

1 **PLANNING, CONSERVATION & PARKS COMMITTEE**

2 PAC

March 30, 2005

3 West Bend, WI

1:00 p.m.

4
5 Present: Maurice Strupp, Paul J. Beistle, Mary A. Krumbiegel, Donald H. Roskopf, John W.
6 Stern, and Herbert J. Tennes (arrived at 1:29 p.m.).

7
8 Excused: Deborah L. Wilke.

9
10 Also present: Administrator Paul Mueller, Assistant Administrator Herbert Wolf, Assistant
11 Administrator for Planning Debora Sielski and Deputy Clerk Shari L. Bergum.

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

15
16 **PURCHASE OF DEVELOPMENT RIGHTS (PDR) PILOT PROGRAM INITIATIVE**

17 Present: Land Conservation Partnership Project Coordinator Sue Millin and Ozaukee
18 Washington Land Trust Executive Director Shawn Graff.

19 Ms. Millin and Mr. Graff presented the Stewardship initiative, which is a program to acquire
20 development rights for the protection of natural, agricultural or forestry values that would
21 enhance nature based outdoor recreation opportunities. The Committee was given copies of the
22 outline describing the Acquisition of Development Rights program, and the Farm and Ranch
23 Lands Protection Program – 2005 Wisconsin Application Guidelines. Also presented, as an
24 example of the PDR Pilot program, was a portion of the Dakota County Farmland and Natural
25 Area Program Scoring Criteria, along with a topographic map of Dakota County and Open
26 Spaces Ozaukee Washington Land Trust, Inc, publication.

27
28 **ECONOMIC DEVELOPMENT**

29 Present: County Board Chairperson Kenneth F. Miller and Administrative Coordinator Doug
30 Johnson.

31 Mr. Miller presented an update on the Economic Development proposal. The Executive
32 Committee met on March 29, 2005, at which time they were in favor of the project, which
33 would move Economic Development from Planning and Parks/PCPC to the County Board
34 Chairman/Executive Committee as an interim change, until an Economic Development
35 Corporation is established. A Board of Directors would be created, from both the private
36 sector, and county/public representatives. This will be presented to the Economic Development
37 Advisory Committee on April 7, 2005, and the Executive Committee on April 26, 2005, and
38 upon approval, forwarded to the County Board for consideration at the May 10, 2005, meeting.

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40 Mr. Tennes arrived at the meeting at 1:29 p.m.

41
42 **CLOSED SESSION**

43 Moved by Mr. Beistle, seconded by Mr. Roskopf to move into closed session at 1:37 p.m.
44 pursuant to Wisconsin Statute Section 19.85(1)(e), Wisconsin Statutes, to discuss and conduct
45 the following specified public business of a competitive nature: Washington County's status
46 and position with regard to its loan to Quad Tool & Design through the Revolving Loan Fund
47 Program. Motion carried unanimously by roll call vote.

48 Present: Kimberly Nass, County Attorney.

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50

1 **RETURN TO OPEN SESSION**

2 Moved by Ms. Krumbiegel, seconded by Mr. Beistle to return to open session at 1:55 p.m.
3 Motion carried unanimously by roll call vote.
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5 Assistant Administrator for Golf and Parks Mike Kactro, Golf Course Supervisor Dave Jahnke,
6 and Clubhouse Supervisor John Statz joined the meeting at 1:56 p.m.
7

8 **CLOSED SESSION**

9 Moved by Mr. Beistle, seconded by Ms. Krumbiegel to move into closed session at 1:57 p.m.
10 pursuant to Wisconsin Statute Section 19.85(1)(e), for the discussion of public business where
11 competitive or bargaining reasons require a closed section, for the purpose of an update on the
12 Golf Course Business Improvement Plan. Motion carried unanimously by roll call vote.
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14 **RETURN TO OPEN SESSION**

15 Moved by Mr. Roskopf, seconded by Ms. Krumbiegel to return to open session at 3:07 p.m.
16 Motion carried unanimously by roll call vote.
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18 **REQUEST FOR CONSIDERATION**

19 A request was made by Mr. Roskopf, that Assistant Finance Director Paul Labonte be present
20 at the next PCPC meeting to discuss the preparation of a month-to-month report that
21 summarizes the Golf Course operations.
22

23 **CONDITIONAL USE PERMIT FOR EXCAVATION, FILLING OR GRADING IN A
24 SHORELAND AREA**

25 **Government Lot 3, Section 30, Town of West Bend – 5523 Peninsula Drive, West Bend,
26 Raymond and Pat Steinbauer – Public Hearing was Held on March 9, 2005 – Tabled
27 Decision for Committee to Confer With Legal Counsel.**

28 Present: Deputy County Attorney Chris Ohlis, Attorney William Ladewig, and Pat Steinbauer,
29 owner.

30 Mr. Wolf discussed the proposed projects for the Steinbauer property. Requests include the
31 construction of a 50-foot long retaining wall nine feet above grade, construction of a staircase
32 on the side of the home, and installation of a collection system for discharge stormwater. The
33 Board of Adjustment directed in 2003, that the existing stairs and retaining wall be removed,
34 and the holding tank that is partially located on a neighboring property be moved. The
35 proposal includes a parking area and relocation of the existing holding tanks under this parking
36 area. Attorney Ohlis stated that she had reviewed the complaints that were made by the
37 neighbor, Ms. Roth, and examined the Warrantee Deed for Ms. Roth's property, as well as the
38 Certified Survey Map, #2620. Attorney Ohlis is not in agreement with Ms. Roth's
39 interpretation and arguments with the proposed parking area. Staff also supports Attorney
40 Ohlis' decision. Action will be taken at the April 13, 2005, PCPC meeting.
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42 **APPROVAL OF MINUTES**

43 Moved by Mr. Beistle, seconded by Mr. Roskopf to approve the PCPC minutes of March 23,
44 2005. Motion carried.
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46 Mr. Beistle left the PCPC meeting at 3:40 p.m.
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48 **COMPREHENSIVE PLANNING ORDINANCE REVISIONS**

49 Ms. Sielski presented the updates on the Comprehensive Planning Ordinance Revisions. A
50 Planning and Parks Department news release was distributed to the Committee. The news

1 release solicits Washington County resident volunteers to serve on the four new Smart Growth
2 Committees. These Committees are as follows; Multi-Jurisdictional Comprehensive Planning
3 Advisory Committee, Land Use and Transportation Element Work Group, Agricultural,
4 Cultural, and Natural Resources Element Work Group, and Economic Development and
5 Housing Element Work Group. Applications are being accepted until April 22, 2005. A copy
6 of the application was distributed along with a flyer promoting the Resident Volunteer
7 Program. Two County Board Supervisors are also being asked to serve on each of the four
8 committees.

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10 **ADJOURNMENT**

11 Moved by Mr. Tennes, seconded by Mr. Stern to adjourn the PCPC meeting at 3:43 p.m.

12 Motion carried.

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Shari L. Bergum, Deputy County Clerk