

YEAR 2004  
APPROVAL OF AMENDMENTS TO THE  
WAUKESHA COUNTY DEVELOPMENT PLAN

WHEREAS on November 26, 1996, the Waukesha County Board of Supervisors, in Resolution No. 151-13, approved a Development Plan for Waukesha County to take effect January 1, 1997, and

WHEREAS on May 27, 1997, the Waukesha County Board of Supervisors adopted Resolution No.152-R-002 entitled, "Technical Refinements and Implementation of a Development Plan for Waukesha County" which, among other matters, provided for annual update and amendment procedures, and

WHEREAS on February 3, 2004, the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and Environment Committee held a joint Public Hearing to receive testimony on proposed changes to the Waukesha County Development Plan, and

WHEREAS the staff has identified in a "Staff Report and Recommendation" dated February 19, 2004, a summary of the hearing, comments and Staff Recommendations for and against the various proposed changes to specific properties in the Waukesha County Development Plan, and

WHEREAS said "Staff Report and Recommendation" has been reviewed by the Waukesha County Park and Planning Commission on February 19, 2004, and a recommendation thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required by Resolution No. 152-R-002 which endorses the recommendations set forth in the "Staff Report and Recommendation" along with some modification and additional conditions to various properties.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE WAUKESHA COUNTY BOARD OF SUPERVISORS that the following amendments are hereby approved, or approved with conditions, to the Year 2010 Waukesha County Development Plan and the associated Buildout Map :

1. In the Town of Brookfield, the following requests are being made:

- A. *J.B.J. Development Company*, request property owned by Nancy and John Schatzman, Horst and Barbara Abel, Lawrence Pugens and Mary Catanese-Pugens and David Martin, located in the SE ¼ of Section 29 of the Town of Brookfield (Tax Key No. BKFT 1124.979, BKFT 1124.980, BKFT 1124.980.001 and BKFT 1124.981), between Bluemound Road and I-94, west of Brookfield Road, be amended from the LDR category to the MDR category, for the purpose of developing a condominium project, including 48 dwelling units in nine structures on the approximately seven-acre property, subject to the following conditions:

1. The steep wooded portions of land along the west boundary and partially along the south boundary be retained in their natural state and the site be

51 redesigned to reflect that preserved area and the site design be revised to attempt  
52 to take better advantage of the existing slopes on this property (see map in  
53 attached "Staff Report and Recommendation").

54  
55 2. The final project layout shall be subject to review by the Waukesha  
56 County Department of Parks and Land Use, Planning and Zoning Division Staff  
57 and shall contain no more than 42 dwelling units.

58  
59 3. The Waukesha County Department of Parks and Land Use, Land  
60 Resources Division shall be involved in the permitting of the stormwater and  
61 erosion control practices to occur on the site and those facilities be designed and  
62 developed in accordance with the Waukesha County Stormwater Management  
63 and Erosion Control Ordinance.

64  
65 2. In the Town of Genesee/Delafield, the following request is being made:

66  
67 A. *Welch Hanson and Associates, c/o Jennifer O'Leary*, requests property owned by L.  
68 Grant and Joan Herrman, in part of the SW ¼ of the SW ¼ of Section 35 of the Town of  
69 Delafield and part of the NW ¼ of Section 2 in the Town of Genesee (Tax Key No.  
70 DELT 0859.997, GNT 1446.999.004 and GNT 1446.999.006), be amended from the  
71 Rural Density Residential and Other Agricultural Lands category (RDROAL) to the  
72 Suburban II Density Residential (SDRII) category for the purpose of developing an 18-  
73 lot conservation design subdivision, subject to the following conditions:

74  
75 1. Proper protection be provided to prevent horses from entering the stream.  
76 Said methods of protection shall be incorporated at the platting stage and shall be  
77 subject to the Planning and Zoning Division Staff and local Town review and  
78 approval.

79  
80 2. The horses be prevented from entering the Environmental Corridor on the site.

81  
82 3. A total maximum number of 36 horses be allowed for the site.

83  
84 3. In the Town of Merton, the following request is being made:

85  
86 A. *MLG Real Estate, c/o Ryan Schultz*, requests the property owned by Joseph and Dorothy  
87 Becker, located in the NE ¼ of Section 7, Town of Merton (Tax Key No. MRTT  
88 0313.994.002 and MRTT 0313.995.006, containing 85 acres be amended from the  
89 RDROAL category to the SDRII category to accommodate the development of a  
90 residential cluster development containing approximately 25 parcels, subject to the  
91 following conditions:

92  
93 1. The density of the site shall be maintained at no greater than 3.5 acres per  
94 dwelling unit.

95  
96 2. The wetlands and steep wooded hillside along the north side of the  
97 proposed Lot 25 shall be incorporated with the common open <sup>\*</sup>space for the entire  
98 development. *green*

100 3. The storage of vehicles, assorted junk items, etc. on proposed Lot 9, which  
101 is on Stone Bank Road shall be completely eliminated unless the Town were to  
102 grant approval for such storage activities prior to the approval of the Final Plat for  
103 this proposed subdivision development.  
104

105 4. In the Town of Mukwonago, the following request is being made:  
106

107 A. *Darwin Lueck*, requests his property, located in the SW ¼ of Section 10, containing  
108 approximately 5.1 acres in the Town of Mukwonago (Tax Key No. MUKT  
109 1911.993.003) be amended from the RDROAL category to the LDR category to  
110 accommodate the division of the parcel into two separate lots.  
111

112 5. In the Town of Vernon, the following request is being made:  
113

114 A. *Tom Wolf of Applied Technologies*, requests the property owned by Paul and John  
115 Dickson, located in the NW ¼ of Section 1 of the Town of Vernon (Tax Key No. VNT  
116 2018.997), be amended from the RDROAL category to the SDRI category to permit the  
117 development of a 42-lot subdivision, containing approximately 80 acres, subject to the  
118 following conditions:  
119

120 1. Subject to a modification to the Town's Resolution to allow lots on a  
121 cluster to be possibly less than one-acre.  
122

123 2. A different plan should be utilized other than the one submitted to the  
124 Town of Vernon Plan Commission on November 24, 2003.  
125

126 3. Consideration be given to eliminate the requirement regarding no direct  
127 vehicular access to Townline Road as there may be a modification to the design  
128 whereby one or two lots may require access to Townline Road.  
129

130 4. ~~The lands to the west of this tract of land, south of Townline Road, east of~~  
131 ~~Big Bend Road, and north of the Primary Environmental Corridor, which lies to~~  
132 ~~the southwest of this subject property, shall be changed to the SDRI category,~~  
133 ~~subject to the Town of Vernon Plan Commission and Town Board agreeing to~~  
134 ~~amend their Land Use Plan to the Low Density Residential category (1.5 to 4.9~~  
135 ~~acres per dwelling unit) prior to this amendment taking effect.~~  
136

137 6. The *Parks Division of the Waukesha County Department of Parks and Land Use*,  
138 requests that Chapter 13 of the Waukesha County Development Plan be amended to  
139 include additional provisions for accommodation of the Greenway Trail cross section,  
140 recently developed by the Parks Division with the cooperative effort of a focus group,  
141 consisting of local government officials, County and State staff. This amendment will  
142 serve as a clean water initiative and will provide minimum standards to preserve high  
143 quality natural areas within the County, while also accommodating a non-motorized trail  
144 system.  
145

146 BE IT FURTHER RESOLVED that a more detailed description and maps of the aforementioned  
147 properties are on file in the office of the Waukesha County Department of Parks and Land Use.  
148

149 BE IT FURTHER RESOLVED that the Waukesha County Clerk shall file a certified copy of  
150 this Resolution with the affected Municipal Clerks of Waukesha County.

**Resolution 158-R-015 (158-14)**

Supervisor Kolb moved to amend the First Resolution paragraph, subparagraph 5., as follows:

Delete 4. The lands to the west of this tract of land, south of Townline Road, east of Big Bend Road, and north of the Primary Environmental Corridor, which lies to the southwest of this subject property, shall be changed to the SDRI category, subject to the Town of Vernon Plan Commission and Town Board agreeing to amend their Land Use Plan to the Low Density Residential category (1.5 to 4.9 acres per dwelling unit

Supervisor Haukohl seconded the motion.

Supervisor Haukohl moved to amend the First Resolution paragraph, subparagraph 3., number 2 as follows: Insert the word “green” after the word “open”

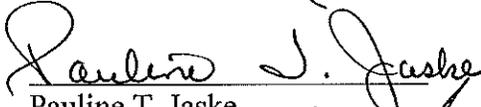
Supervisor B. Morris seconded the motion.

Resolution 158-R-015 (158-14) as twice amended, was adopted.

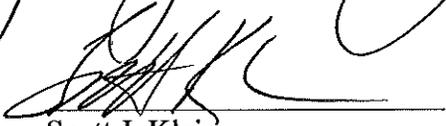
YEAR 2004  
APPROVAL OF AMENDMENTS TO THE  
WAUKESHA COUNTY DEVELOPMENT PLAN

Presented by:  
Land Use, Parks, and Environment Committee

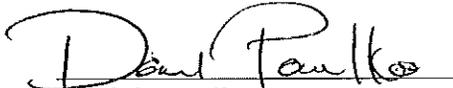
  
Walter L. Kolb, Chair

  
Pauline T. Jaske

  
James Jeskewitz

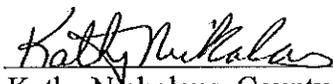
  
Scott J. Klein

  
William A. Mitchell

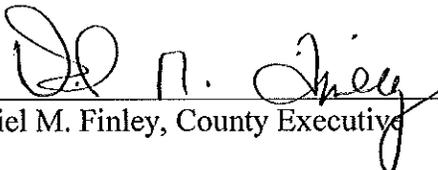
  
Daniel Pavelko

  
Vera Stroud

The foregoing legislation adopted <sup>last twice Amended</sup> by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 3/24/04,   
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved:   
Vetoed:   
Date: 3-29-04,   
Daniel M. Finley, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Resolution entitled "Year 2004 Approval of Amendments to the Waukesha County Development Plan" hereby recommends approval in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

February 19, 2004

Absent

Betty Willert, Chairperson

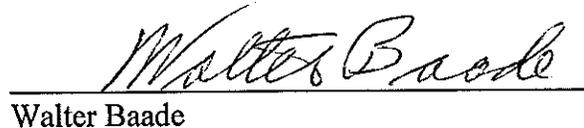
  
Vy Janusonis

  
Mareth Kipp

  
Ellen Gennrich

  
Walter Kolb

  
Joseph LaPorte

  
Walter Baade

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**WAUKESHA COUNTY DEVELOPMENT PLAN AMENDMENTS**

**DATE:** February 19, 2004

**NATURE OF REQUEST:**

Amendments to the Waukesha County Development Plan (WCLDP) adopted in 1996 (Build Out and Year 2010 Land Use Plan). It is noted the "Staff Report and Recommendation" for the requests made and discussed at the public hearing held on February 3, 2004, will be presented herein in accordance with the schedule in which they appeared at the public hearing.

**PUBLIC HEARING DATE:**

Tuesday, February 3, 2004, 9:00 a.m.

**PUBLIC REACTION:**

A copy of the public hearing Minutes (attached as Exhibit "A") and the maps associated with the various properties requested for change are included herein. An additional copy of the proposed alterations to Chapter 13 of the Land Use Plan are included in the attached document. None of the issues heard, received significant public input, although two individuals from the public were present who were somewhat repetitious in their statements on the various items and were attempting to make sure a review of groundwater suitability and issues of groundwater sustainability were addressed in reviewing the proposed amendments, and one party (Town of Lisbon, Samanske) was not present to represent his request. There was a brief discussion about including the remainder parcel of land immediately west of the J.B.J. Development Company request to be included in the amendments, as it would be an isolated tract of land surrounded by different land use categories and should be considered for possible inclusion in this set of amendments.

**STAFF REVIEW AND RECOMMENDATION:**

1. In the Town of Brookfield, the following requests are being made:
  - A. *Steven M. Traudt*, requests property owned by Jim Kroscher, located in part of the NW ¼ of Section 29, Town of Brookfield (Tax Key No: BKFT 1122.993), be amended from the Low Density Urban Residential (LDR) and Commercial category to the Medium Density Urban Residential (MDR) category to accommodate the construction of a twelve unit condominium on the 3.8 acre site.

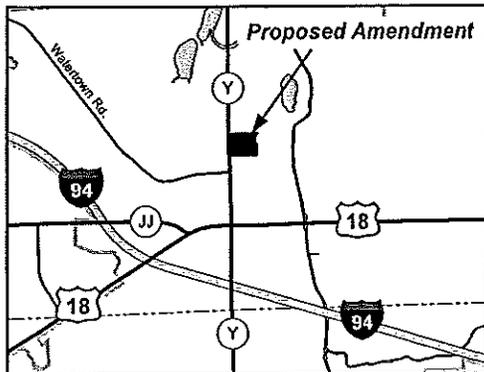
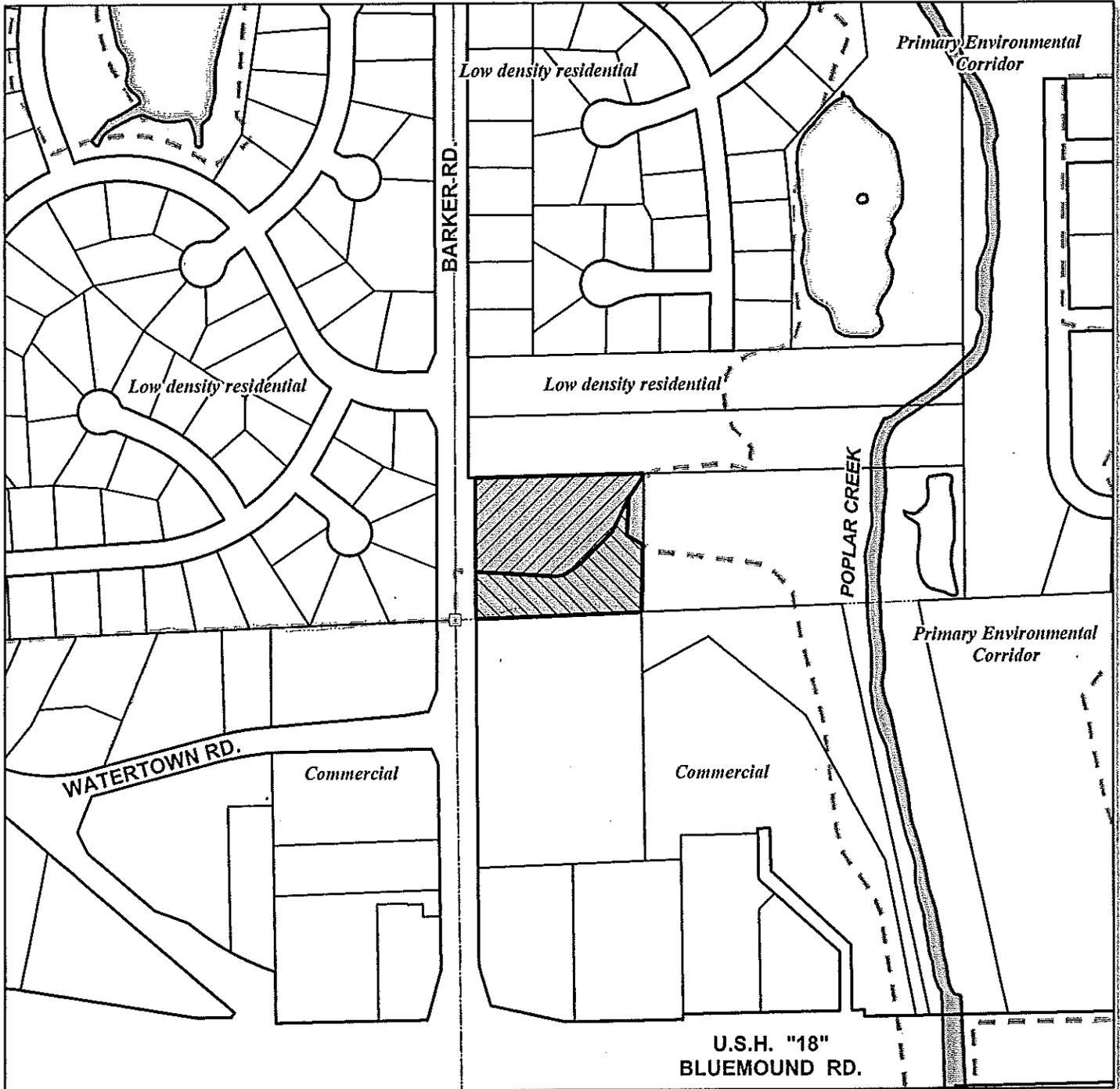
This property is located on the east side of Barker Road, immediately adjacent to and north of the Elite Racket and Tennis Club, which is located at the intersection of Watertown Road and Barker Road. The property in question contains approximately 3.8 acres of land and is currently in the Low Density Residential category (½ acre + 1.4 acres per dwelling unit). The land immediately to the south, which is occupied by the tennis club and a private road, which serves additional lands to the east of the tennis club is shown in the Commercial category. There is a tree line existing along the south property line, which helps to screen this property from the tennis club and the new road mentioned above. On the east side of this property lie wetlands as well as the 100-Year Floodplain of Poplar Creek. The lands to the north and west of this property are all developed in residential uses in the Low Density Residential category, although the two properties to the north are larger tracts of land at the present time occupied by older homes, which may be occupied by more than one family. Immediately to the east is land owned by the Town of Brookfield

*158-R-015 and 016*

*1.*

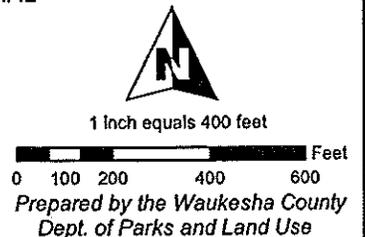
# DEVELOPMENT PLAN AMENDMENT

PART OF THE NW 1/4 OF SECTION 29  
TOWN OF BROOKFIELD



-  PROPOSED PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
-  PROPOSED PLAN AMENDMENT FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL

PETITIONER.....TRAUDT/KROSCHER  
 DATE OF HEARING..... 2-03-04  
 AREA OF CHANGE.....3.8 ACRES  
 TAX KEY NUMBER.....BKFT 1122.993



158-R-015 and 016

lying in the Primary Environmental Corridor (PEC) and including floodplains and wetlands along Poplar Creek. Based on a survey prepared by National Survey and Engineering, wetlands have been identified on the eastern part of the land and the 100-Year Floodplain of 826.2 feet above mean sea level is identified, which cuts into the property approximately 30% to 40%. The uplands on the site result in approximately 2.15 acres of land, while the remainder is below the 100-Year Floodplain and in wetlands.

Access to the site is presently obtained from a private driveway, which serves a single-family residence on the northwest corner. There is also a 2½ car garage near the residence along the north lot line. This site has been the subject of numerous development proposals over the past few years, which have been discussed with the staff including a church, an office building, an assisted living or nursing home care type facility and multiple family type structures or duplexes. The staff has advised people in the past with respect to the residential use of this property that there could be approximately seven to eight dwelling units placed on this property as a result of the imposition of the Shoreland Code and the existing Plan. There has been no particular concern on the part of the staff whether those were in the form of single-family detached residences, duplexes or multiple family type structures. Access to the site from the existing private drive would need to be obtained elsewhere, as the existing driveway is too close to the subdivision road (Brook Park Drive), which services the development to the west. An informal discussion with the Public Works personnel as well as the staff has indicated that future development access would be approximately in the center of this property, as it would represent a location approximately halfway between the intersection of Watertown Road and Brook Park Drive. While it was slightly below the minimum separation distances for roads promulgated in the County's Access Ordinance, it is very close to meeting the standard, and a waiver from that standard would likely be granted. Without said waiver, access to the site could essentially be denied for any new development or redevelopment of the property, which may result in a takings dispute.

The petitioner has proposed the placement of 12 condominium duplex type units on the site in the Medium Density Residential category, which represents a one third increase in what would be allowed under the present Low Density Residential category. Because of the location of the road and 100-Year Floodplain on the property as well as considering offsets from adjacent property lines and new streets, the staff believes it would be extremely difficult, if not impossible, to place six condominium/duplex units on the site without having to encroach upon some of these setback standards. Further, any attempt to develop this property will require an extension of a newly developed road to the north in order to connect with the existing single-family residential subdivision, which lies approximately 300' to 400' north of the subject property and is necessary to accommodate any future development of lands to the north. The area is served with municipal sewer and water.

It is the opinion of the Planning and Zoning Division Staff that the request to change this category to the Medium Density Residential category be denied. We feel such a small area with the high density proposed by the developer is inappropriate and incompatible with the low density development surrounding this property on the west and north. Although the site abuts a Commercial category to the south, it is occupied by a recreational club and we do not feel the greater density is justified as claimed by the proposed developer to act as a buffer. We feel the existing Ordinances and land use category will allow eight, residential dwelling units on this site and that density is compatible with the adjacent developments to the west and north and represents a more compatible use category than increasing the density to something that is far in excess of those adjacent land uses. We feel the utilization of the condominium/duplex type of development on the site, will be able to be accommodated in the very restricted upland area of the site, while also recognizing the minimum setbacks and offset standards of the Town and County Ordinances.

We feel to place two more structures within this area to accommodate four more dwelling units would make this site very congested and out of harmony with the surrounding residential developments.

- B. *J.B.J. Development Company*, request property owned by Nancy and John Schatzman, Horst and Barbara Abel, Lawrence Pugens and Mary Catanese-Pugens and David Martin, located in the SE ¼ of Section 29 of the Town of Brookfield (Tax Key No. BKFT 1124.979, BKFT 1124.980, BKFT 1124.980.001 and BKFT 1124.981), between Bluemound Road and I-94, west of Brookfield Road, be amended from the LDR category to the MDR category, for the purpose of developing a condominium project, including 48 dwelling units in nine structures on the approximately seven-acre property.

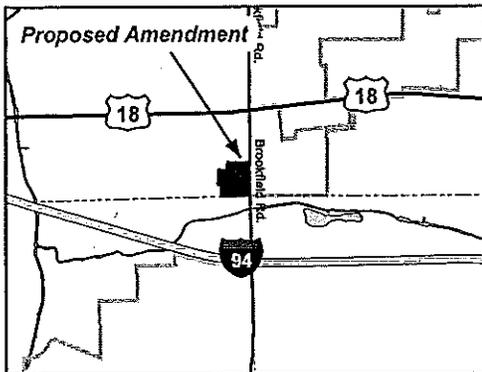
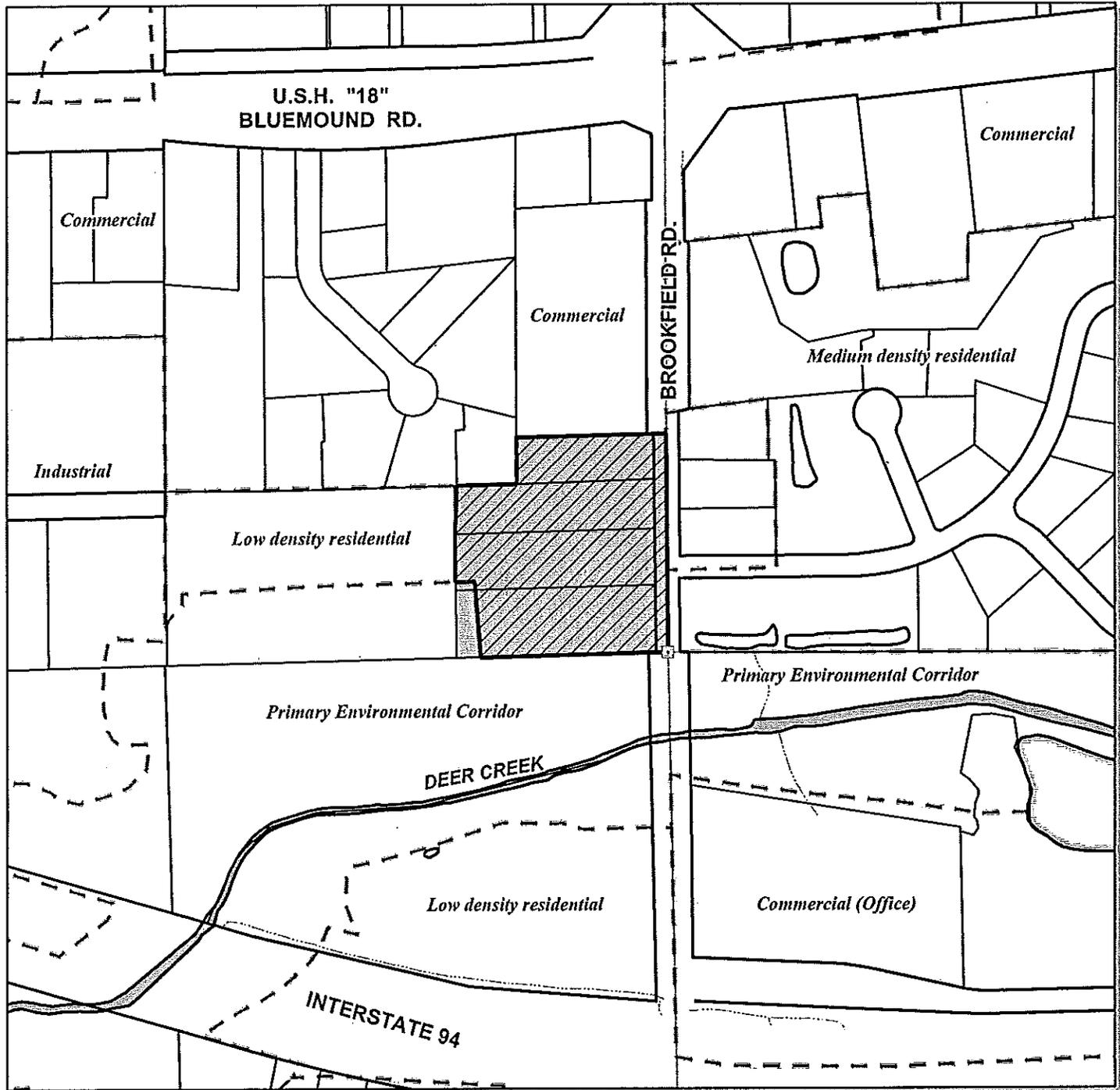
This site is an extremely difficult site to work with because there is a difference in elevation across the site from the highest point in the far northwest corner to its lowest point in the southeast corner, having approximately 88' in elevation difference. The plans submitted with the application show a 48-unit condominium complex with four and six-unit structures on the site. A very long, and in some places relatively high retaining wall, which the architect has identified in order to preserve and protect the slope into which they are proposing to grade, is being provided because of the extensive grading. The site contains a small amount of PEC on its far west end and very steep slopes within said PEC. There are other areas outside of the corridor which also are very steep, but do not contain wooded vegetation. At the present time, four residential units lie on the four parcels and it is the intent of the developer to remove those to accommodate the condominiums.

Land uses surrounding the site include an extended stay hotel/motel immediately to the north, business and light industrial uses to the northwest, a residence on a large parcel of land (8 acres) to the west, a steep wooded undeveloped hillside and Deer Creek to the south. Across Brookfield Road to the east, a mixture of older single-family residences and newer condominiums exist, and were approved, a number of years ago at similar densities as what is being proposed. The property would be served with municipal sewer and water facilities provided by the Town of Brookfield. The plan submitted with the application shows extensive grade modifications on the site with a large retention pond on the far southeast corner. Access to the site would be directly opposite from the existing Follet Drive, which serves the condominium project to the east of Brookfield Road. It is the staff's feeling the layout presented is not sensitive to that corridor and some of the steep slopes and the project could be better designed to take advantage of the slopes which are present on the property, rather than to modify them as significantly as proposed, while better protecting those sensitive areas.

It is the opinion of the Planning and Zoning Division Staff that this amendment be approved with the condition that the steep wooded portions of land along the west boundary and partially along the south boundary be retained in their natural state (see attached aerial map) and that the site be redesigned to reflect that preserved area and the site design be revised to attempt to take better advantage of the existing slopes on this property, rather than the extensive grading which has been proposed. As a further condition of approval, we feel that although not directly involved in the permitting process for this property under the Town of Brookfield's Ordinance, in order to maintain consistency and compatibility with the conditions outlined above, the final project layout shall be subject to staff review to ascertain that the goals and conditions set forth herein are complied with prior to the Town approving a rezone amendment or Conditional Use Permit for this project. We do not necessarily have a disagreement with the proposed density, but do have concerns as to how this site is developed, especially in light of its close proximity to Deer Creek and the potential negative environmental impacts on that creek, which could result in improper development of this site without preserving some of the very steep wooded hillsides. As a final condition,

# DEVELOPMENT PLAN AMENDMENT

PART OF THE SE 1/4 OF SECTION 29  
TOWN OF BROOKFIELD



PROPOSED PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL

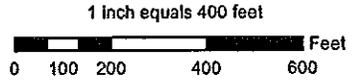
PETITIONER.....J.B.J. DEVELOPMENT

DATE OF HEARING..... 2-03-04

AREA OF CHANGE.....6.8 ACRES

TAX KEY NUMBER.....BKFT 1124.979  
BKFT 1124.980, BKFT 1124.980.001, BKFT 1124.981

Prepared by the Waukesha County Department of Parks and Land Use



158-R-015 AND 016

**JB Development**  
 SE 1/4 of Section 29  
 Town 7 North Range 20 East  
 Waushara County Wisconsin

**Legend**  
 Proposed Amendment  
 Right-of-Way  
 Property Boundary  
 Slopes Greater Than 12%  
 Date of Aerial Photographic  
 April 2000

Prepared by the Waushara County  
 Department of Planning and Land Use  
 February 2006

The information and quantities herein are for  
 informational purposes only. They do not  
 constitute a warranty of accuracy or  
 representation and should not be relied upon  
 in making any decisions. The user should be  
 advised that the user should be determined by  
 field inspection, or other means, to  
 determine the actual conditions of the  
 property and determine the accuracy of the  
 information and quantities herein.



158-R-015 and 016

we recommend that the County's Land Resources Division be involved in the permitting of the stormwater and erosion control practices to occur on the site, and those facilities be designed and developed in accordance with the Waukesha County Stormwater Management and Erosion Control Ordinance. If these recommendations and conditions are followed, we feel the use of the site will result in a desirable development, while in sympathy with the environment and providing compatibility with the adjacent and surrounding business and other Medium Density Residential projects.

2. In the Town of Genesee/Delafield, the following request is being made:

- A. *Welch Hanson and Associates, c/o Jennifer O'Leary*, requests property owned by L. Grant and Joan Herrman, in part of the SW ¼ of the SW ¼ of Section 35 of the Town of Delafield and part of the NW ¼ of Section 2 in the Town of Genesee (Tax Key No. DELT 0859.997, GNT 1446.999.004 and GNT 1446.999.006), be amended from the Rural Density Residential and Other Agricultural Lands category (RDROAL) to the Suburban II Density Residential (SDRII) category for the purpose of developing an 18-lot conservation design subdivision.

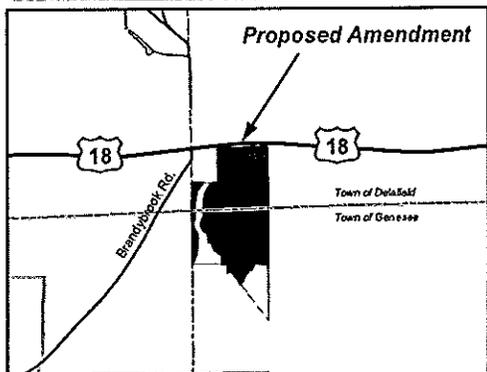
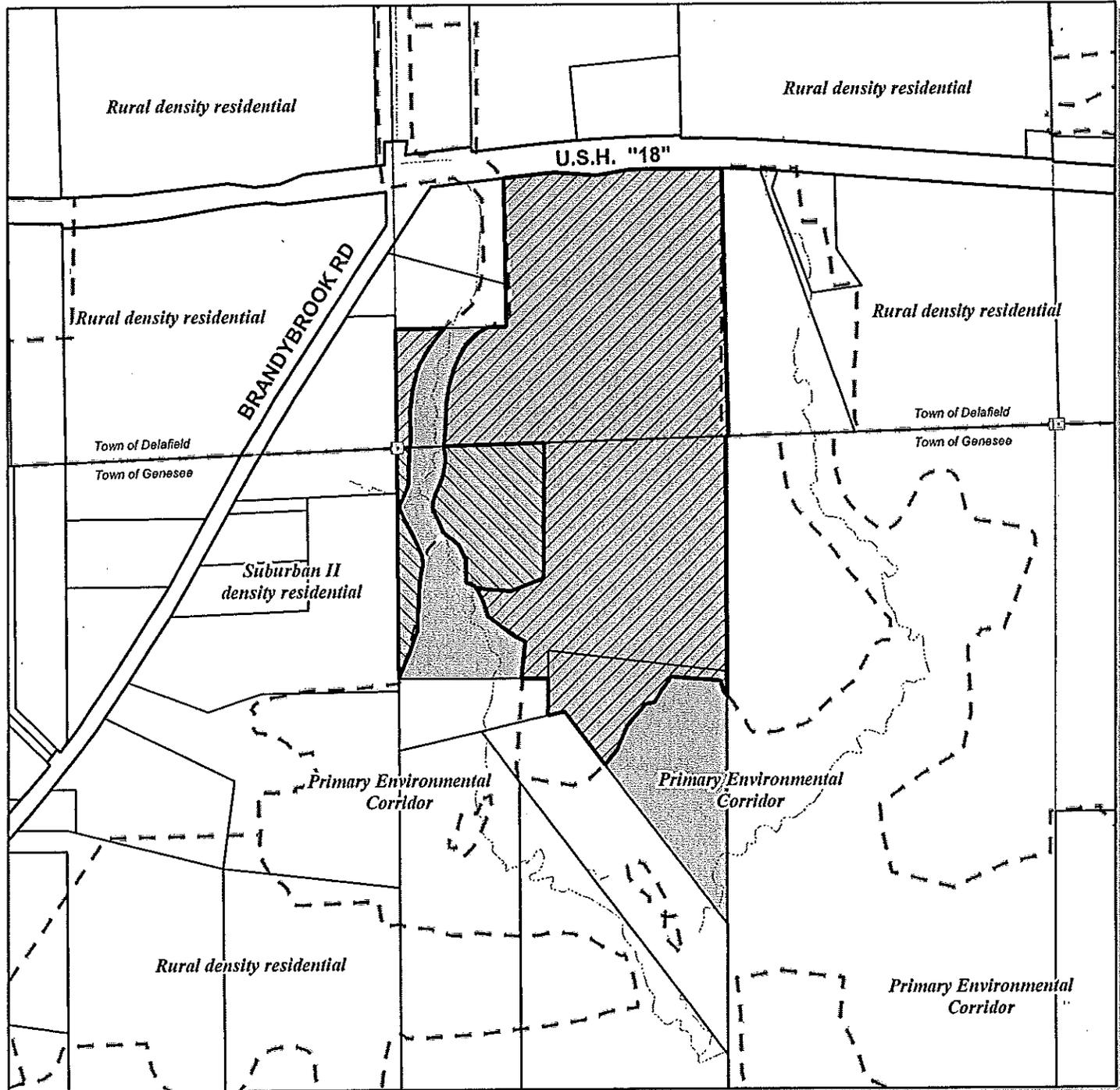
The property in question contains three existing parcels of record on which a large equestrian operation presently exists. In addition, a caretaker's residence and principal residence lie in the middle of the property, south of the Delafield/Genesee town line along with outbuildings, which are used for equestrian activities and a very large indoor horse arena. Another residence lies on the far south end of the property which we are unsure of whether it is being kept or not, however, in any case it is shown to be located on one of the 18 lots proposed in the Concept Development Plan. The subject concept encompasses PEC on the south end and west of the lots, along with a navigable stream, which has a very steep gradient and steep side slopes. In addition, the plan shows the FEMA floodplain, which is improperly mapped as some of the area of the floodplain is in excess of 30 or more feet above the creek which is not subject to flooding. The site is 63.27 acres in total and the Concept Development Plan contains 39.13 acres of common open space with lots ranging in size from approximately 36,000 sq. ft. to approximately one acre, where the equestrian center is located, having approximately two acres and on which some of the buildings are located, although the large equestrian center arena is located in the common open space, but is not located on the Concept Development plan. No building sites or lots, with the exception of a very small area on the rear of one lot, extend into any PEC. The site will be served by a long dead end cul-de-sac serving the proposed 18 lots. In addition, a 66' road reservation is shown on the plan extending to the lands to the east. This road reservation is necessary as there is an area of open land immediately to the east of the subject site on which a few homes could be built on depending what the zoning would be. However, that street could not extend more than a couple of hundred feet and would terminate at the cul-de-sac because another stream with very steep slopes along said stream lies adjacent to that potential building area. There is no good way to extend any access into said adjacent area due to extreme topographical and environmental limitations other than the proposed street extension.

Immediately surrounding the site is scattered residential estate type development containing a mixture of lot sizes ranging from three acres and up. A short distance to the south of this property is a new golf course with its residential cluster, which was developed at three-acre densities. The proposed development of this property is occurring at a density of 3.5 acres per dwelling unit.

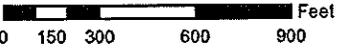
158-R-015 and 016

# DEVELOPMENT PLAN AMENDMENT

PART OF THE SW 1/4 OF SECTION 35 DELAFIELD  
& THE NW 1/4 OF SECTION 2 GENESEE



	PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL (44.1 AC)
	PROPOSED PLAN AMENDMENT FROM SUBURBAN II DENSITY TO LOW DENSITY RESIDENTIAL (6.2 AC)
PETITIONER.....WELCH HANSON/HERRMAN	
DATE OF HEARING..... 2-03-04	
AREA OF CHANGE.....50.3 ACRES	
TAX KEY NUMBER.....DELT 0859.997 GNT 1446.999.004, GNT 1446.999.006	

  
 1 inch equals 600 feet  


158-R-015 and 016

It is the opinion of the Planning and Zoning Division Staff that this request be approved. We feel the proposed development is sensitive to the environmental qualities, which exist on the site and will help preserve and protect them in perpetuity. We also understand the equestrian activities will continue occurring on this property as a site amenity and with the amount of open space available, it would appear that ample opportunities exist to continue to operate this equestrian center and make it available to the residents of this project with a maximum of 36 horses for the property. The staff is concerned with the affect of excessive riding of horses and some of the steeper terrain portions of this site, especially along the creek to the west and would recommend as a condition of approval that proper protection be provided to prevent horses from entering the stream. Said methods of protection shall be incorporated at the platting stage and subject to staff and local Town review and approval. While public concern with respect to water supplies on this property were indicated at the hearing, we do not feel the proposed private wells servicing these 18-lots would significantly and in aggregate adversely affect the groundwater supplies in this part of the Towns of Genesee and Delafield.

3. In the Town of Lisbon, the following requests are being made:

- A. *Twin Pines, LLC.*, requests the property owned by Twin Pine Dobbertin, LLC and Elaine Dobbertin, located in the NW ¼ of Section 7 and the SW ¼ of Section 6, Town of Lisbon (Tax Key No. LSBT 0170.999 and LSBT 0167.998) containing a total of 202 acres, be amended from the RDROAL category and Isolated Natural Area to the Suburban I Density Residential (SDRI) category to accommodate a single-family residential development.

The subject property is located on the west side of Lake Five Road and abuts the Town of Merton on its west boundary. The land uses surrounding the site include three-plus (3+) acre lots immediately adjacent to the west side of the property, a three-acre density residential cluster development recently developed to the east and an older subdivision to the northwest, which has eight lots ranging in size from one acre to in excess of three acres. Immediately to the north is a 65-acre parcel, which is owned by the Town of Lisbon whose future use is unknown and is entirely occupied by agricultural fields to the north of that site. On the north side of Hickory Road lies an existing development containing a mixture of home sites ranging from one acre to three acres or more. The site is presently occupied by a fairly large farmstead, which is continuing to use the land for agricultural pursuance. Immediately to the west of the farm buildings is a small approximately six-acre wooded site, which is noted as an isolated natural area on the Land Use Plan. To the south and southeast are existing farm operations, although to the east of Lake Five Road the property is designed for extractive purposes on the Land Use Plan, however, it should be noted because of the fairly shallow distances between the road and the Bark River, which lies to the east there is most likely not sufficient land in which to efficiently operate a quarry while also meeting the required setback distances for said quarry. To the southwest is a somewhat older development with a mixture of one to three-acre sites. It should be noted that the Town of Lisbon is in the process of finalizing a Land Use Plan for the entire Township and this subject farm along with other properties adjacent to it on the north and south are indicated to be in the SDRI category (1.5 to 2.9 acres per dwelling unit). This is contradictory to the general existing development, which is occurring both to the west and to the east of the subject farm. The plan is still in the final stages of adoption and may be considered for review and approval by the Town in the coming months.

The petitioner has submitted a proposed Development Plan for the site, which includes a total of 124 dwelling units, which represents a density of 1.61 acres per dwelling unit. He indicates there is approximately 25% of the site in common open space. Although, when the dimensions on the plan are

158-R-015 and 016



calculated, the resultant open space is something less than 20% of the site. The plan indicates the isolated natural area for the most part is kept intact in its natural state.

It is the opinion of the Planning and Zoning Division Staff this request to modify the Land Use Plan to SDRI category be denied and that an SDRII category be approved for this property. We feel it is more compatible with the adjacent development which abuts the property immediately to the west and east of Lake Five Road. We understand the Town of Lisbon, in its initial planning effort, shows this area for SDRI, however, the staff has difficulty in justifying why this sliver of land lying between these two existing developed areas should be at a density any greater than those existing developments. Although not a condition, we feel the development, if it is to occur, should occur on the basis of a cluster with lot sizes ranging from  $\frac{3}{4}$  acre or more and the isolated natural area be retained in its natural state. Providing for a cluster will also afford greater separation between any proposed lots and Lake Five Road and common open space as was done immediately to the east of Lake Five Road. We recognize to retain this land area in the existing five-acre density category is not justified and we do not support its modification to the SDRI category, which is twice as dense as the abutting land.

- B. *Chad R. Samanske*, requests the property owned by Ronald Samanske, located in the SE  $\frac{1}{4}$  of Section 16 of the Town of Lisbon (Tax Key No. LSBT 0208.997.001) be amended from the RDROAL category to the LDR category, to accommodate the division of the five-acre parcel into two residential parcels.

The subject parcel is located on the west side of Hillside Road between Good Hope Road and Howard Lane. Uses surrounding this site include almost entirely single-family detached housing with the Town garage and outbuilding immediately to the southeast of the site on the east side of Hillside Road. Immediately to the west is a nursery operation owned by George Kanavas. The subject site is a five-acre parcel, which is proposed to be divided into two parcels in order to accommodate an additional residence for a family member. The westerly portion of the subject site is the area of amendment as the easterly portion, which contains a residence is already in the LDR category. This area in the Town, during the planning process, focusing on Howard Lane and S.T.H 164, continues to be somewhat controversial with respect to the ultimate land use categories, which are to be placed on the new plan for the Town. Some members of the community believe this is a future Town Center site with commercial activities, while others believe it to be something less intensive. It is unknown whether or not this particular parcel is affected by this planning issue, but approval of the new plan for the Town may be done and this Town Center area may be left out of the area of change in the plan, while further discussion occurs regarding the future plan for this area.

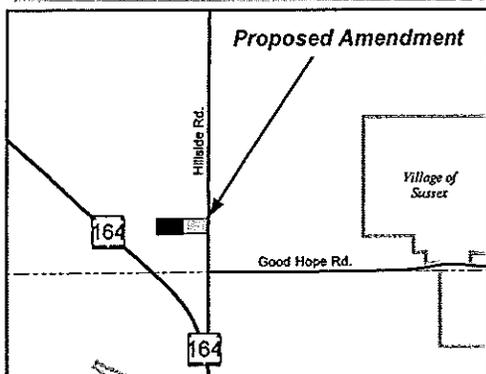
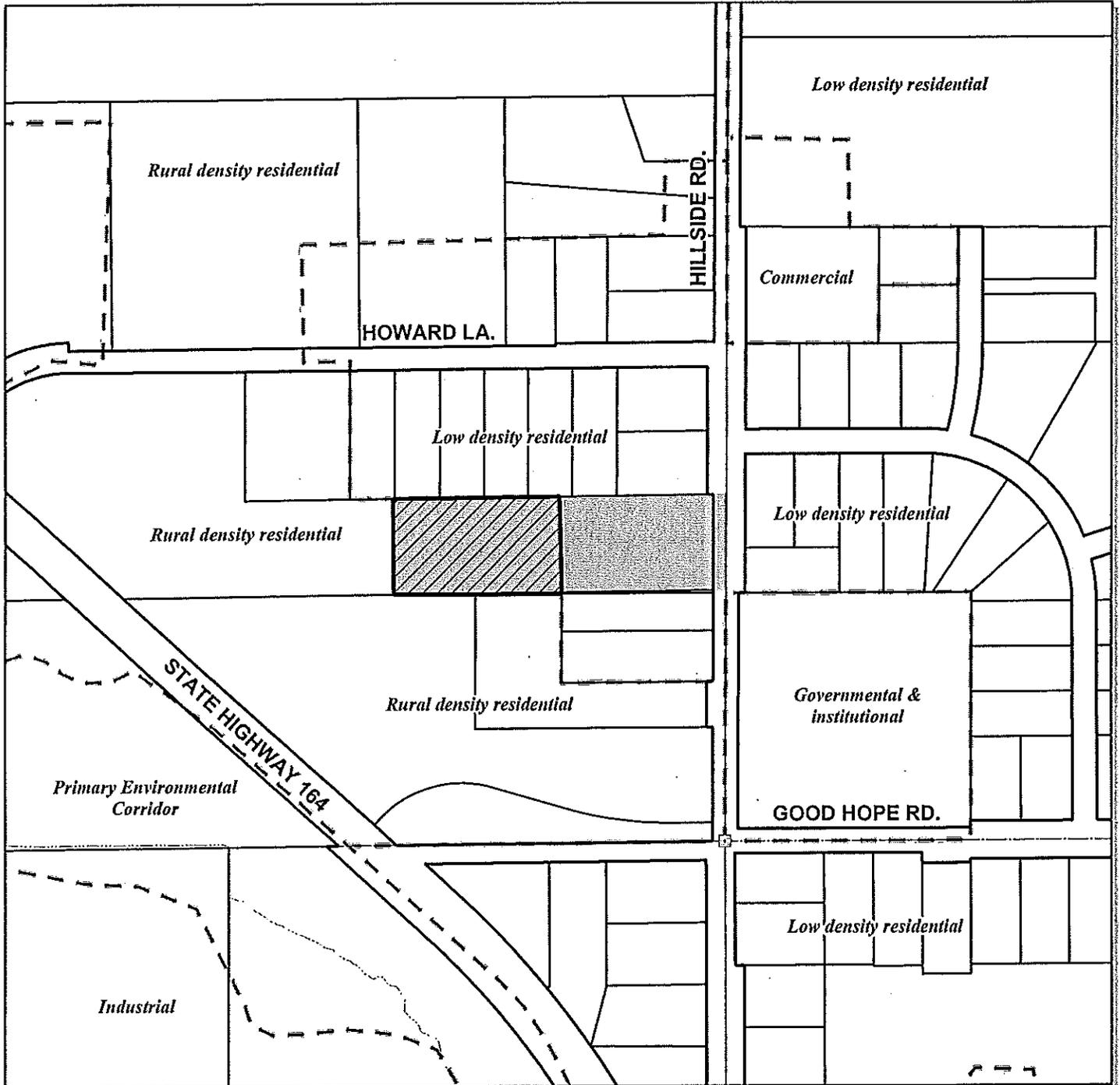
While the staff does not necessary disagree with the proposed change in this category to the Low Density Residential category, we are concerned that the placement of a new house on the rear portion of this land may be adversely impacted if the Town does decide to develop a commercial center in this location. We also recognize the desire of the family to construct another house on this site to accommodate those family members. Therefore, we recommend this amendment be approved with the strong recommendation of the staff that the new home site be located as far east as possible in order to avoid potential and future conflicts with the residence, and the possibility of new and proposed commercial activities in this portion of the Town. We would also recommend, but not require as a condition herein, that the property owner install or plant significant amounts of vegetation around the perimeter of the subject site, especially to the west and south to help minimize any future impact of such commercial development as may occur in the future on his property. As a further condition of approval, we suggest that until the final plans are approved by the Town and County with respect to the Land Development Plan for the Town of Lisbon that

158-12-015-2 016

11.

# DEVELOPMENT PLAN AMENDMENT

PART OF THE SE 1/4 OF SECTION 16  
TOWN OF LISBON

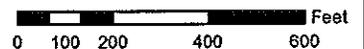


PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

PETITIONER.....SAMANSKE  
 DATE OF HEARING..... 2-03-04  
 AREA OF CHANGE.....2.6 ACRES  
 TAX KEY NUMBER.....LSBT 0208.997.001



1 inch equals 400 feet



Prepared by the Waukesha County Department of Parks and Land Use

158-R-015 and 016

12.

there not be allowed any more than two residential units on this five-acre site. We feel, as conditioned, the property owner would be allowed to use his property consistent with the surrounding lands, while also recognizing the future potential of Commercial Development to the south and west.

- C. *Bill Minett of The Real Estate Company*, requests property owned by John and Dorothy Grochowski, located in the SE ¼ of Section 18 of the Town of Lisbon (LSBT 0216.993), be amended from the RDROAL category to the LDR category to accommodate the development of a small residential subdivision consisting of approximately eleven lots.

This property is located on the east side of Lake Five Road, south of Oakland Road, which is a short stub street running to the east and providing access to the Town of Lisbon Park. Land uses surrounding this site, for the most part are already committed or in the process of being developed into densities of a similar nature, which is Low Density Residential with ½ to 1.5 acres per dwelling unit. The subject site contains 15.5 acres of land and the property owner has submitted a proposed development scheme extending from existing roads and containing 11 lots, resulting in the density of approximately 1.4 acres per dwelling unit. The proposed Town Plan for this area indicates the lands to the south and east be in the Low Density category with the property to the north of Oakwood Road in the Recreational category. For unknown reasons, they have left this parcel and three existing parcels adjacent to the north, having lots which range in size from two acres to six acres, in the five-acre RDROAL category. A more appropriate category for this tract, as well as the lands to the north, would be the SDRI category, permitting 1½ to 3 acres per dwelling unit. That category would be more consistent and compatible with the lands to the west, north and east of the subject tract, which all have parcels greater than 1.5 acres with the exception of one parcel, which is 1.3 acres.

It is the opinion of the Planning and Zoning Division Staff this request be **modified** and that the density category be amended from the RDROAL (five acres) to the SDRI category (1.5 acres) for this, as well as the land to the north fronting on Oakwood Road. This would be a more reasonable category in the context of what has happened with the land uses around it to the west, north and south and would be a logical extension of the proposed subdivision, which is being developed to the south. We also recommend this category be recommended to the Town for inclusion on their Land Use Plan as we do not believe retaining it in the five-acre category as shown on their proposed plan is appropriate in light of the issue brought forth above.

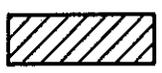
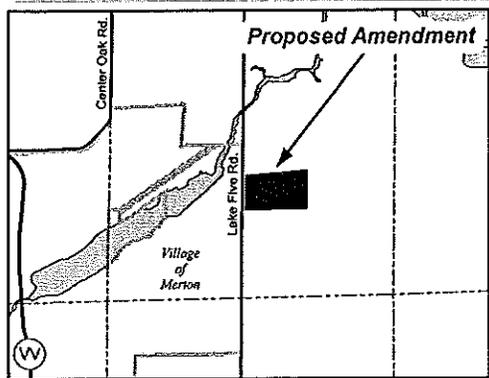
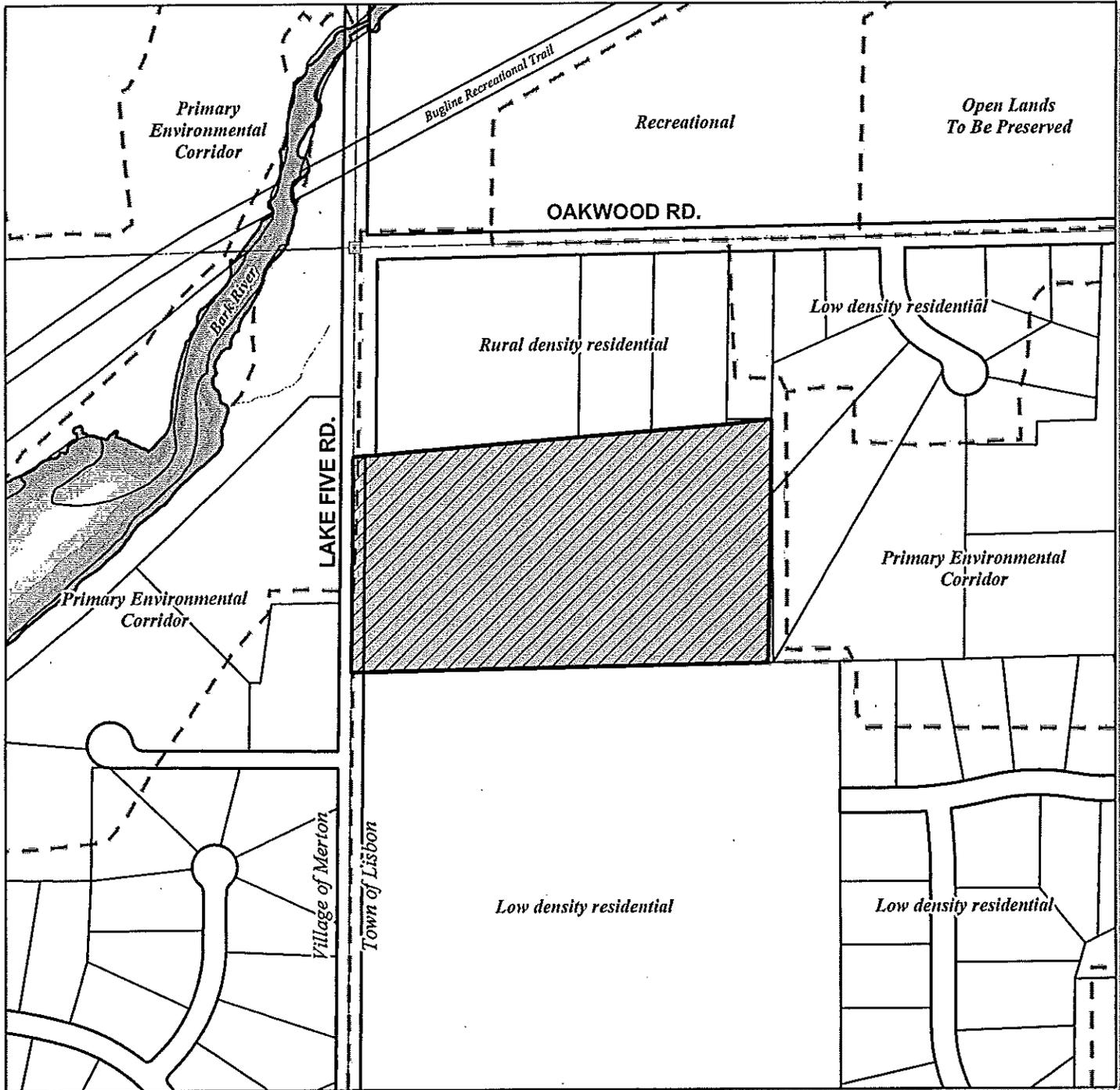
4. In the Town of Merton, the following request is being made:

- A. *MLG Real Estate, c/o Ryan Schultz*, requests the property owned by Joseph and Dorothy Becker, located in the NE ¼ of Section 7, Town of Merton (Tax Key No. MRTT 0313.994.002 and MRTT 0313.995.006, containing 85 acres be amended from the RDROAL category to the SDRII category to accommodate the development of a residential cluster development containing approximately 25 parcels.

The subject parcel is approximately 85 acres lying between Stone Bank Road and West Shore Drive, south of C.T.H. "CW". The property contains the original farmhouse on one parcel to the west, along with a residence and outbuilding on the east side of the area fronting on West Shore Drive. Existing uses surrounding the area include, for the most part, rural residential estates and some scattered farmlands along with a recently approved Planned Unit Development to the southwest, which was created at a 3.5-acre density. The original farmstead on Stone Bank Road is occupied by a residence and numerous outbuildings, some fairly large. A recent site inspection of the property showed significant amounts of

# DEVELOPMENT PLAN AMENDMENT

PART OF THE SE 1/4 OF SECTION 18  
TOWN OF LISBON



PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

PETITIONER.....MINETT/GROCHOWSKI

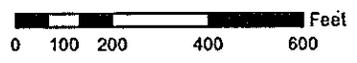
DATE OF HEARING..... 2-03-04

AREA OF CHANGE.....15.5 ACRES

TAX KEY NUMBER.....LSBT 0216.993



1 inch equals 400 feet



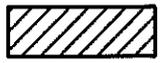
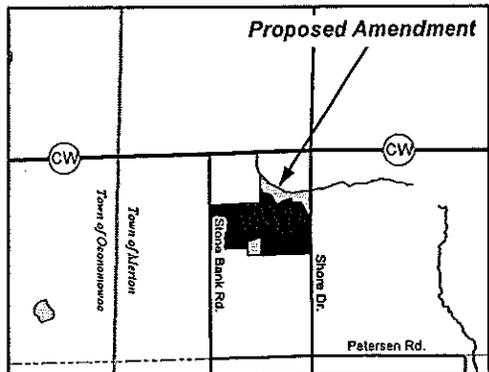
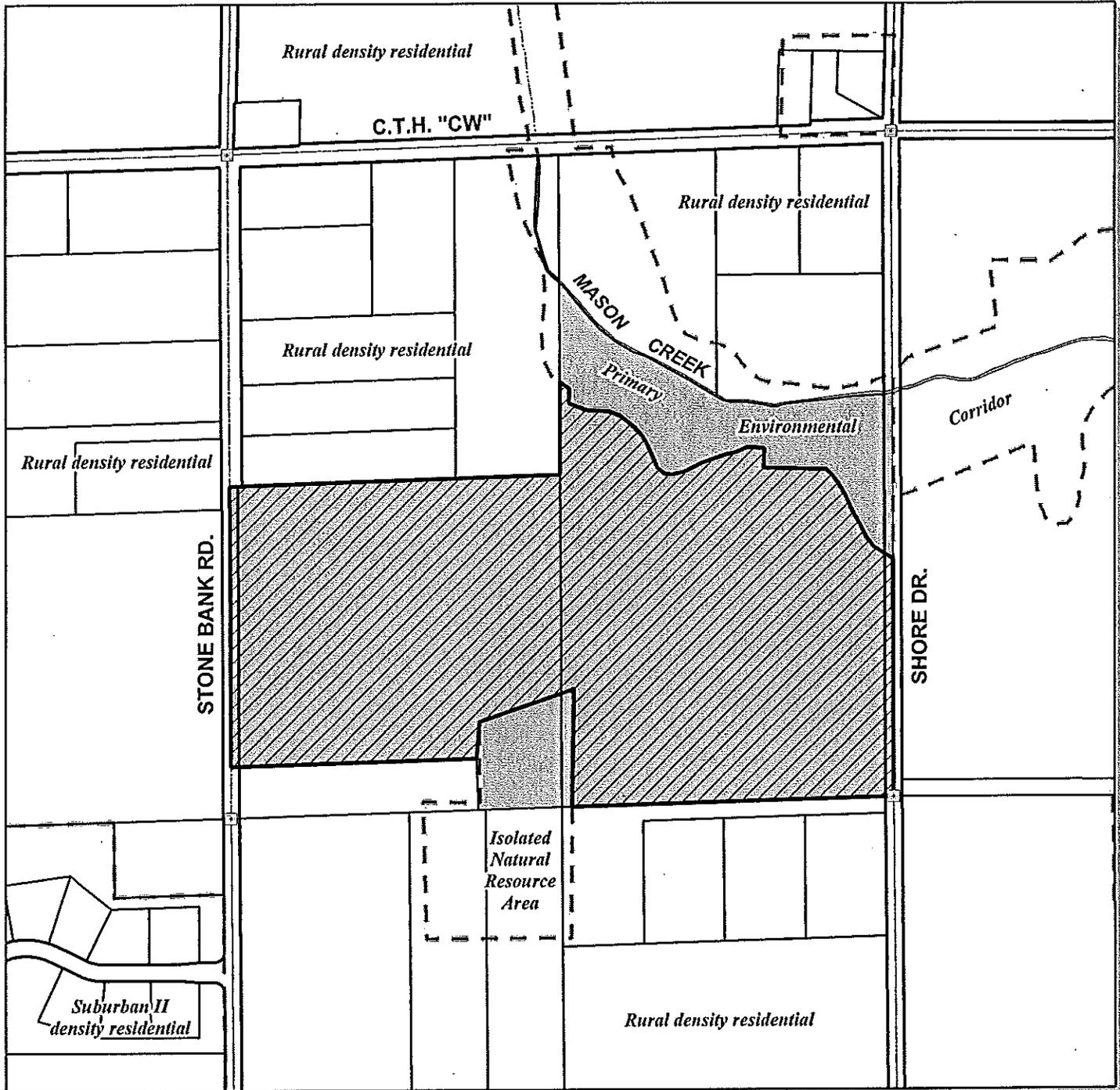
Prepared by the Waukesha County Department of Parks and Land Use

158-R-015 and 016

14.

# DEVELOPMENT PLAN AMENDMENT

PART OF THE NE 1/4 OF SECTION 7  
TOWN OF MERTON



PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO SUBURBAN II DENSITY RESIDENTIAL

PETITIONER.....MLG/BECKER

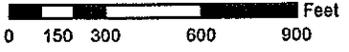
DATE OF HEARING..... 2-03-04

AREA OF CHANGE.....73.1 ACRES

TAX KEY NUMBER.....MRTT 0313.994.002  
MRTT 0313.995.006



1 inch equals 600 feet



Prepared by the Waukesha County Department of Parks and Land Use

158-R-015 and 016

15.

unlicensed and what appears to be inoperable vehicles as well as assorted junk items. It is our understanding from the real estate agents who are proposing to acquire this property (MLG Real Estate 2002, LLC) that these buildings are used for the storage of recreational vehicles and assorted other items including cars. They have advised the staff that the present owner from which they are purchasing the land, will be conducting a general cleanup of the area as part of the development process. A recent inquiry of the Town Planner and Board Chairman regarding this apparent unauthorized storage activity, indicated that this so called business may be considered improper and in need of correction by the Town. The site specifically is outside of the County shoreland jurisdiction so it would be the responsibility of the Town to make sure this matter is resolved, whether or not this property becomes developed.

The property contains on its north boundary, a cold water creek named Mason Creek, which runs from the north towards the south and enters North Lake on its northwest corner. Some areas along the creek further south have been set aside and are owned by the Town of Merton as open space. The river corridor in the subject area is shown as PEC and not to be owned by any public entity, so the intent of the plan is to preserve the PEC in permanent private open space when lands are developed. The plan which has been submitted is a cluster design having a total of 25 lots with one lot being nine-acres where the storage buildings mentioned previously are located. The other parcel is located on the east side of the tract and runs from the river southerly and contains a proposed 13-acre site on which is located a single-family detached residence and outbuilding. The rest of the site is designed with a cluster of 23 dwelling units on what appear to be one-acre parcels with common open space running throughout the remainder portion of the farm, including a portion of the wetlands along Mason Creek. However, that common open space does not extend easterly to West Shore Drive along the wetlands or the steep wooded corridor, which lies along that stretch of the river and has been proposed in the Concept Plan as part of Lot 25.

It is the opinion of the Planning and Zoning Division Staff this request to modify the Land Use category to SDRII be approved subject to the following conditions:

1. The density of the site shall be maintained at no greater than 3.5 acres per dwelling unit, which on a preliminary basis appears to require the removal of one parcel.
2. The wetlands and steep wooded hillside along the north side of the proposed Lot 25 shall be incorporated with the common open space for the entire development.
3. The storage of vehicles, assorted junk items, etc. on proposed Lot 9, which is on Stone Bank Road shall be completely eliminated unless the Town were to grant approval for such storage activities prior to the approval of the Final Plat for this proposed subdivision development.

We feel, as conditioned, the proposed design of this development is well done and will be consistent and compatible with the surrounding development, which is occurring at three plus (3+) acres per dwelling unit. We feel the use of the cluster preserves and protects the natural features of the site to the greatest extent possible for common use by the subdivision dwellers and would preserve and protect the cold water creek status of Mason Creek.

5. In the Town of Mukwonago, the following request is being made:

- A. *Darwin Lueck*, requests his property, located in the SW ¼ of Section 10, containing approximately 5.1 acres in the Town of Mukwonago (Tax Key No. MUKT 1911.993.003) be amended from the RDROAL category to the LDR category to accommodate the division of the parcel into two separate lots.

This property is located on the north side of Sugden Road, east of C.T.H. "T". Surrounding the site are numerous subdivisions having lot sizes ranging from one acre up to three plus (3+) acres. Presently, the property contains a residence and is approximately five acres in size. The petitioner is proposing to divide the parcel into two lots, one being two-acres in size and the other three-acres in size. The site is mostly open lands with a small wooded area of approximately ½ acre along the east/southeast property line. The land is gently rolling and has a fairly high elevation of approximately 1,000' above mean sea level. This is a very rolling part of the Town with significant grade changes and makes for attractive home sites with some places having commanding views of the surrounding lands. Soils on the site are suitable for on-site waste disposal, which should not be an issue.

It is the opinion of the Planning and Zoning Division Staff this request be approved. We feel this change to the Low Density category to accommodate two lots is appropriate in this area of the Town of Mukwonago as lands to the south and adjacent to the east all contain parcel sizes of approximately one acre in size and the property immediately west is a two-acre site next to an approximately three-acre property, so its division into two parcels is compatible with surrounding lands.

6. In the Town of Ottawa, the following request is being made:

- A. *Welch Hanson and Associates, c/o Jennifer O'Leary*, requests property owned by Tom Spaulding of the Kettle Moraine Golf Club, located in parts of the NW ¼ and SW ¼ of Section 22 and parts of the SE ¼ of the NE ¼ of Section 21 and part of the SE ¼ of Section 21 of the Town of Ottawa (Tax Key No. OTWT 1670.998) be amended from the Recreational category to the SDRI category to accommodate the reconfiguration of the golf course and the development of approximately 25 single-family residential lots.

Subsequent to the public hearing, the petitioner withdrew this application for change from further consideration and therefore, no additional recommendation is provided.

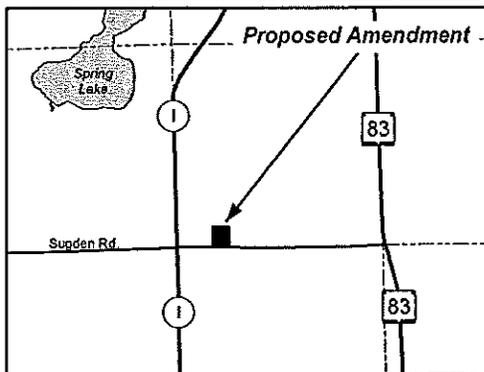
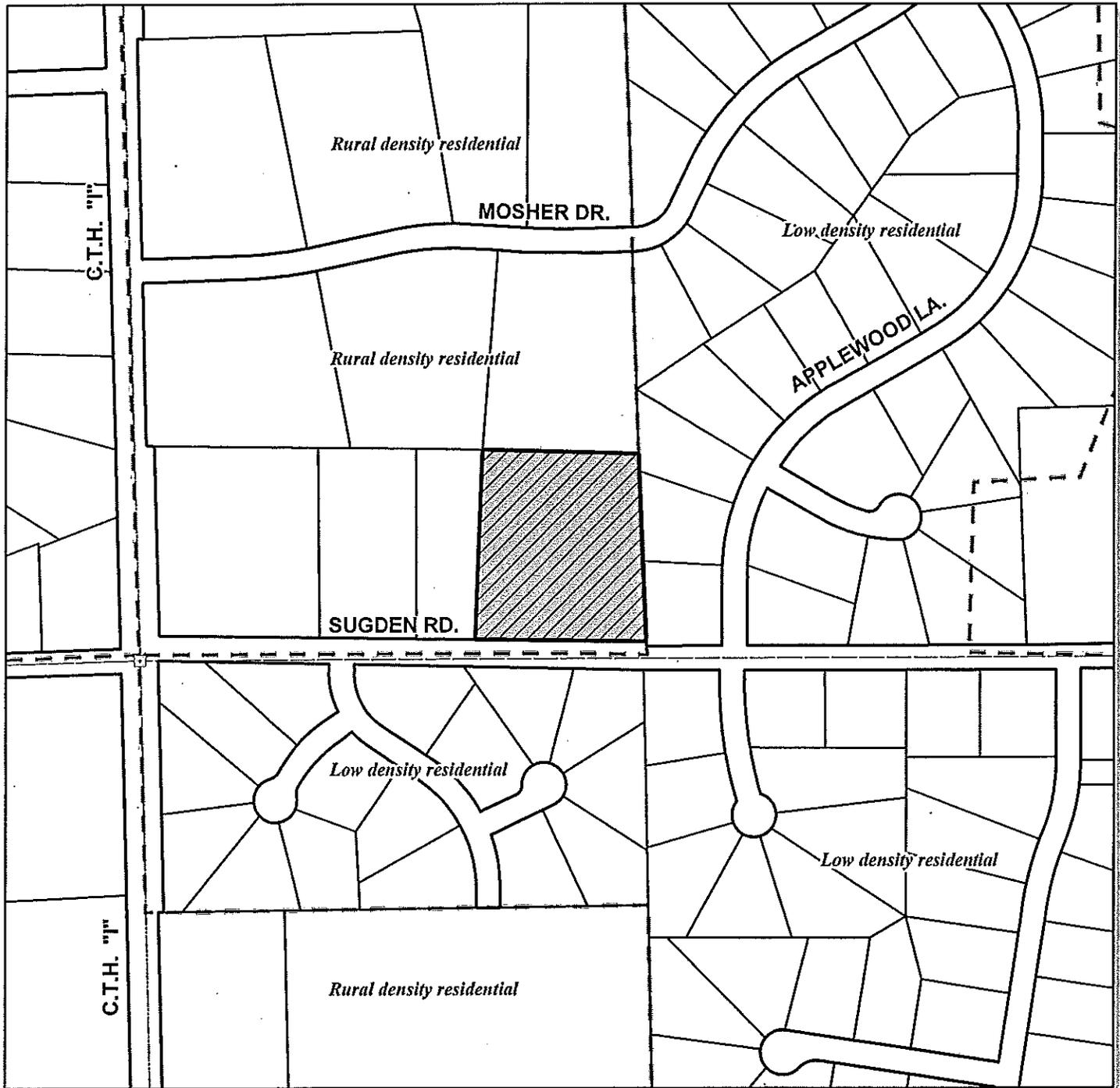
7. In the Town of Vernon, the following request is being made:

- A. *Tom Wolf of Applied Technologies*, requests the property owned by Paul and John Dickson, located in the NW ¼ of Section 1 of the Town of Vernon (Tax Key No. VNT 2018.997), be amended from the RDROAL category to the SDRI category to permit the development of a 42-lot subdivision, containing approximately 80 acres.

The subject site is located in the northeast corner of the Town of Vernon on the Waukesha/Vernon Town line. The site is 80 acres in size located south of Townline Road and is a very undulating property containing a number of ridges and valleys. Along the south line is an intermittent stream, which runs from the northeast to the southwest and is bounded by very steep slopes, which are wooded. The property surrounding the site contains existing residential development as well as two small farms and a landscape contractor to the west/southwest. The parcels along its entire east are larger estate type lots containing

# DEVELOPMENT PLAN AMENDMENT

PART OF THE SW 1/4 OF SECTION 10  
TOWN OF MUKWONAGO



PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL

PETITIONER.....LUECK

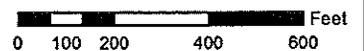
DATE OF HEARING..... 2-03-04

AREA OF CHANGE.....5.1 ACRES

TAX KEY NUMBER.....MUKT 1911.993.003



1 inch equals 400 feet

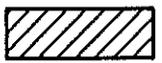
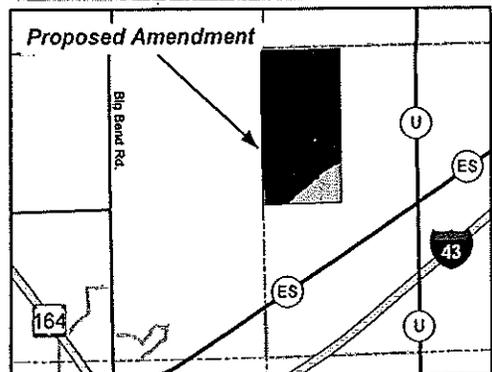
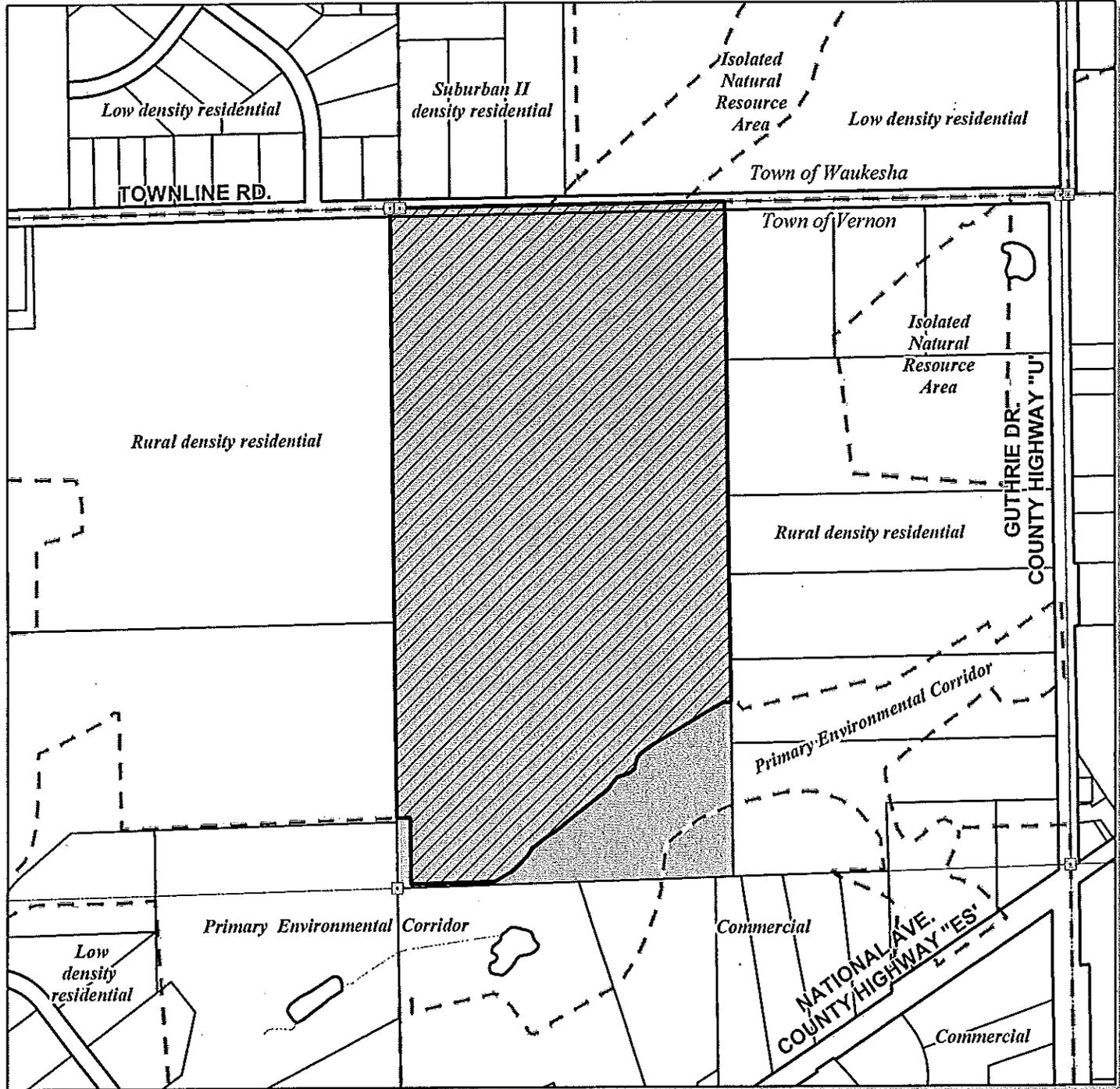


Prepared by the Waukesha County Department of Parks and Land Use

158-R-015 and 016

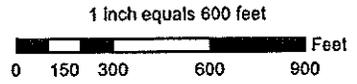
# DEVELOPMENT PLAN AMENDMENT

PART OF THE NW 1/4 OF SECTION 1  
TOWN OF VERNON



PROPOSED PLAN AMENDMENT FROM RURAL DENSITY RESIDENTIAL TO SUBURBAN I DENSITY RESIDENTIAL

PETITIONER.....WOLF/DICKSON  
 DATE OF HEARING..... 2-03-04  
 AREA OF CHANGE.....74.5 ACRES  
 TAX KEY NUMBER.....VNT 2018.997



Prepared by the Waukesha County Department of Parks and Land Use

158-R-015 and 016

approximately 10 acres of land. To the north/northwest is an existing subdivision. The residence on this property is on the far south/southeast corner and is served by a driveway, which is approximately 2,000 ft. long. The property also contains an easement for access to one of the adjacent estate type lots, which was apparently done in order to avoid crossing a wetland to gain access to the home site on top of one of the ridges mentioned above. With the exception of a swale on the northwest corner and the creek bottom lands along the south side of the property, the soils on the site should, for the most part, be suitable for onsite waste disposal as they are Hochheim and Theresa series soils, which generally will accommodate onsite waste disposal systems. The petitioner has proposed to develop this 80 acres with a 42-lot subdivision. The design submitted does not take good advantage of some of the sites attributes including the ridges and hilltops, as well as it extends through the poor soil area in the northwest corner of the site and should be redesigned to take better advantage of the physical attributes of this site.

The entrance road off of Townline Road should likely be moved further east to eliminate the aforementioned easement serving the dwelling to the east and to avoid the wet soil conditions which exist in the northeast corner. The Town Plan Commission and Board recently adopted a Resolution amending the Town of Vernon Land Use Plan to accommodate the proposed land use with the conditions that there be no more than 42-lots, no less than one-acre in size, and in compliance with the Conceptual Plan presented at the public hearing, as well as no change in the PEC areas along the south side shall be allowed and a timeframe of three years for which this review is effective for. The date of that Resolution was December 15, 2003.

As mentioned above, the design in the staff's opinion is not desirable and does not properly utilize the physical attributes of the site. Accordingly, the Town's Resolution may need to be slightly modified to allow for a different design with somewhat smaller lots. Another condition which they imposed was that no lots could have direct access to Townline Road. In analyzing the site, it may be necessary for one or two lots to have direct access unless those areas become part of a common open space network if the property was developed as a cluster, which the staff would advocate.

It is the opinion of the Planning and Zoning Division Staff this request be **approved**, subject to a modification to the Town's Resolution to allow some lots on a cluster to be possibly less than one-acre. Further, it is recommended that a different plan should be utilized than the one submitted to the Town of Vernon Plan Commission on November 24, 2003, which is the date of the public hearing held by the Town. Consideration should also be given to eliminate the requirement regarding no direct vehicular access to Townline Road and there should be a modification whereby one or two lots may require access to Townline Road. To modify the access issue would not be out of character with other development in the area as immediately across the street from the subdivision, on the north side of Townline Road, numerous parcels exist with direct access as well as additional parcels on either side of this parcel in the Town of Vernon, which also have direct access onto Townline Road. Townline Road is two miles long and does not have arterial road significance, therefore, an additional access or two on that road would not have any significant impact on the functionality of the road. We feel, as recommended, with the modifications proposed, the use of the site would be compatible with surrounding land uses and will represent a density consistent with other land uses in this general vicinity of the Town of Vernon and also in the Town of Waukesha, immediately adjacent to the north.

8. The *Parks Division of the Waukesha County Department of Parks and Land Use*, requests that Chapter 13 of the Waukesha County Development Plan be amended to include additional provisions for accommodation of the Greenway Trail cross section, recently developed by the Parks Division with the cooperative effort of a focus group, consisting of local government officials, County and State staff. This amendment will serve as a clean water initiative and will provide minimum standards to preserve high quality natural areas within the County, while also accommodating a non-motorized trail system.

Chapter 13 of the County Development Plan contains the Park and Open Space Element of the Plan. That chapter was significantly modified during the 1998 amendments from the original document adopted by the County Board in 1996. Subsequently, the Parks Division has been working with a focus group composed of local government officials, County and State Staff, a farmer and environmental groups to develop a Greenway Corridor Trail guideline to be utilized for future trail planning and development throughout the greenways that are set forth on the County's Development Plan. This greenway cross section provides a standard guideline to be utilized by the County Staff, to assist in helping the development community and the Department to decide where trails should be built, and what areas along the stream corridors are to be in various zones as set forth within that Trail Corridor guideline (see attached Exhibit "B"). There is a Preservation Zone, as well as a Buffer Zone, to help prevent separation distance of more intensive activity from the wetlands and the stream banks in an effort to protect the stream from degradation, while also affording a trail corridor experience for hiking and biking with guidelines as to how wide the trail would be and its location with reference to various natural attributes along the corridor. Additional changes to the text have also been included as indicated in the attached amendments to Pages 10 and 15 of Chapter 13. The use of the word "parkways" has been eliminated with this amendment and in its place the term "greenways" will be utilized in the future. At the public hearing a few comments were made with respect to terminology, which is now revised in the attached exhibit and the greenway corridor typical cross section has also been slightly modified to make it more clear and understandable as a result of some of the discussion at the hearing. It is recommended these amendments and the inclusion of the cross section as a part of Chapter 13 be approved. We feel that this will provide the Planning and Zoning Division Staff and the public with a much clearer understanding of how to advise the development community in the application of the Land Use Plan to developments as they come in for review and approval, and to help guide the Planning and Zoning Division Staff in making decisions relative to where and how corridors should be planned along the greenways in Waukesha County, which are to be set forth along various major stream systems as outlined in Chapter 13.

Respectfully submitted,

*Richard L. Mace / kab*

Richard L. Mace  
Planning and Zoning Manager

RLM:kab

Attachments: Exhibit "A" (Public Hearing Minutes)  
Exhibit "B" (Trail Corridor Guideline and Chapter 13 text)

*N:\PLU FILES\Planning & Zoning\Waukesha County Land Development Plan (WCLDP)\STAF-REC\Staff Rec for WCDP Amendments 2003.doc*

*158-R-015 and 016*

*21.*

MINUTES

JOINT PUBLIC HEARING - WAUKESHA COUNTY PARK AND PLANNING COMMISSION  
AND THE WAUKESHA COUNTY LAND USE, PARKS AND ENVIRONMENT COMMITTEE  
FOR THE WAUKESHA COUNTY DEVELOPMENT PLAN AMENDMENTS

Tuesday, February 3, 2004, 9:00 a.m., Room 255/259

**EXHIBIT "A"**

CALL TO ORDER

The Public Hearing was called to order at 9:00 a.m. by Mrs. Willert, Chairperson. It was agreed by the Waukesha County Land Use, Parks and Environment Committee, and the Waukesha County Park and Planning Commission members, that Mrs. Willert would be the Chairperson of the meeting.

Waukesha County Park and  
Planning Commission Members  
Present:

Betty Willert, Chairperson  
Walter Kolb  
Walter Baade

Vy Janusonis  
Joe La Porte  
Mareth Kipp

Commission Members  
Absent:

Ellen Gennrich

Waukesha County Land Use,  
Parks and Environment Committee  
Members Present:

Pauline Jaske  
Scott Klein  
Daniel Pavelko

Walter Kolb  
Vera Stroud

James Jeskewitz  
William Mitchell

Waukesha County Land Use,  
Parks and Environment Committee  
Members Absent:

None

Staff Members Present:

Richard L. Mace, Planning & Zoning Manager  
Kathy Brady, Support Staff Supervisor  
Mark Mader, Legislative Policy Advisor

Guests Present:

John & Dorothy Grochowski  
Russ Evans  
Scott Bence  
Roger Dupler  
Mike Jilek  
Pat Haukohl  
Ryan Schultz  
Bill Minett  
Scott Bence  
Paul Lincoln-Scheuble

Darwin & Lee Ann Lueck  
Gary Lake  
Jennifer O'Leary  
Bonnie Morris  
Wayne Rappold  
Karen Knotslauch  
Thomas Wolf  
Don Desmonie  
Jack Shepard  
Steven Traudt

- Public Hearing to Consider Amendments to the Waukesha County Development Plan.

Mr. Mace indicated this Public Hearing is the first step of a process that will take place during the next few months. The County Board has directed that amendment requests will be accepted annually, by communities or individual petitioners to consider changes to the Waukesha County Development Plan (WCLDP). The closing date for all requests was January 15, 2004. After the Public Hearing, the Waukesha County Parks and Land Use staff will formulate an opinion and recommendation on the issues and requests presented to the Waukesha County Park and Planning Commission and the Waukesha County Land Use, Parks and

Environment Committee (LUPE). The Commission will review the recommendations from the staff for each amendment and discuss and decide whether they are in favor or opposed to the requests. The Waukesha County Park and Planning Commission's decision is transmitted to the LUPE Committee who formulates its recommendation and drafts an Ordinance that will go to the Waukesha County Board regarding the various requests. After the Waukesha County Board's action, the appropriate changes are made a part of the permanent record and the WCLDP is amended as approved by the Waukesha County Board. The following items, which are noted in the "Notice of Public Hearing", are presented.

1. In the Town of Brookfield, the following requests are being made:
  - A. *Steven M. Traudt*, requests property owned by Jim Kroscher, located in part of the NW ¼ of Section 29, Town of Brookfield (Tax Key No: BKFT 1122.993), be amended from the Low Density Urban Residential (LDR) and Commercial category to the Medium Density Urban Residential (MDR) category to accommodate the construction of a twelve unit condominium on the 3.8 acre site.

Mr. Mace indicated the property is located on Barker Road in the Town of Brookfield. Adjacent properties include the Elite Tennis Club to the south, residential properties to the north and Poplar Creek to the east. The property contains a single-family residence on the northwest corner with a detached building. Mrs. Kipp asked if the present driveway would be maintained for access? Mr. Mace said he would answer the question after Mr. Traudt's presentation. Mrs. Kipp asked if the condominiums would be located out of the floodplain? Mr. Mace replied "Yes". Mr. Traudt, petitioner, indicated the condominium development would be a buffer from the Commercial properties to the south and the residential properties to the north containing six duplex condominiums. He indicated there is a small semi-circle of Primary Environmental Corridor (PEC), approximately 180' x 40' on the northeastern corner of the property. The site has been identified by the Town of Brookfield's Stormwater Management Plan as a potential site for a regional stormwater basin. He has been in contact with the Town of Brookfield to dedicate some lands or create a permanent easement to the rear of the site, which would not impact the environmental corridor so the Town can build a drainage basin, which is needed in the area. He presented flood event photographs given to him from Mr. Kroscher and he felt no standing water or significant water issues were present on the site. Mr. Mace said the aerial photos were taken in 1972, 1975 and 1993 after flood events and were prepared by the Department. In closing, Mr. Traudt felt amending the Land Use Plan would be a benefit for the community by providing a buffer from the surrounding Commercial properties and limit future commercial development to the north.

Mr. Mace addressed Mrs. Kipp's previous question regarding access to the site. He noted there have been numerous discussions during the past few years with various parties showing interest in the property. In discussions with the County Department of Public Works regarding the access, because Barker Road is a County Trunk, which specifies minimum or separation distances from entrances, it has been determined the access would be located halfway between Brook Park Drive and Watertown Road. The current access driveway would be eliminated. He pointed out that accommodation would need to be made for the two properties to the north. Mr. Kolb asked if the sites to the north would be affected or would it depend on when they are developed? Mr. Mace answered "No", but the hope is that the two properties to the north would join together with the proposed development. Mrs. Kipp asked if there would be acceleration and deceleration lanes for the development? Mr. Mace answered "Yes". Mrs. Kipp asked if the residence on the property would be removed? Mr. Mace replied "Yes". Chairperson Willert asked if the outbuilding would also be removed? Mr. Traudt replied "Yes".

Mr. Klein asked, "After the floodplain, PEC and the potential land for the stormwater basin is taken out, how much acreage would be left?" Mr. Mace replied, "Approximately 1.5 to 2 acres would be left". He added the floodplain is not buildable unless it is rezoned and filled. Mr. Baade asked what the land immediately south is

zoned? Mr. Lake, Town of Brookfield Building Inspector, answered “General Business.” Mr. Desmonie (member of the audience) asked that the acreage be stated (where it is not listed in the notice) and if municipal sewer and water is available for each of the requested amendments. Mr. Mace said that municipal sewer and water is available to the site. He asked if the matter has been before the Town of Brookfield Plan Commission? Mr. Lake responded “No”. No other comments were made.

- B. *J.B.J. Development Company*, request property owned by Nancy and John Schatzman, Horst and Barbara Abel, Lawrence Pugens and Mary Catanese-Pugens and David Martin, located in the SE ¼ of Section 29 of the Town of Brookfield (Tax Key No. BKFT 1124.979, BKFT 1124.980, BKFT 1124.980.001 and BKFT 1124.981), between Bluemound Road and I-94, west of Brookfield Road, be amended from the LDR category to the MDR category, for the purpose of developing a condominium project, including 48 dwelling units in nine structures on the approximately seven-acre property.

Mr. Mace indicated the four properties are located on Brookfield Road between Bluemound Road and I-94 in the Town of Brookfield. Nearby properties include a similarly dense condominium project to the east, a tavern and hotel to the north and a business park and cell tower to the west. The western and southern portion of the property contains a steep wooded hillside. Mr. Bence, from J.B.J. Development Company, said the four properties would be combined into one parcel containing approximately seven acres and served by municipal sewer and water. The development would accommodate a 48-unit condominium project. The site is not impacted by any wetlands or environmental corridor. The southeast corner of the site falls within the shoreland zoning boundary because it is within 300 ft. of Deer Creek to the south. Mr. Shepard, planner and architect for J.B.J. Development Company, said there is a 100’ change of grade from the southeast to the northwest corner of the site. Most of the units would face to the southeast and access for the site would be located across from Follet Road (directly across Brookfield Road). All of the surrounding properties, with the exception of the parcel to the west accommodate various forms of non-residential uses such as industrial, commercial, retail and hotel. The property in question, because of its unique topography is unsuitable for the above uses.

Mrs. Kipp asked if there are plans to widen Brookfield Road? Mr. Mace replied there are no plans to widen the road on the present capital plan. Mrs. Kipp asked if the driveways for other residences would be vacated? Mr. Mace answered “Yes”, the residences and driveways would be removed. Mr. Klein noted, that the plan submitted by the petitioner indicates a 66’ right-of-way. Mr. Lake, Town of Brookfield Building Inspector, confirmed that there is a 66’ right-of-way. Mr. Shepard said that immediately north of the property the road widens for shadow lanes and there is an opportunity to move the development back if necessary. Mr. Mace said, unless there would be a connection to I-94 from Brookfield Road, the growth in traffic density should not be that significant. Chairperson Willert asked if Brookfield Road connects with S.T.H. 59? Mr. Mace replied “No”, not directly. Chairperson Willert asked if there have been recent discussions to connect the roads? Mr. Mace answered, “Yes”. Mr. Mace suggested that possibly the Low Density Residential properties to the west should be included in the amendment request so the entire area is in the same category. Mr. Scheuble, (member of the audience) asked if the Commission and Committee consider the long-range effect on the water demand from additional development in the County? Mr. Mace replied, in this case, it is not a direct consideration since the site has municipal water available. However, in the future, water supply issues facing the region will become an issue. No other comments were made.

2. In the Town of Genesee/Delafield, the following request is being made:
  - A. *Welch Hanson and Associates, c/o Jennifer O'Leary*, requests property owned by L. Grant and Joan Herrmann, in part of the SW ¼ of the SW ¼ of Section 35 of the Town of Delafield and part of the NW ¼ of Section 2 in the Town of Genesee (Tax Key No. DELT 0859.997, GNT 1446.999.004 and GNT 1446.999.006), be amended from the Rural Density Residential and Other Agricultural Lands category (RDROAL) and Suburban II Density Residential (SDRII) category to the LDR category for the purpose of developing an 18-lot conservation design subdivision.

Mr. Mace indicated the property is located on S.T.H. 18 in both the Towns of Genesee and Delafield. The property contains approximately 67.25 acres containing tributary streams to Pebble Creek. Mr. Dupler from Welch Hanson and Associates said the property is immediately south of S.T.H. 18 and east of the intersection of Brandybrook Road and S.T.H. 18. The property is currently operating under a Conditional Use as an equestrian facility (riding stables). It is the owner's intention to develop the property maintaining the equestrian use. The intent is to create 18 single-family lots with three-acre density to be held in common by the 18 property owners. He noted the application submitted was in error, and the intention is for the property to be amended to the Suburban II Density Residential category not the Low Density Residential as stated in the Notice of Public Hearing. Mr. Mace noted the error and indicated it would be corrected. Mr. Dupler said they have met with the Town of Delafield, which supports the project and they would meet later this month with the Town of Genesee. In addition, they have met with the State Department of Transportation regarding access to S.T.H. 18. Existing zoning on the property is A-1 Agricultural District in the Town of Delafield and A-2 Rural Home District in the Town of Genesee. The 18 lots would be accommodated by one cul-de-sac with access onto S.T.H. 18. The property is landlocked by the surrounding navigable streams and a road stub would service the property to the east. Primary and Secondary Environmental Corridor areas would remain intact. The proposal will afford individuals to reside in an equestrian subdivision, while maintaining the rural character desired by both of the Towns.

The current owner, Mrs. Herrman, would continue to reside on the property and continue the use of the equestrian facility. Mrs. Stroud asked where the horses would be ridden on the property? Mr. Dupler answered, the intent is to provide riding trails within the confines of the property. Mrs. Stroud expressed concerns regarding future problems with neighbors. Mr. Dupler said there are no existing problems and it is not anticipated that there would be future problems because the users of the site would be residents. The barn and riding arena would be retained with trails through the common space. Mrs. Kipp asked about the current residence along S.T.H. 18? Mr. Dupler replied that there are three houses south of the parcel, which they would continue to maintain access to by a partially relocated access easement when the new road is built. There is also a residence along S.T.H. 18. Mr. Mitchell asked if the property would be served by well and septic. Mr. Dupler replied "Yes". Mr. Mitchell asked the size of the current stables and what the planned limit is for the amount of horses? Mr. Dupler responded, he was unsure of the size of the stable, however, the intent is to accommodate at least two horses per single-family residence. Mrs. Kipp asked if a Manure Management Plan would be required? Mr. Mace replied that he was unsure. He noted there would be 62% open space on 39.13 acres. Mrs. Kipp asked if the total count of horses would not exceed 36 including Mrs. Herrman's horses? Mr. Dupler answered "Yes".

Mr. Mace asked about the two residences and their access to the south? Mr. Dupler replied that the two houses to the south currently have access via an easement though the property connecting to a private road. The intent is to convey a public right-of-way to the southern edge of the property. Chairperson Willert asked about the cul-de-sac length? Mr. Mace answered, that he felt the length should be based on how many dwelling units lie on the cul-de-sac, not just length. He was unsure how the Towns of Delafield and Genesee would deal with it. Mr. Baade asked (referring to access to the parcel to the east) if there was an island

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between it and the PEC? Mr. Mace replied there is a significant stream corridor and did not think a street extension would go through the steep ravine and would be decided at the platting stage of the process. Mr. Dupler clarified that the Town of Genesee has asked that they provide a road stub to the eastern property.

Mr. Desmonie asked why information has not been provided regarding the level of the aquifer and the available water and the ability of the aquifer to supply the water in the areas where there would be wells? Mr. Mace said that private well suitability has historically not been a concern because there is a good water supply in the County. He was unsure of the depth of bedrock in the area but did not believe there were issues with the water supply. Mr. Desmonie requested obtaining groundwater information and including the information in the recommendation where the groundwater would be utilized. Mr. Evans, interested citizen, expressed concerns regarding the high quality trout streams on the property. He stressed good erosion control procedures be followed during construction. Mr. Mace said there probably would be groundwater infiltration protecting the cold-water status of the streams. Mr. Evans asked that the horse pastures don't intrude on the streams. Mrs. Haukohl said the groundwater should be protected and expressed concerns regarding water quality and quantity. Mr. Scheuble expressed concerns regarding the impact of private wells and water supply. No other comments were made.

3. In the Town of Lisbon, the following requests are being made:

- A. *Twin Pines, LLC.*, requests the property owned by Twin Pine Dobbertin, LLC and Elaine Dobbertin, located in the NW ¼ of Section 7 and the SW ¼ of Section 6, Town of Lisbon (Tax Key No. LSBT 0170.999 and LSBT 0167.998) containing a total of 202 acres, be amended from the RDROAL category and Isolated Natural Area to the Suburban I Density Residential (SDRI) category to accommodate a single-family residential development.

Mr. Rappold, representing Twin Pines, explained that municipal water and sewer is not available in this area. A Concept Plan with over 50 acres of green space will be presented to the Town. The plan is based on a density envisioned by the citizens group supported by the public. Mrs. Kipp asked why the isolated natural area is not included in the amendment request? Mr. Mace answered that it would remain as it is. Mr. Rappold added that the Concept Plan wraps around the isolated natural area and every tree will be retained. The Commission and Committee briefly viewed the Concept Plan. Mr. Mitchell asked if there is a plan for municipal water and sewer or is it based on septic and wells and, if so, would the wells be individual wells? Mr. Rappold answered, the plan is based on septic and individual wells. Mr. Mitchell asked how many units would there be? Mr. Rappold answered 124. He further explained the Town has asked them to reduce the lot size to provide more common open space. Mrs. Stroud asked what size are the lots? Mr. Rappold answered approximately one-acre (40,000 sq. ft. to 65,000 sq. ft.) in size and it would be a Planned Unit Development (PUD). Mrs. Stroud expressed concerns regarding the limited amount of open space and the number of lots and did not consider it to be a PUD. Mr. Rappold noted there were 50 acres of open space. Mrs. Jaske asked what the Town's plan was for the rural density to the north and south? Mr. Rappold said the parcel to the north is owned by the Town of Lisbon, however, he was unsure what the use would be. Mrs. Stroud suggested in reference to water and wells, that it is important to know where the recharge areas are located and not to build on those areas. Mr. Pavelko asked if there was a ratio of lots or acreage per open space? Mr. Mace answered that some communities have a guide, however, he was unsure if the Town of Lisbon had one. Mr. Mader, Legislative Policy Advisor, said if the figure of 50 acres of open space were correct, it would be approximately 25%. He asked if that figure is similar from the general guidelines, which are normally followed? Mr. Mace said he was unsure because different communities have different minimums. Mr. Klein asked what is the significance of the configuration and placement of Outlots 2, 8 and 11? Mr. Rappold replied that some are water retention/detention areas. Mr. Baade asked what are the structures in the center of the plan? Mr. Rappold answered that there are two homes and a number of outbuildings located on the property. One of the existing homes would be retained, however the other home and outbuildings are not in good

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condition and would be removed. Mr. Scheuble (member of the audience) commented on density bonuses, open space percentages, and strategic placement of housing in relationship to schools for subdivisions in New Berlin. He felt it was important to consider the overall requirements or demands for water or other services. Mr. Desmonie asked if a conservation easement was required for the conservation areas to remain in conservation forever? Mr. Mace answered, it would be dependent on the quality of the area being preserved. Mr. Desmonie suggested a conservation easement be required and placed on the deed. He felt that unless sewer and water were available, the amendment should not be approved. Mr. Morris, Town of Merton Chairperson, asked what is the overall density? Mr. Mace replied the proposed request is for 1.5 to 2.9 acres per dwelling unit and he noted the subdivision to the west in the Town of Merton is 3 to 4.9 acres per dwelling unit. No other comments were made.

- B. **Chad R. Samanske**, requests the property owned by Ronald Samanske, located in the SE ¼ of Section 16 of the Town of Lisbon (Tax Key No. LSBT 0208.997.001) be amended from the RDROAL category to the LDR category, to accommodate the division of the five-acre parcel into two residential parcels.

Mr. Mace indicated the property is located on Hillside Drive in the Town of Lisbon. He explained there is some disagreement as to what should happen with the area in Section 16 under the Town's new proposed Land Use Plan. The Town is projecting a Commercial Town Center in that vicinity. If the Land Use Plan is approved they may not include the Samanske property and leave it out for further consideration. The petitioner was not present and no other comments were made.

- C. **Bill Minett of The Real Estate Company**, requests property owned by John and Dorothy Grochowski, located in the SE ¼ of Section 18 of the Town of Lisbon (LSBT 0216.993), be amended from the RDROAL category to the LDR category to accommodate the development of a small residential subdivision consisting of approximately eleven lots.

Mr. Mace indicated the property is located immediately across the street from the Village of Merton on Lake Five Road. He indicated the school district may have purchased the property further to the north for a new school site. Mr. Minett explained the property is not located in the sewer district. The property immediately to the south is Low Density Residential and is being developed into the sixth addition of the Thousand Oaks Subdivision. Soils on the site to the south are Casco loam, 6% to 12% slope category and Casco-Rodman complex on the steeper slopes which indicates conventional in ground septic systems would be adaptable. Fox silt loam encompasses a large portion of the lands. The well on the site is approximately 57' and the wells in Thousand Oaks fourth and fifth addition are between 125' to 180', consistently. The well depths of the subdivision across the street range from 202' to 210' and some are 235' and others are 180'. Lands to the north across Oakwood Road contain a Town Park and lands held by the Town for recreational purposes. Lands to the west are in the Village of Merton and developed in one-acre parcels. It is intended to eventually extend access from the proposed subdivision to the park system. Access to the parcel would be a short cul-de-sac from Lake Five Road, servicing no more than four lots. The balance of seven lots would be accessed from the interior street of the subdivision to the south. No other comments were made.

4. In the Town of Merton, the following request is being made:

- A. **MLG Real Estate, c/o Ryan Schultz**, requests the property owned by Joseph and Dorothy Becker, located in the NE ¼ of Section 7, Town of Merton (Tax Key No. MRTT 0313.994.002 and MRTT 0313.995.006, containing 85 acres be amended from the RDROAL category to the SDRII category to accommodate the development of a residential cluster development containing approximately 25 parcels.

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Mr. Mace indicated the property is located on Stone Bank Road in the Town of Merton. He noted that Mason Creek was a cold-water status creek, which runs into North Lake and is located on the property. Mr. Schultz, representing the developer, indicated the site is approximately 85 acres in size and with the conservancy and isolated natural area taken out, would leave approximately 73 acres. Municipal sewer and water is not available so the site would be served with private wells and septic. The development would contain a total of 25 lots. There would be 23, one-acre, single-family homes and two large estate lots, one six-acres in size on the southwest corner of the property and a 13-acre lot on the northeast corner of the property. The conservancy area contains approximately nine acres of wetlands on the northeast corner of the property and a 1½ acre isolated natural resource area, which will remain intact. Preliminary soil borings have been completed on the site and all areas have been tested suitable for either conventional, mound or A+4 mound systems. Access to the development would be from West Shore Drive and Stone Bank Road. Density for the project would be 3.4 acres per dwelling unit, which is the same as the Prairie Hollow Subdivision to the south. In addition, he noted the wetlands have been delineated on the property.

Mr. Scheuble indicated when changing from the 5-acre to the 3 to 4.9 minimum density, the recommendations from the Southeastern Wisconsin Regional Planning Commission should be followed. Mr. Schultz said they have met and exceeded the Town's open space requirement of 70,000 sq. ft. per lot (47.9% of the site). Mr. Mace asked why the common open space has not been extended easterly from where it ends, and is incorporated into Lot 25? Mr. Schultz replied it was done as a request of the seller of the property. Mr. Desmonie asked what area of the property is the Army Corps of Engineers (ACOE) concerned with? Mr. Mace answered the ACOE is involved with determining whether or not they have jurisdiction over the wetlands on the site. No other comments were made.

5. In the Town of Mukwonago, the following request is being made:

- A. *Darwin Lueck*, requests his property, located in the SW ¼ of Section 10, containing approximately 5.1 acres in the Town of Mukwonago (Tax Key No. MUKT 1911.993.003) be amended from the RDROAL category to the LDR category to accommodate the division of the parcel into two separate lots.

Mr. Mace indicated the property is located on the north side of Sugden Road in the Town of Mukwonago. Mr. Lueck said he is interested in dividing the five-acre parcel into two parcels, one two-acres in size and one three-acres in size. There is a horse shed on the proposed two-acre parcel, which would be removed. He resides on the proposed three-acre parcel. Sewer and water are not available. There is a subdivision to the east and south. No other comments were made.

6. In the Town of Ottawa, the following request is being made:

- A. *Welch Hanson and Associates, c/o Jennifer O'Leary*, requests property owned by Tom Spaulding of the Kettle Moraine Golf Club, located in parts of the NW ¼ and SW ¼ of Section 22 and parts of the SE ¼ of the NE ¼ of Section 21 and part of the SE ¼ of Section 21 of the Town of Ottawa (Tax Key No. OTWT 1670.998) be amended from the Recreational category to the SDRI category to accommodate the reconfiguration of the golf course and the development of approximately 25 single-family residential lots.

Mr. Janusonis noted the matter was turned down by the Town of Ottawa Plan Commission on February 2, 2004, with a recommendation that the Committee and Commission withdraw the matter. Mr. Mace indicated the submittal included two lots not owned by the golf course. Mr. Janusonis said the applicant indicated he wanted to reduce the golf course to nine holes and build residences around it. He wanted to keep it private and not permit access to the residents around the golf course. (A letter request withdrawing this proposed amendment was received by the Staff after the hearing.)

7. In the Town of Vernon, the following request is being made:

- A. *Tom Wolf of Applied Technologies*, requests the property owned by Paul and John Dickson, located in the NW ¼ of Section 1 of the Town of Vernon (Tax Key No. VNT 2018.997), be amended from the RDROAL category to the SDRI category to permit the development of a 42-lot subdivision, containing approximately 80 acres.

Mr. Wolf, from Applied Technologies, indicated the parcel is approximately 83 acres in size and the Town of Vernon has conceptually approved the proposal. The intent is for a 42-lot subdivision with an approximate 1.95 density. The lots would be 43,900 sq. ft. to 60,200 sq. ft. in size. On the northeast corner of the property there would be a seven-acre parcel for a public park which the Town of Vernon Park and Recreation Department has expressed interest in. There is an unnamed creek on the southeast corner of the property as well as PEC. All of the lots and roadways would be located outside of the PEC. At the request of the Town of Vernon Planner, correspondence has been forwarded to the Department of Natural Resources for a navigability determination for a small swale, which runs northeast to southwest on the northwest corner of the property. A small depression is located on the east side of the property, which would be utilized for a stormwater management detention basin. A second pond is proposed on the northwest corner of the property.

Some preliminary soils analysis has been completed on the property, which indicates questionable soils on the northwest corner. The lot layout and road pattern has been adjusted accordingly. There would be three outlots, one containing a public park on the northeast corner (seven acres). The balance of open space, which will stay public is approximately 25 acres or 30% of the overall density of the site. Chairperson Willert asked if there would be sewer and water? Mr. Wolf replied that sewer and water is not available and there would be on-site septic and private wells. Mr. Klein noted the property is surrounded by RDROAL and PEC. He asked why should there be a change to the SDRI category? Mr. Mace responded, the petitioner has submitted an application and requested the change. Mrs. Stroud asked how many acres per dwelling unit are allowed in the RDROAL category? Mr. Mace answered "Five". Mrs. Stroud pointed out that it would be reduced from five acres per dwelling unit to 1.5 acres per dwelling unit. Mr. Mace replied "Yes". Mrs. Stroud felt it would be too dense at 1.5 acres per dwelling unit. Mr. Desmonie asked what does conceptual approval entail, and does the request conform with the Town of Vernon's Master Plan? Mr. Mace responded he was unsure if the request conformed with the Town's Plan, but he thought their plan was reflected in the County's plan. He indicated their plan has identified the area in the five-acre category unless it was recently amended. Mr. Desmonie requested that the County ask the Town to amend their Master Plan for this parcel before going forward. Mr. Mace explained that historically that is what has happened. Mrs. Kipp further explained the Park and Planning Commission wants to know how the Town acted on the matter so as not to override the Town's decision. Mr. Wolf explained the concept plan is what the developer submits to the Town. Mr. Mace said the Town's Resolution indicates it has been approved with conditions. There was discussion regarding the Town's Condition No. 2, which states "No lots within the development shall have direct vehicular access to Townline Road." Mr. Wolf clarified that there is no lot within the development, which physically abuts Townline Road. He added they have presented a request for rezoning of the property to the Town and County and the public hearing is scheduled for February or early March 2004. Mr. Mace added, the County has requested that SEWRPC perform a wetland and PEC staking for the area in the northwest corner. No other comments were made.

8. The *Parks Division of the Waukesha County Department of Parks and Land Use*, requests that Chapter 13 of the Waukesha County Development Plan be amended to include additional provisions for accommodation of the Greenway Trail cross section, recently developed by the Parks Division with the cooperative effort of a focus group, consisting of local government officials, County and State staff. This amendment will serve as a clean water initiative and will provide minimum standards to preserve high quality natural areas within the County, while also accommodating a non-motorized trail system.

Mr. Kavemeier, Parks System Manager, addressed the Commission. He indicated the intent is to incorporate the Greenway concept into the Park and Open Space Plan. There would be wording changes, "Parkways" to "Greenways" and various text changes. The current Park and Open Space Plan calls for the preservation of the Primary and Secondary Environmental Corridors throughout the County. There should be a consistency with regards to what lands (concerning trails) are to be preserved and what is required. The Greenway Zone is based on the high quality vegetation, which may exist along the major rivers in the County. The intent is to leave it in as natural a state as possible in order to protect water quality and high quality upland woods. Outside of the Preservation Zone (located on both sides of the river) there is a Buffer Zone. The Buffer Zone is to filter out contaminants, which would devalue the area within the Preservation Zone and is consistent with NR 151, NR 115 and the Waukesha County Shoreland and Floodland Protection Ordinance. There would also be protection where farming occurs regarding agricultural runoff. A Trail Corridor Zone, which allows a person to have access for non-motorized use adjacent to a water body is also indicated. The Greenway Trail results in an increase in value of lands adjacent to the greenway and offsets any loss of tax base from the lands being dedicated, donated or purchased by the County.

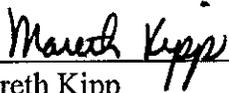
Mr. Klein felt the wording "guide urban growth" presupposes something, which is not the intent. Mr. Kavemeier said the intent was to help guide the growth and preserve the high quality of the areas adjacent to high quality natural resources. It is meant as a guide saying the areas need to be protected for the good of the future generations. Mr. Mitchell suggested the wording be changed to read "guideline for future growth." Several Committee and Commission members felt the wording should be taken out. Mr. Baade expressed concerns that the Ashippun River was not included. Mr. Kavemeier said there would be future updates, which include the Ashippun River. Mr. Desmonie asked about the distances? Mr. Kavemeier replied that the Preservation Zone varies, based on the quality of the natural resource. The Buffer Zone varies between 10' and 75' and the Trail Corridor at a minimum would be 55' from the edge of the preservation zone. Mr. Desmonie felt the distances were inadequate if the intent was to protect an ecosystem. No other comments were made.

It was decided the Joint Meeting of the Park and Planning Commission and the Land Use, Parks and Environment Committee for the Year 2004, Amendments to the Waukesha County Development Plan would take place at 10:00 a.m. on February 19, 2004.

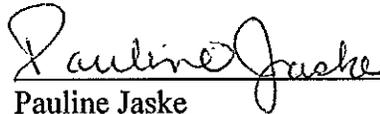
There being no one and no further business to come before the Land Use Parks and Environment Committee, Mr. Jeskewitz moved, seconded by Mrs. Jaske to adjourn the Public Hearing at 12:00 p.m.

There being no one and no further business to come before the Park and Planning Commission, Mrs. Kipp moved, seconded by Mr. Janusonis to adjourn the Public Hearing at 12:00 p.m.

Respectfully submitted,



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Mareth Kipp  
Secretary, Park and Planning Commission



\_\_\_\_\_  
Pauline Jaske  
Secretary, Land Use, Parks and Environment Committee

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## EXHIBIT "B"

and character of the natural resource features to be preserved and protected. All lakes, rivers, streams, wetlands, and associated undeveloped floodlands and shorelands generally should be placed in lowland conservancy or floodland protection zoning districts. Upland wooded areas and areas of steep slope, 12 percent or more, generally should be placed in appropriate upland conservancy, rural-density residential, or park and recreational zoning districts. Placing the primary environmental corridors in these zoning districts would generally promote the preservation of such corridors in essentially natural, open uses.

While calling for the preservation of primary environmental corridor lands, the plan recognizes that certain transportation and utility facilities may of necessity have to be accommodated within such corridors. The plan also recognizes that certain primary environmental corridor lands provide highly desirable settings for residential and recreational development and that certain limited residential and recreational uses may be accommodated in the corridors without jeopardizing the overall integrity of the corridors. The major types of development which may be accommodated within the various component natural resource features of the environmental corridors are indicated on Table 155.

It should further be noted that cluster residential development is encouraged as an alternative to conventional subdivisions at rural residential densities, particularly when such development is proposed to occur within, or adjacent to, the primary environmental corridor. Clustering of housing units allows greater flexibility in the design of residential development by allowing building lot sizes to be reduced below those normally required by the underlying zoning district in order to concentrate the dwellings in a smaller portion of the parcel being developed. The residual land gained by using the smaller building lot size is left in open space and is protected from future development through deed restrictions or by other means. Open space within the cluster development provides common areas for recreational use by property owners in the development; clustering ideally would exclude development in wetlands, floodplains, on steep slopes, in drainageways, and in other areas that should not be developed because of physical or environmental constraints.

**Parkways: Greenways:** Primary environmental corridors in urban or urbanizing areas in Southeastern Wisconsin that are held in public ownership are often termed "parkways." "Greenways." -Parkways Greenways are generally located along a stream or river, ridge line, or other linear natural feature and are intended to provide aesthetic and natural resource continuity. Parkways Greenways often serve as ideal locations for trail facilities. It is recommended that the County acquire land and establish parkways along Greenways along the following eight major streams: the Bark River, Fox River, Menomonee River, Mill Creek, Mukwonago River, Oconomowoc River, Pebble Brook, and Pewaukee River.

Costs for acquisition of parkway greenway lands are included with the cost of acquiring primary environmental corridors in Table 154. Map 102 shows the general locations of the parkways greenways. Parkways Greenways and related trails need to be defined in the field at the time of development proposals.

The vision of the Waukesha County Greenway Project is to create a system of linear corridors along the County's major rivers and streams, which will protect the high quality natural resource based elements, connect major state, county, and local parkland, as well as other community social and cultural amenities, and provide recreational and educational opportunities for the use and enjoyment by present and future generations.

The Greenway corridor serves as a River/Streamway buffer to: a) Protect water quality by filtering and removing sedimentation, organic matter, pesticides and other pollutants from surface runoff and subsurface flow through deposition, absorption, plant uptake, denitrification or other processes b) Create, enhance and protect wildlife habitat and provide a corridor for the movement of a wide range of species c) Protect and stabilize the riparian land and reduce flood water velocity d) Protect high quality plant communities, including upland woods. e) Provide non-motorized trail opportunities.

The Greenway Cross-section was developed to ensure the preservation of the greenway corridors and guide the development of trails within the greenways which give people access to enjoy these areas. The Waukesha County Department of Parks and Land Use Parks division staff assembled a committee representing: Planning Division and Land Resources Division, WisDNR, Residents of the Town of Vernon, Private Non-for-Profit Organizations, Natural Resources Conservation Service (NRCS), SEWRPC, Farm Bureau, and UW-Extension. This committee met thirteen times over a two year period to discuss standards and voice concerns regarding greenways. Park staff took into consideration the input generated by the committee and refined it to develop the Waukesha County Greenway Cross-section. This document (figure 108) is to be utilized as a tool to implement the development of the greenways.

**Secondary Environmental Corridors and Isolated Natural Resource Areas:** As already indicated in Chapter X of this report, it is recommended that secondary environmental corridors be considered for preservation in natural, open uses or incorporated as drainageways, stormwater detention or retention areas, or as local parks or recreation trails, in developing areas. The plan also recommends that isolated natural resource areas be preserved in natural open uses insofar as practicable, incorporated for use as parks and open space reservations or stormwater detention or retention areas as appropriate. The plan further recommends that all secondary environmental corridors or isolated natural resource areas

boat-launch facilities on both Pewaukee and Nagawicka Lakes; playfields; trail facilities; and other outdoor recreation facilities. Existing segments of both the Ice Age Trail and the Lake Country Trail also traverse the park. In addition, the Naga-Waukee Park Ice Arena was opened in 1995. It includes a rink, bleachers, rest rooms, locker rooms, and other associated facilities. The park also encompasses one natural area site, identified as having regional or County significance. Proposed additional facility development at the park includes the provision of additional picnic areas and trails; beach improvements and shoreline erosion control on Nagawicka Lake; and additional park support facilities, including a multi-purpose building and rest rooms.

10. Nashotah Park: Nashotah Park is a 444-acre park located in the northwestern portion of the County, in the Village of Nashotah and the Town of Merton. Existing facilities at the park include picnic areas, playfields, and trail facilities. The park also encompasses two small lakes. Under the plan, proposed facility development would include the provision of additional support facilities.
11. Retzer Nature Center: Retzer Nature Center is a 338-acre park located in the center of the County, in the Towns of Genesee and Waukesha. Existing facilities at the site include a nature center, a picnic area, and trails. The site also encompasses one natural area site identified as having local significance. Under the plan, an additional 270 acres of land would be acquired for resource preservation and nature study purposes. Proposed additional facility development at the site would include the provision of additional nature trails and nature study facilities and necessary support facilities.
12. Ryan Park: Ryan Park is an undeveloped park site located in the north-central portion of the County, in the Towns of Lisbon and Pewaukee. Existing County ownership encompasses about 204 acres, including an acquisition of about 87 acres made in 1995. Under the plan, approximately 80 additional acres of land would be acquired for resource preservation and outdoor recreation purposes. Proposed facility development of the site includes the provision of picnic areas, horse trails, hiking trails, and other resource-oriented facilities and support facilities.
13. Wanaki Golf Course: Wanaki Golf Course is a 152-acre park located along the Fox River, in the Village of Menomonee Falls. The site provides an

18-hole, regulation golf course. Under the plan, proposed facility development would include fairway and green improvements and other support facilities as necessary. In addition, a portion of the proposed Fox River Trail would be located along the eastern perimeter of the site.

14. Proposed County Park: Under the plan, it is recommended that the County acquire a new park site in the northwestern portion of the County. It is recommended that about 500 acres of land be acquired. Proposed facility development at the site could include an 18-hole, regulation golf course and necessary support facilities, picnic areas, playfields, and trails.

In addition to the recommended facility development recommended in the above paragraphs, it is recommended that the County consider providing camping facilities at Fox Bend, Monches, and Nashotah Parks and at the proposed new park site near Oconomowoc, as well as providing additional campsites at Mukwonago Park. As noted in the Park and Open Space Needs section of this chapter, the provision of additional public campsites may be warranted because of the relatively small number of private campsites within the County.

As further described under the Park and Open Space Needs section earlier in this chapter, application of the standards for major park facilities would also call for the development of a public downhill skiing facility within the County. The provision of such a facility by the County was deemed impractical because of the unpredictable amount of snowfall received during the winter.

The acquisition and development costs relating to the expansion of, or provision of additional facilities at, the twelve existing major County parks and the acquisition and development costs for the two proposed new major County parks are presented in Table 157. As indicated in Table 157, such costs are estimated at about \$28.4 million to serve the resident population of the County under full development of the County land use plan. Of this amount, about \$5.5 million, or about 19 percent, would be required for the acquisition of additional park lands and about \$22.9 million, or about 81 percent, would be required for development of those lands.

Areawide Recreation Trails: Under the recommended plan, a 200-mile system of recreation trails would be provided to enable participation in such activities as bicycling, hiking, nature study, and cross-country skiing. The recommended trail system, shown on Map 102, is part of a larger, regionwide trail system: consistent with the Regional Bicycle and Pedestrian Facilities System Plan for

Southwestern Wisconsin 2020 (SEWRPC) and the Waukesha County Greenway Cross-section. (See figure 108 referenced in the Greenways portion of the Recommended Open Space Preservation Element section of this document.)—The regional trail system follows the environmental corridor resources, of which Waukesha County has many. Thus more than the minimum per capita standard is recommended for the county. The recommended trail system within Waukesha County is comprised of 16 trails, including about 80 miles of existing trails and about 120 miles of proposed new trails.

Of the recommended 200-mile trail system within Waukesha County, about 146 miles, or about 73 percent, would be provided by Waukesha County as part of the following 14 trails: the Bark River, Bugline, Fox River,<sup>20</sup> Lake Country, Menomonee River,<sup>21</sup> Mill Creek, Mukwonago River, Muskego Lakes, New Berlin, Oconomowoc-Watertown, Pebble Brook, Pewaukee River, Pretty Section, and the St. Martins-Wind Lake Trails. The remaining 54 miles, or about 27 percent, would be provided by the Wisconsin Department of Natural Resources as part of the Glacial Drumlin and Ice Age Trails. While the primary responsibility for the provision of area-wide trails would rest with Waukesha County and the Department of Natural Resources, several local units of government have taken the initiative to develop portions of proposed area-wide trails located within their corporate limits. The County and the Department of Natural Resources should work cooperatively with the local unit of government concerned in all cases when designing and constructing area-wide trails.

Specific recommendations relating to the 16 areawide trails are presented below.

1. Bark River Trail: The proposed 16-mile Bark River Trail is to be located along the main stem of the Bark River, in the northwestern portion of the County. This trail would connect with the Bugline Trail on the north and the Lake Country Trail on the south. The trail, which is approximately parallel to the Ice Age Trail, would provide a north-south trail for bicycling in the northwestern portion of the County; since bicycling is not permitted on the Ice Age Trail. It is recommended that

<sup>20</sup>Approximately two miles of the proposed Fox River trail have been completed by the City of Waukesha.

<sup>21</sup>Approximately two miles of the Menomonee River trail have been completed by the Village of Menomonee Falls.

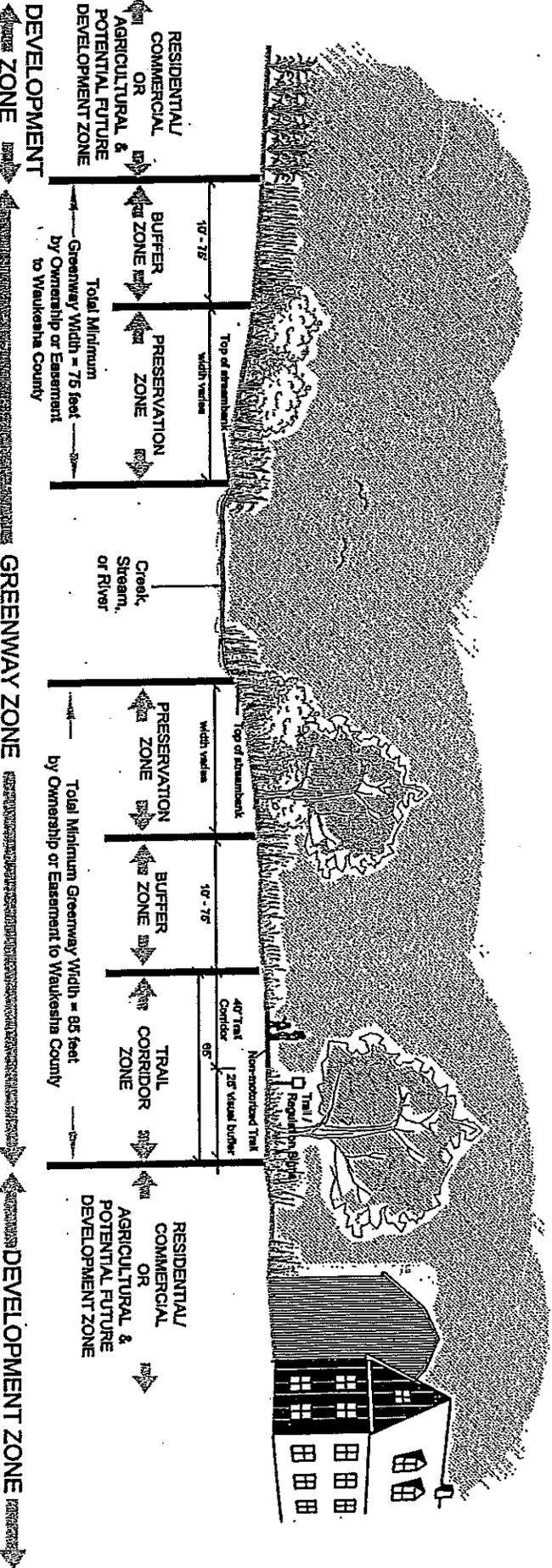
Waukesha County assume responsibility for development of the trail.

2. Bugline Trail: The existing 12-mile Bugline Trail is located generally on the former Chicago, Milwaukee, St. Paul & Pacific Railroad right-of-way, in northeastern Waukesha County, and extends from STH 175 in the Village of Menomonee Falls to CTH VV in the Village of Merton. The trail provides opportunities for bicycling and hiking along its entire length and a separate parallel path for horseback riding along an approximately four-mile segment near Menomonee Park. It is recommended that the trail be extended approximately one-half mile eastward, to connect with the Menomonee River Trail, and approximately one-quarter mile westward, to connect with the Ice Age Trail and the proposed Bark River Trail. The Bugline trail would also connect with the proposed Fox River Trail in the Village of Lannon.
3. Fox River Trail: The proposed 37-mile Fox River Trail is to be sited along the main stem of the Fox River, in the eastern half of Waukesha County. This trail would connect with the Bugline Trail on the north, with the Glacial Drumlin State Trail and the New Berlin and Pebble Brook Trails in the central portion of the County, with the Mukwonago River Trail in the southern portion of the County, and with the Fox River Trail in Racine County on the south. The Fox River Trail would provide opportunities for hiking and bicycling. It is recommended that Waukesha County assume responsibility for development of the trail. Of the total 37-mile length of the Fox River Trail in Waukesha County, about two miles have been developed by the City of Waukesha within existing park sites.
4. Lake Country Trail: The 15-mile Lake Country Trail runs along a Wisconsin Electric Power Company right-of-way, a former TMER&L electric interurban railway right-of-way, in northwestern Waukesha County. It would provide opportunities for bicycling and hiking. Approximately eight miles of the trail, from the northwestern corporate limit of the City of Waukesha to the western corporate limit of the City of Delafield, have been developed by Waukesha County. It is recommended that the County extend the trail an additional seven miles to Roosevelt Park in the City of Oconomowoc. The existing trail connects with the Ice Age Trail in the City of Delafield. It is recommended that trail connections be established through the City of

# EXHIBIT "B"

Figure 108

## GREENWAY CORRIDOR TYPICAL CROSS-SECTION



- The Greenway Corridor serves as a River/Streamway Buffer to:
- (a) Protect water quality by filtering and removing sediment, organic matter, pesticides and other pollutants from surface runoff and subsurface flow through deposition, absorption, plant uptake, denitrification or other processes
  - (b) Create, enhance, and protect wildlife habitat and provide a corridor for the movement of a wide range of species
  - (c) Protect and stabilize the riparian lands and reduce flood water velocity
  - (d) Protect high quality plant communities, including upland woods.

PRESERVATION ZONE	BUFFER ZONE	TRAIL CORRIDOR ZONE	DEVELOPMENT ZONE
<p><b>Purpose Resource-Based Protection</b></p> <p>To leave in as natural a state as possible by protecting water quality and the physical integrity of the creek stream/ river ecosystem and high quality plant communities including upland woods.</p>	<p>Provide distance between residential/commercial land or agricultural land and preservation corridor zone.</p> <p>Minimum width of 10-75 feet from edge of preservation zone.</p> <p>Varies based on:</p> <p><b>RESOURCE FEATURES</b></p> <p>-NA 2 and NA 3</p> <p>-Class I Wildlife</p>	<p>Provides non-motorized trail opportunities along greenway corridor with visual buffer from adjacent property owners.</p> <p>Width of trail corridor zone may vary based upon on-site location of trail.</p> <p>Trail location based upon:</p> <ul style="list-style-type: none"> <li>-Minimizing disturbance to natural features of land</li> <li>-Ability of slope and slopes to support trail construction in a cost effective manner</li> </ul>	<p>Provides land for agricultural preservation or future development.</p> <p>Varies with zoning.</p>
<p><b>Width</b></p> <p>Varies based upon:</p> <p>-Wetlands (SEWRPC)</p> <p>-Arctic Vegetation</p> <p>-Critical Species Habitat (SEWRPC)</p> <p>-Natural Areas of Statewide significance (NA 1)</p> <p>May include:</p> <ul style="list-style-type: none"> <li>-Slopes &gt;20% within or directly adjacent to river corridor.</li> <li>-Class I Wildlife Habitat</li> <li>-Floodplain</li> <li>-Primary Environmental Corridor.</li> </ul>	<p>May include:</p> <ul style="list-style-type: none"> <li>-Areas rated Severe for the development of paved trails. (Based on suitability criteria)</li> <li>-Habitat riparian vegetation native to the southeastern Wisconsin region</li> <li>-Natural areas of Countywide and Local significance (NA 2, NA3)</li> <li>-May include: Floodplain; Primary or Secondary Environmental Corridor; and B, C, D, E and F rated vegetation</li> <li>-Class I Wildlife Habitat</li> <li>-Wetland riparian vegetation based on the standards of NR161 and NRCS- sec. IV and the Waukesha County Shoreland &amp; Floodland Protection Ordinance.</li> </ul>	<p>25 ft or less-section correlating of: 5 ft moved shoulders 10 ft asphalt paved trail</p> <p><b>NON-MOTORIZED TRAIL</b></p> <p>25 ft Visual Buffer from trail shoulder to adjacent property.</p> <p>May occur on adjacent property through easement/ agreement.</p>	<p>Farming in agriculture areas, Primary Environmental Corridor in development areas (PEC Restrictions Apply).</p>
<p><b>Ecological Value/Target</b></p> <ul style="list-style-type: none"> <li>-Wetlands</li> <li>-A-rated Vegetation</li> <li>-Slopes &gt; 20%</li> <li>-Natural Areas of Statewide significance (NA 1)</li> <li>-Critical Species Habitat</li> <li>-Class I Wildlife Habitat</li> <li>-Water quality protection based on the standards of NR161, NRCS- sec. IV and the Waukesha County Shoreland &amp; Floodland Protection Ordinance.</li> </ul>	<p>Allowable uses limited by:</p> <ul style="list-style-type: none"> <li>-Stormwater drainage</li> <li>-Signage</li> <li>-May include Non-Motorized Trail Linkage or construction of trail.</li> <li>-May include boardwalk for trail linkage.</li> <li>-Noxious weed control.</li> <li>-Firebreaks.</li> </ul> <p>Restrictive Uses:</p> <ul style="list-style-type: none"> <li>-No buildings/structures</li> </ul>	<p>Allowable Uses:</p> <ul style="list-style-type: none"> <li>-Farming</li> <li>-Selective vegetation removal and noxious weed control</li> <li>-Firebreaks</li> <li>-Non-motorized Trails</li> <li>-Stormwater retention/drainage/outfall structures</li> <li>-Boardwalk allowed for trail linkage</li> <li>-Signage</li> <li>-Maintenance vehicles</li> </ul> <p>Restrictive Uses:</p> <ul style="list-style-type: none"> <li>-No buildings/structures</li> </ul>	<p>As permitted by Zoning Regulations. May be Farming, Hunting, Commercial, Park, Golf Course, Public Roadway.</p>
<p><b>Uses</b></p> <p>All uses to follow Best Management Practices</p>	<p>All uses to follow Best Management Practices</p>	<p>All uses to follow Best Management Practices</p>	<p>All uses to follow Best Management Practices</p>

Flood way - as defined in the Waukesha County Shoreland Protection Ordinance and Waukesha County Greenway Definition of Terms.

Location of Non-motorized Trail with Greenway Corridor based upon site specific evaluation of site features and land-based suitability. Refer to Waukesha County Greenway Corridor Trail Guidelines.

NRCS standards are found in Section IV of the Field Office Technical Guide, published by the NRCS National Resource Conservation Service.

NR 161 is a Wisconsin Department of Natural Resources administrative code that defines minimum performance standards for runoff pollution control.

USDA Natural Resource Conservation Service.

Areas of A-Rated Vegetation and Class I Wildlife Habitat will be included as field verified on a site by site basis.

Vegetation rating based upon Waukesha County Parks Vegetation rating system.



**Waukesha County Department of Parks and Land Use - Parks System Division**

1320 Penwaukes Road, Room 230, Waukesha, Wisconsin 53188

Phone: 262-548-7790 Fax: 262-596-8071

Prepared by: Waukesha County Department of Parks and Land Use - Parks System Division

Kenned 2/04

Amendment to Remove  
Lines 128-133

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/23/04

(RES) NUMBER-1580015

1 K. HERRO.....AYE  
3 D. STAMSTA.....AYE  
5 J. MARCHESE.....AYE  
7 J. JESKEWITZ.....AYE  
9 P. HAUKOHL.....AYE  
11 K. HARENDA.....  
13 J. MORRIS.....  
15 D. SWAN.....AYE  
17 J. BEHREND.....AYE  
19 W. MITCHELL.....AYE  
21 W. KOLB.....AYE  
23 P. PRONOLD.....  
25 K. CUMMINGS.....AYE  
27 D. PAULSON.....AYE  
29 M. THOMAS.....AYE  
31 V. STROUD.....AYE  
33 D. PAVELKO.....AYE  
35 C. SEITZ.....AYE

2 R. THELEN.....AYE  
4 H. CARLSON.....AYE  
6 D. BROESCH.....AYE  
8 J. DWYER.....AYE  
10 S. WOLFF.....  
12 J. GRIFFIN.....AYE  
14 J. LA PORTE.....  
16 R. MANKE.....AYE  
18 B. MORRIS.....AYE  
20 M. KIPP.....  
22 G. BRUCE.....AYE  
24 A. SILVA.....AYE  
26 S. KLEIN.....AYE  
28 P. JASKE.....AYE  
30 K. NILSON.....AYE  
32 P. GUNDRUM.....AYE  
34 R. SINGERT.....AYE

TOTAL AYES-29

TOTAL NAYS-00

CARRIED\_\_\_\_\_

DEFEATED\_\_\_\_\_

UNANIMOUS\_\_\_\_\_

TOTAL VOTES-29

amendment to ~~Ordinance 1580015~~  
add the word Green  
to line 95

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/23/04

(RES) NUMBER-1580015

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....
- 13 J. MORRIS.....
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....NAY
- 29 M. THOMAS.....NAY
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....AYE
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-23

TOTAL NAYS-02

CARRIED X

DEFEATED \_\_\_\_\_

UNANIMOUS \_\_\_\_\_

TOTAL VOTES-30

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/23/04

(RES) NUMBER-1580015  
*as twice amended*

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....
- 13 J. MORRIS.....
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 M. THOMAS.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....AYE
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-30

TOTAL NAYS-00

CARRIED\_\_\_\_\_

DEFEATED\_\_\_\_\_

UNANIMOUS X

TOTAL VOTES-30