

ENROLLED ORDINANCE 172-084

YEAR 2018 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (3B – TOWN OF WAUKESHA BOARD,
SECTION 7, T6N, R19E, 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 22, 2018, 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 1, 2018, 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 1, 2018, 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 denied for the Year 2035 Comprehensive Development Plan for Waukesha County.

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

B. The Town of Waukesha Board, W250 S3567 Center Road, Waukesha, WI 53189, requests properties located in part of the SE ¼ of Section 7, T6N, R19E, Town of Waukesha (Tax Key No.’s WAKT 1324.990, WAKT 1324.990.002 and WAKT 1324.990.003), be amended from the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit) to the Commercial and Office Park category, to expand the planned commercial area in the vicinity of Green Lane.


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.

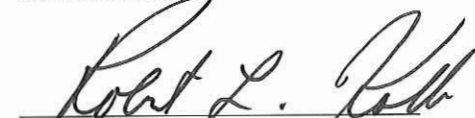
YEAR 2018 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (3B – TOWN OF WAUKESHA BOARD,
SECTION 7, T6N, R19E, TOWN OF WAUKESHA)

Presented by:
Land Use, Parks, and Environment Committee


David D. Zimmermann, Chair

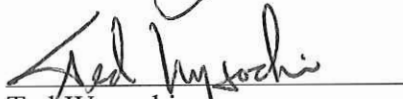

Kathleen M. Cummings

ABSENT
Keith Hammitt



Robert L. Kolb


William Mitchell


Thomas J. Schellinger


Ted Wysocki

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

Date: 3/27/18, 
Kathleen Novack, County Clerk

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

Approved: X
Vetoed: _____
Date: 3/30/18, 
Paul Farrow, County Executive

D1 - Kolb	AYE	D14 - Wood	AYE
D2 - Zimmermann	(M) AYE	D15 - Mitchell	AYE
D3 - Morris	AYE	D16 - Crowley	AYE
D4 - Batzko	AYE	D17 - Paulson	AYE
D5 - Dondlinger	AYE	D18 - Nelson	AYE
D6 - Walz	AYE	D19 - Cummings	AYE
D7 - Grant	AYE	D20 - Schellinger	AYE
D8 - Michalski	AYE	D21 - Zaborowski	(2) AYE
D9 - Heinrich	AYE	D22 - Wysocki	AYE
D10 - Swan	AYE	D23 - Hammitt	AYE
D11 - Howard	AYE	D24 - Whittow	AYE
D12 - Wolff	AYE	D25 - Johnson	Absent
D13 - Decker	AYE		

172-0-084

Passed (24 Y - 0 N - 1 Absent)

Majority Vote



WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A
YEAR 2018 AMENDMENT TO THE COMPREHENSIVE
DEVELOPMENT PLAN FOR WAUKESHA COUNTY
(3B – TOWN OF WAUKESHA BOARD)
TOWN OF WAUKESHA

DATE: March 1, 2018

PUBLIC HEARING DATE:
Thursday, February 22, 2018, 1:00 p.m.

REQUEST:
3 (B) Year 2018 amendment to the Comprehensive Development Plan.

The Town of Waukesha Board, W250 S3567 Center Road, Waukesha, WI 53189, requests properties located in part of the SE ¼ of Section 7, T6N, R19E, Town of Waukesha (Tax Key No.'s WAKT 1324.990, WAKT 1324.990.002 and WAKT 1324.990.003), be amended from the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit) to the Commercial and Office Park category, to expand the planned commercial area in the vicinity of Green Lane.

The three subject parcels shall be referenced in the following manner in this report:

West parcel: WAKT 1324.990
Middle parcel: WAKT 1324.990.002
East parcel: WAKT 1324.990.003

EXISTING LAND USE CATEGORY

Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit).

PROPOSED LAND USE CATEGORY

Commercial and Office Park category.

PUBLIC REACTION

The following comments were made in advance of and at the February 22, 2018 public hearing:

- James Kawatski, owner of the middle parcel that is subject to the request (WAKT1324.990001) submitted two letters of opposition (attached as part of Exhibit "A") and also provided verbal testimony in opposition to the proposal. He noted that the three homes on the subject parcels are not near the end of their useful life, feels that the surrounding area is very sensitive and indicated that he notified the Town regarding a contractor's business operating without permits on the parcel immediately to his west (west parcel). He also stated that he feels that the driveway on the west parcel was constructed within the environmental corridor.
- Sam Fuller, owner of a property immediately west of the subject properties spoke in opposition and distributed pictures of conditions on the west parcel and of his parcel (see Exhibit "A"). He stated that the owner of the west parcel is improperly handling pesticides, does not have a proper DATCP compliant facility and is storing salt on the site. He indicated that the west parcel owner is violating residential zoning in every way. He stated that the runoff from the west parcel has contaminated and turned the water green in a pond on his

property. He expressed concern about his pets and kids getting sick because of the polluted water. He stated that many hardwood trees on the west parcel have been cut and that soils have been compacted around others that remain. He also stated that the three-car garage that was recently constructed has not been sided six months after being otherwise completed. He expressed that he wants the illegal business operation on the west parcel shut down.

- Diane Wisnieski, owner of the east parcel that is subject to the request (WAKT1324.990.003) stated that her family built their home on the parcel 25 years ago and operates a small bakery that is accessory to the home that generates very little traffic. She expressed concern that a change in designation to commercial could increase her land value/taxes. She also noted that Green Lane is in very poor condition and felt that the West Bypass roadway changes could also negatively affect her business.
- Shaun Mularkey, Town Planner, noted that a separate rezoning request related to the west parcel was denied and advised that this hearing is for a County plan amendment- not the previously denied rezoning.
- Deanna and Brian Schirmacher (WAKT1324.986) submitted written comments opposing a change in zoning to business for the area citing concerns about increased noise, light and reduced quality of life (See Exhibit "A").
- Robert V. Hartmann (WAKT1324.994.011) submitted written concerns (Exhibit "A") about runoff and damage to his adjacent property. He stated that the new owner of the west parcel indicated that he has a pond on the property. Mr. Hartman's letter states that if that is the case, the pond is new and was built on a conservancy causing excess water flow to neighbors.
- Planning and Zoning Staff inquired as to whether the Town was aware of the allegations of mishandling of pesticides, fertilizers and salt on the west parcel. Mr. Mularkey indicated that the comments heard at the public hearing relative to those matters was new information to County Staff. Mr. Mularkey indicated that he was previously unaware of these issues. Planning and Zoning Staff indicated that they would consult with County Land Resources and Environmental Health Staff regarding the information provided at hearing to determine the appropriate agency to forward the complaints to.

TOWN BOARD ACTION

At their January 11, 2018 meeting, the Town of Waukesha Board approved (by a 3-2 vote) the preparation of an application for a County Land Use plan amendment for the subject properties.

STAFF ANALYSIS:

The Town of Waukesha has requested that the County Plan designation of three parcels located on the north side of Green Lane be amended from the Low Density Residential category to the Commercial and Office Park category. The Town Plan currently designates the parcels in the planned Commercial category. Green Lane is an approximately ½ mile local road with predominantly residential properties fronting both sides of the property as it extends from C.T.H. "TT" to C.T.H. "D". However, there are some commercial uses to the east and north of the subject parcels. The predominant current use of each of the three subject parcels is residential.

During the preparation of the 2009 comprehensive revisions to the County Development Plan, there were several areas within the Town of Waukesha identified where there was conflict between the Town's recommended future land use designation for certain lands as compared to the County Plan

recommendations. Town and County staff met at that time, and there was agreement found on a number of the conflicting areas and other areas where there was simply agreement to disagree. This is one such area where the adopted plans were advanced with differing plan designations.

The three subject parcels each contain a residence and vary in size from approximately 1.5 to 4.3 acres. All three subject properties are assessed as residential property. The Town Zoning Map depicts the east and middle parcel as being zoned B-3 General Business District, while the west parcel is zoned R-1 Residential with a large portion of the property containing EC Environmental Corridor District and portions of the property containing C-1 Conservancy District and HG High Groundwater District designations. The east parcel contains a home that was constructed in the 1990s and the owner of the home runs a small bakery from the home. The only visible indication of the business is a small sign posted on the front of the home and a small parking pad along the driveway. The middle property contains a residential home and outbuilding. The westerly property contains a home, a recently constructed outbuilding east of the home and another smaller outbuilding.

The Town Planner advised that the west parcel also contains a home office for the owner's contracting business and he described that the owner brings a commercial vehicle(s) home to the property. As noted above, several speakers at the public hearing stated that other commercial activities are occurring on the site, as well. The Town has not authorized commercial use of that property. The west parcel owner recently sought rezone and site plan approvals to enable him to operate a contractor's business on the property, but the applications were denied, in part, because of incompleteness of application materials. Google photographs of the property with a date of 2016 show three business vehicles, four trailers/chippers and a snow plow stored on the site. The photo also shows a large gravel driveway and parking area that is surrounding mature oak trees. Speakers at the public hearing indicated that significant tree cutting has occurred and Planning Staff observed many cut oak tree stumps from the road right of way.

The surrounding uses include the following:

- North: Commercial storage facility to the north/northeast, wetlands and EC lands to the northwest.
- South: Single-family residences to the south side of Green Lane.
- East: Contractor's yard immediately east of east parcel, house and church.
- West: Single-family residential and environmental corridor and wetlands.

The lands to the north and east are planned (County Plan) Commercial and Office Park, while the lands to the northwest, west and south are planned for residential or natural resource preservation. The majority of the lands along Green Lane are in residential use with a small node of commercial/mixed uses near C.T.H. "TT".

There was discussion at the public hearing of expected roadway modifications to Green Lane as a result of the planned future West Waukesha Bypass project. Public Works Staff has confirmed that Green Lane will not directly connect to the Bypass and that Green Lane will remain a through-street based upon the request of the Town of Waukesha.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **denied**. It has not been demonstrated that the conversion of the subject parcels from single family residential to commercial use can be accommodated in the near future without detriment to the subject properties and the surrounding neighborhood. Two of the three property owners that are affected by the requested amendment oppose the change and have no plans to raze their homes or convert to a predominant business use in the foreseeable future. The third subject property (west parcel) has limited developable area outside of the large area of wetlands and environmental corridor on the site. The area on the west parcel located outside of said resources contains a house and multiple outbuildings, thus limiting expansion potential. The owner of the west parcel appears to potentially be in violation of various Town and State rules relative to unpermitted business activities and natural resource destruction.

While existing violations should not be the basis for a decision regarding this plan amendment request, Staff feels that the subject west parcel may not be appropriate for businesses of a more intensive nature, such as contractor's yards, because of the limited space outside of wetlands and environmental corridor on the site. The unpermitted business activity appears to have already encroached upon natural resources on the property. In the future, it may be appropriate to re-visit the plan designation for this area if it is demonstrated that neighborhood compatibility, road conditions, drainage and other natural resource considerations can be properly planned for and addressed. If an assemblage of parcels is proposed in the future, it may be more appropriate to consider a change in categories at that time, given the mixed uses in the project setting.

Furthermore, Planning and Zoning Staff recommend that the Town re-examine the existing zoning of the middle and east parcels, as the properties may more appropriately be zoned to a residential district until such time as a predominant business use is proposed, analyzed and approved. The County Development Plan recommends that lands be zoned as currently used and recommends against pre-zoning lands. Staff recommends that the Town also investigate the numerous complaints made about the west parcel further. The Department of Agriculture, Trade and Consumer Protection may be able to assist the Town with investigating contamination issues.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning Manager

Attachment: Exhibit "A"
Map

EXHIBIT "A"

RECEIVED

1/26/2018

JAN 29 2018

Waukesha County Park and Planning Commission

DEPT OF PARKS & LAND USE

Item 3-b THE Town of Waukesha Board


Reference; town Park&Planning Commission &Town Chairman & Army Corp. of Engineers & Dnr

Hearing to Rezone (Tax Key Wakt 1324.990) From R1 &C1 To B3&C1

My property has been in the Hartmann name for 89 years. I have concerns of runoff damage to my adjacent 12.230 acres (tax key Wakt 1324-994-009) If this property is rezoned to B-3 & C-1 (tax key Wakt 1324990)

The other owners of property adjacent to mine (Waukesha storage LLC. and Blackoak Ridge Subdivision) were required to install retention ponds to hold runoff of contaminants and excess water flow. Also my concern is for Chicago & NW. RR.CO. as there is only a 29 inch id culvert to carry the runoff down to pebble creek. This was installed when the railroad was built in the 1800's and not designed to carry the additional runoff as this area was mostly woods and farms at that time.

The new owner of (tax key wakt 1324.990) stated at the town meeting of 1-11-2018 that he had a pond on his property.Now I have walked this property long before there was a home built there,and there was never a pond there. If said pond is there he created a pond on conservancy land causing excess water flow down on his neighbors.


ROBERT V. HARTMANN
S30 W27210 SUNSET DR
WAUKESHA WI. 53189

JAN 8-2018 29" ID CULVERT ONLY 20' AVAILABLE



JAMES F. KAWATSKI
529027326 GREEN LANE
WAUKESHA, WI 53188-5822
PHONE (262) 544-6458
TAX KEY: WAKT1324990002

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FEB 0 2018

DEPT OF PARKS & LAND USE

JANUARY 31, 2018

WAUKESHA COUNTY DEPARTMENT
OF PARKS AND LAND USE

TO WHOM IT MAY CONCERN:

HAVING RESIDED AT THE ABOVE ADDRESS WHICH IS ZONED
B-3 SINCE MARCH 1988, IT HAS BEEN USED AS A
RESIDENCE NOT A BUSINESS FOR AS LONG AS I HAVE
OWNED IT.

I AM OPPOSED TO CHANGING THE ZONING TO
COMMERCIAL ON MY PROPERTY AND THE ALBERT'S
CONTRACTING L.L.C. PROPERTY (NOW R-1) IMMEDIATELY
TO MY WEST FOR THESE REASONS AS WELL AS THOSE
LISTED IN AN ENCLOSED LETTER TO THE TOWN OF
WAUKESHA.

THE AREA BOUNDED ROUGHLY BY MARGARET
ROAD (NORTH), SUNSET DR. (SOUTH), TOWN OF GENESEE
(WEST) CITY OF WAUKESHA (EAST) CONTAIN FEAS OR
SPRINGS WHERE THE WATER RUNS OUT OF THE GROUND.
AT VARIOUS LOCATIONS. IN ADDITION TO A HIGH WATER
TABLE. THE DITCHING ALONG GREEN LANE IS
INADEQUATE OR MINIMAL AT BEST.

A COMPREHENSIVE DRAINAGE PLAN SHOULD
BE ENACTED BEFORE COMMERCIAL DEVELOPMENT TO
PROTECT THE LOWER LYING PROPERTIES (HARTMANNA
AND FULLER PROPERTIES) OVER

WHICH ARE ENVIREMENTALLY FRAGILE
AND WILL BEAR THE BURDEN OF THE DRAINAGE
FROM THE PREVIOUSLY NAMED PROPERTIES

OR BETTER YET - WAIT TO DEVELOP
THIS AREA UNTIL SEWERS ARE AVAILABLE.

I HAVE LIVED IN THIS AREA FOR THE
MAJORITY OF MY LIFE AND KNOW IT
FIRST HAND. I AM AVAILABLE FOR
DISCUSSION OF THIS MATTER

SINCERELY

JAMES F. KAWATSKI

James F. Kawatski

JAMES F. KAWATSKI
S29W27326 GREEN LANE
WAUKESHA, WI 53188-5822
PHONE (262) 544-6458

TOWN OF WAUKESHA

JANUARY 8, 2018

PLANNING COMMISSION AND

TOWN BOARD

TO WHOM IT MAY CONCERN;

HAVING RESIDED AT THE PROPERTY IMMEDIATELY EAST OF THE
AREA'S CONTRACTING LLC, PROPERTY SINCE MARCH OF 1988,
I WOULD LIKE TO EXPRESS MY OPINION ON THE MATTER.

I AM OPPOSED TO REZONING ANY PART OF IT FROM
R1 TO B3 OR GRANTING IT CONDITIONAL USE STATUS. FOR
THESE REASONS, 1.) THE NATURE OF THE SURROUNDING
PROPERTIES LAND USAGE IS RESIDENTIAL.
2.) IF B3 ZONING IS GRANTED TO THE R1 AREA, WHAT
SAFEGUARDS ARE IN PLACE TO PREVENT THE OCCUPANT
FROM FUTURE EXPANSION INTO THE CLAND, OR ENVIRONMENTAL
CORRIDOR AREAS. 3. THE PRESENT LIMITED LIABILITY
CORPORATION (OCCUPANT) HAS DEMONSTRATED ITS ABILITY
TO CIRCUMVENT ZONING RESTRICTIONS, THE ROAD RIGHT
OF WAY, BUILDING CODES, AND PROPERTY LINES. IF REZONED
IT WOULD SET A PRECEDENT FOR THE PROPERTIES AT
S30W27548 GREEN LANE AND S26W27110 MAELARTHUR RD,
WHERE NONCONFORMING LAND USAGE EXISTS.

RESPECTFULLY

JAMES F. KAWATSKI

James F. Kawatki

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FEB 22 2018

Deanna and Brian Schirmacher
S29W27267 Green Lane
Waukesha WI 53188

DEPT OF PARKS & LAND USE

February 22, 2018

Waukesha County Park and Planning Commission
Waukesha County Administrative Center
515 W Moreland Boulevard
Waukesha WI 53188

To Whom It May Concern:

We are writing to the Town of Waukesha Board regarding the request being made to amend the Low Density Residential Category for properties located in part of the SE ¼ of Section 7, T6N, R19E, Town of Waukesha (Tax Key No.'s WAKT 1324.990, WAKT 1324.990.002 and WAKT 1324.990.003).

As residents of this community we disagree with any plan to change the zoning for this area. We appreciate living in a quiet suburban setting with wide open spaces for families and children. This is what attracted us to purchase a home in this area. Allowing businesses to start development in this area will reduce quality of life for all of the residential home owners, increase noise, and unnatural light. We are vigorously opposed to this action, which will decrease property value and quality of life in this quiet community of homeowners.

We hope the Board will carefully consider the objections of the tax paying homeowners in this area to any zoning designed to increase business activity in this neighborhood.

Thank you



Brian Schirmacher



Deanna Schirmacher

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FEB 22 2018

February 22, 2018

DEPT OF PARKS & LAND USE

Dear Members of the Waukesha County Park and Planning Commission:

We do not support allowing Tax Key No.'s WAKT 1324.990, WAKT 1324.990.002 and WAKT 1324.990.003 to be rezoned from the Low Density Residential category to the Commercial and Office Park category. Just as we did not support rezoning (WAKT 1324.990) from R-1 & C-1 to B-3 & C-1 when it was brought before the Town of Waukesha Plan Commission and the Waukesha Town Board on January 11, 2018 and was not approved by either group.

There are currently 14 residential homes on Green Lane and just one property with a business only and this is new information to me, as a longtime property owner on Green Lane, that there are plans to have a commercial area on Green Lane. My property in this neighborhood is my home and has been since 1991 and before that owned by my father when he built it in the 70's and the land by my grandparents before that as they owned the farm land that the majority of these homes on Green Lane are now built.

The homeowner of the property (WAKT 1324.990) has already cut down and removed at least 100 trees, striped the top soil, created berms and put in a gravel circular driveway near the area that is zoned part of the conservancy district. He is parking on average two business vehicles (which are not DOT inspected due to weight class and could potentially be leaking oil onto the conservancy property) and three trailers on this circular driveway and has employees parking their vehicles in this area, as well. We can see he has constructed at least three temporary out buildings - one of which has had rock salt stored in it (which can be washing onto the conservancy property). He is already illegally operating at least a portion of his business on his residential property. If this property is to change - what more would he want to build and how much more equipment would he be storing on the property. I own a business of a similar nature and lease a building and property in a business district where it belongs because it is a 24/7 operation. My residence is where I come to relax, spend time with my wife and kids and escape my work - I don't want to see and hear the activity of the business at all hours across from my home, which is my sanctuary.

The homeowner of the property (WAKT 1324.990.002) to my knowledge is not operating a business nor desires to operate one so it is not necessary to be rezoned Commercial.


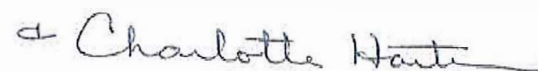
The homeowners of the property (WAKT 1324.990.002) are already operating a bakery / cake shop out of their home which includes a sign on their home advertising this business, to our knowledge they are operating this business legally and at this time it is very low impact on our residential area and there is no need to rezone their property to Commercial either.

Green Lane is a fairly narrow and curvy road, heavily traveled by commuters each day as they use it as a shortcut to avoid the light at Merrill Hills Road and Sunset Drive. There has been a semi parked on the road / blocking the

road on a regular basis at one of these properties on Green Lane to deliver products and which creates very dangerous driving conditions. There is not room to have delivery trucks / semis turn around and drop off products and supplies at these properties, as necessary, per the posted signs that no through trucks over 3 tons.

The rezoning of these properties brings the potential for someone in the future to come in and tear down these homes and put up businesses only which will bring down our property value and make our residential property in this current residential area hard to sell across from a growing business district. We would like you to keep these properties zoned residential so we can keep our home and other properties along this street in our family for years to come.

Sincerely,

 &  Charlotte Hartmann

Robert A. & Charlotte Hartmann
S30 W27431 Green Lane
Waukesha, WI 53188

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FEB 22 2018

DEPT OF PARKS & LAND USE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be conducted by the Waukesha County Park and Planning Commission at 1:00 p.m., on Thursday, February 22, 2018, in Room AC 255/259, of the Waukesha County Administration Center, 515 W. Moreland Boulevard*, Waukesha, WI, 53188, to consider amendments to the Comprehensive Development Plan for Waukesha County adopted by the Waukesha County Board of Supervisors, on February 24, 2009. The areas of amendment include the following specific sites and/or plan requests:

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

Randy Kohn, representing the Church of the Resurrection, W287 N3700 North Shore Drive, Pewaukee, WI 53072-3136, requests a portion of the property located in part of the NW ¼ of Section 12, T7N, R18E, Town of Delafield (Tax Key No. DELT 0766.034), be amended from the Governmental and Institutional category to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), to allow the church to divide off and sell a 1.5 acre parcel on the northern portion of the property for future residential use.

2. In the Town of Merton, the following requests are being made:

A. *Thomas and Patricia Downing*, W293 N7882 Camp Whitcomb Road, Hartland, WI 53029, request a portion of the property located in part of the W ½ and the NE ¼ of Section 14, T8N, R18E, Town of Merton (Tax Key No. MRTT 0341.977), be amended from the Primary Environmental Corridor category to the Suburban II Density Residential category (3.0 to 4.9 acres of area per dwelling unit), to allow for a second residence on the property as part of a Planned Unit Development.

B. *The Waukesha County Park and Planning Commission*, 515 West Moreland Blvd., Waukesha, WI 53188, requests property owned by the Richard H. Simmons Revocable Living Trust Dated 12/23/14, W335 N8435 Stone Bank Road, Oconomowoc, WI 53066-9719, located in part of the NW ¼ of Section 7, T8N, R18E, Town of Merton (Tax Key No. MRTT 0314.998), be amended from the Rural Density and Other Agricultural Land and Isolated Natural Resource Area categories to the Farmland Preservation category (35 acres of area per dwelling unit or greater), with the Isolated Natural Resource Area to be placed in the Environmental Corridor Overlay category.

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

A. *Jack Gaudion, representing The Legend at Merrill Hills, LLC*, 1325 E. Bristlecone Drive, Hartland, WI 53029, requests property located in part of the SE ¼ of Section 18, T6N, R19E, Town of Waukesha (Tax Key No. 1368.978.003), be amended from the Recreational category to the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit), to accommodate a Planned Unit Development containing 33 single-family homes within a gated golf course community.

B. *The Town of Waukesha Board*, W250 S3567 Center Road, Waukesha, WI 53189, requests properties located in part of the SE ¼ of Section 7, T6N, R19E, Town of Waukesha (Tax Key No.'s WAKT 1324.990, WAKT 1324.990.002 and WAKT 1324.990.003), be amended from the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per

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FEB 22 2018

DEPT OF PARKS & LAND USE

NOTICE OF PUBLIC HEARING

Page 2

dwelling unit) to the Commercial and Office Park category, to expand the planned commercial area in the vicinity of Green Lane.

- C. *Rolling Meadows Townhomes, LLC, c/o John Marek*, P.O. Box 270463, Milwaukee, WI 53227, requests properties owned by the School District of Waukesha, located in part of the SE ¼ of Section 27, T6N, R19E, Town of Waukesha (Tax Key No.'s WAKT 1404.996 and WAKT 1429.999), be amended from the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit) to the Low Density Residential category (20,000 sq. ft. to 1.4 acres of area per dwelling unit), to allow for a 40-unit townhome Planned Unit Development.
4. *The Waukesha County Park and Planning Commission*, 515 W. Moreland Blvd., Waukesha, WI 53188, requests a comprehensive amendment to the Waukesha County Park and Open Space Plan, which is Appendix A of the Comprehensive Development Plan for Waukesha County. The proposed updated Park and Open Space Plan, associated maps, and a summary of the proposed amendments can be viewed online at <https://www.waukeshacounty.gov/landandparks/park-system/park-and-open-space-plan/>.

Following the Public Hearing, the staff will evaluate public input and prepare a formal recommendation for the above-cited issues to be presented to the Waukesha County Park and Planning Commission, Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors for final consideration.

Plan amendment request files are available for viewing and copying in the offices of the Waukesha County Planning and Zoning Division located in Room AC 230 of the Waukesha County Administration Center located at 515 W. Moreland Blvd., Waukesha, WI 53188.

For more detailed information on the above requests, please contact Jason Fruth at (262) 548-7790.

For information regarding the Park and Open Space update Item No. 4, please contact Jason Wilke at 262-548-7806.

All interested parties will be heard.

A quorum of the Waukesha County Board or its Committees may be present.

***Please note: Due to controlled access screening, you must enter the building via the main entrance of the Courthouse, located at 515 W. Moreland Blvd.**

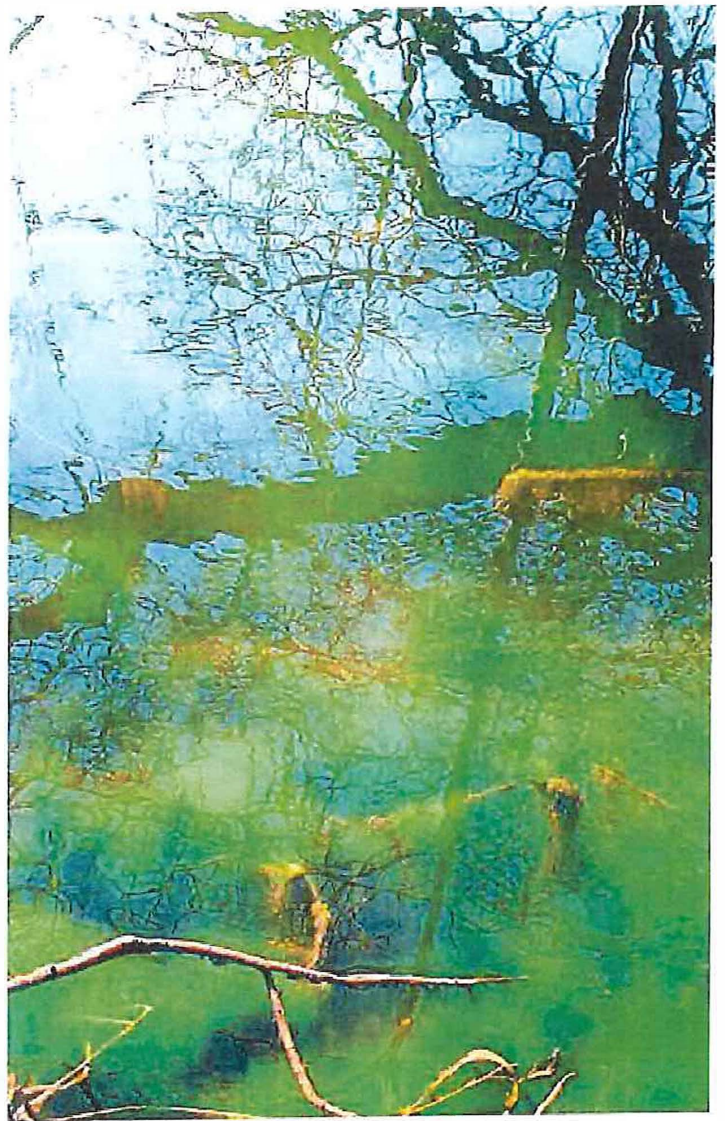
WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

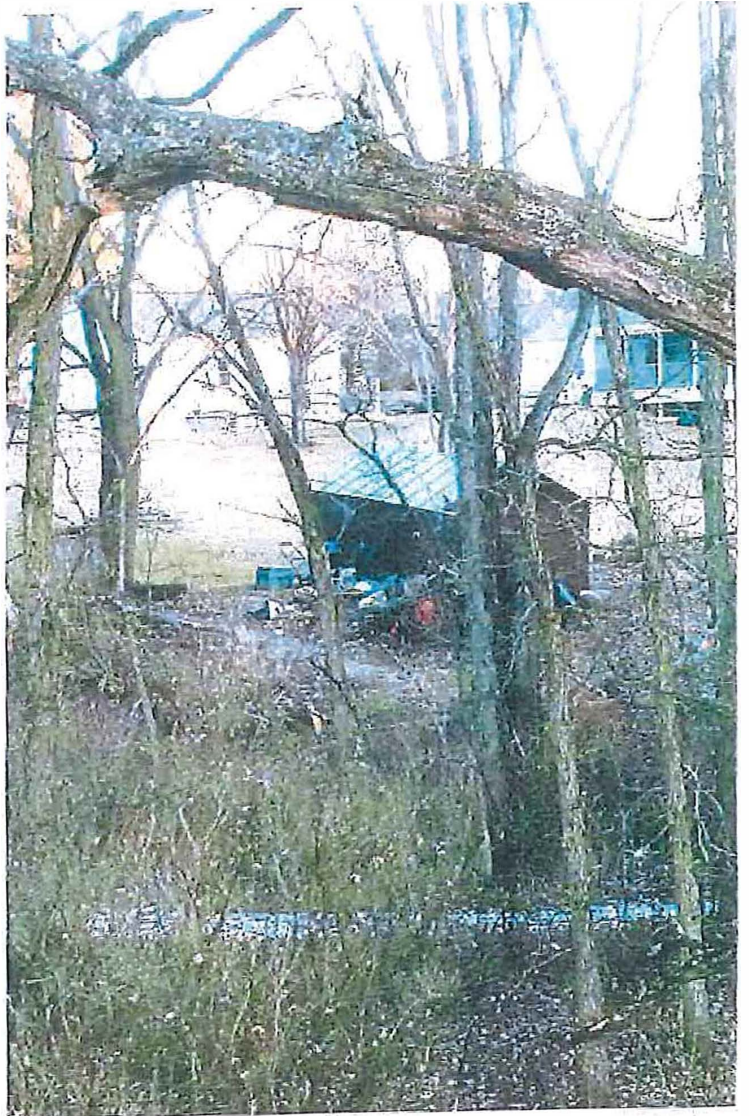
Dale R. Shaver, Director
515 W. Moreland Blvd., Room AC 260
Waukesha, WI 53188

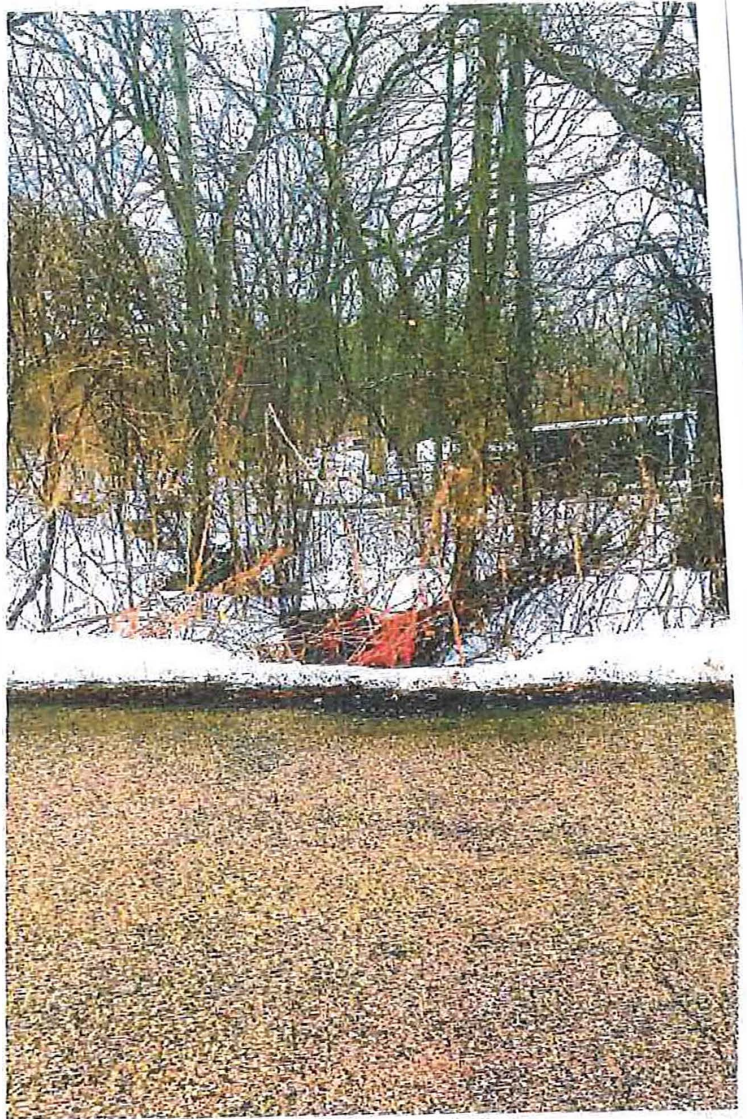
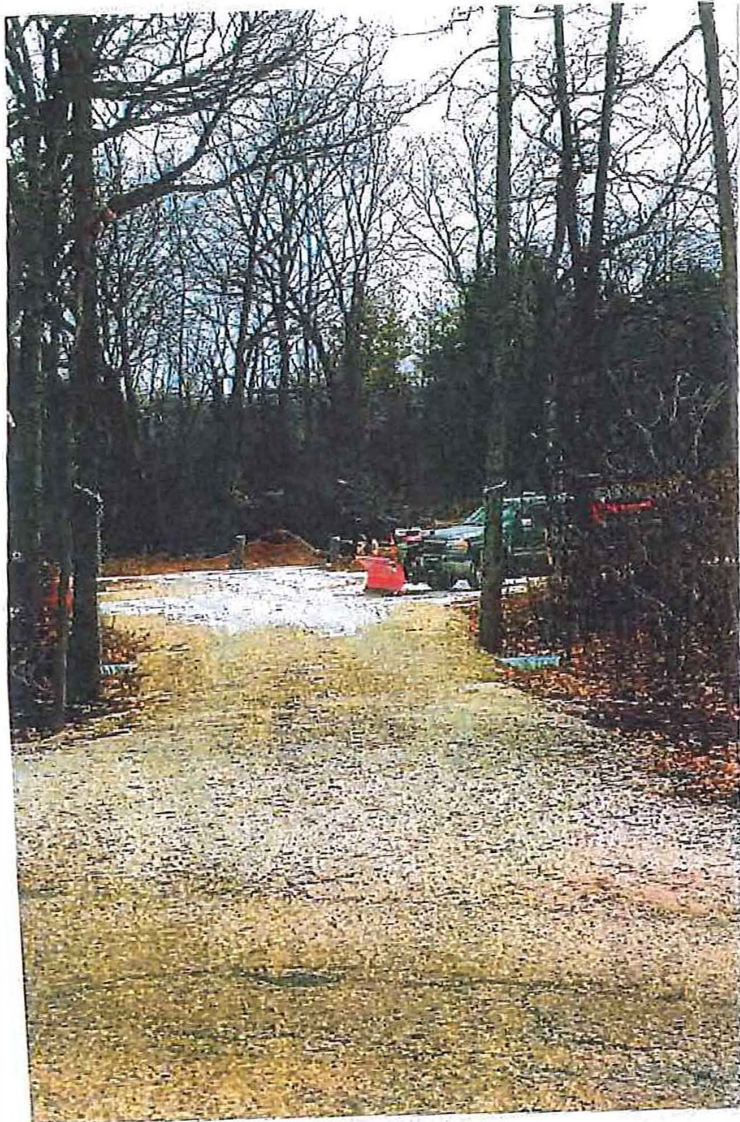
Legal Notice to be published in the
Waukesha Freeman on
Tuesday, January 23, 2018



Green Lane
Photo's submitted
By Sam
Fuller

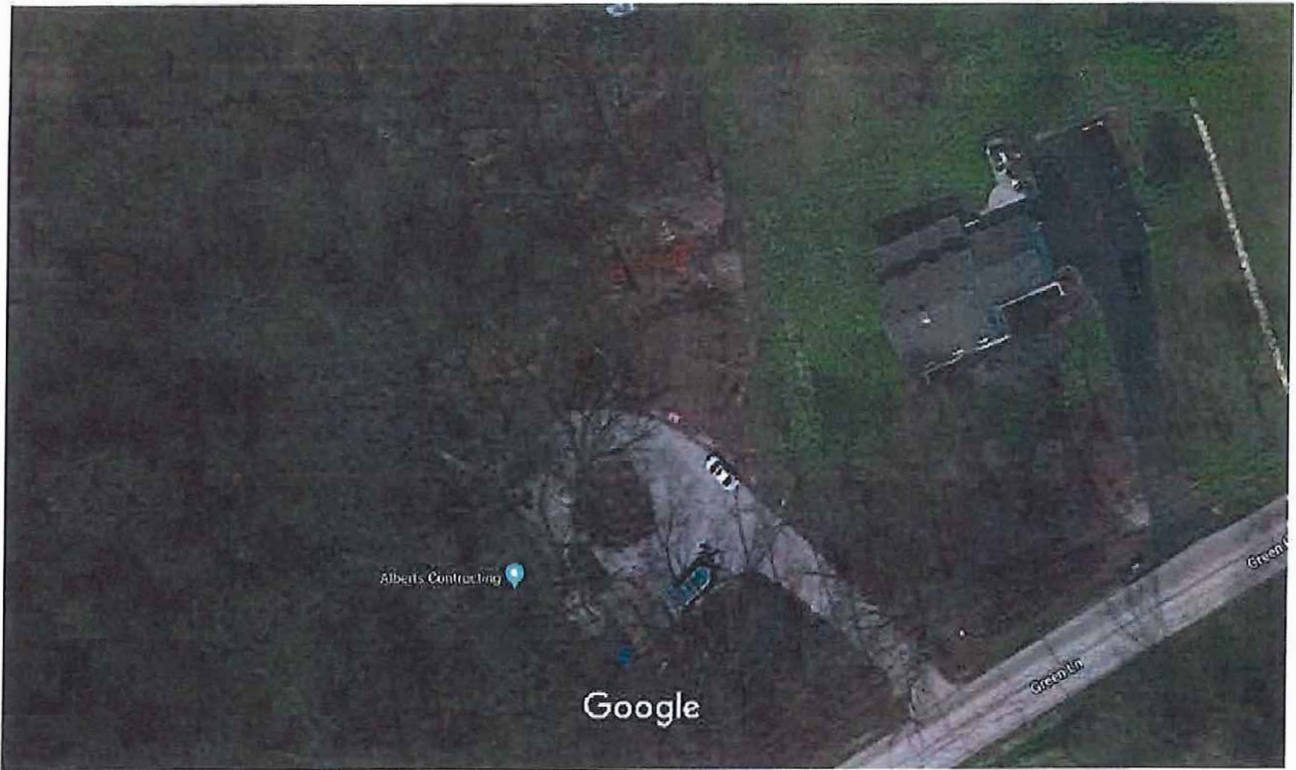






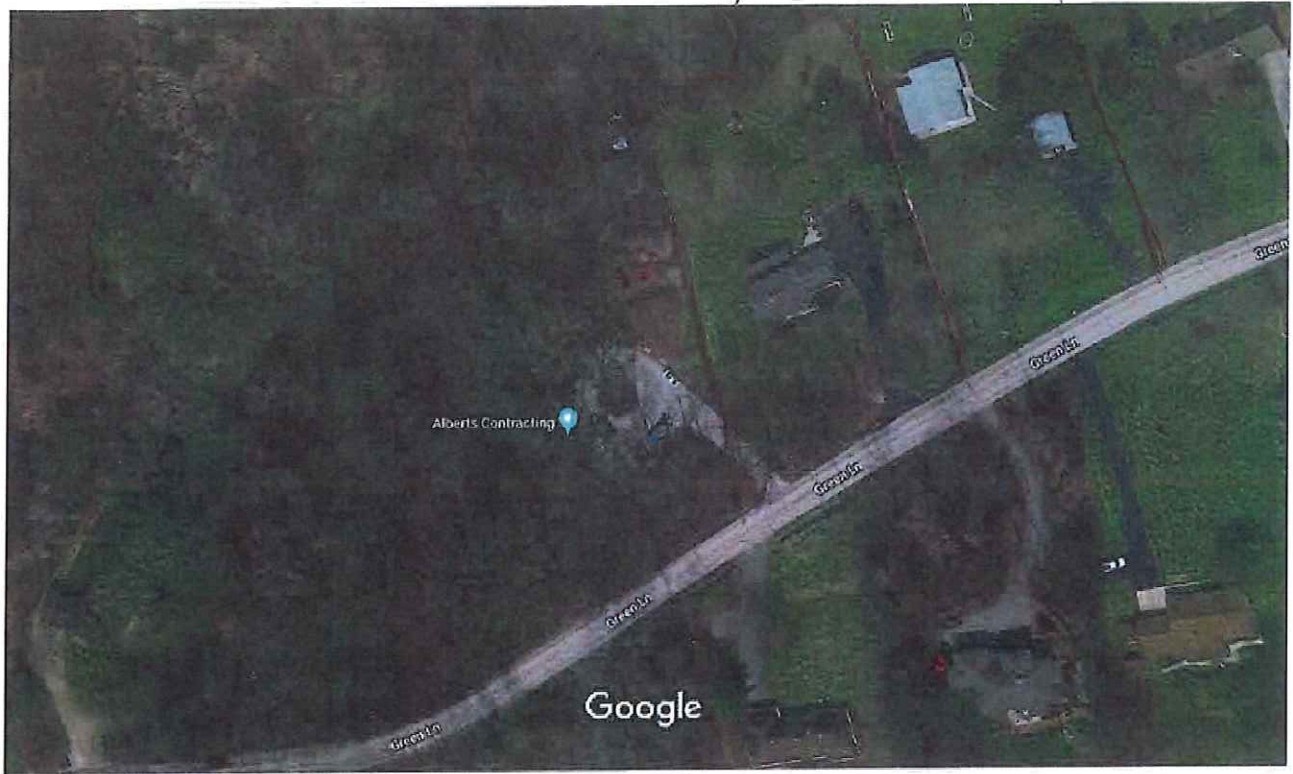


Google Maps



Imagery ©2018 U.S. Geological Survey, Map data ©2018 Google 20 ft

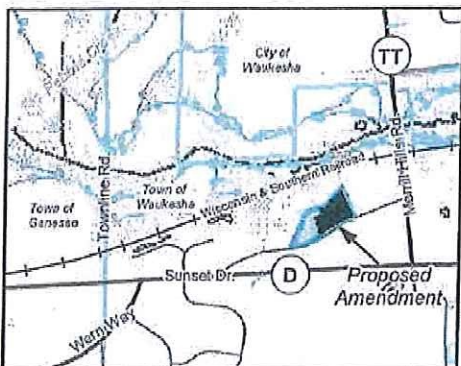
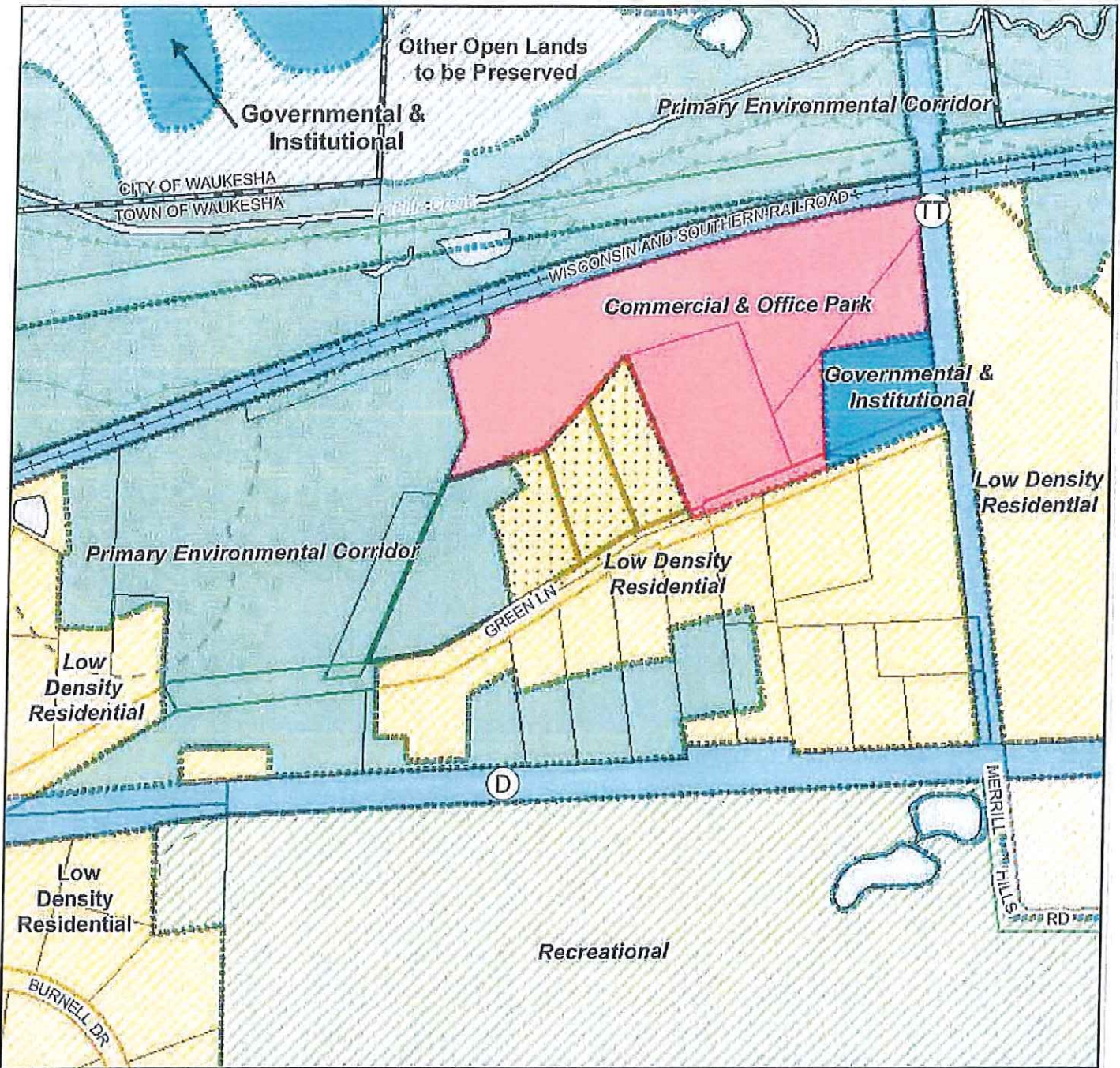
Google Maps




Imagery ©2018 DigitalGlobe, U.S. Geological Survey, Map data ©2018 Google 50 ft

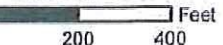
DEVELOPMENT PLAN AMENDMENT

PART OF THE SE 1/4 OF SECTION 7
TOWN OF WAUKESHA



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL AND OFFICE PARK

PETITIONER.....TOWN OF WAUKESHA (3B)
 DATE OF PLAN COMM. CONSIDERATION.....03/01/18
 AREA OF CHANGE.....4.2 ACRES
 TAX KEY NUMBERS.....WAKT 1324.990, 1324.990.002, & 1324.990.003

1 Inch = 400 feet
 Feet
 0 200 400

Prepared by the Waukesha County Department of Parks and Land Use