

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, NOVEMBER 17, 2022 - 1:00 P.M.**

CALL TO ORDER

Mr. Siepman, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: James Siepman Thomas Michalski Robert Peregrine
 Richard Morris William Groskopf

Commission

Members Absent: None

Staff

Members Present: Jason Fruth, Planning Manager
 Kathy Brady, Support Staff Supervisor
 Ben Greenberg, Senior Planner
 Erica Anderson, Land Use Specialist

CORRESPONDENCE: None.

MINUTES: Approval of the October 20, 2022, Minutes.

After discussion, Mr. Morris moved, seconded by Mr. Peregrine and carried unanimously for approval, of the October 20, 2022, Minutes, as presented.

PUBLIC COMMENT: None.

• **CU76 (Jacob and Melissa Frederick) Town of Eagle, Section 36**

Mr. Fruth pointed out the location of the property in Section 36 of the Town of Eagle on the aerial photograph. He indicated the request is for land altering activities associated with the construction of a new, single family residence (tabled from the 10/20/22 meeting).

Mr. Fruth explained that the matter was tabled at the October 20, 2022 meeting for the Planning and Zoning Division staff, owner and builder/engineer to discuss and consider modifications to the grading plan, minimize retaining walls and modify the house design to better accommodate the placement of the new residence on the site.

Mr. Greenberg, Senior Planner summarized the Commission's concerns from the October meeting:

- Improvements were being proposed to be placed on a steep slope area and were not designed to follow the natural terrain.
- Significant manipulation of the grades utilizing engineered walls.
- Some of the alternative sites on the property were more viable than presented.

Mr. Greenberg said he suggested changes to the western exposure and the proposed large cut which would have resulted in a 12 ft. retaining wall to hold back the slope. Staff also suggested reducing the size of the parking area. He noted that revised plans were submitted limiting the exposure and the cuts are not as severe or as extensive as before and are tying in to the natural grades and

topography. In addition, the parking area size was reduced. The Planning and Zoning Division staff is in support of these revisions with conditions. A condition of note includes the project must meet all of the equivalent standards required by a County Stormwater Permit for erosion control.

Chairperson Siepmann asked if the petitioner was comfortable with the proposed revisions, to which he indicated, "Yes". Mr. Groskopf and Mr. Michalski said they thought the revisions were positive. Chairperson Siepmann said he appreciated the fact that the petitioner worked with the staff in resolving the issues.

After discussion, Mr. Peregrine moved, seconded by Mr. Michalski and carried unanimously, for approval, as conditioned, in accordance with the "Staff Memorandum". 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.

• **PPC22 015 (Town of Oconomowoc Board) Section 25**

Mr. Fruth pointed out the location of the properties located on Forest Bay Road in the Town of Oconomowoc on the aerial photograph. He indicated the request is for a road right-of-way width reduction for a portion of Forest Bay Road from 33 ft. to 20 ft. from Tax Key No. OCOT 0530.123 to OCOT 0530.127.

Mr. Fruth indicated that Forest Bay Road dead ends near Okauchee Lake. The Town of Oconomowoc recommended reducing the right-of-way width of Forest Bay Road to 20 ft. and includes 5 properties at the end of the road. He explained that it will help with road setbacks and building footprints on those properties. Mr. Morris asked if Forest Bay Road was a Town or private road? Mr. Fruth replied that it was a Town road.

After discussion, Mr. Peregrine moved, seconded by Mr. Groskopf and carried unanimously, for approval, in accordance with the "Staff Memorandum". 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.

• **PPC22 016 (John and Michael Dorau) Town of Mukwonago, Sections 30 and 31**

Mr. Fruth pointed out the location of the properties both located at approximately S103 W33898 County Road LO in the Town of Mukwonago on the aerial photograph. He indicated the request is for a remnant parcel not shown on the Certified Survey Map.

Mr. Fruth explained the request involves 2 parcels. The parcel to the south is split by CTH LO with a portion located north of CTH LO. The other parcel is located entirely north of CTH LO. The Town of Mukwonago is requiring the petitioner to combine the portion of the southerly parcel located north of CTH LO with the parcel to the north via Certified Survey Map. The petitioners are proposing to construct an outbuilding on the property. The petitioner's residence and 3 existing accessory buildings and the newly proposed outbuilding would be located north of CTH LO. He pointed out on the aerial photograph the wetlands on the northern parcel extending to Brown Lake. Surrounding properties contain the Mukwonago River State Forest Unit to the east, Waukesha County owned land to the east and the Waukesha Land Conservancy owns property to the west and they also have conservation easements on the wetlands that are part of the Lakewood Farms Subdivision.

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

• **PPC22 017 (Paul Sommers) Town of Oconomowoc, Section 36**

Mr. Fruth pointed out the location of the property located at N53 W34598 Road Q in the Town of Oconomowoc on the aerial photograph. He indicated the request is for a retaining wall located within 5 feet of the east property line.

Mr. Fruth indicated the property is located on the south side of Okauchee Lake which contains very steep slopes down to the shoreline. The request is to replace the existing 2 ft. tall top tier wood retaining wall and partial side retaining wall within 5 ft. of the east property line. A condition of note includes that similar screening of the current retaining wall be preserved or replaced.

After discussion, Mr. Peregrine moved, seconded by Mr. Michalski and carried unanimously, for approval, as conditioned, in accordance with the “Staff Memorandum”. 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. Michalski moved, seconded by Mr. Morris to adjourn the meeting at 1:24 p.m.

Respectfully submitted,

Richard Morris

Richard Morris

RM:kb