

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
ADMINISTRATION CENTER, ROOM AC 255/259  
THURSDAY, JULY 20, 2017, 1:00 P.M.**

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**CALL TO ORDER**

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

Commission

Members Present:     Richard Morris                     James Siepmann  
                              William Mitchell                 Robert Peregrine

Members Absent:     William Maslowski

Staff

Members Present:     Jason Fruth, Planning and Zoning Manager  
                              Elfriede Sprague, Administrative Specialist

Guests Present:       Darlene Johnson, County Board Supervisor

**CORRESPONDENCE:**     None.

**MEETING APPROVAL:**   None.

**MINUTES:**             Approval of the June 15, 2017, Minutes.

*Mr. Mitchell moved, seconded by Mr. Peregrine and carried unanimously for approval of the June 15, 2017, Minutes.*

**PUBLIC COMMENT:**             None.

**SCHEDULED MATTER:**

- **1:00 p.m. Public Hearing - for SCZ-1841 (Waukesha County Department of Parks and Land Use)**

Mr. Fruth explained the map amendments pertain to unincorporated shoreland areas, countywide, that are subject to the Waukesha County Shoreland and Floodland Protection Ordinance. The map amendments also pertain to the non-shoreland portions of the Towns of Oconomowoc and Ottawa that are subject to the Basic County Zoning Code. Mr. Fruth stated that Staff has been working on the draft maps for a few years and is now ready to move forward with the adoption of the final maps. He explained that the draft maps were circulated to all eleven towns several months in advance of the public hearing to solicit comments from communities and noted all submitted community comments have been addressed.

Mr. Fruth explained the proposed map updates implement recommendations of the County Development Plan by adjusting C-1 Conservancy Overlay District boundaries to be consistent with revised FEMA mapping to ensure that lands are safe from flooding. Hydric soils that were previously zoned Exclusive Agricultural Conservancy District will be zoned HG High Groundwater District to more clearly identify soils with hydric conditions. Mr. Fruth then gave a detailed overview of the proposed Shoreland map updates and Town specific zoning map revisions. He summarized that the modernized zoning maps bring consistency to zoning maps in shoreland areas of all eleven towns. All eleven maps will be current with regards to 2014 FEMA floodplain boundaries and this project will also finalize the conversion to natural resource overlay districts. Other map

edits clarify recent jurisdictional changes and address town-specific needs and requests. Several towns have either recently adopted or are in process of updating their general zoning maps to generally align with this project, which will create a new level of consistency countywide.

Chairman Morris asked if there were any comments from the public. County Board Supervisor Darlene Johnson asked if an extreme flooding/rain event can affect the FEMA data. Mr. Fruth replied that rainfall data and flows that are collected during live events are used in flood study updates. He referred to the North Lake flood study area as being an example where information from downstream dams was used.

Chairperson Morris asked if there were any other comments from the audience, Committee or Commission, there being none, he closed the Public Hearing at 1:15 p.m.

- **SCZ-1841 (Waukesha County Department of Parks and Land Use)**

Mr. Fruth stated the request was for zoning map amendments to the Waukesha County Shoreland and Floodland Protection Ordinance and Zoning Code. He referred to the public hearing portion of the meeting.

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

- **ZT-1851 (Town of Genesee Board)**

- Mr. Fruth stated the request was for various text amendments to the Town of Genesee Zoning Code. He explained the changes include the deletion, creation and modification of several definitions, the addition of accommodations for persons with disabilities, clarification of building height and size restrictions to match the County zoning ordinances, the temporary allowance for two homes on a lot during the construction of a new residence, accommodations for the keeping of chickens excluding roosters with nuisance provisions provided to prevent neighbor conflicts, the allowance of two head of livestock on the first three acres of land instead of one and other technical and drafting modifications.

Mr. Fruth stated the Staff is recommending approval of the request. The amendments provide clarification to definitions and terms, simplify ordinance height requirements and provide more flexibility to Town residents regarding the keeping of chickens and other animals.

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

- **ZT-1850 (Town of Delafield Board)**

Mr. Fruth stated the request was for text amendments to the Town of Delafield Zoning Code regarding signage. He explained that the amendments are, in part, a reaction to a recent U.S. Supreme Court case that determined that sign requirements cannot be directly applied based upon sign content. The current code identifies some sign regulations specific to content type (i.e. schools, churches, etc.). The proposed provisions identify requirements based upon zoning district. Mr. Fruth continued that other code language is intended to improve understanding of sign provisions while also making the code easier to enforce. He stated that there are no proposed changes to area and locational standards for signs. The list of sign types that are generally prohibited (i.e. projecting signs and electronic message boards) also remains unchanged. Mr. Fruth added that temporary signs will be allowed up to 120 days, whereas the current code specifies 30 days and that basic modifications to sign requirements can be authorized via a conditional use.

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

- **PPC17 007 (Steven and Anne Nicols) Town of Oconomowoc, Section 36**  
*At the request of the petitioner the Commission did not act on this matter.*

- **Business Park Study Findings and Web Application Demonstration**

Mr. Fruth gave an overview of the results of the Business Park Study and demonstrated the business park siting “app” that was created as part of the project. The Commission presented several questions regarding layers and usage. They thanked the Staff for their detailed and informative study.

- **Election of Officers**

**Richard Morris – Chairman**

**James Siepmann - Vice Chairman**

**William Mitchell - Secretary**

After discussion, Mr. Peregrine moved, seconded by Mr. Siepmann and carried unanimously for election of the officers as presented.

#### **ADJOURNMENT**

*With no further business to come before the Commission, Mr. Siepmann moved, seconded by Mr. Mitchell to adjourn at 2:15 p.m.*

Respectfully submitted,

*William Mitchell*

William Mitchell  
Secretary

WM:es