

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2
3 PAC
4 West Bend, WI

December 14, 2005
1:32 p.m.

5
6 Present: Maurice Strupp, Kenneth Brandt, Mary A. Krumbiegel, John W. Stern, and Herbert J. Tennies.

7
8 Excused: Donald H. Roskopf, and Deborah L. Wilke.

9
10 Also present: Administrator Paul Mueller, Assistant Administrator Herb Wolf, County Clerk Brenda J.
11 Jaszewski, and Secretary Shari Bergum.

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

15
16 **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR EXCAVATING, FILLING, OR**
17 **GRADING IN A SHORELAND ZONING DISTRICT- Robert and Donna Sprinkman, NE 1/4, Section**
18 **5, Town of Polk, 4865 Mueller Lane, West Bend - New Retaining Walls Within Setback to Ordinary**
19 **Highwater Mark (OHWM)**

20 Present: Robert Sprinkman and Dave Seil.

21 Clerk Jaszewski read the Notice of Public hearing that was published in the West Bend Daily News on Friday,
22 December 2, 2005, and Wednesday, December 7, 2005. Mr. Wolf presented the plat for the proposed project
23 for the replacement of retaining walls and staircase on the property, and a request for fill on the north side of
24 the parcel where there is currently a depression hole. The hearing was opened to the public with no
25 comments. The hearing was closed. Staff had concerns in regard to the need for certain retaining walls as
26 opposed to a sloped fill being applied. Concerns were also stated in regard to the trees that are currently in the
27 project areas.

28
29 Moved by Mr. Tennies, seconded by Ms. Krumbiegel to approve the Conditional Use Permit for excavating,
30 filling, or grading in a Shoreland Zoning district for the construction of new retaining walls, with the condition
31 that there is no interruption on the growth of the trees on the property, and that staff work with Robert and
32 Donna Sprinkman on the height of the retaining wall where the depression is currently located. Motion
33 carried.

34
35 **APPROVAL OF MINUTES**

36 Moved by Mr. Tennies, seconded by Mr. Stern to approve the PCPC minutes of November 16, 2005, with the
37 correction to page 2, line 23, which should read "attention". Motion carried.

38
39 **OBJECTING AUTHORITY SUBDIVISIONS:**

40 **Preliminary Plat Review – Autumn Ridge Estate, NW 1/4, Section 27, City of Hartford- Fiduciary Real**
41 **Estate Development, Owner**

42 With the new proposal involving emergency response, the Sheriff's department has concerns with roads
43 having duplicate names. White Oak Court and Chestnut Court, two roads in the proposed subdivision, have
44 similar names with other roads in the County. Staff requested that the Committee recommend the developer
45 change the names of the roads. Ms. Krumbiegel requested that the Sheriff submit a letter to this Committee in
46 regard to his concerns of duplicate naming of streets.

47
48 Moved by Ms. Krumbiegel, seconded by Mr. Brandt to recommend the developer rename White Oak Court
49 and Chestnut Court in the Autumn Ridge Estate in the City of Hartford. Motion carried.

50

1 **Final Plat Review - Cedar Bluffs Phase II, SW 1/4, Section 15, Village of Slinger - Benton Land**
2 **Development, Owner**

3 Staff has no concerns with this project.

4
5 **APPROVING AUTHORITY**

6 **Final Plat Review - Sherman Parc, NE 1/4, Section 29, Town of Jackson - Cedar Development,**
7 **Developer**

8 Mr. Wolf presented the plat for the proposed development. Staff has no concerns with this development.

9
10 Moved by Mr. Stern, seconded by Ms. Krumbiegel to approve the final plat for Cedar Development, Town of
11 Jackson. Motion carried.

12
13 **REQUEST FOR SANITARY VARIANCE - COMMERCIAL HOLDING TANK - Raymond D. and**
14 **Janice L. Burg, SW 1/4, Section 30, Village of Germantown, W220 N10520 Amy Belle Road**

15 Present: Raymond Burg

16 Mr. Wolf presented the plat for the proposed sanitary variance, in which there is currently an orchard on the
17 property. Staff does not have any objections to the commercial holding tank request for two 1000-gallon
18 tanks.

19
20 Moved by Mr. Tennes, seconded by Mr. Stern to approve the sanitary variance for two commercial holding
21 tanks to be put on the property of Raymond and Janice Burg, Village of Germantown. Motion carried.

22
23 **APPROVING AUTHORITY - Pre-Preliminary Plat Review - Reflections Village, E 1/2, Section 13,**
24 **Town of Richfield, Nostalgic Times, LLC, Owner**

25 Present: Bob Fleishmann

26 Mr. Wolf stated that this project was presented at an earlier meeting. Changes were presented to the
27 Committee for another review. The initial 152 lots have been revised to 125 lots and the commercial district
28 has been reduced in size. Mr. Mueller presented his concerns with the lots along Highway 41 and the possible
29 request for future berms for noise reduction. Ms. Krumbiegel stated that she would like to see (Corrected
30 1/11/06) language in the Deeds stating that any future installation of sound barriers to reduce noise from Hwy
31 41, would not be the responsibility of the County. Mr. Mueller also expressed concerns regarding lots within
32 the Isolated Natural Resource Area.

33
34 **CHANGE ORDER - Janke General Contractors for Eisenbahn State Trail Surfacing Project – Cindy**
35 **Leinss**

36 Ms. Leinss stated that there was \$12,386.03 left for the Eisenbahn State Trail Surfacing Project and requested
37 a Change Order for \$9,900, in which Janke General Contractor may put down 550 more tons of limestone
38 screenings yet this year.

39
40 Moved by Mr. Stern, seconded by Mr. Brandt to approve the Change Order for \$9,900 for Janke General
41 Contractor to put down an additional 550 tons of limestone screenings on the Eisenbahn State Trail. Motion
42 Carried.

43
44 **ADJOURNMENT**

45 Moved by Ms. Krumbiegel, seconded by Mr. Stern to adjourn the PCPC meeting at 2:38 p.m. Motion carried.