

P&P Agenda/Minutes 2005

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Park and Planning Committee Agenda and Minutes 2005

Agenda

January

Town of Concord

Parks and Planning Committee Agenda

Date: Tuesday January 25th 2005

Location: Concord Community Center
W1095 Concord Center Drive

Time: 7:00 PM

Roll call

Review and approval of December 28th meeting minutes

- (1) Update on day care center discussion
- (2) Dog ordinance review
- (3) Community center rental fees discussion
- (4) Gravel pit ordinance progress report
- (5) Hamlet Delineation progress report
- (6) Citizen input/new business/ comments
- (7) Adjournment

Minutes

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TOWN OF CONCORD PARKS & PLANNING COMMITTEE

TUESDAY January 25, 2005

The monthly meeting of the Concord Parks and Planning Committee was called to order by chairperson, Richard Reinders.

The December minutes were received by via mail.

A motion was made by Marian Speerless to accept the minutes and seconded by Dave Meyer. Motion was carried.

Members present were: Jim Gilbert, Marian Speerless, Richard Reinders, Diana Radtke, Jay Lieblang, and Dave Meyer

Members absent: Ron Milbrath

The first order of business: Update on day care center proposal in our new Community Center: This issue was tabled until the February meeting because there was no new news available at this time.

The second order of business: Dog ordinance review: Jay Lieblang gave an overview of information he had gathered in the last month. Some suggestions for some of the changes to be made are:

- 1) The kennel ordinance to be modified to add felines to the wording, to read, "12 dogs/ felines or less to constitute a kennel"
- 2) Pets running at large the fine to be from \$20.00 - \$100.00
- 3) Barking dogs (continuous barking) fine to be from \$20.00 - \$100.00

There was also discussion regarding the feline problem in Concord. There are way too many cats running at large in Concord. There were suggestions that live traps should be used to catch some of these strays and transported to Watertown Humane Society. Questions as to who is our dog/cat catcher in Concord. Right now there is no certain person that is responsible for this job and that if there would be a person to contact it would be Don Groose, Town Chairman. Jay Lieblang will be putting together the change proposal, in writing, to present to the Town Board at their February, 2005 meeting. A motion was made to do this from Jay Lieblang and seconded by Jim Gilbert. The motion was carried.

The third order of business: Community Center rental fee discussion: Marian Speerless and Jim Gilbert did the research on this since our last meeting in December. There was much information gathered by Jim and Marian and copies of the information was given to each board member. Copies available upon request by anyone who would like to review them. We will be reviewing this again at the next meeting in February. Some of the questions raised were what if something, such as, a table or chairs are damaged when someone rents these from our Community Center? How should we advertise that we have different rooms in the center that can be rented out, such as, the gym for family reunions, weddings etc.? It was suggested that we use our web site, newspapers, and it could be posted on any or all of our public posting places.

The fourth order of business: Gravel pit ordinance progress report: Some of the board members have been scouting out some of the existing gravel pits in our area. The question was asked again regarding why would anyone consider wanting a gravel pit near a residential cluster of homes? Rich Reinders said he had read about Big Bend area and their concerns having the same situation going on there. Town of Merton also has things happening there similar to ours. Our Moratorium is in place until May 2005 and was suggested that we hold a separate meeting, and open meeting, to the public to discuss the options we have at this point. Also the question was asked if the Moratorium could be extended because this didn't seem to be very far off in the future? Randy Callison said the Town of Sullivan should be getting an answer from Jefferson County, in February, regarding their proposed ordinance to protect them from the gravel pit issue in our area. They also have in their ordinance that no gravel pit be put in or near a residential area consisting of (30) or more homes. We will all be anxious to hear what goes on with the Town of Sullivan regarding this ongoing issue. Randy and several others would like to see a special jam session by the Parks & Planning Board, for more people to come in and talk about what we are going to do to protect the residential areas from having a gravel pit near any of these family orientated areas.

The fifth order of business: Hamlet delineation progress report: No progress to report at this time. It is still in the fact gathering stage with Ruckert/Mielke. Rich Reinders said that the proposal should be forthcoming in July or August 2005 from Ruckert/Mielke. We also should keep discussing this on a monthly basis, so as to make all informed and knowledgeable about the benefits of being in control of the towns future! .

No further business. A motion was made to adjourn by Jay Lieblang and seconded by Dave Meyer.
Respectfully submitted,
Diana Radtke/Secretary

Agenda
February

TOWN OF CONCORDPARK AND PLANNING COMMITTEE AGENDA

Date: February 22,2005

Location: Concord Community Center
W1095 Concord Center Drive

Time: 7:00PM

Roll Call

Review and approval of January 25th meeting minutes

Agenda Items:

- (1) Jack Bender - Regarding obtaining a conditional use permit at the Concord House for the annual motorcycle get together camping at the facility.
- (2) Vera Dockstader @ N6352 High Mound Rd. to request (1)acre split on her property near the cemetery for the purpose of selling to a person who would like to build a single family home. See attached preliminary review for Certified Survey.
- (3) Gordon Zastrow @ W147 Valley Rd. to request (1)acre split from 103 acres total for building a single family home for a family member.
- (4) Ordinance updates - Our need for animal control, anything new on the gravel and other mineral extraction ordinances, ongoing yard sales etc.
- (5) Update on day care center/ senior citizen center. How are they coming along?
- (6) Citizen input/ new business.
- (7) Adjournment

Minutes

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TOWN OF CONCORD PARKS & PLANNING COMMITTEE

TUESDAY February 22, 2005

The monthly meeting of the Concord Parks and Planning Committee was called to order by Dave Meyer, acting chairperson.

The January minutes were received by via mail.

A motion was made by Ron Milbrath to accept the minutes and seconded by Jim Gilbert. Motion was carried.

Members present were: Jim Gilbert, Marian Speerless, Ron Milbrath, Diana Radtke, Jay Lieblang and Dave Meyer

Members absent: Richard Reinders

The first order of business: Donald and Kay Kratz @2117 Northside Dr. Variance to land by marsh to build a single family dwelling. Perc test has been done and could put in a mound system. Land total is 47 acres. A motion was made to recommend approval to the town board by Jay Lieblang and seconded by Marian Speerless. Motion was carried.

The second order of business: Jack Bender, regarding obtaining a conditional use permit for the Concord House, for the weekend of August 20, 2005 for motorcycle camping, a dance and a benefit ride for cancer. Approx. 200 will attend. A motion was made to recommend approval to the town board by Jim Gilbert and seconded by Jay Lieblang. Motion was carried.

The third order of business: Vera Dockstader @N6352 High Mound Rd. to split 25.7 acres including home and outbuildings to sell. There is 69.33 acres total. A motion was made to recommend approval to the town board by Jim Gilbert and seconded by Marian Speerless. Motion was carried.

The fourth order of business: Gordon Zastrow @W147 Valley Rd. to request a (2) acre split to build a single family dwelling with a mother-in-law quarters for a family member. Total acreage this would be divided from is 103 acres. A motion was made to recommend approval to the town board by Ron Milbrath and seconded by Jay Lieblang. Motion was carried.

The fifth order of business: Ordinance updates - Main discussion was the need for the Town of Concord to review the need to have someone to do animal control. It was discussed in some

communities there is \$25 paid to someone per call to pick up a dog or cat that is running at large and that a fine between \$50 - \$100, to the pet owner, would more than take care of paying someone to do the job. A motion was made to recommend to the town board that they appoint someone to do this job by Jay Lieblang and seconded by Marian Speerless. Motion was carried. Also talked about, that the Village of Sullivan just got their results from Jefferson Co as to the ordinance proposed to prevent a gravel pit and other mineral extractions from their community. No one had a copy of the ruling from Jefferson Co so the discussion was tabled until we had further info on this.

The sixth order of business: Update on the Senior Citizen use of the Community Center from Marian Speerless. Marian reported it now has a board, 25-30 people come each time, someone from Jefferson Co is coming to their next pot luck dinner to consider setting up a food site for seniors at the facility.

All is going well for the senior citizen use at the Community Center. The Senior Citizens gathering is twice a month meeting the second Tuesday and fourth Thursday of each month and is open 10:00am - 3:00pm and all seniors are encouraged to come see what is going on there.

The seventh order of business: New business and citizen input - John Gooch brought up that there is a problem with a flooded area, because of an old culvert that is jammed, by Inland Rd and Hwy 18. He was hoping that it could be mentioned to our Town Board at the next meeting in March.

It was also discussed if the rates were in place yet for public use of the new Community Center. It was let known that the rates are still temporary until the town board has time to really look at and set the rates. There was a letter read from Bill Duchow that he would be happy to come to talk to both boards regarding the structure that should be set up for this and would be interested in the position of managing and controlling this portion of the Community Center. Mr. Duchow has 45-50 years of restaurant and catering business in his background. A copy of this letter will be forwarded on to each town board member.

No further business. A motion was made to adjourn by Ron Milbrath and seconded by Jim Gilbert.

Respectfully submitted,
Diana Radtke/Secretary

Agenda

March

Minutes

TOWN OF CONCORD PARKS & PLANNING COMMITTEE

TUESDAY March 22, 2005

The monthly meeting of the Concord Parks and Planning Committee was called to order by Richard Reinders, chairperson.

The February minutes were received by via mail. One correction made, Village of Sullivan should have read Town of Sullivan.

A motion was made by Jim Gilbert to accept the minutes and seconded by Jay Lieblang. Motion was carried.

Members present were: Jim Gilbert, Richard Reinders, Diana Radtke, Jay Lieblang and Dave Meyer
Members absent: Ron Milbrath and Marian Speerless

The first order of business: John Simon @ N7018 Hwy E (1) acre land split from (40)acre parcel. Also rezone from A-1 to A-3. A motion was made to recommend approval to the town board by Jim Gilbert and seconded by Dave Meyer. Motion was carried.

The second order of business: Presentation by Ruckert/Mielke (BruceKaniewski) of [draft for urban development Hamlet plan](#). Hamlet to be approximately (8) square miles. The Town of Concord is

thirty-six square miles and is in a prime location between Madison and Milwaukee. The goal, as stated in the proposal, is to create a focused land use plan that will allow growth anticipated from westward development expansion along the I-94 corridor, while protecting the rural character of the entire Town. There was much discussion and several questions raised. One question asked was can the Hamlet ever be made smaller or made larger? The example, for response, was to look at the Town of Milford. They have, in fact, (3) Hamlets. They can be re-looked at, but it is important to start somewhere for protecting our town. Town of Summit is a good example of what can happen to us. Another thing that was brought up was that if changes are to be made to make the Hamlet larger that the town would have to look into a sanitary system. This would also be something to consider in the future, because the growth here would warrant it. It was also brought to everyone's attention that the Town of Ixonia is growing again because they have a sewer plant in place. The county is pushing for the Town of Concord, to get on the stick, (so to speak) regarding land use (a Smart Plan). They too would like to see that in place for us.

It was brought up that we need a balance between commercial and residential building and that it is imperative that we get this going soon. Our next get together for discussing the Hamlet will be April 26, 2005 at 7:00pm, at the Concord Community Center. Please plan to attend!!

The third order of business: Proposed Gravel Pit near residential area of Golden Lake:
There was nothing new to report at this time.

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Agenda

April

TOWN OF CONCORD PARK AND PLANNING COMMITTEE AGENDA

DATE: APRIL 26, 2005 7:00PM

LOCATION: CONCORD COMMUNITY CENTER

W1095 CONCORD CENTER DRIVE

ROLL CALL:

MINUTES OF MARCH 22nd MEETING READ (RECEIVED BY MAIL) FOR APPROVAL

- (1) John and Carol Schlieper - N6325 High Mound Road
Reconfiguration of two parcels: (38acres) and (40acres) into 35 acres and 43 acres.
- (2) Chris and Ann Lueth - Hwy F, Sections 22 and 27 adjoining Goose Lake.
Reconfigure lot 2 and creating outlot 3 to provide for a more suitable homsite.
- (3) Raymond and Holly Rausch (dba) Tamarack Glen LLC - W525 Valley Road
Variance request for home site set backs @ W532 Valley Road.
- (4) Nick Italliano - W1958 Bakertown Road - 40acres
Rezoning request to commercial for auto related business.
- (4-A) Earl and Leona Curran - N6122 Grey Fox Trail - 5.32 acres zoned R-2: Split (2)
1 acre lots from the 5.32 acres to sell for (2) single family dwellings (to be built)
- (5) Hamlet update and discussion
- (6) Citizen input/ new business/ comments
- (7) Adjournment

Minutes

TOWN OF CONCORD PARKS & PLANNING COMMITTEE MEETING

TUESDAY April 26,2005

The monthly meeting of the Concord Parks and Planning Committee was called to order by Richard Reinders at 7:00PM.

The March minutes were received via mail. A motion was made to accept the minutes as written by Jay Lieblang and seconded by David Meyer. Motion was carried.

All members were present at this meeting.

The first order of business: John & Carol Schlieper - N6325 High Mound Road

Reconfiguration and division of two parcels: (38acres) and (40acres) into a 37acre parcel that will remain A-1. The second parcel will consist of 41 acres. A motion was made by Jim Gilbert to recommend approval to the town board and was seconded by Marian Speerless. Motion was carried.

The \$500 park fee applies for split.

The second order of business: Chris & Ann Lueth - Hwy F, Sections 22 and 27 adjoining Goose Lake.

Reconfigure lot 2 and creating outlot 3 to provide for a more suitable homesite. A motion to recommend approval to the town board was made by Jay Lieblang and seconded by Jim Gilbert.

Motion was carried.

The third order of business: Raymond & Holly Rausch - W525 Valley Road

Variance request for nonconforming 38.1' setback @ W532 Valley Road. A motion was made to recommend approval to the town board was made by David Meyer and seconded by Jim Gilbert.

Motion was carried.

The fourth order of business: Nick Italliano - Regarding W1958 Bakertown Road (40 acres) Rezoning request to commercial for auto related business....CANCELLED....

The fourth -A order of business: Earl & Leona Curran - N6122 Grey Fox Trail - 5.32acres zoned R-2.

To split (2) 1 acre lots from the 5.32 acre parcel to sell for (2) single family dwellings (to be built)

....TABLED..... The Curran's have to get further information from Jefferson County to see if split can be accomplished.

The fifth order of business: Hamlet update and discussion

Bruce Kaniewski from Ruekert/Mielke was the spokesperson to update and discuss possibilities for the hamlet, due to be in place by 2010 to meet state requirements. He pointed out that Pabst Farms have a plan for 2,000 more new homes and could be up to 4,500 homes with surrounding communities.

Ixonia has plans for (3) new subdivisions with 500 homes, already approved by Jefferson County. He used color coded maps to show the six square miles that could be established as a hamlet for the Concord area. The proposal was illustrated as having some areas to have (4) homes per acre, with some (2) homes per acre with a decreasing density in zones further north. He also showed on the maps to straighten Concord Center Drive to allow a better flow of traffic leading to a planned business and industrial area. The proposal also included a growth of about 1,800 new homes and condos in the town.

As a reminder to everyone, the Town of Concord is (36) square miles and the Hamlet would be approximately (6) square miles. The west boundary would be approximately the overpass on I-94 on Hwy E and the east boundary would be the Waukesha County line.

After the presentation by Bruce Kaniewski, the floor was opened to the sixth order of business: Citizen input/new business/comments. The thirty plus in attendance had plenty of input and comments toward the hamlet. It was the main topic of discussion. Some wanted to know why the whole town couldn't be put in the hamlet at once. It was explained that Jefferson County would never allow that to happen. It was explained that you start out with one hamlet and can go back again, in the future, to put another in place. Some towns, such as Milford, have (3) hamlets. Questions were then raised as to how the citizens of Concord would and could benefit from this move. Questions were also brought up about spot zoning and who would benefit from that??? There was much opposition to four, or even two homes put on an acre. Several brought up that the preservation of the character of our community is way more important than to see how many homes we can put on a lot or see how many condos we can have. A majority of the people in attendance would like to see our unique area stay the (1) acre minimum for a home to be built and in some of our areas that it should be a minimum of (3) acres to

(5) acres preferably and no condos at all. There were also comments about business and industrial areas, as to that it should be kept by the I-94 corridor and not mixing business with residential areas. The main summation was to keep our unique character of our rural community and not become another Johnson Creek or Oconomowoc.

Our next Parks & Planning meeting is: MAY 24, 2005 7:00PM @Concord Community Center - W1905 CONCORD CENTER DRIVE

PLEASE PLAN TO ATTEND. Our towns' future is our main topic and everyone should attend!!

Everyone's comments and concerns are important!! See you there!

After the input and comments from the attending citizens, a motion to adjourn was made by David Meyer and seconded by Marian Speerless. Motion was carried.

To be put on the May 24,2005 agenda please have your submissions in by May 16, 2005. This is the cut off date to be put on the agenda for that evening. Call 262-569-9399 Thank you.

Respectfully submitted,
Diana Radtke/Secretary

Agenda

June

Missing

Minutes

TOWN OF CONCORD PARKS & PLANNING COMMITTEE MEETING

TUESDAY June 28, 2005

The monthly meeting of the Concord Parks and Planning Committee was called to order by Richard Reinders at 7:00PM.

The May 24th minutes were received via mail. A motion was made to accept the minutes as written by Dave Meyer and seconded by Marian Speerless. Motion was carried.

All members were present at this meeting plus Bob Perkins sat in with the Committee.

The first order of business: James Wendt N7273 Ski Slide Road - Conditional use approval for storage of vehicles inside existing buildings. CANCELLED

Second order of business: Continuation of non-metallic minerals extraction ordinance draft.....After lengthy discussion and debate of revisions suggested to protect established homes the draft will now be passed on to the Town Board. The main concern from the town's citizens would be compromise....the Parks & Planning Commission along with the Town Board to acknowledge the citizens concerns regarding environmental effects and property values concerning the issue. A motion was made to pass along the draft to the town board by Jay Lieblang and seconded by Marian Speerless. The motion was carried. A copy of the proposed draft is available for review upon request. Call Richard Reinders @ 262-567-6056

The third order of business: Update report on Hamlet mapping and uses - was an open discussion with attending citizens and will be discussed at EVERY monthly meeting until there is a viable plan to present to the town board. It was concluded after this discussion that there is more citizen input needed before this could move forward. The last survey taken was at the voting poll in 2003 and only 129 surveys were returned. It is impossible for a informed decision to be made for a plan of this much magnitude, when less than 10% of the community participated. It was concluded that a new door to door survey has to be put into place and completed before any thing could be put together on this plan.

The committee will be putting the survey together with many pertinent issues to be addressed. More information on this next month!

PLEASE PLAN TO ATTEND. Our towns' future is our main topic and everyone should attend!!

Everyone's comments and concerns are important!! See you there!

After the input and comments from the attending citizens, a motion to adjourn was made by Ron Milbrath and seconded by Dave Meyer. Motion was carried

To be put on the July 26,2005 agenda please have your submissions in by July 20 2005. This is the cut off date to be put on the agenda for that evening. Call 262-567-6056 Thank you. Respectfully submitted, Diana Radtke/Secretary

Agenda

July

Missing

Minutes

Missing

Agenda

November

Missing

Minutes

TOWN OF CONCORD PARK & PLANNING COMMITTEE Minutes
(Unapproved 1/5/06)

TOWN OF CONCORD PARK & PLANNING COMMITTEE
TUESDAY, December 27, 2005

The monthly meeting of the Park & Plan Committee was called to order at 7:00 p.m. at the Concord Community Center by the Chairman, Richard Reinders. Richard led the Pledge of Allegiance.

The November 22, 2005 minutes were received by mail. Mr. Ron Milbrath moved to accept the minutes, seconded by Jay Lieblang and carried.

First item on the agenda: The Florence Kroll 1.846 land split with existing dwelling issue was tabled until the January meeting as no one appeared to discuss the request.

Item 1A: Lloyd Zastrow brought before the Committee a request from Vera Dockstader to create a one acre lot between her home lot and the cemetery. This item was not on the agenda but it had been discussed at an earlier meeting and her preliminary survey had been approved. Diana Radtke moved to grant confirmation based on previous approval of the preliminary survey of the land split, seconded by David Meyer and carried.

Second item on the agenda: Richard noted that Wednesday, February 8, 2006, will be the date for the Smart Growth/Long Range Planning/Hamlet Expansion workshop with Professor Steve Grabow.

Third item on the agenda: There was discussion about current ordinances and future ordinances, enforcement, permits, rules and regulations regarding vehicle yard sales and rummage type sales, problems with salvage yards and county regulations. Richard also cited possible town zoning and enforcement instead county control. Richard would like members to get ordinances from other communities for study and to continue to look about the town as to any other obvious problems for future discussion. There was also discussion concerning the Golden Lake marsh area on the north end of the lake as to recreational land or wet land designation.

Marian Speerless discussed the possibility of providing an informational calendar or booklet for new residents of the town. No action was taken at this time.

With no further business, Jim Gilbert moved to adjourn, seconded by Dave Meyer and carried.

Respectfully submitte,
Karen Zastrow, Deputy Clerk