance with code. The hearing was opened to the public with no comments. The  
28 hearing was closed. Staff would like to review re-certification surveys after the foundation of the home is  
29 constructed, and ensure the trees and shrubs are not removed on the property without permission.

30  
31 Moved by Mr. Tennes, seconded by Ms. Krumbiegel to grant the permit for excavating, filling or grading  
32 in a shoreland zoning district, Town of West Bend, for George and Judith Prescott, provided that a re-  
33 certification survey map be submitted when the foundation of the home is completed, and ensure the trees  
34 and scrubs are not removed without permission. Motion carried.

35  
36 **PUBLIC HEARING – CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR**  
37 **GRADING IN A SHORELAND ZONING DISTRICT – Brian Murphy, Buyer and Mark Murphy,**  
38 **Seller - NE ¼, Section 24, Town of Richfield, Approximately 600 Feet South of Hubertus Road on**  
39 **Morgan**

40 Present: Carl Rowlands and Richard Knapp

41 Deputy Clerk Bergum read the Notice of Public hearing that was published in the West Bend Daily News  
42 on Friday, September 14, 2005, and Wednesday, October 19, 2005.

43 Mr. Wolf presented the plat for the proposed excavating and grading for an office/warehouse structure,  
44 and stated staff had no concerns. The hearing was opened to the public. Concerns were presented about  
45 the fill that is going to be brought in for the project, and the storm water runoff that might cause flooding  
46 on the adjacent property as was stated to have happened in the past. The hearing was closed. Mr. Wolf  
47 stated that the County Engineer was not aware of any previous flooding issues with the property or  
48 adjacent properties.

49

1 Move by Mr. Roskopf, seconded by Ms. Wilke to postpone action on this until November 16, 2005, with  
2 the condition that the County Engineer has researched the situation in regard to storm water runoff.

3 Motion carried.

4  
5 **CONSTRUCTION CONTRACTOR USE OF LAKE ACCESSES**

6 Present: Supervisor Donald Berchem.

7 Mr. Mueller presented a complaint that was received in regard to a Contractor using a boat launch for off-  
8 loading rock unto a pontoon boat. The following concerns were presented:

- 9  
10       ➤ Asphalt pavement was not constructed for heavy weights.  
11       ➤ By County ordinance, commercial use is prohibited at County Parks  
12       ➤ Large vehicles will obstruct others from the use of the boat launch  
13       ➤ Due to the size of the launch, staff does not feel that there is sufficient space to park trucks.  
14       ➤ Staff does not feel that it is proper to have the neighbors bothered with diesel fumes and noise

15  
16 Supervisor Berchem was present to express his concerns with the contractor being stopped with his  
17 project when he was over halfway through. He also stated that posting weight requirements and truck  
18 restrictions would be helpful at all County parks.

19  
20 Vice-Chairperson Stern requested that Attorney Kim Nass be present at the November 16, 2005, meeting  
21 to discuss the Park Use Ordinance, and that Insurance Coordinator Bergum discuss insurance  
22 requirements.

23  
24 **OBJECTING AUTHORITY SUBDIVISIONS:**

25 **Preliminary Plat Review – Sherman Heights, NW ¼, Section 27, Village of Slinger – Lou Neville,**  
26 **Owner**

27  
28 Mr. Wolf presented the plat for the proposed 67-lot development. Staff does not have any concerns with  
29 this project, provided a correction is made on the preliminary plat to indicate the shoreland boundary.

30  
31 **Final Plat Review – Stork Landing North, SW ¼, Section 22, Village of Slinger – Kevin Dittmar,**  
32 **Owner**

33  
34 Mr. Wolf presented the plat for the proposed 10-lot development. Staff does not have any concerns with  
35 this project.

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37 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the Objecting Authority Subdivisions for  
38 Sherman Heights, Village of Slinger and Stork Landing North, Village of Slinger, with the condition that  
39 Sherman Heights provides a corrected preliminary plat to indicate the shoreland boundary on the final  
40 plat. Motion carried.

41  
42 **APPROVING AUTHORITY:**

43 **Preliminary Plat Review – Thunderbird Heights, NE ¼, Section 17, Town of West Bend – Russel**  
44 **Kraemer, Owner**

45 Present: Mike McCarty

46 Mr. Wolf presented the plat for the proposed 10-lot development. A letter dated November 2, 2005, was  
47 read stating that a note should be added noting no vision obstruction, which includes vegetation over 30  
48 inches, should not be allowed in the vision triangle. A letter from the Town of West Bend stated minor  
49 technical corrections needed to be made to the Final plat to include:

- 50                   1. Obtain approval from the PCPC and Department of Administration  
51                   2. Corrections needed to be made to the Certified Survey Map

1  
2 Moved by Mr. Roskopf, seconded by Mr. Krumbiegel to approve the Preliminary plat for Thunderbird  
3 Heights, Town of West Bend, subject to the completion of the above listed items requested by the  
4 Washington County Highway Department, and the Town of West Bend, prior to the Final plat approval.  
5 Motion carried.

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7 **Pre-Preliminary Plat Review – Ehler Concept Plan, NE ¼, Section 16, Town of Richfield - Chris**  
8 **Ehler, Owner**

9 Mr. Wolf presented the plat and stated that the soil testing is in compliance with County Code.  
10 Staff does not have any concerns with the project.

11  
12 **SANITARY VARIANCE - Hilltop Associates LLC/Asset Development Group, E ¼, Section 19,**  
13 **Village of Germantown, W211 N11810 Hilltop Circle**

14 Present: County Deputy Attorney Chris Ohlis, Attorney Robert Teper, and James Reitzner  
15 Mr. Wolf stated that Hilltop Associates LLC/Asset Development Group, was present to request a new  
16 application for Washington County Sanitary Variance Extension for a Commercial Holding tank,  
17 allowing Hilltop Associates to continue using the holding tank until the 2006 construction year beings.  
18 This will provide time for the Village of Germantown to disclose their decision on public sewer and  
19 water. If the Village of Germantown decides not to put in sewer and water, Hilltop Associates will  
20 provide a Letter of Credit at the start of their project to put in a new septic system. Attorney Teper  
21 presented copies of letters that Mr. Reitzner received from Associated Bank Commercial Real Estate  
22 Division and Robertson Ryan & Associates, Incorporated for the report.

23  
24 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to approve the extension for the Sanitary Variance  
25 for Hilltop Associates LLC/Asset Development Group until January 31, 2006, at which time the Village  
26 of Germantown will have made their decision and disclosed this information to the Committee. Motion  
27 carried.

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29 Mr. Roskopf left the PCPC meeting at 3:13 p.m.

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31 **APPROVAL OF MINUTES**

32 Moved by Mr. Tennes, seconded by Ms. Krumbiegel to approve the PCPC minutes of October 26, 2005.  
33 Motion carried.

34  
35 **FINAL APPROVAL OF THE FARMLAND PURCHASE OF DEVELOPMENT RIGHTS TASK**  
36 **FORCE**

37 The final membership list was presented. Daniel Stoffel was nominated as the Task Force Chairperson  
38 and Perry Lindquist was nominated as Vice-Chairperson.

39  
40 Moved by Mr. Tennes, seconded by Ms. Wilke to accept the list of members for the Farmland Purchase  
41 of Development Rights Task Force, and to approve Angie Curtes as a backup voting member for Shawn  
42 Graff. Motion carried.

43  
44 **ADJOURNMENT**

45 Moved by Mr. Tennes, seconded by Ms. Wilke to adjourn the PCPC meeting at 3:30 p.m. Motion  
46 carried.