

ENROLLED ORDINANCE 175-5

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR
WAUKESHA COUNTY (4B – WAUKESHA COUNTY PARK AND PLANNING
COMMISSION, COMPREHENSIVE LAND USE MAPPING, TOWN OF WAUKESHA)

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 20, 2020, the Waukesha County Park and Planning Commission held a 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 19, 2020, a summary of the Public Hearing comments and a Staff Recommendation for the proposed change to the Comprehensive Development Plan for Waukesha County; and

WHEREAS, the “Staff Report and Recommendation” has been reviewed by the Waukesha County Park and Planning Commission on March 19, 2020, and a recommendation was 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.

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.

4. In the Town of Waukesha, the following requests are being made:

- B. *The Waukesha County Park and Planning Commission*, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Waukesha. The proposed amendments are being brought forward in response to recent amendments made to the Town of Waukesha Comprehensive Plan.

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.

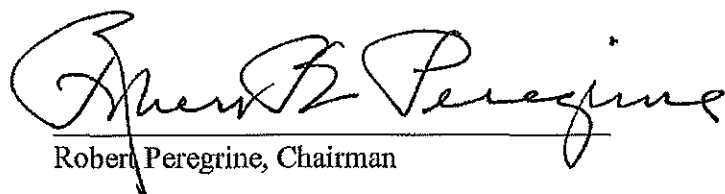
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Waukesha.

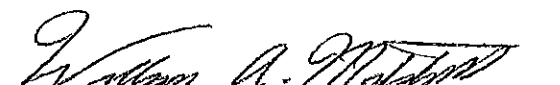
COMMISSION ACTION

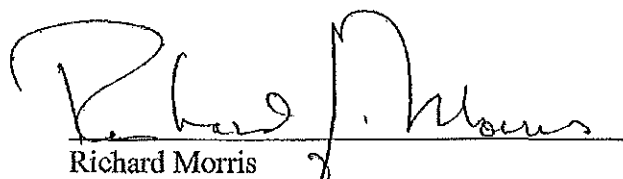
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2020 Amendment to the Comprehensive Development Plan for Waukesha County, (4B – Waukesha County Park and Planning Commission/Comprehensive Land Use Mapping, Town of Waukesha) hereby recommends approval.

PARK AND PLANNING COMMISSION

March 19, 2020


Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris

James Siepmann via teleconference

James Siepmann

Absent

William Maslowski

Absent

Thomas Michalski

Robert Hamilton via teleconference

Robert Hamilton

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2020 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
(4B-WAUKESHA COUNTY PARK AND PLANNING COMMISSION,
TOWN OF WAUKESHA

DATE: March 19, 2020

PUBLIC HEARING DATE:
Thursday, February 20, 2020, 1:00 p.m.

REQUEST:
4 (B) Year 2020 amendment to the Comprehensive Development Plan.

The Waukesha County Park and Planning Commission, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Waukesha. The proposed amendments are being brought forward in response to recent amendments made to the Town of Waukesha Comprehensive Plan.

EXISTING LAND USE CATEGORY
Various.

PROPOSED LAND USE CATEGORY
Commercial and Mixed Use.

PUBLIC REACTION
None.

TOWN PLAN COMMISSION ACTION
At their December 12, 2019 meeting, the Town of Waukesha Plan Commission approved parallel amendments to the Town of Waukesha Comprehensive Plan.

TOWN BOARD ACTION
The Town of Waukesha Board approved the related amendments to the town plan at their December 12, 2019 meeting.

STAFF ANALYSIS:
The Town of Waukesha recently completed an exercise to make updates to the text and map components of the town comprehensive plan. The town views these amendments as an interim update of the plan and anticipates a more comprehensive revision in the future. Town and county staff worked together to analyze the town's proposed category changes for properties and then considered the appropriateness of recommending similar changes to the county plan mapping. The recently completed county business park study was also used to analyze properties having commercial or mixed use development potential. The plan designation for part or all of eight parcels are proposed to be amended. The attached map shows the location of the parcels with each sub-area of change identified uniquely. The affected parcels are predominantly located along S.T.H. 164, 59 or the West Bypass alignment. A corresponding table is provided as Exhibit A which provides property and category change details.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The proposed plan amendments update plan designations of properties located along major transportation infrastructure to match the town plan and to provide economic development opportunities for well-located parcels.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachment: Exhibit A
Map

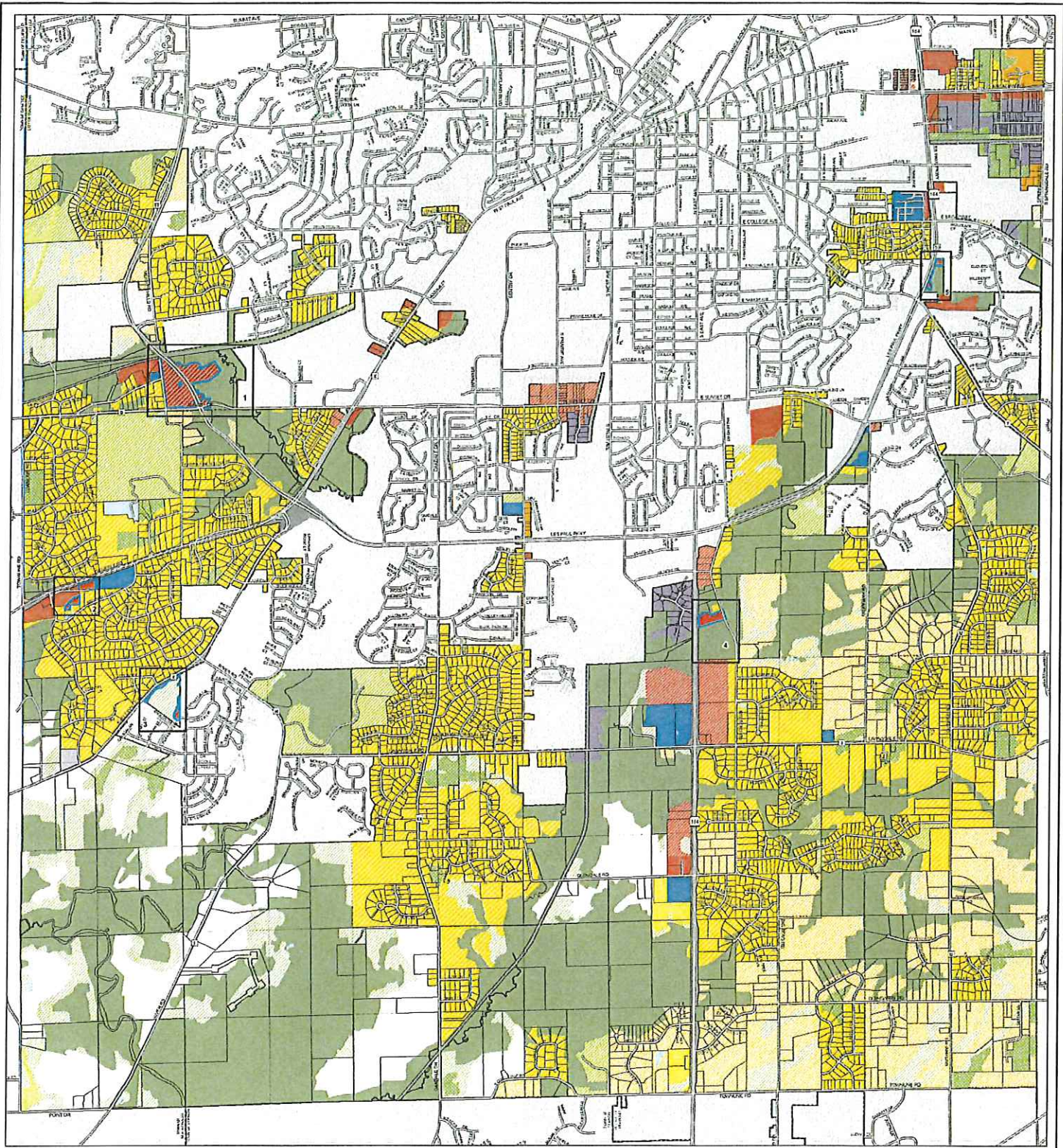
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EXHIBIT "A"

Proposed Comprehensive Map Changes, Town of Waukesha

Area no.	Location	Nearest Road	Taxkey	Existing LUP	Proposed LUP	Area of Change
1	SE 1/4 of Section 7; SW 1/4 of Section 8	E of CTH TT and N of CTH D	WAKT1327998	LDR	Mixed Use	28.2 acres
2	SW 1/4 of Section 18	S of STH 59	WAKT1367997	LDR	Commercial	1 acre
2	SW 1/4 of Section 18	S of STH 59	WAKT1367996	LDR	Commercial	1.01 acres
2	SW 1/4 of Section 18	S of STH 59	WAKT1367995 (east part)	LDR	Commercial	0.8 acres
2	NW 1/4 of Section 19	S of STH 59 and E of Green County Road	WAKT1370994 (south part)	LDR	Commercial	2.18 acres
3	SE 1/4 of Section 19	SE of CTH X (Saylesville Road)	WAKT1372999	Rural and Other open lands	Mixed Use and Other open lands	3.7 acres
4	NW 1/4 of Section 23	E of STH 164	WAKT1386996002 (NW part)	LDR	Commercial	8 acres
5	NE 1/4, SE 1/4, SW 1/4, and NW 1/4 of Section 12	NE of CTH Y and E of STH 164/59 intersection	WAKT1342979001	LDR	Commercial	3.7 acres

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WAUKESHA COUNTY LAND USE PLAN-TOWN OF WAUKESHA

Request 4B, Proposed 2020 Land Use Plan Amendments

<p> Proposed Changes in Land Use Category</p>		
<p>County Development Plan Land Use Category</p>		
<ul style="list-style-type: none"> Farmland Preservation w/PEC Farmland Preservation High Density Residential Medium Density Residential Low Density Residential Suburban I Density Residential 	<p> Sub-area Identification</p> <ul style="list-style-type: none"> Suburban II Density Residential Rural density and Other Agricultural Land Other Open Lands to be Preserved Primary Environmental Corridor Secondary Environmental Corridor Isolated Natural Resource Area 	<ul style="list-style-type: none"> Recreational Governmental & Institutional Commercial and Office Park Mixed Use Industrial Transportation, Communication & Utilities
<ul style="list-style-type: none"> Highway/Railway ROWs Extractive Landfill Surface water 	<p>Land Base</p> <ul style="list-style-type: none"> Civil Division Boundary Parcel Lot Line Waukesha County Shoreland Zoning Jurisdictional Limits 	<ul style="list-style-type: none"> Surface Water Road Right-of-Way Railroad
<p>1 inch = 1,000 feet</p> <p>0 0.5 1 Miles</p>		
<p>N</p>		

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COMMISSION, COMPREHENSIVE LAND USE MAPPING, TOWN OF WAUKESHA)

Presented by:
Land Use, Parks, and Environment Committee


Jennifer Grant, Chair



Keith Hammitt


Thomas J. Michalski



William A. Mitchell

absent
Chris Mommaerts

absent
Richard Morris


Thomas J. Schellinger

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

Date: 5/29/2020, 
Margaret Wartman, County Clerk

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

Approved: X

Vetoed: _____

Date: 6/1/2020, 
Paul Farrow, County Executive



VOTE RESULTS: Passed By Majority Vote

AYE: **25** NAY: **0** ABSENT: **0**

D1 - Foti	Yes
D2 - Zimmermann	Yes
D3 - Morris	Yes
D4 - Batzko	Yes
D5 - Dondlinger	Yes
D6 - Walz	Yes
D7 - Grant	Motion Yes
D8 - Michalski	Yes
D9 - Heinrich	Yes
D10 - Swan	Yes
D11 - Howard	Yes
D12 - Wolff	Yes
D13 - Decker	Yes

D14 - Mommaerts	Yes
D15 - Mitchell	Yes
D16 - Crowley	Yes
D17 - Paulson	Yes
D18 - Nelson	Yes
D19 - Cummings	Yes
D20 - Schellinger	Yes
D21 - Gaughan	Yes
D22 - Wysocki	Yes
D23 - Hammitt	Second Yes
D24 - Whittow	Yes
D25 - Johnson	Yes