

ENROLLED ORDINANCE 166-101

YEAR 2012 APPROVAL OF AMENDMENT TO THE  
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY  
(1A – CARROLL UNIVERSITY, INC., SECTION 27, TOWN OF GENESEE)

WHEREAS on February 24, 2009, the Waukesha County Board of Supervisors in enrolled Ordinance No 163-81, approved a Comprehensive Development Plan for Waukesha County, and

WHEREAS said Comprehensive Development Plan for Waukesha County provides for annual update and amendment procedures, and

WHEREAS, on February 16, 2012, 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 Comprehensive Development Plan for Waukesha County, and

WHEREAS the staff has identified in a “Staff Report and Recommendation” dated March 1, 2012, a summary of the Public Hearing, comments and Staff Recommendations for the proposed change to the Comprehensive Development Plan for Waukesha County, and

WHEREAS said “Staff Report and Recommendation” has been reviewed by the Waukesha County Park and Planning Commission on March 1, 2012, and a recommendation thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required in the Comprehensive Development Plan for Waukesha County and as set forth in the attached “Chart of Actions”.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the following amendment is hereby approved to the Year 2035 Comprehensive Development Plan for Waukesha County.

In the Town of Genesee, the following request is being made:

*Carroll University, Inc., represented by Ronald L. Lostetter*, 100 North East Avenue, Waukesha, WI 53186, requests property owned by the Estate of William Parrott, located in part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee (Tax Key No. GNT 1546.989) be amended from the Rural Density and Other Agricultural Land category to the Governmental and Institutional category. The proposed request will accommodate the Greene Field Station research and education center associated with the adjacent Carroll University lands located immediately north of the subject property. Lands designated as Primary Environmental Corridor are not part of the request.

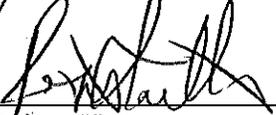
BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendment is on file in the office of the Waukesha County Department of Parks and Land Use.

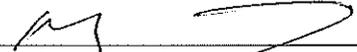
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Genesee.

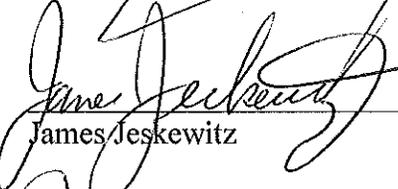
YEAR 2012 APPROVAL OF AMENDMENT TO THE  
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY  
(1A – CARROLL UNIVERSITY, INC., SECTION 27, TOWN OF GENESEE)

Presented by:  
Land Use, Parks, and Environment Committee

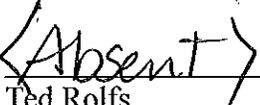
  
\_\_\_\_\_  
Fritz Ruf, Chair

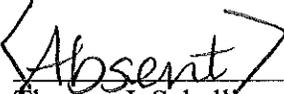
  
\_\_\_\_\_  
Robert Hutton

  
\_\_\_\_\_  
Michael J. Inda

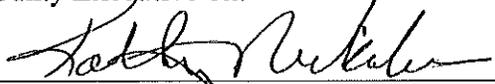
  
\_\_\_\_\_  
James Jeskewitz

  
\_\_\_\_\_  
Walter L. Kolb

  
\_\_\_\_\_  
Ted Rolfs

  
\_\_\_\_\_  
Thomas J. Schellfinger

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 4/3/12,   
\_\_\_\_\_  
Kathy Nickolaus, County Clerk

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

Approved: X  
Vetoed: \_\_\_\_\_  
Date: 4-5-12,   
\_\_\_\_\_  
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/27/12

(ORD) NUMBER-1660101

- 1 D. FALSTAD.....AYE
- 3 R. HUTTON.....
- 5 J. JESKEWITZ.....AYE
- 7 P. HAUKOHL.....
- 9 J. HEINRICH.....AYE
- 11 F. RUF.....AYE
- 13 P. DECKER.....AYE
- 15 P. MEYERS.....AYE
- 17 J. TORTOMASI.....AYE
- 19 S. WIMMER.....AYE
- 21 W. ZABOROWSKI.....AYE
- 23 D. DRAEGER.....AYE
- 25 G. YERKE.....AYE

- 2 T. ROLFS.....
- 4 J. DWYER.....AYE
- 6 J. BRANDTJEN.....
- 8 T. SCHELLINGER....AYE
- 10 D. SWAN.....AYE
- 12 P. WOLFF.....AYE
- 14 M. INDA.....AYE
- 16 D. PAULSON.....
- 18 K. CUMMINGS.....AYE
- 20 P. JASKE.....AYE
- 22 P. GUNDRUM.....AYE
- 24 W. KOLB.....AYE

TOTAL AYES-20

TOTAL NAYS-00

CARRIED X

DEFEATED \_\_\_\_\_

UNANIMOUS X

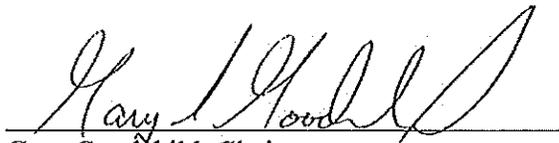
TOTAL VOTES-20

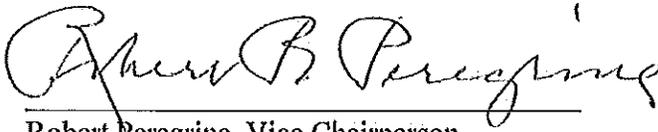
COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2012 Approval of Amendment to the Comprehensive Development Plan for Waukesha County, (1A – Carroll University, Inc., Section 27, Town of Genesee) hereby recommends approval in concurrence with the attached chart entitled "Year 2012 Amendments to the Comprehensive Development Plan for Waukesha County" (actions taken by the Park and Planning Commission).

PARK AND PLANNING COMMISSION

March 1, 2012

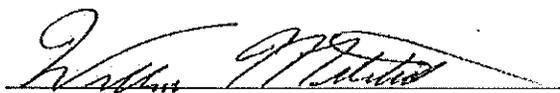
  
\_\_\_\_\_  
Gary Goodchild, Chairperson

  
\_\_\_\_\_  
Robert Reregrine, Vice Chairperson

ABSENT  
\_\_\_\_\_  
Walter Kolb

  
\_\_\_\_\_  
Patricia Haukohl

Absent  
\_\_\_\_\_  
James Siepmann

  
\_\_\_\_\_  
William Mitchell

  
\_\_\_\_\_  
Fritz Ruf

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**YEAR 2012 AMENDMENTS TO THE COMPREHENSIVE**  
**DEVELOPMENT PLAN FOR WAUKESHA COUNTY**

**DATE:** March 1, 2012

**NATURE OF REQUEST:**

Year 2012 amendments to the Comprehensive Development Plan for Waukesha County pursuant to the procedures outlined in the Plan.

**PUBLIC HEARING DATE:**

Thursday, February 16, 2012, 1:00 p.m.

A copy of the public hearing Minutes associated with the various properties requested for change are included herein as an attachment (see Exhibit "A").

**REQUESTS:**

1. In the Town of Genesee, the following request is being made:
  - A. *Carroll University, Inc., represented by Ronald L. Lostetter*, 100 North East Avenue, Waukesha, WI 53186, requests property owned by the Estate of William Parrott, located in part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee (Tax Key No. GNT 1546.989) be amended from the Rural Density and Other Agricultural Land category to the Governmental and Institutional category. The proposed request will accommodate the Greene Field Station research and education center associated with the adjacent Carroll University lands located immediately north of the subject property. Lands designated as Primary Environmental Corridor are not part of the request.

**TAX KEY NO.**

GNT 1546.989

**LOCATION**

The parcel is located in part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee, containing approximately 2.8 acres.

**EXISTING LAND USE CATEGORY**

Rural Density and Other Agricultural Land.

**PROPOSED LAND USE CATEGORY**

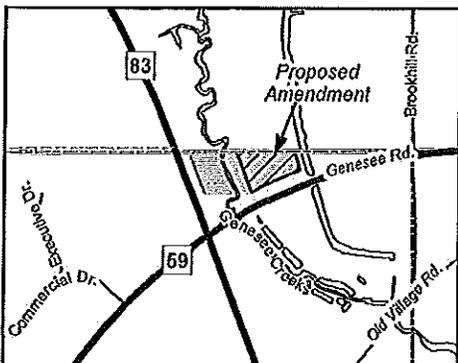
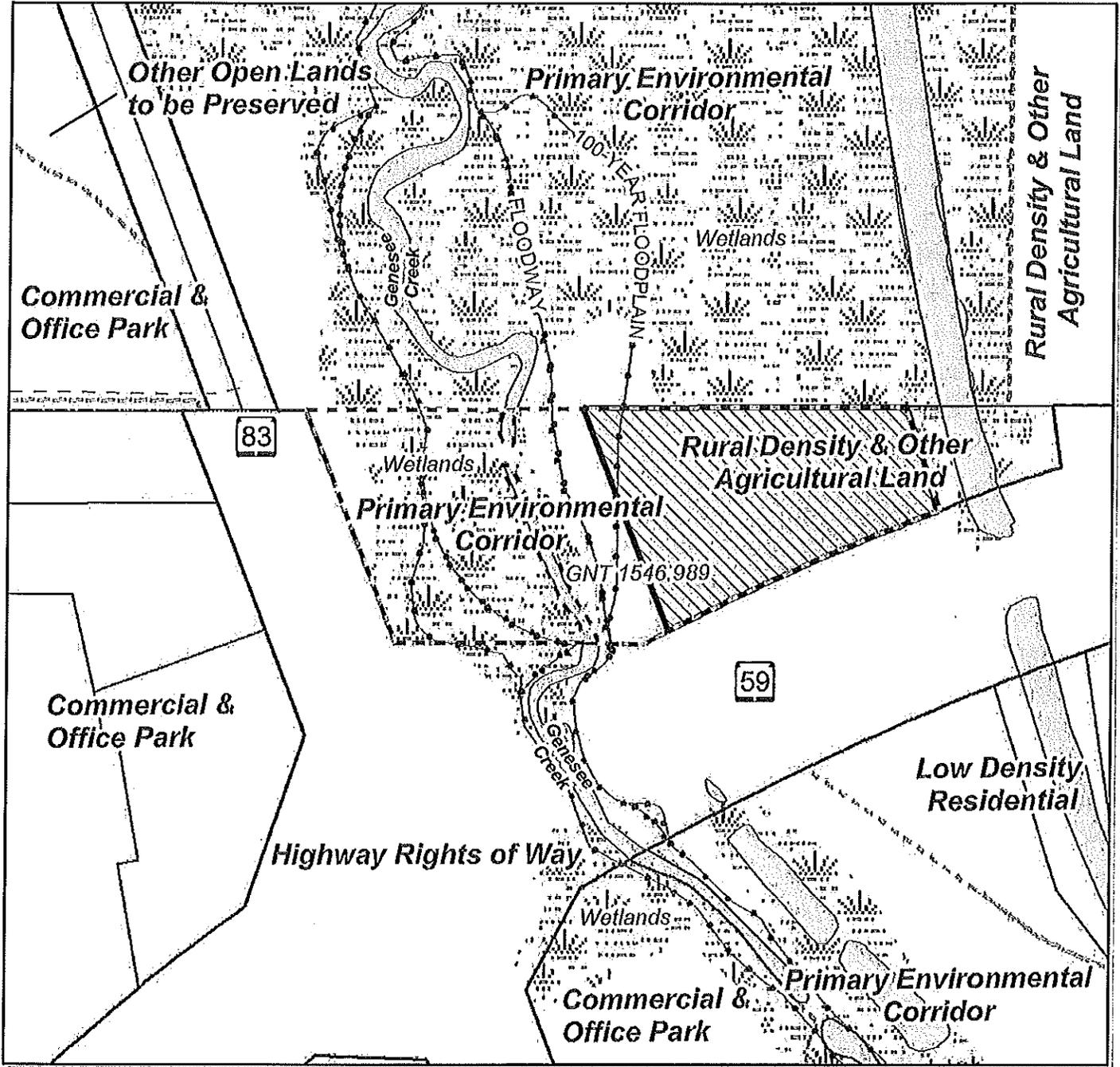
Governmental and Institutional.

**REQUESTED LAND USE**

The proposed request will accommodate the Greene Field Station research and education center associated with the adjacent Carroll University lands located immediately north of the subject property.

# DEVELOPMENT PLAN AMENDMENT

PART OF THE NW 1/4 OF SECTION 27  
TOWN OF GENESEE

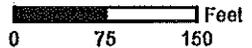


COUNTY DEVELOPMENT PLAN AMENDMENT FROM RURAL DENSITY & OTHER AGRICULTURAL LAND TO GOVERNMENTAL & INSTITUTIONAL

PETITIONER.....CAROLL UNIVERSITY (1A)  
 DATE OF PLAN COMM. CONSIDERATION.....03-01-12  
 AREA OF CHANGE.....1.25 ACRES  
 TAX KEY NUMBER.....GNT 1546.989



1 inch = 150 feet



Prepared by the Waukesha County Department of Parks and Land Use

166-0-101 - 166-0-106

**PUBLIC REACTION**

There were no comments from the public regarding the request.

**TOWN PLAN COMMISSION ACTION**

The Town of Genesee Plan Commission approved the local plan amendment request to the Governmental and Institutional category at their October 24, 2011, meeting.

**TOWN BOARD ACTION**

The Town Board of Genesee approved the amendment request to the Governmental and Institutional category at their December 12, 2011, meeting.

**STAFF ANALYSIS:**

Carroll University is requesting the plan category change to accommodate the university's pending acquisition of a parcel that is immediately adjacent to and south of their existing land holdings to the east of S.T.H. 83 within the Town of Genesee. Genesee Creek traverses the property and there are wetlands and floodplain generally located outside of the area of the proposed land use change.

The university has operated the Greene Field Station for research in this location since the late 1970's. The acquisition of the subject parcel will provide the university with physical building space that is currently lacking for instructional and functional purposes. The parcel contains a home and outbuilding. The land use plan change would allow for further zoning approvals to facilitate the conversion of the outbuilding into classroom, storage and equipment cleaning space. The facility would accommodate students or groups of approximately 25 persons. It is anticipated that the facility would be used both by Carroll students and faculty and local school and organization groups. The university has no formal plan for the house at this time, but one concept would be for this home to be used by visiting faculty.

The land use plan change would allow for the university to pursue other needed zoning approvals, which are likely to include a rezoning and site plan approvals and may include the need for variances. The Planning and Zoning Staff has submitted a request to the Southeastern Wisconsin Regional Planning Commission (SEWRPC) to have the wetlands and primary environmental corridor delineated on this site. It is possible that the home and outbuilding may be legal non-conforming structures relative to wetland or floodplain setback, which would limit the value of new improvements to the structures to 50% of their assessed value over the life of the structures. The resource delineations will determine whether the proposed renovation activities would require any variances.

The university does wish to maintain the existing driveway that crosses Genesee Creek and traverses the environmental corridor. The petitioner also expressed a desire to maintain a two or three car parking area in close proximity to the existing driveway and S.T.H. 83. Until SEWRPC conducts field inventories and the 100-year floodplain is located by the petitioner, the full limits of natural resources as they relate to the driveway and contemplated parking area are not known.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be approved. Because the subject parcel contains valuable natural resources and is immediately adjacent to Carroll University's natural land holdings and field station, the Planning and Zoning Division Staff believe that the designation of a portion of the subject property in the Governmental and Institutional category is very appropriate. The category change will provide enhanced educational opportunities for university students and faculty and local school groups and organizations. Once natural resources delineations are complete, parking provisions can be further considered without the need for a change in the Primary Environmental Corridor category.

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

- A. *James and Karen McNelly*, W312 S6510 Willow Spring Drive, Mukwonago, WI 53149, request that the north part of the property located in the NE ¼ of Section 4, T5N, R18E, Town of Mukwonago (Tax Key No. MUKT 1885.994.005) be amended from the Suburban II Density Residential (3.0 to 4.9 acres per dwelling unit) category to the Low Density Residential (20,000 sq. ft. to 1.4 acres per dwelling unit) category. The proposed request would allow for a division of a 5.821 acre residential parcel into two (2) parcels, approximately 2.3 and 3.5 acres in size, respectively. Lands designated as Primary Environmental Corridor and Other Open Lands to be Preserved are not part of the request.

**TAX KEY NO.**

MUKT 1885.994.005

**LOCATION**

The parcel is located in part of the NE ¼ of Section 4, T5N, R18E, Town of Mukwonago, containing approximately 5.8 acres.

**EXISTING LAND USE CATEGORY**

Suburban II Density Residential.

**PROPOSED LAND USE CATEGORY**

Low Density Residential.

**REQUESTED LAND USE**

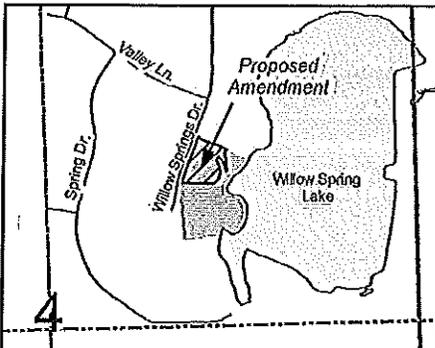
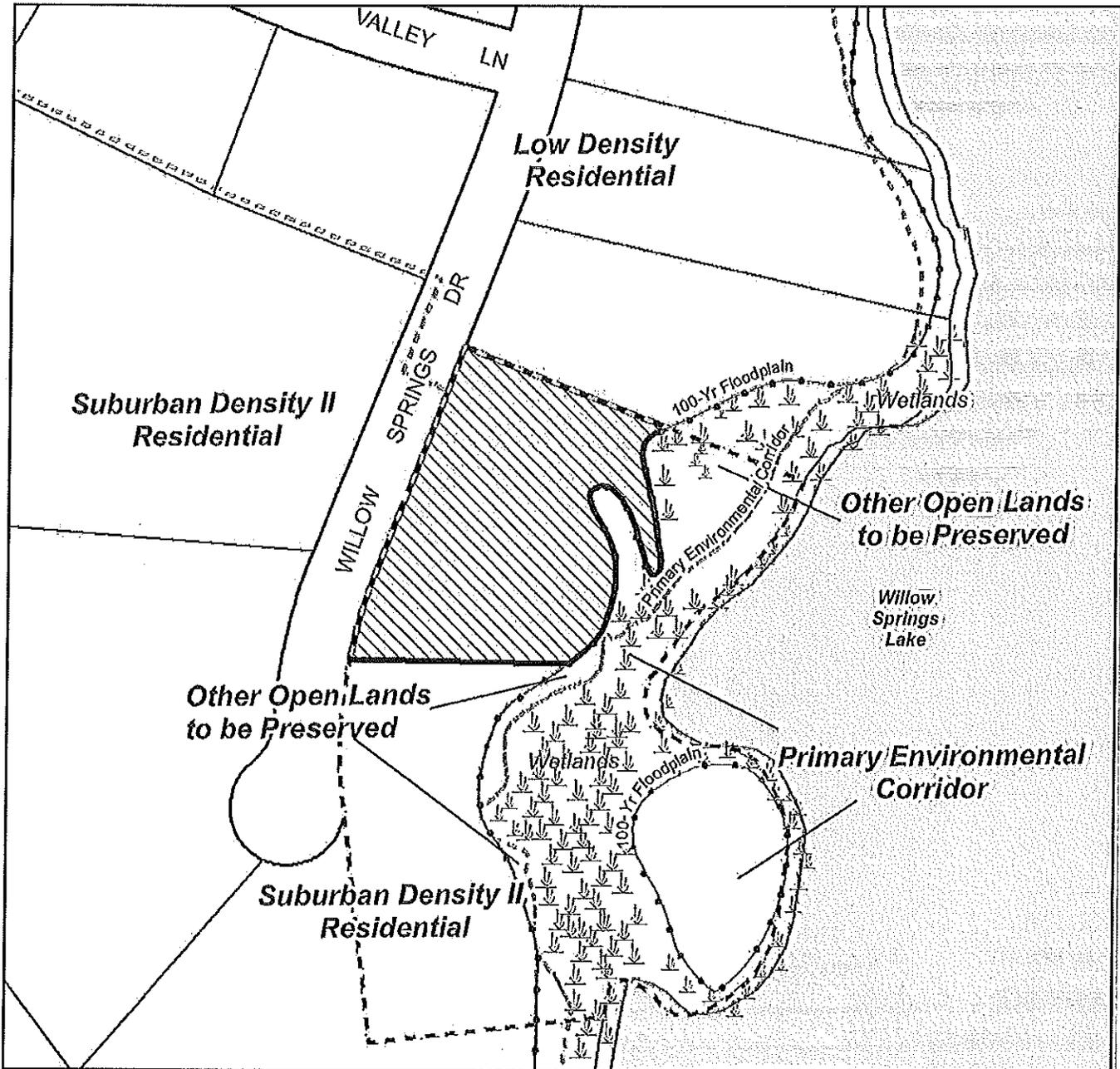
The proposed request would allow for a division of a 5.821 acre residential parcel into two (2) parcels, approximately 2.3 and 3.5 acres in size, respectively. Lands designated as Primary Environmental Corridor and Other Open Lands to be Preserved are not part of the request.

**PUBLIC REACTION**

One neighboring property owner spoke and expressed no opposition to the proposal. She did, however, share concerns regarding tree trimming that has been conducted by utility company contractors along an easement for overhead wires. She was concerned with how service connections would be made to the new home site and expressed hope that further cutting would not be precipitated by service being provided to the proposed new home. One written comment from a

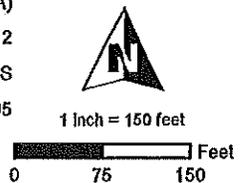
# DEVELOPMENT PLAN AMENDMENT

PART OF THE NE 1/4 OF SECTION 4  
TOWN OF MUKWONAGO



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM SUBURBAN DENSITY II RESIDENTIAL TO LOW DENSITY RESIDENTIAL

PETITIONER.....JAMES MCNELLY (2A)  
 DATE OF PLAN COMM. CONSIDERATION.....03-01-12  
 AREA OF CHANGE.....1.57 ACRES  
 TAX KEY NUMBER.....MUKT1885.994.005



Prepared by the Waukesha County Department of Parks and Land Use

166-0-101 — 166-0-106

neighbor indicated no objection to the change and a letter from the Spring Brook Watershed Lake Management District indicated support for the change.

**TOWN PLAN COMMISSION ACTION**

The Town of Mukwonago Plan Commission approved the local plan amendment request to the Low Density Residential category at their October 5, 2011, meeting.

**TOWN BOARD ACTION**

The Town Board of Mukwonago approved the amendment request to the Low Density Residential category at their November 16, 2011, meeting.

**STAFF ANALYSIS:**

The proposed request is being made to accommodate a future division of the subject 5.8 acre parcel (see attached Certified Survey Map). The petitioners have indicated that their daughter wishes to build a home on the north part of this parcel, while they would retain their existing home on the south part of the property near Willow Springs Lake. SEWRPC recently inventoried the wetland and Primary Environmental Corridor (PEC) on the site. The submitted Site Plan shows a proposed building envelope that is located well to the west of the wetlands, PEC and 100-year floodplain. This is the higher part of the site, well above the slope that leads to the lake.

The property is currently zoned in the A-2 Rural Home (3 acre minimum) and C-1 Conservancy Districts, while the Town zoning is in the SE Suburban Estate (3 acre minimum) and C-1 Conservancy Districts. The zoning would have to be amended to accommodate the contemplated land division. A Certified Survey Map would also need to be reviewed and approved by both the Town and County to facilitate the division. It is possible that the existing driveway will continue to service the existing home, as the presence of wetlands and floodplain would make re-aligning the driveway elsewhere difficult.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be approved subject to the following condition:

- The subject property shall be limited to a maximum of two parcels.

If the plan amendment is approved, Waukesha County would require that a Deed Restriction be filed at the time of review of the Certified Survey Map placing future owners on notice that the property cannot be further divided. The Planning and Zoning Division Staff believes that, as conditioned, the proposed residential density category will allow for further limited development of the site while still preserving the natural resources on the property. The proposed category will match that which exists for similar adjacent lakefront parcels to the north of the subject lands.

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 DEPT OF PARKS & LAND USE

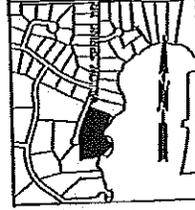
Sheet 1 of 3

OWNER/SUBDIVIDER  
 JAMES L. & KAREN J. MCNELLY

**CERTIFIED SURVEY MAP**

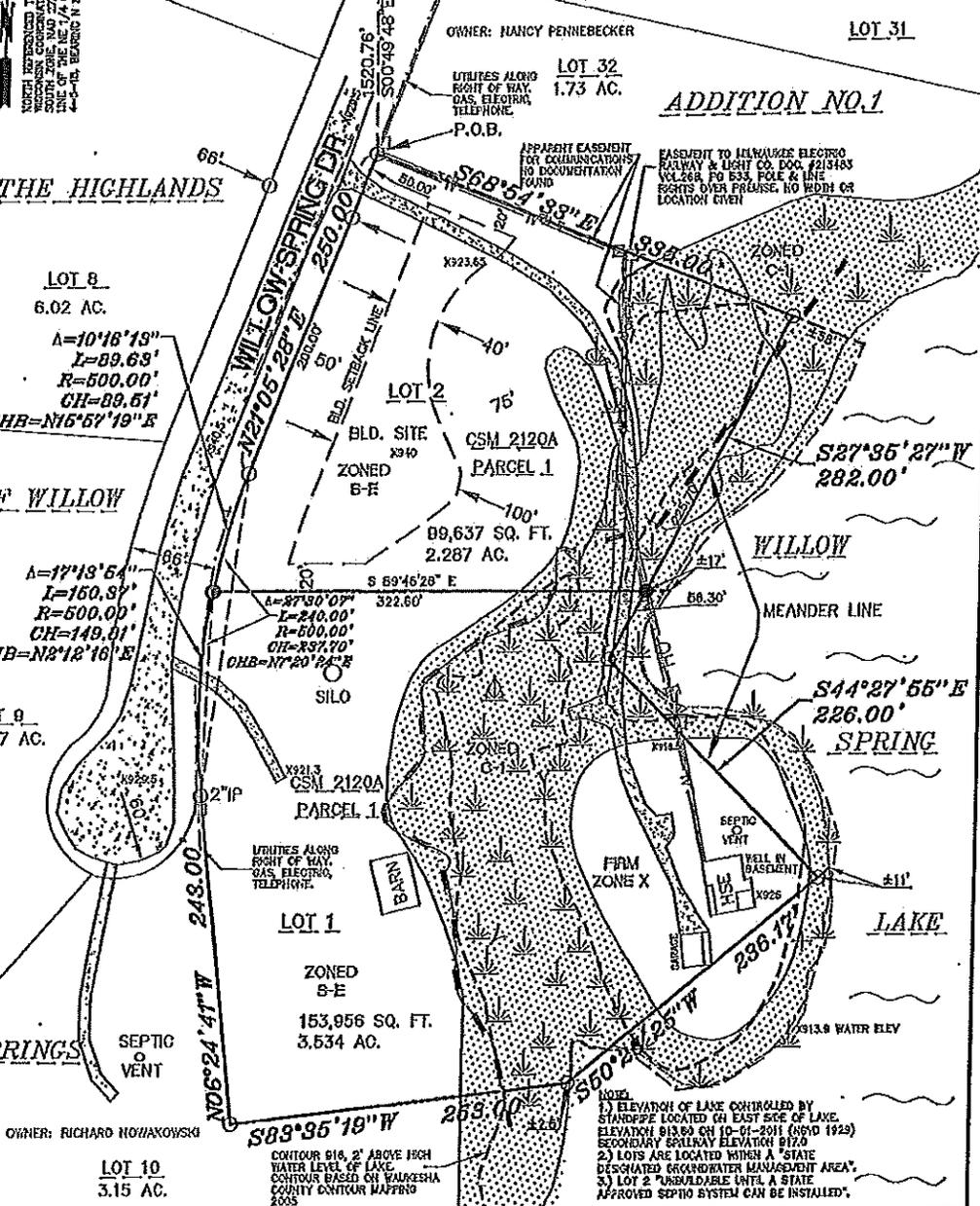
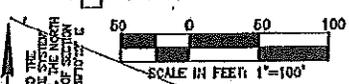
A RE-DIVISION OF PARCEL 1, OF CERTIFIED SURVEY MAP No. 2120A, AS RECORDED IN THE WAUKESHA COUNTY REGISTRY IN REEL B9 IMAGE 6 OF CERTIFIED SURVEY MAPS, DOCUMENT No. 888908, BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL IN SECTION 4, TOWN 5 NORTH, RANGE 18 EAST, TOWN OF MUKWONAGO, WAUKESHA COUNTY, WISCONSIN.

**LOCATION MAP**



- LEGEND:**
- = 1-1/4" O.D. X 24" LONG, IRON PIPE SET, WEIGHING 1.68 LBS./FT.
  - = IRON PIPE FOUND (1-1/4" O.D.) UNLESS NOTED
  - ▬ = WETLAND AS Delineated BY SEWRPO ON 9-16-2011
  - ▬▬▬▬▬▬ = PRIMARY ENVIRONMENTAL CORRIDOR BY SEWRPO ON 9-16-2011
  - = POWER POLE

- X925 = SPOT ELEVATION (NGVD-1929)
- = COMMUNICATIONS PEDESTAL
- ▨ = AREA OF ASPHALT
- ▩ = AREA OF GRAVEL
- ▧ = ZONE A, SPECIAL FLOOD HAZARD AREA'S (SFHA) NO BASE FLOOD ELEVATION DETERMINED. TAKEN FROM FIRM PANEL #55133C0311F TOWN ZONING C-1



FILENAME: C:\Working\CSM\Survey\Keddy\CSM.dwg  
 LAST SAID DATE: 1/9/2012  
 PLOT DATE/TIME: 1/9/2012 12:43 PM  
 PLOTTED BY: MICHAEL V. BECKER

NOTE:  
 1) ELEVATION OF LAKE CONTROLLED BY SHEDPIPE LOCATED ON EAST SIDE OF LAKE. ELEVATION 613.60 ON 10-01-2011 (NGVD 1929) SECONDARY SPILLWAY ELEVATION 617.0  
 2) LOTS ARE LOCATED WITHIN A STATE DESIGNATED BROWDER WATER MANAGEMENT AREA.  
 3) LOT 2 "REBUILDABLE BATH A STATE APPROVED SEPTIC SYSTEM CAN BE INSTALLED".

THIS INSTRUMENT DRAFTED BY MICHAEL V. BECKER

166-0-101 - 166-0-106

10.

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

- A. *The Town of Vernon Plan Commission and Board*, W249 S8910 Center Drive, Big Bend, WI 53103-0309, requests that the designation of two (2) parcels be amended. The first parcel is located in part of the NE ¼ of Section 17, T5N, R19E, Town of Vernon (Tax Key No. VNT 2081.993.001) and the Town requests that the land use designation be amended from the Rural Density and Other Agricultural Land category to the Governmental and Institutional category. The second parcel is also located in part of the NE ¼ of Section 17, T5N, R19E, Town of Vernon (Tax Key No. VNT 2081.990). The Town requests that the land use designation be amended from the Governmental and Institutional category to the Commercial and Office Park category. The proposed request will correct a mapping designation error regarding the subject properties.

**TAX KEY NO.'S**

VNT 2081.993.001 and VNT 2081.990

**LOCATION**

Both parcels are located in part of the NE ¼ of Section 17, T5N, R19E, Town of Vernon.

**EXISTING LAND USE CATEGORY**

VNT 2081.993.001 Rural Density and Other Agricultural Land  
VNT 2081.990 Governmental and Institutional

**PROPOSED LAND USE CATEGORY**

VNT 2081.993.001 Governmental and Institutional  
VNT 2081.990 Commercial and Office Park

**REQUESTED LAND USE**

The proposed request will correct a mapping designation error regarding the subject properties.

**PUBLIC REACTION**

There were no comments from the public.

**TOWN PLAN COMMISSION ACTION**

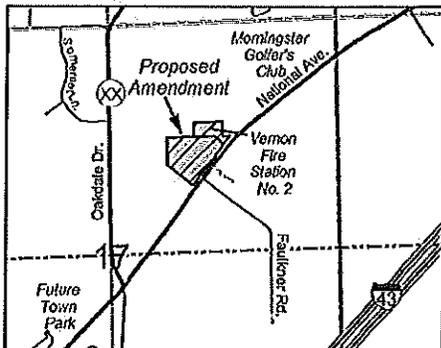
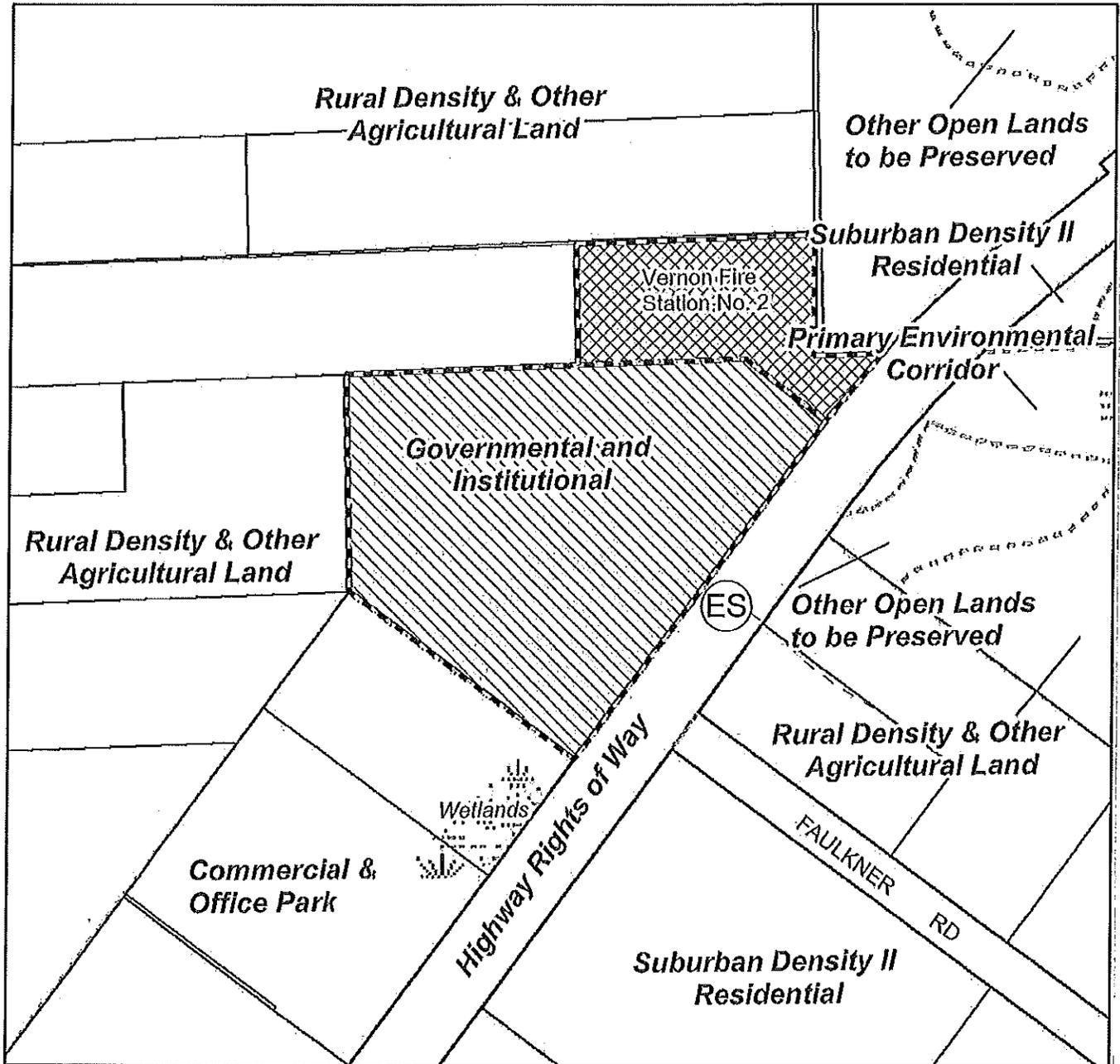
It is anticipated that the Town of Vernon Plan Commission will consider approval of a local plan amendment relative to the request at their March 1, 2012, meeting. The Town Plan is proposed to be amended similarly from the Rural Density and Other Agricultural Land and Governmental and Institutional categories to the Governmental and Institutional and Commercial and Office Park categories.

**TOWN BOARD ACTION**

It is anticipated that the Town Board of Vernon will consider approval of the amendment request to the Governmental and Institutional and Commercial and Office Park categories in March 2012.

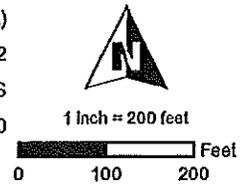
# DEVELOPMENT PLAN AMENDMENT

PART OF THE NE 1/4 OF SECTION 17  
TOWN OF VERNON



-  COUNTY DEVELOPMENT PLAN AMENDMENT FROM GOVERNMENTAL AND INSTITUTIONAL TO COMMERCIAL AND OFFICE PARK
-  COUNTY DEVELOPMENT PLAN AMENDMENT FROM RURAL DENSITY AND OTHER AGRICULTURAL LAND TO GOVERNMENTAL AND INSTITUTIONAL

PETITIONER.....TOWN OF VERNON (3A)  
 DATE OF PLAN COMM. CONSIDERATION.....03-01-12  
 AREA OF CHANGE.....6.87 ACRES  
 TAX KEY NUMBER.....VNT2081.993.001, VNT2081.990



Prepared by the Waukesha County Department of Parks and Land Use

**STAFF ANALYSIS:**

In fielding questions from a local landowner, Town and County Planning Staff noticed a mapping error in the designation of Vernon Fire Station No. 2 and the adjacent single-family residential parcel to the west. The fire station property was incorrectly mapped in the Rural Density and Other Agricultural Land category, while the residential property to the west was designated Governmental and Institutional. In examining historic land use plan maps, the residential parcel was previously planned for commercial use, as it is adjacent to other commercial properties and is located on a well traveled county trunk highway.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be approved. The proposal to place the fire station property in the Governmental and Institutional category and the adjacent parcel into the Commercial and Office Park category corrects a mapping error and more appropriately establishes the land use vision for these properties. Both requests were made by the Town.

4. *The Waukesha County Department of Parks and Land Use* requests amendments to the Park and Open Space Plan element of the Comprehensive Development Plan for Waukesha County as follows:
  - A. An updated Waukesha County Proposed Bicycle Plan map has been prepared by the Waukesha County Department of Parks and Land Use and the Waukesha County Department of Public Works. Chapter 8 and Appendix "A" are proposed to be amended to replace Map VIII-1 on Page 8-8 with the revised map and to incorporate corresponding text changes. The amendments refine the proposed system of off road bicycle paths and surface arterial street and highway system accommodations for bicycles contained within the 2035 Regional Transportation Plan.

**PUBLIC REACTION:**

Three individuals spoke in support of the county's bicycle planning efforts.

**STAFF ANALYSIS:**

The preparation of a new bicycle plan map was a collaborative effort led by staff from the Waukesha County Parks and Planning and Zoning Divisions and the Waukesha County Department of Public Works. The preparation of a refined and updated bicycle plan map was a key recommendation of the 2009 Comprehensive Development Plan. The proposed plan refines the proposed system of off road bicycle paths and surface arterial street and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan prepared by SEWRPC. Waukesha County Staff reached out to all municipalities within the county, the Wisconsin Department of Transportation, the Wisconsin Department of Natural Resources, SEWRPC and interested local bicycle organizations to coordinate preparation of plans and solicit input. An open house regarding the plan was held in December 2012.

Map VIII-1 of the Comprehensive Development Plan is proposed to be replaced by the new Proposed Bicycle Plan Map. This map identifies existing and proposed bicycle facilities and the jurisdiction charged with implementing specific accommodations. The plan does not make specific



recommendations for which roadways should have grade separated paths versus on-road accommodations. Field conditions relative to slope, right-of-way width and cost must be examined in detail for each roadway prior to such design decisions being made.

New text has been drafted and is proposed to replace the existing bicycle accommodation text on pages 8-6, 8-7, 8-23, 8-26 and page 124 of Appendix "A" of the Comprehensive Plan (See attached chapter text).

A major emphasis of the plan is to connect major existing or planned trails both within and outside of the county. Specifically, such planned trail connections include the following:

- A second easterly connection between the Lake Country Trail and the Glacial Drumlin Trail.
- Bark River Trail to Lake Country Trail
- Lake Country Trail (Pewaukee to Waukesha)
- Fox River Trail (Brookfield to Waukesha)
- Bug Line Trail (Merton to North Lake)
- Glacial Drumlin Trail connection to Ottawa Lake State Forest Recreation Area
- Lake Country Trail (City of Oconomowoc to Jefferson County)

The plan also calls for further refinement of the County Plan by local units of government.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The Planning and Zoning Division Staff believe that the proposed bicycle plan map and corresponding text update provides a sound vision for an interconnected system of on and off road bicycle facilities within the county.

- B. The Private-Open to the Public designation is proposed to be removed from Exhibit D-1 (Park and Open Space Acquisition Plan for Waukesha County) of Appendix A for two (2) parcels located in part of the SW ¼ of Section 25, T6N, R19E, Town of Waukesha (Tax Key No's. WAKT 1394.981 and WAKT 1395.999).

**PUBLIC REACTION:**

None.

**STAFF ANALYSIS:**

Two privately owned properties that are located within the Town of Waukesha are the subject of the request. Walter Kolb, the owner of both parcels, contacted the Planning and Zoning Division Staff to note that the two parcels are not open to public. It is believed that the parcels may have been open to the public when held by a previous land owner. The Park and Open Space Acquisition Plan map currently depicts the current land ownership of the parcels as "Private-Open to the Public." This designation would be removed under the request from the Department of Parks and Land Use.

# Bicycle Plan Chapter Text

*This planning effort represents the implementation of one of the original recommendations of the 2009 Waukesha County Comprehensive Development Plan. The recommendation was for Waukesha County to refine the proposed system of off road bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan. Staff from the Department of Public Works and the Department of Parks and Land Use – Planning and Zoning Division and Parks System Division coordinated with each local municipality, the Wisconsin Department of Natural Resources, the Southeastern Wisconsin Regional Planning Commission and interested parties to complete this particular refinement to the 2035 Regional Transportation System Plan which will be known as the Proposed Waukesha County Bicycle Plan.*

## Bicycle and Pedestrian Facilities

THE FOLLOWING LANGUAGE REPLACES THIS SECTION ON PAGES 8-6 AND 8-7 OF THE WAUKESHA COUNTY COMPREHENSIVE DEVELOPMENT PLAN

### *Bikeways*

A "bikeway" is a general term that includes any road, lane, path, walk, way or portion thereof that may legally be used for bicycle travel. Types of bikeways include "bike paths" which are physically separated from motor vehicle travel, "bike lanes" which are portions of roadways that are designated by appropriate striping, signing, and pavement markings for the exclusive use of bicycles; and "shared roadways" which are roadways that do not have designated bicycle lanes, but may be legally used for bicycle travel. A "bike route" is a bikeway designated with directional and information markers, and may consist of a combination of bike paths, bike lanes, and shared roadways.

Bikeways are also classified as either "on-road" or "off-road" bikeways. On-road bikeways include bikeways located in a road right-of-way, which include bike lanes, shared roadways signed as bike routes, and bike paths separated from motor vehicle lanes but within the road right-of-way. "Off-road" bikeways are bike paths not located in a road right-of-way. Off-road bikeways are typically located in utility rights-of-way, on former railroad rights-of-way, or along rivers or streams, such as part of the County Park System Greenway planning, and may serve as connectors between residential areas and commercial or public facilities.

The Bicycle and Pedestrian Facility Plan Element, Appendix B in the 2035 Regional Transportation System Plan for Southeastern Wisconsin, is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 2,900 miles in the Region is resurfaced and reconstructed, accommodations for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. This recommendation would result in an additional 161 miles of off-road bicycle mileage on state, county, and

local roads within Waukesha County. Chapter Trans 75 also requires upgrades to roads for bicycle accommodations to be considered during all new highway construction or reconstruction projects funded in whole or in part from state funds or federal funds appropriated under Chapter 20 of State Statutes. These upgrades are also dependent upon funding availability. The County would be willing to assist local municipalities in the submission of grant applications in order to obtain the funding needed to achieve some of the recommended upgrades. The upgrades would entail minimum five foot paved shoulders. Additional facility standards and design guidelines from Appendix B of the 2035 Regional Transportation System Plan would be considered. Further bicycle facility design criteria may be obtained from The Facilities Development Manual, particularly Chapter 11, Section 46, which is available online at: <http://roadwaystandards.dot.wi.gov/standards/fdm/index.htm>. Two other bicycle facility design resources that may be utilized are also available online. The first resource is the Wisconsin Bicycle Facility Design Handbook, which is available at: <http://www.dot.wisconsin.gov/projects/state/docs/bike-facility.pdf>. The second resource is the Wisconsin Bicycle Transportation Plan 2020, which is available at: <http://www.dot.wisconsin.gov/projects/state/bike2020.htm>.

The Waukesha County Proposed Bicycle Plan is shown on Map VIII-1. The longest current bikeway is the Glacial Drumlin Trail that is owned and managed by the State of Wisconsin Department of Natural Resources. Developed on a former railroad bed, it extends 51 miles from Waukesha to Cottage Grove in Dane County. A daily or annual State Trail Pass for ages 16 and over is required, except on the City of Waukesha trail segment from the Fox River Sanctuary to McArthur Road. The State of Wisconsin Department of Transportation has published a map of bicycling conditions for Waukesha County. This map shows bicycle touring trails, urban escape routes, best roads for biking, and mountain bike trails (See Map VIII-2). Further, the Glacial Drumlin Trail eventually connects to the Waukesha County New Berlin Trail via city streets in Waukesha, and the New Berlin Trail eventually connects to the 114-mile Milwaukee County Parks Oak Leaf Trail in Greenfield Park (formerly the 76 trail).

Waukesha County currently owns and manages three bikeways in the County – the Bugline Trail, the Lake Country Trail, and the New Berlin Trail. The Bugline Trail is an east to west 14 mile trail located on the former Chicago, Milwaukee, St. Paul, and Pacific Railroad right-of-way. It stretches between Appleton Ave (State Trunk Highway 175) in Menomonee Falls and Main Street (County Trunk Highway VV) in the Village of Merton. A separate four foot wide bridle trail adjacent to the original eight foot wide bike trail extends 2.5 miles from the Village of Menomonee Falls west to the County's Menomonee Park where it joins the Park's bridle trails. The Bugline Trail is planned to be extended to the west to North Lake with the addition of the former Kettle Moraine Steam Train Railroad line.

The Lake Country Trail is located on the former Milwaukee-Watertown Interurban Railway. The railway was popular in the late 1800's as a direct link between Waukesha and the Oconomowoc lake country. This 15 mile east to west bike trail now utilizes the Wisconsin Electric Power Company right-of-way. It stretches between the Landsberg Center trailhead (just north of Interstate Highway 94 on Golf Road, west of County

Trunk Highway T) to Roosevelt Field Park in the City of Oconomowoc. A trail connection is proposed from the Landsberg Center crossing I-94 to the south and extending into the City of Waukesha.

The New Berlin Trail is a seven (7) mile lineal bike trail located on the Wisconsin Electric Power Company right-of-way in the City of New Berlin. It extends east to west from south 124th Street just south of Greenfield Avenue (State Highway 59) at the Milwaukee/Waukesha County Line to Springdale Road at the City of New Berlin/Town of Waukesha border. A westerly connection from the New Berlin Trail to the State DNR Glacial Drumlin Trail is possible by using city streets through the City of Waukesha. The City of Waukesha is identifying this connection in their Bike Plan. The New Berlin Trail connects in an easterly direction to the 114-mile Milwaukee County Parks Oak Leaf Trail in Greenfield Park.

In an effort to provide continuity of trails into neighboring counties, where available, references to those adjacent plans are noted herein. Specifically, a connection was recently made from the Hank Aaron Trail in Milwaukee County to an existing trail located in a Canadian Pacific Railroad Corridor in Elm Grove. The Dodge County 2003 Bicycle and Pedestrian Plan recommends bike lane development along County Trunk Highway P extending to the Waukesha County line. Jefferson County has identified the segment of the Wisconsin Electric Company right-of-way between Roosevelt Park in the City of Oconomowoc and Watertown as a high priority for conversion to a multi-use trail in their County bike plan. Washington County has also identified an abandoned rail corridor in Section 1 as a connection for conversion to a bike trail in their County bike plan.

Local municipalities within Waukesha County have incorporated bicycle components into their recreational facility and park and open space plans. A good example of this is the City of Brookfield's Greenway Corridor Trail System where they have made connections from local bike trails to the County's greenway corridors.

INSERT REVISED MAP VIII-1

PAGE 8-8 WCCDP

MAP VIII-2

#### TRANSPORTATION IMPROVEMENT RECOMMENDATIONS, 2035 REGIONAL TRANSPORTATION PLAN

Bicycle and Pedestrian Facilities

PAGE 8-23 WCCDP

The bicycle and pedestrian facilities element in the 2035 Regional Transportation System Plan for Southeastern Wisconsin is intended to promote safe accommodation of bicycle and pedestrian travel, and encourage bicycle and pedestrian travel as an alternative to personal vehicle travel. The regional plan recommends that as the surface arterial street system of about 2,900 miles in the Region is resurfaced and reconstructed, the accommodations for bicycle travel should be implemented, if feasible, through bicycle lanes, widened outside travel lanes, widened and paved shoulders, or separate bicycle paths. This

recommendation would result in an additional 161 miles of off-road bicycle mileage on state, county, and local roads within Waukesha County as shown on SEWRPC Maps VIII-8 and VIII-9.

### Community Bicycle Plans

The Southeastern Wisconsin Regional Planning Commission recommends that local units of government (counties, towns, cities, and villages) prepare community bicycle plans to supplement the regional plan. The local plans should provide for facilities to accommodate bicycle travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. The standards, guidelines, and system plans set forth in the regional plan should be the basis for the preparation of community and neighborhood plans. It is also recommended that local units of government consider the preparation and implementation of land use plans that encourage more compact and dense development patterns, in order to facilitate bicycle travel. Local municipalities within Waukesha County as well as adjacent counties may also have numerous park and recreation plans that incorporate bicycle pathways, and several have already developed bicycle plans. These plans should also recognize what jurisdiction is responsible for said trails (state, county, local). In the Proposed Waukesha County Bicycle Plan, the State Department of Transportation and the County Department of Public Works own and are responsible for state and county roads respectively prior to bike lanes being built, but local municipalities (towns, cities, and villages) may manage the bike lanes once they are built. This is determined on a case by case basis for each proposed bicycle facility and said facilities are noted on the Plan if they currently exist. Since many trails cross municipal boundaries, in the 2010 update effort, Waukesha County worked with all of the participating municipalities and adjoining counties to coordinate trail planning. The Bicycle Plan Committee contacted municipalities and other agencies multiple times for input and attempted to implement the suggestions provided. The outcome is the Proposed Waukesha County Bicycle Plan (MAP VIII-1).

SEWRPC MAP VIII-8

SEWRPC MAP VIII-9

### OTHER IMPLEMENTATION RECOMMENDATIONS

PAGE 8-26, #2 AND #3 WCCDP

1. The County Department of Public Works should integrate bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the refined County Transportation Plan, Chapter Trans 75, and the Proposed Waukesha County Bicycle Plan; and in cooperation with the Department of Parks and Land Use Planning and Zoning Division and Parks System Division, facilitate communication with local municipalities and bordering counties to address proposed bikeway linkages and connectivity.
2. The Department of Parks and Land Use Planning and Zoning Division in cooperation with the Parks System Division should discuss with Jefferson County opportunities to expand the Lake Country Trail from Oconomowoc to Watertown in Jefferson County.
3. Implement the Waukesha County Bikeway Improvement Capital Project to upgrade the surface to pavement with a combination of state and federal grants and County funding.

166-0-101 - 166-0-106

19.

### Bicycle Plan

The County Departments of Public Works and Parks and Land Use worked with local units of government to prepare a coordinated bicycle plan to supplement the regional plan. Specifically, Waukesha County refined the proposed system of off-road bicycle paths and surface arterial streets and highway system accommodation of bicycles contained in the 2035 Regional Transportation System Plan, and noted in the Waukesha County Comprehensive Development Plan. The Proposed Waukesha County Bicycle Plan provides a plan for bicycle facilities to accommodate bicycle travel within neighborhoods, providing for convenient travel between residential areas and shopping centers, schools, parks, and transit stops within or adjacent to the neighborhood. The standards, guidelines, and system plans set forth in the regional plan were the basis for the preparation of the Proposed Waukesha County Bicycle Plan. It is recommended that local units of government consider the preparation and implementation of land use plans that encourage more compact and dense development patterns, in order to facilitate bicycle travel. Local municipalities within Waukesha County as well as adjacent counties may also have numerous park and recreation plans that incorporate bicycle pathways, and several have already developed bicycle plans. These municipalities and counties were contacted in the preparation of the Proposed Waukesha County Bicycle Plan in order to incorporate any existing bicycle pathways or bicycle plans. The Proposed Waukesha County Bicycle Plan also recognizes what jurisdiction is responsible for said trails. Since many trails cross municipal boundaries, Waukesha County will continue to work with local municipalities and adjoining counties to coordinate trail planning.

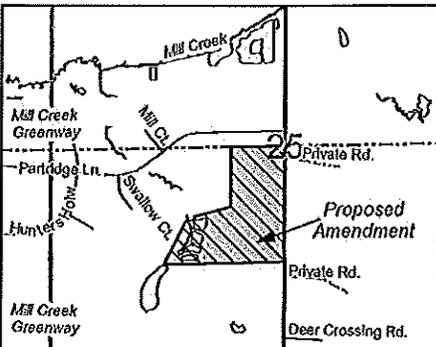
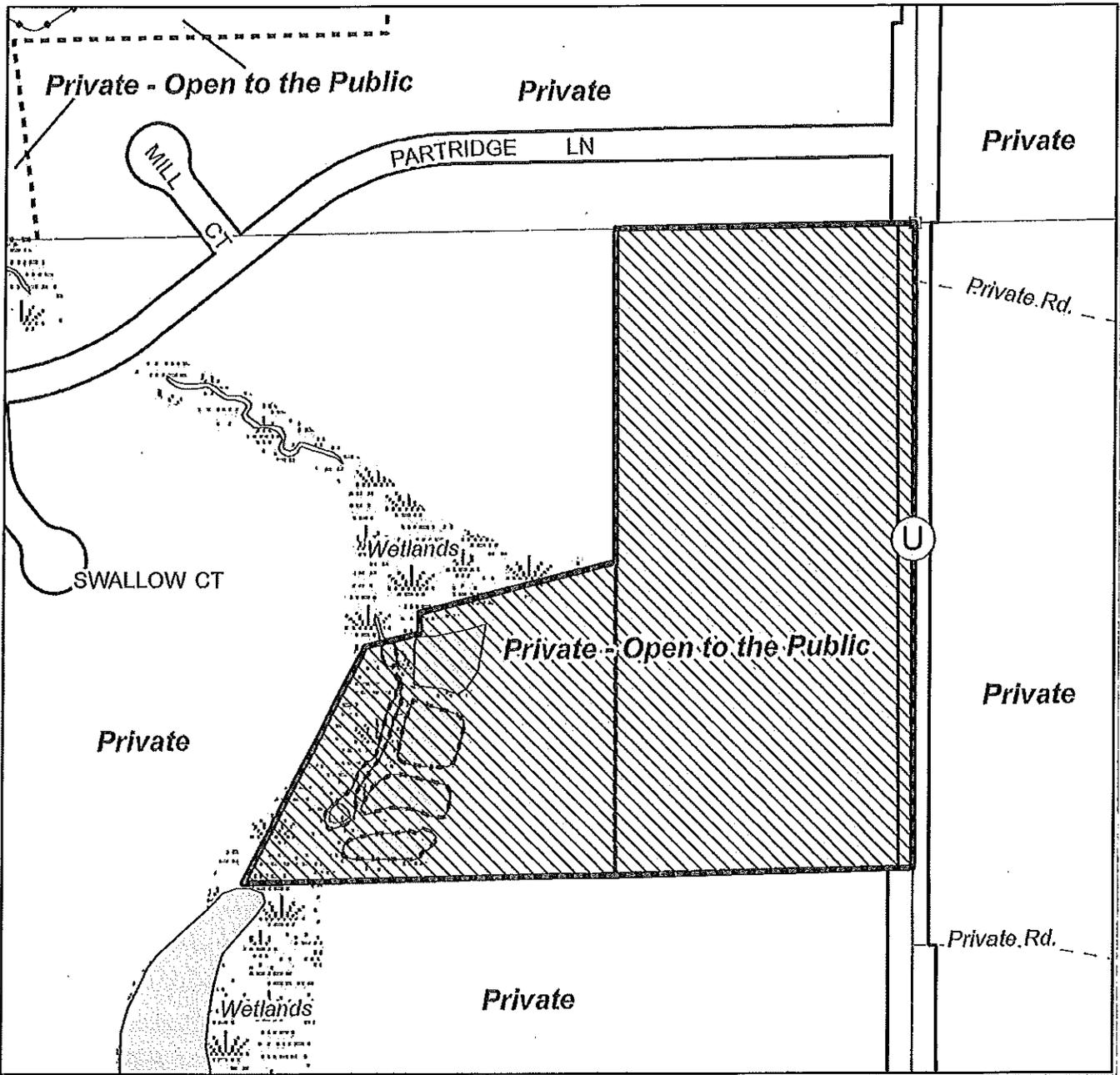
The Proposed Waukesha County Bicycle Plan will integrate bikeway accommodations into planning for upgrades and modifications to the county trunk highway system consistent with the refined County Transportation Plan.

Specifically, it is recommended that the County, in cooperation with the Wisconsin Department of Natural Resources and the City of Waukesha, work to connect the Fox River, Glacial Drumlin, Lake Country and New Berlin trails through a combination of off-road paths and on-road routes. Some of these connections already exist, but further work is needed. In addition, it is recommended that a second on-road and pathway connection between the Lake Country and Glacial Drumlin Trails be developed. The first connection located on Cushing Park Road, in the City and Town of Delafield was completed in 2011. The second connection would be located on CTH TT, on the west side of the City of Waukesha. Other priority connections include the Fox River Trail along the abandoned railroad corridor between the City of Waukesha and the City of Brookfield; and the Bark River Trail south to STH 83 and then connecting to the Lake Country Trail. Three other connections include the Lake Country Trail from the Landsberg Center trailhead south into the City of Waukesha; the Bugline Trail into North Lake; and the extension of the Lake Country Trail from Roosevelt Park in the City of Oconomowoc west into Jefferson County.

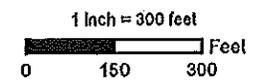
Finally, it is recommended that the County coordinate with the Village of Dousman, the Town of Ottawa and the Wisconsin Department of Natural Resources to connect the Glacial Drumlin Trail to the Ottawa Lake State Forest Recreation Area. Some smaller segments have already been acquired to achieve this ultimate connection. Future acquisitions will take funding and willing sellers to make the ultimate connection a reality. A separate local trail proposed along Waterville Road would connect other campgrounds within the Southern Unit of the Kettle Moraine State Forest to on-road routes.

# PARK & OPEN SPACE PLAN AMENDMENT

PART OF THE NW 1/4 & SW 1/4 OF SECTION 25  
TOWN OF WAUKESHA



 COUNTY PARK & OPEN SPACE PLAN AMENDMENT FROM PRIVATE - OPEN TO THE PUBLIC TO PRIVATE  
 PETITIONER..... WAUKESHA COUNTY DEPT. OF PARKS & LAND USE (4B)  
 DATE OF PLAN COMM. CONSIDERATION.....03-01-12  
 AREA OF CHANGE.....26.8 ACRES  
 TAX KEY NUMBER.....WAKT1394.981, WAKT1395.999



Prepared by the Waukesha County Department of Parks and Land Use

166-0-101-166-0-106

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be approved.

The Planning and Zoning Division Staff believes that this designation change will more accurately reflect the recreational status of the parcels in question.

- C. Exhibit D-1 (Park and Open Space Acquisition Plan for Waukesha County) of Appendix "A" is proposed to be amended to designate those lands identified by the Wisconsin Department of Natural Resources as the Paradise Valley Addition to the Kettle Moraine State Forest-Southern Unit in the Proposed State Land Ownership category.

**PUBLIC REACTION:**

None.

**STAFF ANALYSIS:**

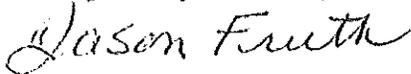
On March 25, 2009, the Wisconsin Natural Resources Board authorized the expansion of the Kettle Moraine State Forest-Southern Unit to include approximately 6,318 additional acres within the unit's ultimate boundary area. The lands are primarily located within the Town of Ottawa but also include lands within the Village of Dousman and the Town of Eagle.

The expansion was announced near the end of the multi-year update of the Comprehensive Development Plan. The expanded state forest boundaries were captured on the 2035 Recommended Land Use Plan map that is part of the 2009 plan, but because of time constraints the, the Park and Open Space mapping was not updated at the same time. The expansion area boundaries are now proposed to be formally depicted on the Park and Open Space Acquisition Plan map (Exhibit D-1). The affected parcels are proposed to be placed in the proposed "State Ownership" category.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be approved. The Planning and Zoning Division Staff believes that it is appropriate to clearly designate lands that are planned for acquisition by the DNR within the future state ownership category to put all on notice that certain lands may transition from private to public ownership over time. This allows both current and future land owners within the area to make educated decisions regarding the use of the their properties.

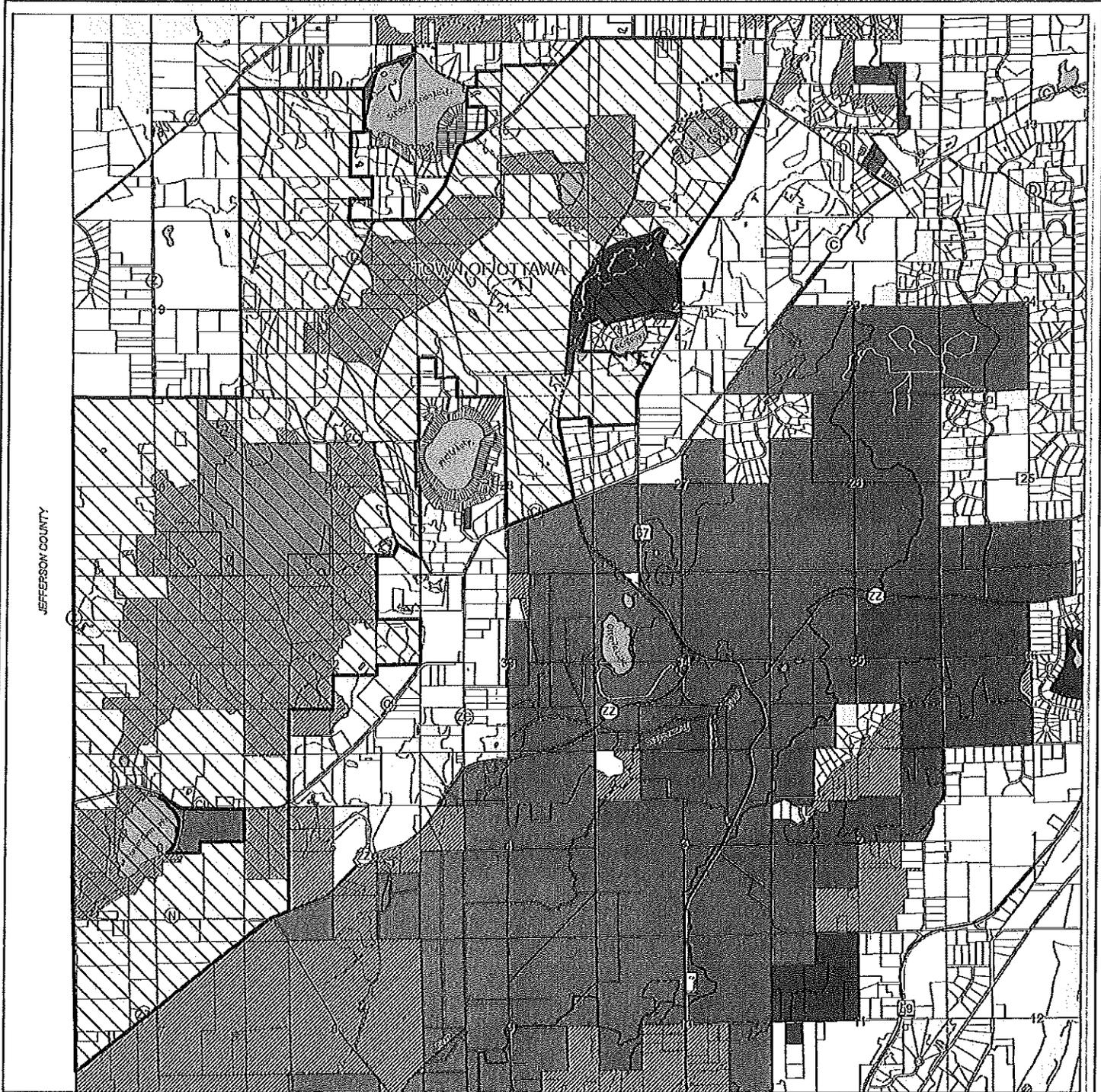
Respectfully submitted,



Jason Fruth  
Planning and Zoning Manager

JF:kb

Attachment: Exhibit "A" (Public Hearing Minutes)



## PARK & OPEN SPACE PLAN AMENDMENT - PARADISE VALLEY UNIT

### Current Land Ownership

- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profit Agency
- Public School
- Private School
- Private - Open to the Public
- Private - Not Open to the Public

### Proposed Land Ownership

- County Parks
- County Greenway
- State
- City
- Village
- Town
- Non-Profit Agency

### Existing Trails

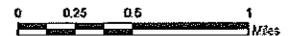
- County
- State
- City
- Village
- Town

### Proposed Trails

- County
- State
- City
- Village
- Town

### Other Lands

- Ultimate County Park Boundary
- Primary Environmental Corridor (SEWRPC '00)
- Open Space Lands to be Protected by Public Land Regulation
- Incorporated Areas
- Tax Parcel



COUNTY PARK & OPEN SPACE PLAN AMENDMENT TO PROPOSED STATE LAND OWNERSHIP (6233.18 ACRES)

*Prepared By: Washoe County Parks and Land Use*

**MINUTES – JOINT PUBLIC HEARING  
WAUKESHA COUNTY PARK AND PLANNING COMMISSION  
AND LAND USE, PARKS AND ENVIRONMENT COMMITTEE  
TO CONSIDER 2012 AMENDMENTS TO THE COMPREHENSIVE  
DEVELOPMENT PLAN FOR WAUKESHA COUNTY**

**Thursday, February 16, 2012, 1:00 p.m., Room AC 255/259**

**Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha WI**

**CALL TO ORDER**

Gary Goodchild, Chairperson, Waukesha County Park and Planning Commission called the Public Hearing to order at 1:00 p.m.

Waukesha County Park and Planning Commission Members Present: Gary Goodchild, Chairperson; Jim Siepmann; Fritz Ruf; Walter Kolb; Pat Haukohl; Bill Mitchell; Bob Peregrine

Commission Members Absent: None

Waukesha County Land Use Parks and Environment Committee Members Present: Fritz Ruf, Chairperson; Walter Kolb

Staff Members Present: Dale Shaver, Director, Department of Parks and Land Use; Jason Fruth, Planning and Zoning Manager; Sandy Scherer, Senior Planner; Jason Wilke, Senior Landscape Architect; Mark Mader, County Board Chief of Staff; Kathy Brady, Secretary Supervisor; Peggy Tilley, Senior Land Use Specialist

Guests Present: James McNelly: 2A McNelly Amendment; Karen McNelly: 2A McNelly Amendment; Ron Lostetter: 1A Carroll University Amendment; Charlie Johnson: 4A Proposed Bicycle Plan; Dan Gray: 4A Proposed Bicycle Plan; Adam Schinker: 4A Proposed Bicycle Plan; Ron Stawicki: 4A Proposed Bicycle Plan; Nancy Pennebecker: 2A McNelly Amendment

Mr. Fruth announced that after the Public Hearing, the Waukesha County Department of Parks and Land Use Staff will have recommendations prepared for all of the requests and on March 1, 2012, the Park and Planning Commission will meet to vote on the requests. The Land Use, Parks and Environment Committee will be invited to the March 1, 2012 meeting, however, will not vote until their meeting on March 20, 2012. The Waukesha County Board of Supervisors will vote at their meeting of March 27, 2012. After the Waukesha

County Board's action, the appropriate changes are made a part of the permanent record and the Comprehensive Development Plan for Waukesha County is amended as approved by the Waukesha County Board.

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

Chairperson Goodchild moved to the items noted on the agenda.

1. In the Town of Genesee, the following request is being made:

- A. *Carroll University, Inc., represented by Ronald L. Lostetter*, 100 North East Avenue, Waukesha, WI 53186, requests property owned by the Estate of William Parrott, located in part of the NW ¼ of Section 27, T6N, R18E, Town of Genesee (Tax Key No. GNT 1546.989) be amended from the Rural Density and Other Agricultural Land category to the Governmental and Institutional category. The proposed request will accommodate the Greene Field Station research and education center associated with the adjacent Carroll University lands located immediately north of the subject property. Lands designated as Primary Environmental Corridor are not part of the request.

Mr. Fruth pointed out the location of the property on the aerial photograph, near the intersection of S.T.H. 83 and S.T.H. 59 in the Town of Genesee. He indicated a small stream (Genesee Creek) bisects the property. Access to the site is from a private drive off of S.T.H. 83 which crosses the creek and there is an existing residence and outbuilding located on the property. Carroll University has an offer to purchase the parcel in question. Portions of the parcel contain wetland, floodplain and/or areas of environmental corridor, however, the residence and outbuilding do not appear to be located within those areas. The Planning and Zoning Division Staff has requested that a wetland delineation be completed on the property in the spring because one or both of the structures may be non-conforming relative to wetland setback. The non-conforming status may have bearing because if the petitioner wishes to improve/remodel the 1,200 sq. ft. outbuilding it could exceed 50% of its fair market value and require a Variance from the Waukesha County Board of Adjustment.

The petitioner has indicated they would like to keep the existing driveway and create a two (2) or (3) vehicle parking area. He stated that driveways are allowed to be improved even if they are located within the environmental corridor. In addition, Carroll University would like to utilize the outbuilding for class work, a place to house and clean equipment and would be open to local school groups as well as students from the University. The property will need to be rezoned to accommodate the proposed use. Mrs. Haukohl asked "If this land use designation is amended, does it change the requirements regarding the amount of impervious surfaces allowed?" Mr. Fruth replied, that the land use plan does not make specific recommendations on categories relative to impervious surfaces and it would be addressed later when the rezone is being considered.

Mr. Lostetter, from Carroll University, introduced himself and indicated the subject property adjoins adjacent Carroll University properties to the north. A large portion of the Carroll properties contain wetlands and since the university utilizes the land for research, a dry land area is needed to support their academic programs (for storage and instruction). The intent is to keep the property in conservancy and an environmental study area.

In addition to Carroll University students, there are many programs which engage K-12 instructors as well as K-12 students. Mr. Mitchell asked what the residence will be used for? Mr. Lostetter responded they plan to make improvements to the house and may use it for receptions, meetings and visiting professors could stay there. Chairperson Goodchild noted that at one time, east of the barn (outbuilding), there was a raceway that fed a trout farm on the south side of S.T.H. 59 but it is not there any more. Mr. Lostetter said at one time there was a creek bed which fed into a body of water to the south but it was his understanding that it was diverted back to Genesee Creek and hasn't had water in it for over 10 years.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

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

- A. *James and Karen McNelly*, W312 S6510 Willow Spring Drive, Mukwonago, WI 53149, request that the north part of the property located in the NE ¼ of Section 4, T5N, R18E, Town of Mukwonago (Tax Key No. MUKT 1885.994.005) be amended from the Suburban II Density Residential (3.0 to 4.9 acres per dwelling unit) category to the Low Density Residential (20,000 sq. ft. to 1.4 acres per dwelling unit) category. The proposed request would allow for a division of a 5.821 acre residential parcel into two (2) parcels, approximately 2.3 and 3.5 acres in size, respectively. Lands designated as Primary Environmental Corridor and Other Open Lands to be Preserved are not part of the request.

Mr. Fruth pointed out the location of the property on the west shore of Willow Springs Lake on the aerial photograph. Parcels located immediately to the north are smaller and generally one acre + , while parcels to the west are approximately three+ acres in size. He presented an exhibit noting the location of the proposed division line, running east/west across the property. The request is to create a second parcel for their daughter and son-in-law to construct a single-family home. The petitioner attempted to gain a strip of land from adjacent owners in order to add to their parcel to make it six (6) acres, however, were unsuccessful, which is the reason for the amendment request. The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has delineated the wetlands and the environmental corridor on the site. The proposed request would fit into the SDRI category, however, because of the Low Density Residential designation that exists on neighboring parcels on both the Town and County Plans, to place a single parcel into a different category would be on the same lines as a spot zoning. The newly created parcel would have an approximate 60' deep by 100' rectangular area for a building site outside of the floodplain, corridor and wetland. Current zoning on the property is the A-2 District (3 acre category) and a likely category to rezone the property to would be the R-1 District. The Town's zoning is the Suburban Estate District (3 acre category). Mrs. Haukohl asked, with the change to the new land use category is it possible in the future that the two lots could be further divided into smaller lots? Mr. Fruth replied, "Yes", because the category allows for lots as small as 20,000 sq. ft., however, the petitioners have agreed to apply a Deed Restriction to the properties stating no further divisions would be allowed and it would apply to future owners.

Mr. McNelly, petitioner, introduced himself and explained the reason for the amendment request is so his daughter and son-in-law would be able to construct a one story home on a portion of the land adjacent to theirs. In doing so, they would be able to stay in their home longer. He noted they purchased the property

(which was previously farmed) in 1974, which included a two-story farm house with a garage, a small barn, silo and milk house. Other farm buildings were located on the property but fell into disrepair and have since been removed. The property has frontage on Willow Springs Lake which is a man made lake created in the 1960's. If the land division is approved, the home could be built on the parcel, meet the Low Density Residential criteria, road setback, side yard, wetland and floodplain elements required by the Town, County and the DNR. On January 11, 2012, the Town of Mukwonago approved the request to amend their comprehensive plan to allow them to move forward. The Spring Brook Watershed Lake Management District has gone on record in support of the land division.

Mrs. Pennebecker, adjacent neighbor to the north, introduced herself and expressed concerns regarding a utility line, which runs through the middle of her property. In the past, she has experienced problems with the tree cutting service that the electric company hires. She stated that approximately two (2) years ago her trees were butchered and a substantial mess was left for her, the homeowner, to clean up. After numerous calls to the electric company, they finally agreed to come and clean it up. She expressed concerns about the utilities for the proposed new residence coming from the existing lines and indicated she has spoken with an attorney about having the electric line removed. She wanted to be notified when the new development takes place in the future.

Mrs. Haukohl asked if an additional lot is created, would the existing driveway for the McNelly's become a shared driveway with the new residence because of the location of the wetlands on the property? Mr. Fruth replied that staff has discussed the issue with the McNelly's and they indicated a willingness to consider obtaining access from an alternative position, however, staff felt more damage could be done to the wetlands and floodplain with a new drive. Mr. McNelly pointed out on the aerial photograph that there is an existing gravel based drive serving the barns located west of the residence. He noted they could consider working with the governing bodies, including the DNR (since it has been designated a wetland) to reconstruct the gravel driveway to a usable condition. Currently the gravel driveway is not maintained. Chairperson Goodchild verified that the gravel driveway is usable with off road vehicles only, to which Mrs. McNelly said a truck or a tractor could use it. Mr. Mitchell clarified that the original intention was to have a shared driveway for both of the residences and the petitioners are open to having a driveway agreement with the new owners of the property? Mrs. McNelly replied "Yes," and added that her daughter and husband would like to plant trees, which would offer a buffer to the north but are open to either having a shared driveway or moving the driveway depending on what would be permitted.

Mr. Fruth mentioned that correspondence was distributed to the Commission from the Spring Brook Watershed Lake Management District in support of the request.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

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

- A. *The Town of Vernon Plan Commission and Board*, W249 S8910 Center Drive, Big Bend, WI 53103-0309, requests that the designation of two (2) parcels be amended. The first parcel is located in part of the NE ¼ of Section 17, T5N, R19E, Town of Vernon (Tax Key No. VNT

2081.993.001) and the Town requests that the land use designation be amended from the Rural Density and Other Agricultural Land category to the Governmental and Institutional category. The second parcel is also located in part of the NE ¼ of Section 17, T5N, R19E, Town of Vernon (Tax Key No. VNT 2081.990). The Town requests that the land use designation be amended from the Governmental and Institutional category to the Commercial and Office Park category. The proposed request will correct a mapping designation error regarding the subject properties.

Mr. Fruth indicated a mapping error was discovered based on an inquiry from the westerly property owner. He noted that the westerly parcel was simply mapped incorrectly in the Governmental and Institutional category, and staff believes the intent was to apply the category to Vernon Fire Station No. 2, which is located immediately adjacent to the north. The previous Town and County land use plan maps show the 6.5 acre property had been designated in the Commercial category. Other commercial uses in the area include a small greenhouse and a millwork facility to the southwest. The Town is requesting the amendment to correct a mapping error and restore the westerly parcel to the Commercial category and the Vernon Fire Station No. 2 property to the Governmental and Institutional category. Mrs. Haukhol noted in reviewing the materials submitted by the Town there was a third request for amendment. Mr. Fruth explained that the Town was proposing to modify the designation on a church property, however, it was determined that it is strictly a Town mapping modification and the County Plan accurately reflects the parcel's designation. The Town will be considering amending their local plan on March 1, 2012.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

4. *The Waukesha County Department of Parks and Land Use* requests amendments to the Park and Open Space Plan element of the Comprehensive Development Plan for Waukesha County as follows:
  - A. An updated Waukesha County Proposed Bicycle Plan map has been prepared by the Waukesha County Department of Parks and Land Use and the Waukesha County Department of Public Works. Chapter 8 and Appendix "A" are proposed to be amended to replace Map VIII-1 on Page 8-8 with the revised map and to incorporate corresponding text changes. The amendments refine the proposed system of off road bicycle paths and surface arterial street and highway system accommodations for bicycles contained within the 2035 Regional Transportation Plan.

Mr. Fruth said a key recommendation of the 2009 Comprehensive Development Plan for Waukesha County was that the 2035 Bicycle and Pedestrian Plan generated by SEWRPC be analyzed and updated in greater detail. The text has been expanded significantly from what existed previously in the Transportation Chapter of the Plan as well as Appendix A and the map. The updated map shows a system of proposed bicycle facilities and designates the future jurisdictional responsibility, whether it be City, Village, County or State. Staff is continuing to receive comments from various organizations (Department of Transportation, etc.) and may add a few changes to the map as a result.

The main focus of the Plan is to create linkages between our existing artery trails such as the Lake County Trail, Bug Line Trail, Glacial Drumlin Trail, etc. In addition, a second north-south linkage recommendation is being proposed in the Highway TT corridor (west by-pass) to link the Lake County and Glacial Drumlin Trails. Staff communicated with planners in surrounding jurisdictions, adjacent counties and municipalities to make connections into surrounding counties. The process also entailed soliciting input from the communities (all 37 Waukesha County municipalities were contacted) for input relative to planned local trails, etc. An open house was held to solicit additional input. A major recommendation of this plan is that it is a starting point for the municipalities in Waukesha County and adjacent counties to plan even further at the local level. The plan will set forth areas that should be examined whenever resurfacing projects or proposed major expansion highway projects are proposed. Other specific trails which are being recommended are as follows:

- Fox River Trail (connection between the City of Brookfield system and the City of Waukesha)
- Bark River Trail (south of S.T.H. 83 and connecting to the Lake Country Trail)
- Lake Country Trail (connecting to the City of Waukesha)
- Bug Line Trail (extension to North Lake)
- Lake Country Trail (Roosevelt Park to Jefferson County)

The Wisconsin Department of Natural Resources, SEWRPC and local bicycle organizations were also contacted for input regarding the planning effort.

Mr. Mitchell commented that the plan itself is a great idea and everyone that worked on the plan update did a good job. Mrs. Haukohl noted she has received e-mails and telephone calls regarding the proposed paved vs. unpaved portions of the Bugline Trail. Concerns were expressed that there should be areas of the trail left unpaved rather than the entire trail being paved to accommodate a softer running surface. In addition, she was confused with the submitted text that identifies that "Local municipalities within Waukesha County have incorporated bicycle components into their recreational facility and park and open space plans. A good example of this is the City of Brookfield's Greenway Corridor Trail System where they have made connections from local bike trails to the County's Greenway corridors." She stated that physically, there is no connection. Mr. Fruth said the idea in the text was that those connections are being contemplated. She also questioned who was on the Bicycle Plan Committee, which was referred to in the text? Ms. Scherer, Senior Planner, replied that Mr. Evans and Mr. Mayer from the Waukesha County Department of Public Works and Mr. Wilke, Ms. Scherer and Ms. Tilley from the Waukesha County Department of Parks and Land Use were on the committee. The Committee was in charge of soliciting information and input from different communities and SEWRPC. In addition, the existing SEWRPC map was refined with the current information. Mr. Ruf indicated he also received a telephone call from a constituent requesting that 10 miles of the Bugline Trail be left unpaved. He expressed concerns that individuals with strollers and young children may not use the trail if it is unpaved and maintenance costs would be more costly than paving the trail. Mr. Wilke, Senior Landscape Architect said that Mr. Burch, Enterprise Operations Manager, contacted the constituent and is in the process of setting up a meeting to speak with her. A series of additional public meetings will be held in the future to receive input and address concerns. The idea is to make the use of the trail more accessible for a variety of people to use. Mr. Siepmann noted that the plan is being referred to as the County Bike Plan. He asked if it was really a multi use plan and should it be identified as such? Mr. Wilke replied it is a bike plan

for bike facilities in Waukesha County (existing and planned). Ms. Scherer added that the focus was to consider bicycles. The plan is proposed, and each of the items will be considered as money becomes available.

Three persons from the audience spoke in support of the Bike Plan. Their comments are summarized below:

- More users would use a paved vs. a gravel trail such as dog walkers, runners, families with strollers, roller skiers, roller bladders, etc.
- For persons who can't afford to drive, choose not to drive their cars or use it for recreation, bike accommodations are a great benefit for the community at a relatively low cost.
- A possible recommendation for the Bugline Trail is that there could be an 8' wide paved trail with a 3' wide gravel trail next to it in spots.
- Carroll University supports being more bike friendly on their campus. The bike plan is a great step forward to increase the number of people biking and help connect the campus to some of the other trails.
- If there are safe places to bike, it projects a safe image of the community.

Chairperson Goodchild mentioned that the Town of Ottawa, on their land divisions and Certified Survey Maps along state or county right-of-ways, have been successful in having additional easement areas granted for future pedestrian or bike paths.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

- B. The Private-Open to the Public designation is proposed to be removed from Exhibit D-1 (Park and Open Space Acquisition Plan for Waukesha County) of Appendix A for two (2) parcels located in part of the SW ¼ of Section 25, T6N, R19E, Town of Waukesha (Tax Key No's. WAKT 1394.981 and WAKT 1395.999).

Mr. Fruth pointed out the location of the parcels on the aerial photograph in the Town of Waukesha. Walter Kolb, the property owner, approached the Department of Parks and Land Use regarding two of his adjacent parcels being shown on the Park and Open Space Plan in the Private-Open to the Public designation. The property owner indicated it was not a facility open to the public any longer. The prior owner of the property may have offered individuals the ability to utilize the facility. The request is to remove the Private-Open to the Public designation for the two (2) parcels on the map. Mrs. Haukohl asked what category the property would be changed to? Mr. Fruth replied, the properties would have no designation within the Park and Open Space Plan.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

- C. Exhibit D-1 (Park and Open Space Acquisition Plan for Waukesha County) of Appendix “A” is proposed to be amended to designate those lands identified by the Wisconsin Department of Natural Resources as the Paradise Valley Addition to the Kettle Moraine State Forest-Southern Unit in the Proposed State Land Ownership category.

Mr. Fruth presented a map prepared by the WDNR which showed the expansion area and noted that the Town of Ottawa is in support of the request. The proposal would match the rest of the Kettle Moraine State Forest in the State Ownership category. He pointed out on the aerial photograph Mr. Schardt’s property, which has been a key acquisition piece. Chairperson Goodchild said the Town and its residents have been supportive of the recreational area. Ms. Scherer added that Mr. Schardt was happy to have his land go to the DNR to be preserved, due to the fact that he was a good steward of the land over the years. Mr. Mitchell, complimented Mr. Shaver and the Department of Parks and Land Use Staff for working through the long and arduous process with Mr. Schardt.

Chairperson Goodchild asked if there were any other comments from the audience or Commission, there being none he moved on to the next item on the agenda.

*Mrs. Haukohl moved, seconded by Mr. Ruf to close the public hearing at 2:20 p.m.*

Respectfully submitted,

*Pat Haukohl*

Pat Haukohl  
Secretary, Park and Planning Commission