

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2 PAC

March 23, 2005

3 West Bend, WI

1:00 p.m.

4
5 Present: Maurice Strupp, Paul J. Beistle, Mary A. Krumbiegel, John W. Stern, Herbert J. Tennes,
6 and Deborah L. Wilke.

7
8 Excused: Donald H. Roskopf.

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

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

15
16 **OBJECTING AUTHORITY SUBDIVISIONS – FINAL PLAT REVIEW**

17 **Stork Landing South, SW ¼, Section 22, Village of Slinger, 5 Lots – Stork Landing, LLC,**
18 **Kevin S. Dittmar, Owner**

19
20 **Woodland Creek Addition #1, NW ¼, Section 9, Village of Kewaskum, 35 Lots – Woodland**
21 **Creek Subdivision, LLC, Jim Wessing, Owner**

22
23 Mr. Wolf stated that staff does not have any objections with the Stork Landing South and
24 Woodland Creek Addition projects, recommending approval from the Committee.

25
26 Moved by Mr. Tennes, seconded by Ms. Wilke to approve the final plat for Stork Landing South,
27 SW ¼, Section 22, Village of Slinger and Woodland Creek Addition #1, NW ¼, Section 9, Village
28 of Kewaskum. Motion carried.

29
30 **APPROVING AUTHORITY – PRELIMINARY PLAT REVIEW**

31 **Whispering Ridge, NW ¼, Section 34, Town of Richfield – MRM Properties LLC, Owner**

32 Present: Pete Hurth

33 Mr. Wolf presented the plat for the proposed project of 13 Lots with 2 outlots. Staff had no
34 concerns and recommended approval subject to fulfilling the requirements of the Land, Water, and
35 Conservation Department.

36
37 Moved by Ms. Krumbiegel, seconded by Mr. Tennes to approve the preliminary plat for
38 Whispering Ridge, NW ¼, Section 34, Town of Richfield, subject to review and approval by the
39 Land, Water, and Conservation Department. Motion carried.

40
41 **APPROVAL OF MINUTES**

42 Moved by Mr. Tennes, seconded by Mr. Beistle to approve the PCPC minutes of March 9, 2005.
43 Motion carried.

44
45 **APPROVING AUTHORITY – FINAL PLAT REVIEW**

46 **Second Addition to Washington County Memorial Park, SE ¼, Section 22, Town of West**
47 **Bend – The West Bend Cemetery Association, Owner**

48 Mr. Wolf stated that cemetery plats must be approved by the Committee and then forwarded to the
49 County Board for their approval. Staff had no objections with the final plat for this project.

50

1 Moved by Mr. Tennes, seconded by Mr. Beistle to approve the final plat for the Second Addition
2 to Washington County Memorial Park, SE ¼, Section 22, Town of West Bend and to forward to
3 the County Board for approval. Motion carried.
4

5 **DIVISION REPORTS**

6 **Land Use Division – Herbert Wolf**

7 Mr. Wolf presented the Land Use Division Report. He reviewed the status and provided updates
8 on the Asset Corporation/Hilltop Highlands, Development and Permit Activity, and Proposed
9 Revisions to Chapter 23.
10

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

12 Mr. Kactro presented the Golf & Parks Division Report. He reviewed the status and provided
13 updates on the Clubhouse and Site Projects, Golf Course Projects, Golf Course Staffing, and Golf
14 Business, in which 2004 gross revenues were up over 3.3% and operating profit was
15 approximately \$90,000. Park updates were provided discussing Park Projects, Park Staffing, and
16 Park Business.
17

18 **OTHER BUSINESS – GIS DIVISION**

19 **Consideration for an Orthophotography Funding Contingency Plan - Erik Damkot**

20 Mr. Damkot requested consideration of the Committee for an Orthophotography Funding
21 Contingency Plan as recommended by the Land Information Advisory Committee on March 17,
22 2005. In the event that US DOT funding does not go through, due to State spending caps, five
23 participating counties would share the \$207,000 contractor cost. The counties would include:
24 Kenosha, Ozaukee, Racine, Walworth, and Washington. Washington County would set aside
25 \$47,610 of retained fees to cover the cost.
26

27 Moved by Ms. Krumbiegel, seconded by Mr. Beistle to approve the Orthophotography Funding
28 Contingency Plan and set aside \$47,610 of retained fees in the event Federal funding does not go
29 through. Motion carried.
30

31 **Consideration of Expanding the 2005 Topographic Mapping Project – Erik Damkot**

32 Mr. Damkot requested consideration to expand the 2005 Topographic Mapping Project as
33 recommended by the Land Information Advisory Committee on March 17, 2005. Project
34 specifications for the expansion would include the additional nine sections in the Town of
35 Trenton. Funding for the expansion will come from the \$28,000, in which the initial project was
36 under budget.
37

38 Moved by Mr. Stern, seconded by Ms. Krumbiegel to approve the expansion of the 2005
39 Topographic Mapping Project to include the additional nine sections in the Town of Trenton.
40 Motion carried.
41

42 **Consideration of E-mailed PCPC Agendas for Members**

43 Mr. Wolf asked the Committee to consider if they would prefer having agendas electronically
44 mailed instead of sent through the postal service. This would alleviate Amended Agendas from
45 not reaching the Committee members in time for the scheduled meetings.
46

47 **PRE-PRELIMINARY PLAT REVIEW**

48 **Reflections Village, E ½, Section 13, Town of Richfield – Nostalgic Times, LLC, Owner**

49 Present: Robert Fleischmann and Kenneth Neu

1 Mr. Fleischmann presented a Reflections Village, PowerPoint presentation for a, proposal for a
2 new Urbanism Hybrid Development of 148 residential and 8 Live/Work units. This neighborhood
3 would emphasize a “Walkable Hamlet,” which is defined as catering to pedestrian activities over
4 motorized transportation. Soil evaluations have been completed. Soil absorption areas have not
5 been determined at this time. The State of Wisconsin approves the water treatment system being
6 proposed. A double well for a communal well system is intended for the site.
7

8 **DIVISION REPORTS - Continued**

9 **Planning Division – Herbert Wolf**

10 Mr. Wolf presented the Planning Division Report discussing updates on Comprehensive Planning,
11 Farmland and Open Space Preservation Study Group, Other Planning Division Work, Henschke
12 Hillside Lake Access, Leonard J. Yahr, Rails to Trails, and Administrative Tasks.
13

14 Moved by Mr. Beistle, seconded by Mr. Stern to approve the Division reports. Motion carried.
15

16 **ADJOURNMENT**

17 Moved by Mr. Stern, seconded by Ms. Krumbiegel to adjourn the PCPC meeting at 2:37 p.m.
18 Motion carried.
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21

22 Brenda J. Jaszewski, County Clerk