

ENROLLED ORDINANCE 175-4

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR
WAUKESHA COUNTY (4A – AMY HUDSON AND JAMES DERRICK,
SECTION 34, 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 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 **conditionally approved** to the Year 2035 Comprehensive Development Plan for Waukesha County.

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

- A. *Amy Hudson and James Derrick*, 6508 W. Lincoln Avenue, West Allis, WI 53219-2045, request property located in part of the SE ¼ of Section 34, T6N, R19E, Town of Waukesha (Tax Key No. WAKT 1432.998.004), be amended from the Suburban I Density Residential (1.5 to 2.9 acres of area per dwelling unit) category to the Mixed Use category, to allow for a self-storage facility. The Other Open Lands to be Preserved areas on the property will remain unchanged.

The request is approved subject to the following condition:

1. Allowable mixed uses are residential and commercial uses.

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.

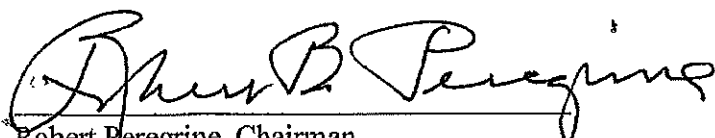
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Waukesha.

COMMISSION ACTION

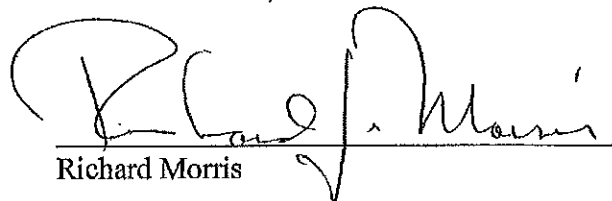
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2020 Amendment to the Comprehensive Development Plan for Waukesha County, (4A – Amy Hudson/James Derrick, Section 34, T6N, R19E, Town of Waukesha) hereby recommends **conditional 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
(4A-AMY HUDSON/JAMES DERRICK, TOWN OF WAUKESHA)

DATE: March 19, 2020

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

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

Amy Hudson and James Derrick, 6508 W. Lincoln Avenue, West Allis, WI 53219-2045, request property located in part of the SE ¼ of Section 34, T6N, R19E, Town of Waukesha (Tax Key No. WAKT 1432.998.004), be amended from the Suburban I Density Residential (1.5 to 2.9 acres of area per dwelling unit) category to the Mixed Use category, to allow for a self-storage facility. The Other Open Lands to be Preserved areas on the property will remain unchanged.

EXISTING LAND USE CATEGORY
Suburban I Density Residential.

PROPOSED LAND USE CATEGORY
Mixed Use.

PUBLIC REACTION
None.

TOWN ACTION
No town action was required as the town plan identifies the property in the Commercial category.

STAFF ANALYSIS:
The subject property contains approximately 700' of frontage on STH 164 and has frontage on Townline Road. Uses to the west are residential with agricultural uses to the south. The Village of Big Bend has planned commercial uses to the southeast. A home based landscaping type business is located to the north.

The petitioner is proposing a Mixed Use designation and would like to construct a mini-warehouse storage facility on the property. The Mixed Use category would provide options for either residential or commercial use, which would provide the property owners with flexibility should the proposal for a storage business not materialize. The town has long had this property planned and zoned for commercial use.

The proposed concept plan for the storage business (see Exhibit A) shows that the existing north/south treeline would be preserved and storage buildings would be developed to the east of the treeline, preserving separation from residential uses to the west. Stormwater would be located to the south of the buildings and north of a mapped wetland area.

The petitioner has also applied for rezoning with both the town and county to change the zoning of the property from the B-2 Local Business District and the A-1 Agricultural District, respectively, to the B-3 General Business District. If the plan amendment request is approved and the pending rezoning is also approved, site plan approval would be required prior to a mini-storage facility being authorized.

STAFF RECOMMENDATION:

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

1. Allowable mixed uses are residential and commercial uses.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachment: Exhibit A, Map

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EXHIBIT "A"

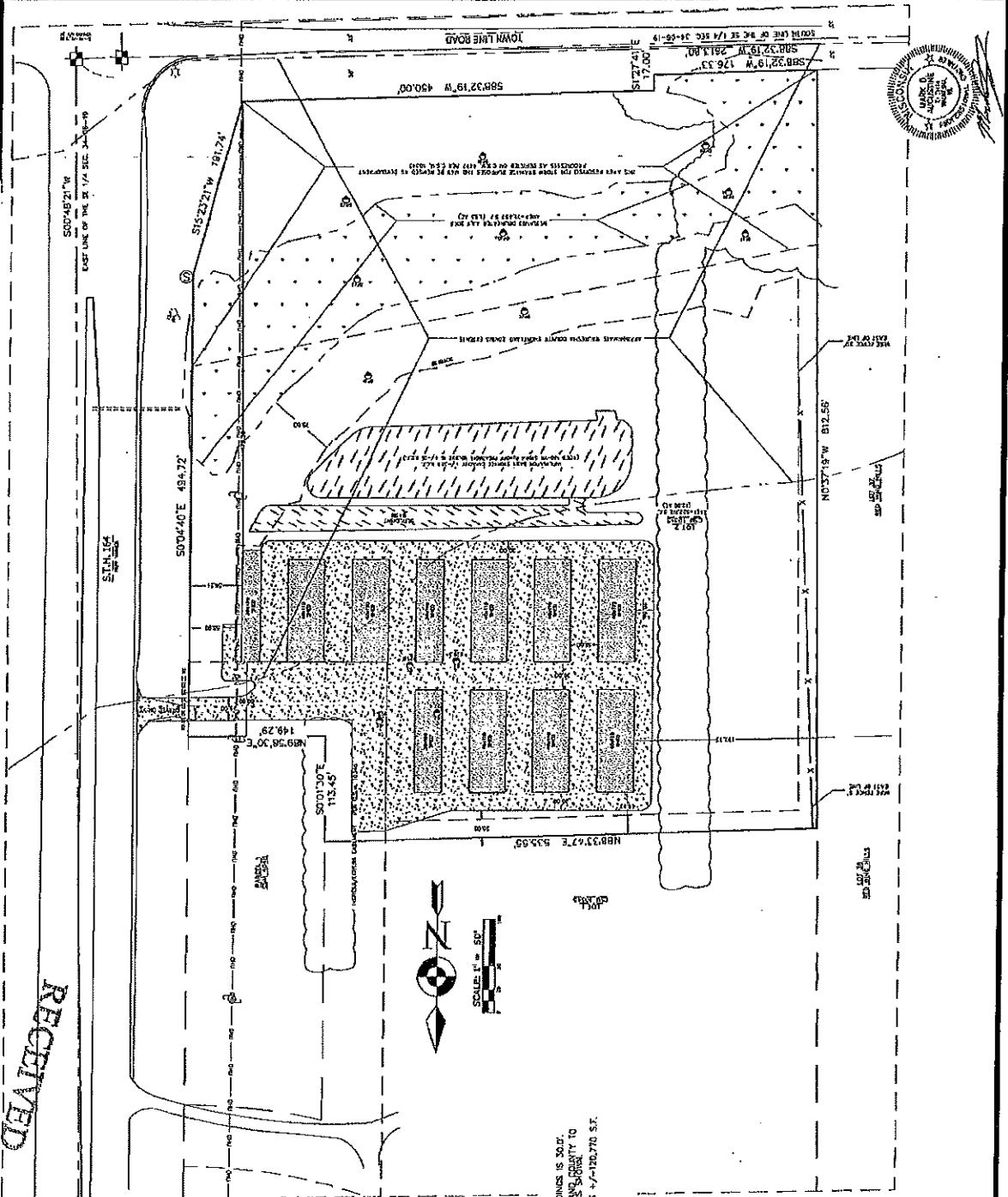
DEPT OF PARKS & LAND USE

JAN 14 2020

RECEIVED

- LEGEND**
- 1" - 1" AND 2" P&E PLANS
 - 2" - 2" AND 4" P&E PLANS
 - 3" - 3" AND 6" P&E PLANS
 - 4" - 4" AND 8" P&E PLANS
 - 5" - 5" AND 10" P&E PLANS
 - 6" - 6" AND 12" P&E PLANS
 - 7" - 7" AND 14" P&E PLANS
 - 8" - 8" AND 16" P&E PLANS
 - 9" - 9" AND 18" P&E PLANS
 - 10" - 10" AND 20" P&E PLANS
 - 11" - 11" AND 22" P&E PLANS
 - 12" - 12" AND 24" P&E PLANS
 - 13" - 13" AND 26" P&E PLANS
 - 14" - 14" AND 28" P&E PLANS
 - 15" - 15" AND 30" P&E PLANS
 - 16" - 16" AND 32" P&E PLANS
 - 17" - 17" AND 34" P&E PLANS
 - 18" - 18" AND 36" P&E PLANS
 - 19" - 19" AND 38" P&E PLANS
 - 20" - 20" AND 40" P&E PLANS
 - 21" - 21" AND 42" P&E PLANS
 - 22" - 22" AND 44" P&E PLANS
 - 23" - 23" AND 46" P&E PLANS
 - 24" - 24" AND 48" P&E PLANS
 - 25" - 25" AND 50" P&E PLANS
 - 26" - 26" AND 52" P&E PLANS
 - 27" - 27" AND 54" P&E PLANS
 - 28" - 28" AND 56" P&E PLANS
 - 29" - 29" AND 58" P&E PLANS
 - 30" - 30" AND 60" P&E PLANS
 - 31" - 31" AND 62" P&E PLANS
 - 32" - 32" AND 64" P&E PLANS
 - 33" - 33" AND 66" P&E PLANS
 - 34" - 34" AND 68" P&E PLANS
 - 35" - 35" AND 70" P&E PLANS
 - 36" - 36" AND 72" P&E PLANS
 - 37" - 37" AND 74" P&E PLANS
 - 38" - 38" AND 76" P&E PLANS
 - 39" - 39" AND 78" P&E PLANS
 - 40" - 40" AND 80" P&E PLANS
 - 41" - 41" AND 82" P&E PLANS
 - 42" - 42" AND 84" P&E PLANS
 - 43" - 43" AND 86" P&E PLANS
 - 44" - 44" AND 88" P&E PLANS
 - 45" - 45" AND 90" P&E PLANS
 - 46" - 46" AND 92" P&E PLANS
 - 47" - 47" AND 94" P&E PLANS
 - 48" - 48" AND 96" P&E PLANS
 - 49" - 49" AND 98" P&E PLANS
 - 50" - 50" AND 100" P&E PLANS

- NOTES:**
1. PROPOSED MINIMUM SEPARATION BETWEEN BUILDINGS IS 30.0'.
 2. ALL PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WAUKESHA ZONING ORDINANCE.
 3. TOTAL IMPERVIOUS SURFACE AREA PROPOSED IS 47,120.70 S.F.



LAND MARK
ENGINEERING SCIENCES, INC.
 119 COOKWOOD AVE., SUITE 100, WAUKESHA, WI 53188
 PHONE: 414-719-2259

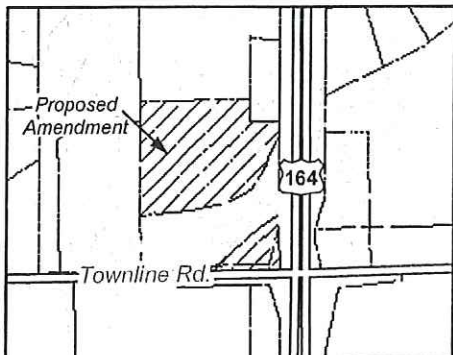
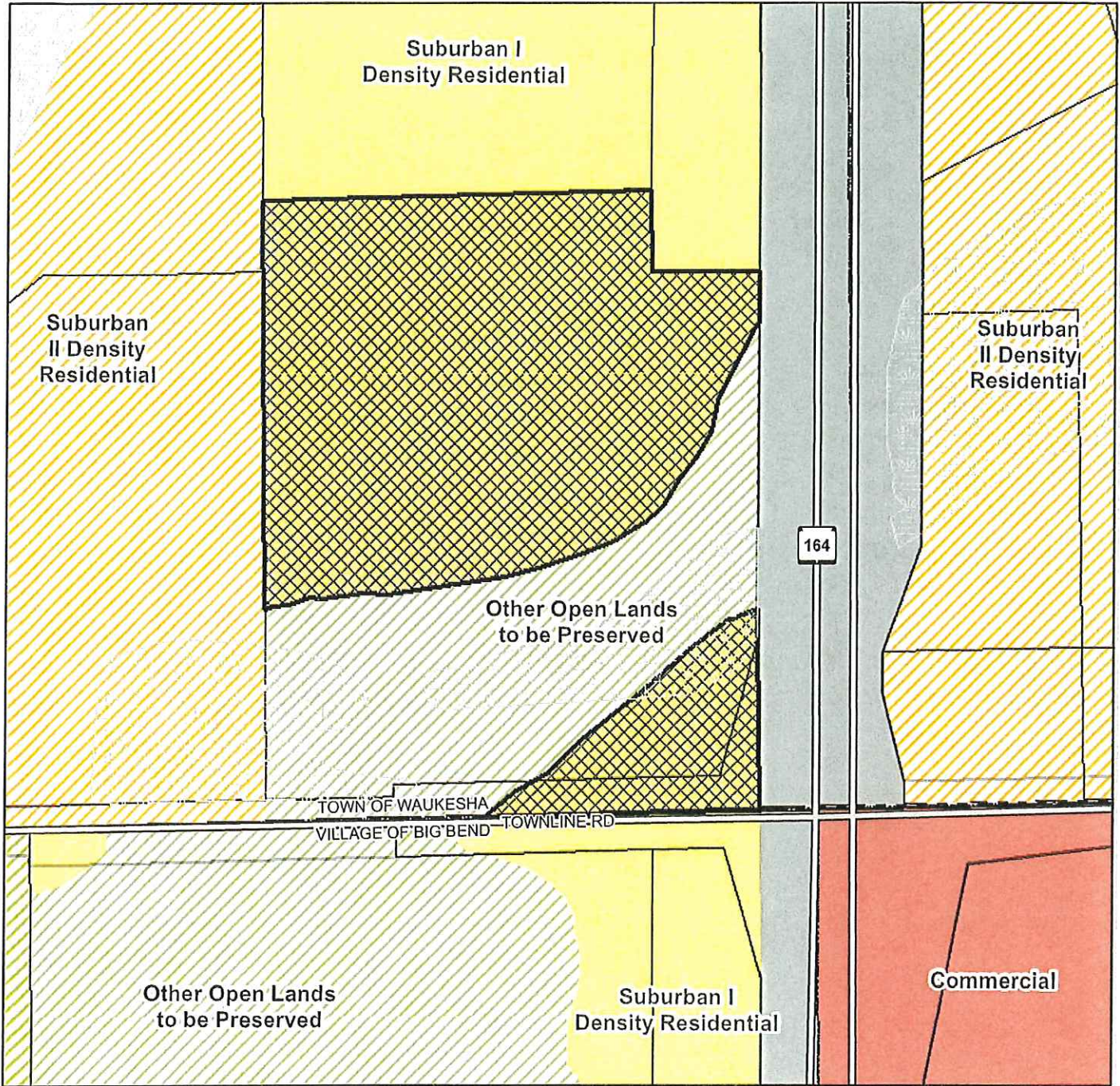
LAYOUT MAP
 DERRICK SELF-STORAGE UNITS
 HWY 164
 WAUKESHA, WI 53189



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DATE	01-14-20
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 2 3

DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 34,
TOWN OF WAUKESHA



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM SUBURBAN I DENSITY RESIDENTIAL TO MIXED USE
 WETLANDS
 PETITIONER.....4A Amy Hudson
 DATE OF PARK & PLANNING COMMISSION MEETING03/19/20
 AREA OF CHANGE..... 12 ACRES

1 inch = 200 feet

0 100 200 Feet

Prepared by the Waukesha County Department of Parks and Land Use


Referred on: 05/07/20

File Number: 175-O-003

Referred to: LU 6

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR
WAUKESHA COUNTY (4A – AMY HUDSON AND JAMES DERRICK,
SECTION 34, T6N, R19E, TOWN OF WAUKESHA)

Presented by:
Land Use, Parks, and Environment Committee


Jennifer Grant, Chair


Keith Hammitt


Thomas J. Michalski



William A. Mitchell


Chris Mommaerts


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 Wayman, 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	Second Yes
D16 - Crowley	Yes
D17 - Paulson	Yes
D18 - Nelson	Yes
D19 - Cummings	Yes
D20 - Schellinger	Yes
D21 - Gaughan	Yes
D22 - Wysocki	Yes
D23 - Hammitt	Yes
D24 - Whittow	Yes
D25 - Johnson	Yes