

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2  
3 PAC  
4 West Bend, WI

November 16, 2005  
1:00 p.m.

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

8  
9 Also present: Assistant Administrator for Planning Debora Sielski, Inspector in Charge Phillip Gaudet,  
10 County Clerk Brenda J. Jaszewski, and Secretary Shari Bergum.

11  
12 Chairperson Strupp called the Planning, Conservation & Parks Committee meeting to order and read  
13 the Affidavit of Posting.

14  
15 **OBJECTING AUTHORITY SUBDIVISIONS:**

16 **Preliminary Plat Review – Harvest Ridge, SW ¼, Section 12 Village of Slinger – Kevin Dittmar,**  
17 **Owner**

18 Mr. Gaudet presented the plat for the proposed 43-lot development with two outlots. Staff does not  
19 have any concerns with this project. The Committee did not have any objections.

20  
21 **PERIODIC FINANCIAL REPORT FOR THE DEPARTMENT AND FOR THE GOLF**  
22 **COURSE – Paul Labonte and Mike Kactro**

23 Mr. Labonte presented the financial analysis of golf course revenues and expenses. To date, the 2005  
24 golf course revenues are \$1,119,300.11 and expenses are \$1,090,597.69, for a net gain of \$28,702.42.  
25 Mr. Labonte explained that not all of the October expenses have been recorded and the figures  
26 presented will change after the Finance Department closes the month. The Committee presented  
27 questions and requested that the periodic financial report be presented at the last meeting of each  
28 month in order to have all revenues and expenses included in the report. Mr. Kactro stated that  
29 cancelled rain checks and expired gift certificate revenues would be adjusted in December 2005.

30  
31 **PRESENTATION BY THE WEB OF LIFE AND MILWAUKEE QUICK RESPONSE TEAM –**  
32 **Campus Design Solutions Regarding Proposed Nature Center and Wildlife Rehabilitation**  
33 **Center – Ann Stoffel, Kevin Vonderberg and Ravin Guneratne**

34 Ms. Stoffel distributed brochures pertaining to the activities, programs, and membership of the Web of  
35 Life and the current Nature Center they operate at Glacier Hills Park. Mr. Guneratne, a student with  
36 University of Wisconsin - Milwaukee Architecture Department, presented a PowerPoint presentation  
37 on the concepts for the design of a proposed 25,000 sq. ft. Nature Center & Refuge at Glacier Hills.  
38 This proposed Center would be constructed, owned, and maintained by the Web of Life.

39  
40 **APPROVAL OF MINUTES**

41 Moved by Mr. Tennes, seconded by Mr. Roskopf to approve the PCPC minutes of November 9, 2005.  
42 Motion carried.

43  
44 **APPROVAL FOR OUT OF STATE TRAVEL RELATED TO PURCHASE OF**  
45 **DEVELOPMENT RIGHTS – Deb Sielski**

46 Ms. Sielski requested permission from the Committee for Mr. Wolf, Ms. Wilke, and herself to travel to  
47 Dakota County, Minnesota, to discuss the Dakota County's Purchase and Development Rights for  
48 Farmland Preservation program. They will be joined by: Mr. Delzer, Mr. Strupp, and Ms. Krumbiegel,  
49 who receive Committee approval at the LCC meeting of November 9, 2005.

1  
 2 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the out-of-state travel request related to the  
 3 Purchase of Development Rights program to allow Mr. Wolf, Ms. Wilke, and Ms. Sielski to travel to  
 4 Dakota County, Minnesota. Motion carried.

5  
 6 **CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING OR GRADING IN A**  
 7 **SHORELAND ZONING DISTRICT – Reconsideration for Excavating and Grading for**  
 8 **Office/Warehouse Structure - NE ¼, Section 24, Town of Richfield, Approximately 600 Feet**  
 9 **South of Hubertus Road on Morgan Drive – Brian Murphy, Buyer and Mark Murphy, Seller**  
 10 Appearance: County Engineer/Surveyor Scott Schmidt

11  
 12 Mr. Schmidt presented the plan and reviewed storm water runoff on the proposed parcel. He stated the  
 13 fallen trees in the waterway need to be removed. The only staff concerns are with the 25 - 35 ft. area  
 14 for runoff from the 3 to 1 slope, but Mr. Schmidt is confident the proposed plan will not adversely  
 15 affect adjacent properties. Staff has no other concerns with this project.

16  
 17 Moved by Mr. Roskopf, seconded Ms. Krumbiegel to approve the conditional use permit for the  
 18 excavating, filling and grading in a Shoreland Zoning district for the office/warehouse structure.  
 19 Motion carried.

20  
 21 **DISCUSSION REGARDING AMENDING THE PARK USE ORDINANCE FOR**  
 22 **COMMERCIAL USE OF A BOAT LAUNCH SITE – Attorney Kimberly Nass**

23 It was brought to the ~~attending~~ attention of Planning & Parks staff that the Henschke boat launch had  
 24 been used by a private company to gain access to the lake in order to deliver materials to a homeowner  
 25 on the lake. Attorney Nass stated that currently, Washington County ordinance prohibits using any  
 26 County Park for commercial use. Attorney Nass expressed concerns regarding changing the ordinance  
 27 in order to allow commercial use in the County Parks, including the boat launches. Mr. Tennes  
 28 suggested that commercial use of County Parks be allowed by permit only, with strict criteria and  
 29 guidelines. It was recommended staff post weight restriction signs at the boat launches in order to  
 30 prevent pavement damage from heavy equipment. Attorney Nass recommends contacting the Towns  
 31 of Polk and West Bend, where the two County boat launches are located, to discuss commercial use of  
 32 these boat launches. After further discussion, the Committee requested Attorney Nass to prepare a  
 33 draft ordinance that would allow commercial use, by permit only, within Washington County parks,  
 34 contact the Towns of Polk and West Bend where the boat launches are located, and look into DNR  
 35 regulations or restrictions at the boat launches that would pertain to commercial use.

36  
 37 **DIVISION REPORTS:**

38 **Planning Division – Debora Sielski**

39  
 40 **Comprehensive Planning** – Ms. Sielski presented updates on the Smart Growth  
 41 Comprehensive Planning, Smart Growth Countywide Survey, Smart Growth Public  
 42 Participation Process, and Purchase of Development Rights Task Force. The handouts,  
 43 Comprehensive Smart Growth Planning Elements, Public Participation Organizations Mailing  
 44 List, and a Countywide Survey of Concerns and Questions from the Committee and & Work  
 45 Groups were distributed. There will be no Comprehensive Planning meetings in December. A  
 46 joint meeting with all of the work groups is scheduled for November 30, 2005.

47  
 48 **Park Planning Projects** – Updates on the Henschke Hillside Lake Access and the Eisenbahn  
 49 State Trail were presented.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23

**GIS Division – Eric Damkot**

Mr. Damkot presented updates on the following agenda items:

**Update on Sheriff Department e-911 Project Upgrade** – R.A. Smith was awarded the project at the cost of \$59,500. The Public Safety Committee also approved an additional \$6,000 to purchase the telephone company address database for use in the project.

**Washington County Land Records Modernization Plan Update** - The County will be allowed to continue to collect and retain \$5 for every document recorded by the Register of Deeds.

**Review of Other Activity and Projects** – All data has been compiled for the new Plat Book and submitted to the vendor. The requested address ranges for the new Statewide Voter Registration System have been provided to the County Clerk.

Moved by Ms. Krumbiegel, seconded by Ms. Wilke to approve the division reports. Motion carried.

**ADJOURNMENT**

Moved by Ms. Wilke, seconded by Mr. Roskopf to adjourn the PCPC meeting at 3:27 p.m. Motion carried.

Brenda J. Jaszewski, County Clerk