

ENROLLED ORDINANCE 170-28

YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (1A – OCONOMOWOC TOWN BOARD),
SECTION 23, T8N, R17E, TOWN OF OCONOMOWOC

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 May 21, 2015, 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 May 21, 2015, a summary of the Public Hearing, comments and Staff Recommendations 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 May 21, 2015, 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 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.

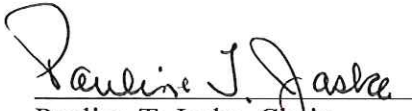
1. In the Town of Oconomowoc, the following request is being made:
 - A. ***The Oconomowoc Town Board***, W359 N6812 Brown Street, Oconomowoc, WI 53066, requests that property located in part of the SW ¼ of Section 23, T8N, R17E, Outlot 4, Town of Oconomowoc (Tax Key No. OCOT 0523.058), be amended from the Commercial and Office Park category to the Governmental and Institutional category to accommodate a proposed municipal salt shed and other future Town facilities.

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 Oconomowoc.

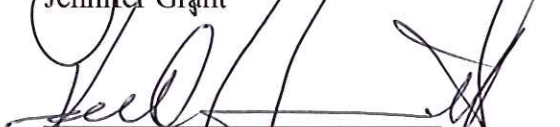
YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (1A – OCONOMOWOC TOWN BOARD),
SECTION 23, T8N, R17E, TOWN OF OCONOMOWOC

Presented by:
Land Use, Parks, and Environment Committee


Pauline T. Jaske, Chair


Jim Batzko


Jennifer Grant

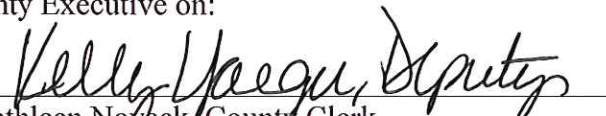

Keith Hammitt


Eric Highum


William Mitchell


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: June 26, 2015, 
Kathleen Novack, County Clerk

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

Approved: X

Vetoed: _____


Date: 6-26-15, 
Paul Farrow, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2015 Approval of Amendment to the Comprehensive Development Plan for Waukesha County, (1A – Oconomowoc Town Board), Section 23, Town of Oconomowoc, hereby recommends **approval** in concurrence with the attached chart entitled "Year 2015 Amendments to the Comprehensive Development Plan for Waukesha County" (actions taken by the Park and Planning Commission.)

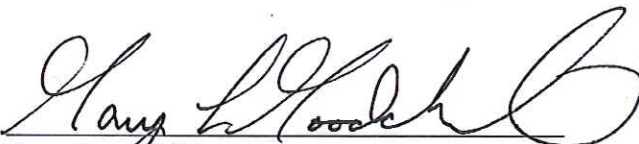
PARK AND PLANNING COMMISSION

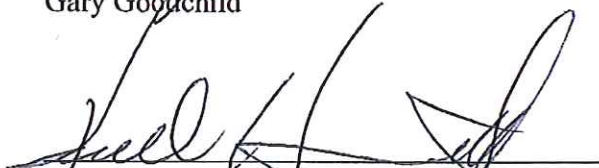
May 21, 2015

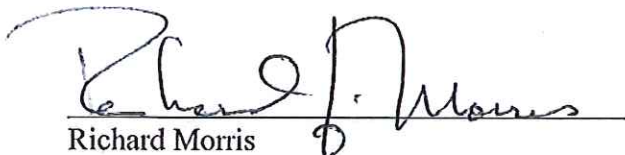

James Siepmann, Chairperson


William Mitchell, Vice Chairperson


Robert Peregrine


Gary Goodchild


Keith Hammit


Richard Morris


William Maslowski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A
YEAR 2015 AMENDMENT TO THE COMPREHENSIVE
DEVELOPMENT PLAN FOR WAUKESHA COUNTY

DATE: May 21, 2015

PUBLIC HEARING DATE:
Thursday, May 21, 2015, 1:05 p.m.

REQUEST:
Year 2015 amendment to the Comprehensive Development Plan for Waukesha County pursuant to the procedures outlined in the Plan.

1. In the Town of Oconomowoc, the following request is being made:
 - A. *The Oconomowoc Town Board*, W359 N6812 Brown Street, Oconomowoc, WI 53066, requests that property located in part of the SW ¼ of Section 23, T8N, R17E, Outlot 4, Town of Oconomowoc (Tax Key No. OCOT 0523.058), be amended from the Commercial and Office Park category to the Governmental and Institutional category to accommodate a proposed municipal salt shed and other future Town facilities.

EXISTING USE
Vacant land.

PROPOSED USE
Governmental and Institutional.

PUBLIC REACTION
Public testimony will be taken at the May 21, 2015 public hearing. A written comment was received from a lot owner in the Woodside Farms subdivision. The lot owners' comments expressed a preference for a thorough study to ensure water table and water quality are not affected by future development on the site. The submitted comments also called for ensuring that parking runoff from heavy rains does not affect subdivision streets or basements. Finally, the same party requested that the Town consider evergreen trees along the south and east boundaries of the property. If additional comments offered at the public hearing result in the need for changes to the staff recommendation, action could be deferred to the June meeting.

TOWN PLAN COMMISSION AND BOARD ACTION
The Town of Oconomowoc Plan Commission and Board authorized the Town's filing of the plan amendment in March 2015. The Town Plan Commission and Board will meet jointly to consider a parallel Town Plan amendment request at their May 18, 2015 meeting. The Town Clerk will transmit the Town's action on May 19, 2015 so that Planning and Zoning Division Staff can advise as to the Town's action during the public hearing.

STAFF ANALYSIS:
The Town of Oconomowoc purchased an approximately 4.7 acre property immediately south of C.T.H. "K" in 2013 for future municipal use. The Town Hall and associated municipal buildings are located immediately north of C.T.H. "K". The Town would like to construct a new salt shed on the recently acquired property this year. The site is planned to accommodate other municipal buildings when the Town has out-grown existing facilities. While the zoning designation of the site is already

P-I Public and Institutional District, the Town and County land use plans reflect a planned commercial category for the property.

The Town Planner described in his application that the parcel is an outlot within the adjacent Woodside Farms subdivision. However, the Declaration of Restrictions for the subdivision put all lot buyers/owners on notice that the subject outlot was intended for commercial, multi-family or governmental use in the future.

The Town has provided a conceptual site plan (see Exhibit "A") for phase one of their proposed development of the lands that shows a future salt storage building in the southwest corner of the property. The plan also shows a landscape buffer along the entire south and east property lines. The building will be located generally behind an existing agricultural outbuilding located on the property to the south. That property is planned for commercial uses in the future. The Town has discussed the prospect of designing the salt storage building to look similar to a traditional barn to match the existing architecture of the barns next door. The Town has also provided a future site plan showing how a new Town Hall and Police Department could be situated on the site at some point in the future (see Exhibit "B").

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The site is well located for municipal use at the intersection of two county trunk highways. The site is also immediately proximate to the existing Town Hall complex. Proper screening and attention to truck movements should mitigate potential noise concerns for neighbors. Development of the site will trigger the need for storm water permits from the Land Resources Division and site runoff will be addressed at such time as detailed plans are proposed. These and other specific site layout issues can be fully addressed during the site plan review process.

Respectfully submitted,

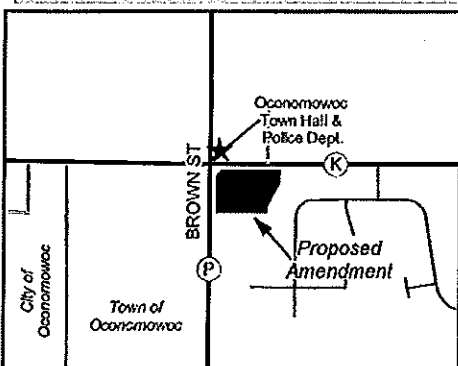
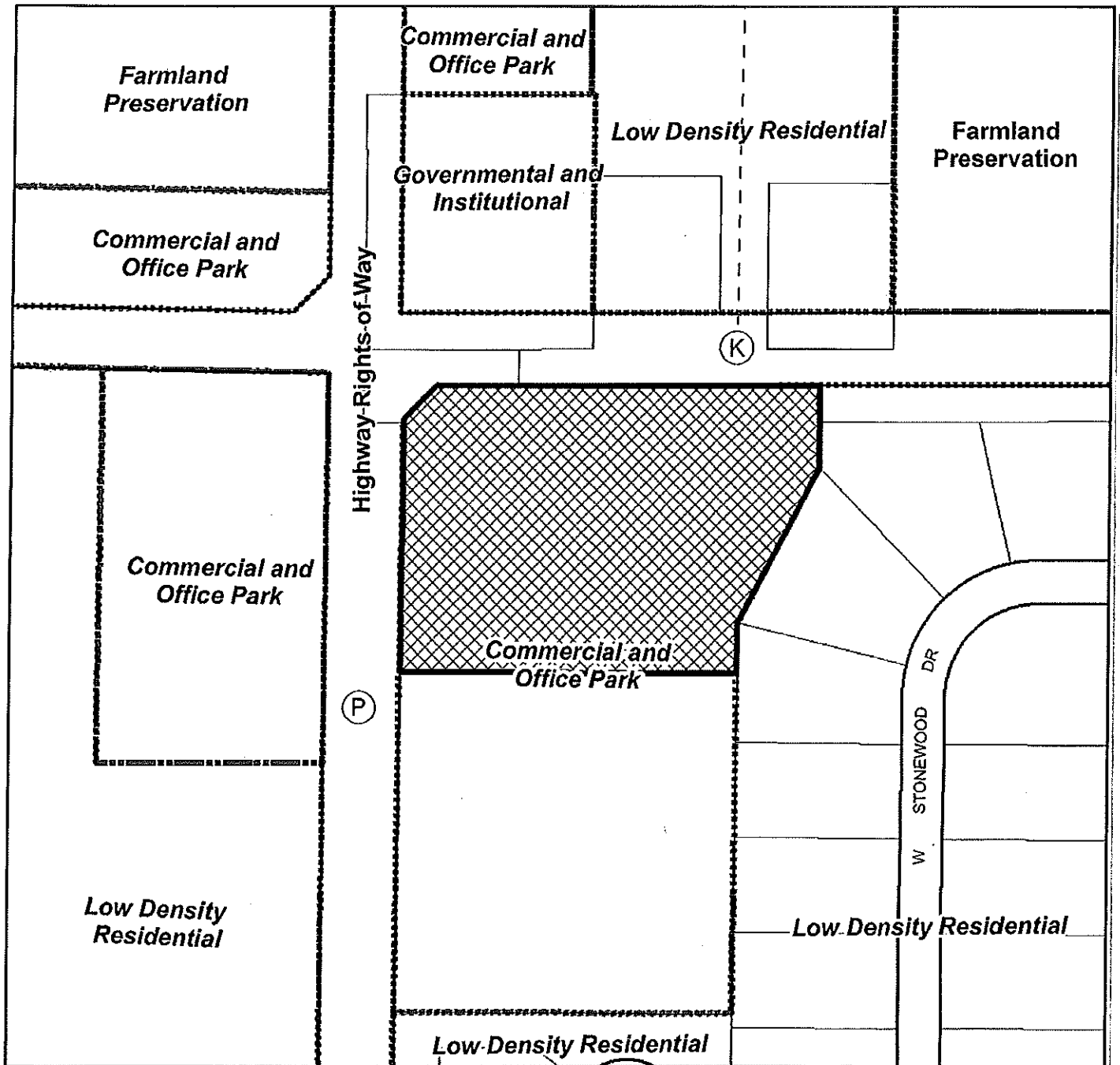
Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Map
Exhibits "A" and "B"

DEVELOPMENT PLAN AMENDMENT


PART OF THE SW 1/4 OF SECTION 23
TOWN OF OCONOMOWOC



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM COMMERCIAL AND OFFICE PARK TO GOVERNMENTAL AND INSTITUTIONAL

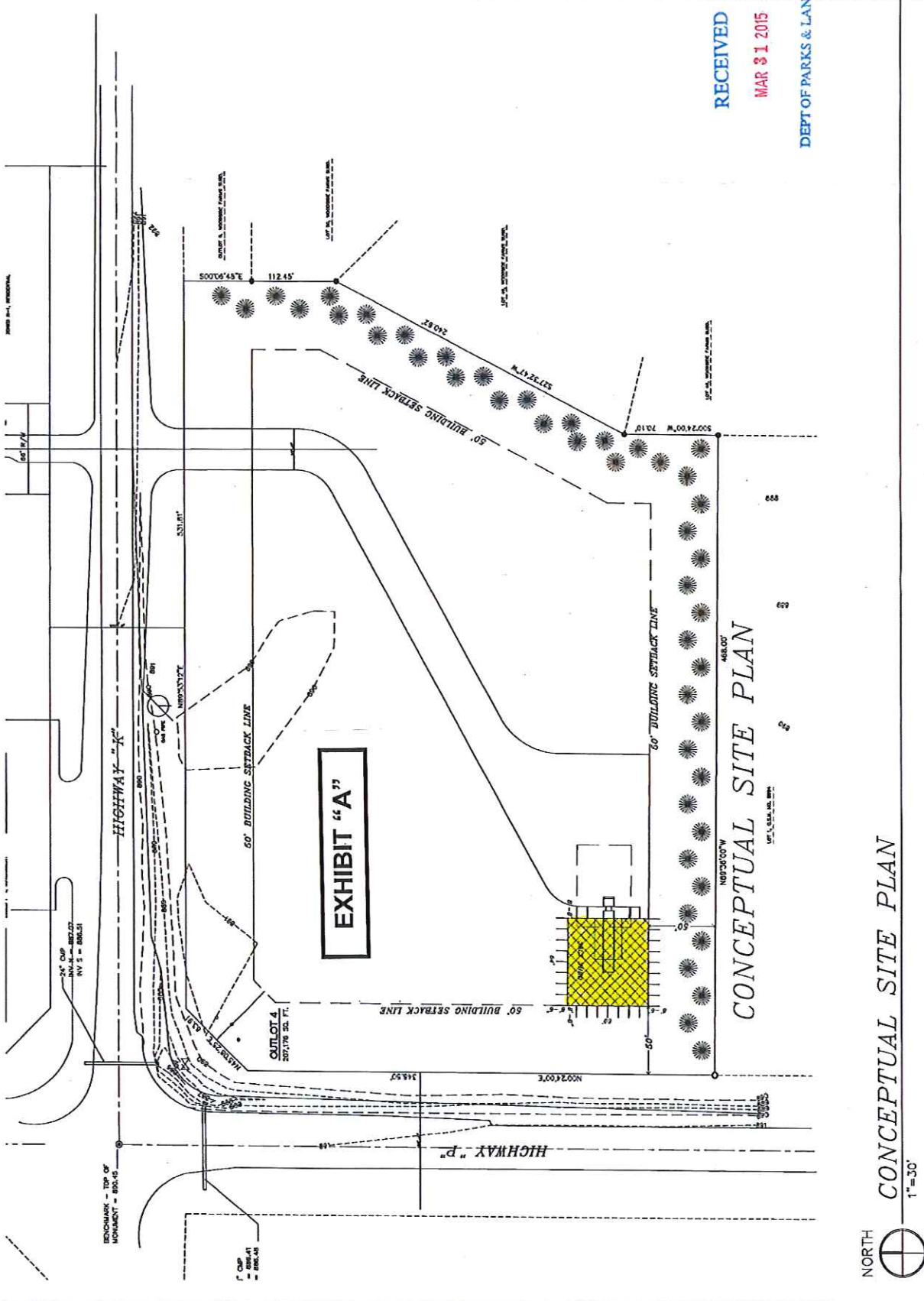
PETITIONER.....TOWN OF OCONOMOWOC (1A)
 DATE OF PLAN COMM. CONSIDERATION.....05/21/16
 AREA OF CHANGE.....4.76 ACRES
 TAX KEY NUMBER.....OCOT 0523.058



1 inch = 200 feet


Prepared by the Waukesha County Department of Parks and Land Use

PROJECT TITLE TOWN OF ECONOMOC SALT SHED PROJECT NUMBER: 170-O-028 DATE: 06/04/15		CONSTRUCTION CO. OLIVER 1000 W. 10th St. Des Moines, IA 50319 Phone: 515-281-1111 Fax: 515-281-1112	SP1.0
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RECEIVED
 MAR 31 2015
 DEPT OF PARKS & LAND USE

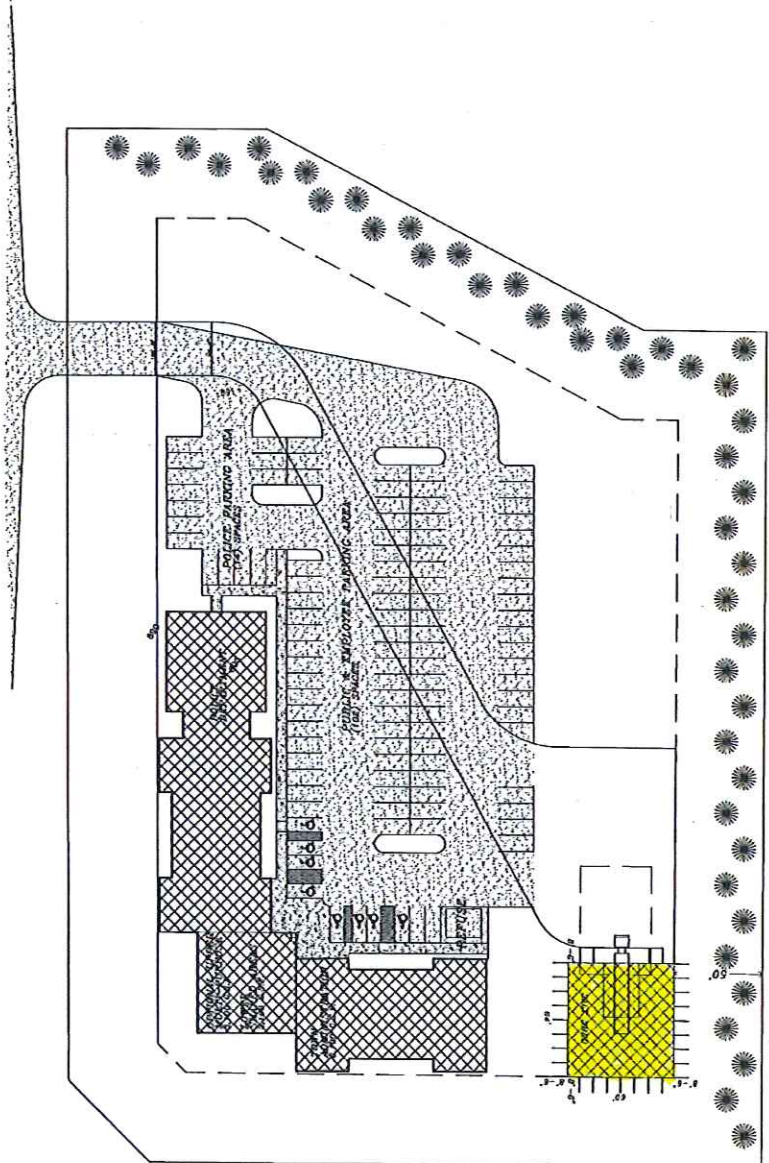
NORTH
 CONCEPTUAL SITE PLAN
 1"=30'

Referred on: 06/04/15

File Number: 170-O-028

Referred to: LU 6

EXHIBIT "B"



CONCEPTUAL FUTURE SITE PLAN

CONCEPTUAL FUTURE SITE PLAN

1"=30'



Referred on: 06/04/15

File Number: 170-O-028

Referred to: LU

RECEIVED
 MAR 31 2015
 DEPT OF PARKS & LAND USE

CONSTRUCTION CO.
OLIVER

TOWN OF ECONOMOC
 PROJECT TITLE
 PROJECT NO. 1
 SHEET NO. 1 OF 1
 DATE: 1/20/15

SP1.1

Chart of Actions Year 2015 Amendments to the Comprehensive Development Plan for Waukesha County

Item No. (Outlined in the Staff Report and Recommendation)	Town	Staff Recommendation	Park and Planning Commission Decision and Vote 4/2/15	LUPE Decision and Vote 4/21/15	County Board Decision and Vote 4/28/15
1A - Terry and Jill Van Lare Living Trust	Oconomowoc	Approval	Approval: Unanimous	Approved: 7-0	Approved: 24-0
2 - Waukesha County Department of Parks and Land Use - Environmental Corridor Inventory Mapping	-----	Approval	Approval: Unanimous	Approved: 7-0	Approved: 24-0
Out of Sequence 1A-Oconomowoc Town Board	Oconomowoc	Approval	Approval: Unanimous		

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-06/23/15

(ORD) NUMBER-1700028

- | | |
|--------------------------|-------------------------|
| 1 R. KOLB.....AYE | 2 D. Zimmermann.....AYE |
| 3 R. MORRIS.....AYE | 4 J. BATZKO.....AYE |
| 5 J. BRANDTJEN.....AYE | 6 J. WALZ.....AYE |
| 7 J. GRANT.....AYE | 8 E. HIGHUM.....AYE |
| 9 J. HEINRICH.....AYE | 10 D. SWAN.....AYE |
| 11 C. HOWARD.....AYE | 12 P. WOLFF.....AYE |
| 13 P. DECKER.....AYE | 14 C. PETTIS.....AYE |
| 15 B. MITCHELL.....AYE | 16 M. CROWLEY.....AYE |
| 17 D. PAULSON.....AYE | 18 L. NELSON.....AYE |
| 19 K. CUMMINGS.....AYE | 20 T. SCHELLINGER...AYE |
| 21 W. ZABOROWSKI.....AYE | 22 P. JASKE.....AYE |
| 23 K. HAMMITT.....AYE | 24 S. WHITTOW.....AYE |
| 25 G. YERKE.....AYE | |

TOTAL AYES-25

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-25