

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, OCTOBER 19, 2023 - 2:00 P.M.**

CALL TO ORDER

Mr. Siepmann, Chairperson, called the meeting to order at 2:00 p.m.

Commission

Members Present: James Siepmann Richard Morris Robert Peregrine
 William Groskopf Gary Szpara

Commission

Members Absent: None

Staff

Members Present: Jason Fruth, Planning Manager
 Rebekah Leto, Senior Planner
 Kathy Brady, Support Staff Supervisor
 Lynda Fink, Senior Landscape Architect

CORRESPONDENCE: None

MINUTES: Approval of the September 21, 2023, Minutes

After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously for approval, of the September 21, 2023, Minutes, as corrected.

PUBLIC COMMENT: None.

SCHEDULED MATTER

- **2:00 p.m. Public Hearing for (RZ132), Amendments to the Zoning Maps of the Waukesha County Shoreland Protection Ordinance, the Waukesha County Floodland Protection Ordinance and the Waukesha County Zoning Code.**

Mr. Fruth explained the map update incorporates revised Federal Emergency Management Agency (FEMA) floodplain mapping that is effective October 19, 2023. The changes include updating floodplain lines consistent with the FEMA map panels that have been adopted by the Waukesha County Board in August 2023. In addition, the natural resource inventories will be updated. He noted that a number of homes will be coming out the floodplain as a result of the project. There will be a flood fringe district which shows studied floodplains, a general floodplain district which shows unstudied floodplains, a floodway district that shows areas which are subject to flowing water and the C-1 district will become a wetland district. Other changes include:

- In the Town of Merton, the Monches Park County holdings and some isolated Bark River Greenway holdings will be designated with an underlying P-I Public and Institutional District designation. There will still be an Environmental Corridor Overlay shown on these lands.
- Erroneous P-I designations on parts of a couple of private properties in the Willow Springs Dam area will be replaced with conventional zoning categories.

The draft maps have been shared with all of the communities and no comments/questions were received. Supervisor Decker stated he was pleased to see floodplains further refined which will help with economic development.

Chairperson Siepmann asked if there were any other comments from the audience or Commission, there being none, he closed the public hearing at 2:07 pm and moved to the next item on the agenda.

- **Consideration of the Year 2023 Requests for Amendments to the Comprehensive Development Plan for Waukesha County**

4. Waukesha County Park and Planning Commission, Waukesha County Park and Open Space Plan.

Mr. Fruth indicated that several informational presentations were given for this project before the public hearing. At the public hearing, the Parks staff presented a draft Park and Open Space Plan which included planning recommendations and mapping for parks, greenways and trails. An acquisition plan is provided by township and the bicycle plan is also available on the website. It is important that the acquisition plan maps be current so that the County is eligible for grant dollars when projects are being pursued (acquisition/improvement).

After discussion, Mr. Morris moved, seconded by Mr. Peregrine and carried unanimously, for approval, in accordance with the “Staff Report and Recommendation”.

5. Waukesha County Park and Planning Commission, Farmland Preservation Plan.

Mr. Fruth indicated that several informational presentations were given for this project before the public hearing. Farmland Preservation areas were limited to the Towns of Oconomowoc, Eagle and Ottawa in prior planning efforts and in the 2011 plan. The 2023 plan recommends that parts of these towns and a single farm within the Town of Merton be designated for farmland preservation. Ms. Leto explained that the plan was submitted to DATCP for certification at the beginning of October and, this week, notification was received that the plan has been certified pending County Board approval.

After discussion, Mr. Peregrine moved, seconded by Mr. Groskopf and carried unanimously, for approval, in accordance with the “Staff Report and Recommendation”.

- **RZ132 Amendments to the Zoning Maps of the Waukesha County Shoreland Protection Ordinance, the Waukesha County Floodland Protection Ordinance and the Waukesha County Zoning Code.**

Mr. Fruth indicated the request is for map amendments to the Waukesha County Shoreland and Floodland Protection Ordinance, the Waukesha County Floodland Protection Ordinance and the Waukesha County Zoning Code.

Mr. Fruth referred to the overview given above during the public hearing for RZ132.

After a brief discussion, Mr. Peregrine moved, seconded by Mr. Szpara and carried unanimously, for approval, in accordance with the “Staff Report and Recommendation”.

- **RZ127 (Scott D. Tremaine Survivors Trust), Town of Oconomowoc, Section 5**

Mr. Fruth pointed out the location of the property at W380 N8856 Mill Street in the Town of Oconomowoc on the aerial photograph. He indicated the request is to rezone the property from the FLP Farmland Preservation District to the R-1 Residential District.

Mr. Fruth indicated that the petitioner is requesting to divide off a 5 acre parcel containing the house and barn in the southeast portion of the site. The total farm tract is approximately 77 acres in size. Conditions of note include:

- A Certified Survey Map be prepared, reviewed and approved by the Town and County.
- A Deed Restriction be prepared stating that there is one development right remaining on the remnant lands.

Mr. Tremaine indicated a new septic system was placed on the property.

After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **PPC23 008 (Scott D. Tremaine Survivors Trust) Town of Oconomowoc, Section 5**

Mr. Fruth pointed out the location of the property at W380 N8856 Mill Street in the Town of Oconomowoc on the aerial photograph. He indicated the request is for a remnant parcel not shown on Certified Survey Map.

Mr. Fruth indicated the request is related to the previous rezone (RZ127) listed above. He explained it allows for the Certified Survey Map to be limited to the new parcel rather than surveying the balance of the 77 acres which would be a significant cost for the petitioner.

After discussion, Mr. Peregrine moved, seconded by Mr. Groskopf and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

ADJOURNMENT

With no further business to come before the Commission, Mr. Szpara moved, seconded by Mr. Morris to adjourn the meeting at 2:18 p.m.

Respectfully submitted,

Robert Peregrine

Robert Peregrine
Secretary

RP:kb