

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, MARCH 17, 2022 - 1:00 P.M.**

CALL TO ORDER

Mr. Siepmann, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: James Siepmann William Mitchell Robert Peregrine
 Richard Morris William Groskopf Thomas Michalski

Commission

Members Absent: None

Staff

Members Present: Jason Fruth, Planning Manager
 Kathy Brady, Support Staff Supervisor

CORRESPONDENCE: None.

MEETING APPROVAL

- **Spring 2022 Virtual Plan Commission Workshop**, April 6, 2022, 6:30 pm to 8:00 pm, presented by Waukesha County UW Extension

Mr. Siepmann, Mr. Michalski and Mr. Groskopf expressed interest in attending the workshop.

After discussion, Mr. Mitchell moved, seconded by Mr. Michalski and carried unanimously for approval, for any member of the Park and Planning Commission to attend the workshop.

MINUTES: Approval of the February 24, 2022, Minutes.

After discussion, Mr. Mitchell moved, seconded by Mr. Morris and carried unanimously for approval, of the February 24, 2022, Minutes, as presented.

PUBLIC COMMENT: None.

SCHEDULED MATTER

- **1:00 pm Consideration of the Year 2022 Request for Amendment to the Comprehensive Development Plan for Waukesha County**

- 1A - Waukesha County Park and Planning Commission – Town of Lisbon.

Mr. Fruth explained the request is for comprehensive amendments to the land use plan mapping for various properties in the Town of Lisbon. He explained that the proposed amendments are being brought forth to align with comprehensive amendments which the Town is advancing to update their Comprehensive Land Use Plan.

Mr. Mitchell said he was not aware of how much of an impact the lands previously designated for mixed use and being proposed to the extractive category would be, as he was not familiar with the location.

Mr. Fruth stated he had met with the Town of Lisbon Planner and presented an exhibit from the plans that were submitted from the quarry. He further explained this would be a long term phased quarry expansion. A 30' berm would be constructed by 2025 and he mentioned they would not be actively quarrying for many decades (2080). In discussions, the Town Planner confirmed there would be a 250 ft. setback. The decision for the committee is whether extractive use is appropriate for the property. He added that is up to the local ordinance to dictate all of the proper safeguards regarding dust, noise, buffering, etc. The quarry has a conditional use and the permit is conditioned upon a series of submitted plans. The related rezone process engaged the surrounding neighbors.

Mr. Fruth explained that he met with Town Planner regarding several other parcels where the County and Town had slight differences regarding mapping categories.

- South of CTH K, the County recommended the Suburban Density Residential I category for consistency on a few vacant parcels. The Town said there is a long standing commitment to the developer who created the development, in that similar densities would be permissible. The Town recommended the Low Density Residential category and the County has since made the change to be consistent with the Town's request. Mr. Groskopf asked if the airplane navigation area was operational? Chairperson Siepmann replied, yes.
- An undeveloped area south of the Twin Pine Farms subdivision (near the Merton/Lisbon line), is being proposed to be developed with similar densities to the Twin Pine Farms subdivision. The County recommended the Suburban Density Residential 1 category, however, a concept plan which has been proposed to the Town would be slightly under the densities of the SDRI category. The Town wanted to honor the commitments which have already been made and the County agreed.

Mr. Mitchell said that consistency would let developers and other surrounding landowners know the long term plans for the properties. Mr. Michalski asked what happens when quarries are finished excavating the lands? Mr. Fruth replied that law requires reclamation plans be filed. He further explained that the quarry may become a water feature with residential around it or shallower quarries may be filled in.

After discussion, Mr. Mitchell moved, seconded by Mr. Peregrine and carried unanimously, for approval, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **CU68 (Michelle Ledzian) Town of Ottawa, Section 24**

Mr. Fruth pointed out the location of the property at W342 S3990 Moraine Hills Drive in the Town of Ottawa on the aerial photograph. He indicated the request is for Conditional Use approval for the construction of a 20' x 44' x 11' hoop framed polystructure (greenhouse) for the purpose of operating a roadside stand selling vegetables and flowers.

Mr. Fruth indicated that the property currently contains a residence and a few outbuildings. He presented Exhibit A showing the location of the proposed greenhouse. Vegetables and flowers grown in the greenhouse would be sold from a wagon stand along Moraine Hills Drive. The owner is the only employee and the roadside stand would, at times, be a "pay on your own/honor" system. No lighting is being proposed. Mr. Fruth mentioned that the proposed wagon location needs to be revised to comply with the offset from the south property line. The business hours would be from 8 am to 7 pm, 7 days a

week. A condition of approval is that inspections be approved by the fire inspector and building inspector.

After discussion, Mr. Michalski moved, seconded by Mr. Morris and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

- **SP158 (Michelle Ledzian) Town of Ottawa, Section 24**

Mr. Fruth indicated the Site Plan/Plan of Operation request is related to the previous Conditional Use (CU68) listed above.

After discussion, Mr. Peregrine moved, seconded by Mr. Groskopf and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

Chairperson Siepman thanked Mr. Mitchell for his many years of service on the Park and Planning Commission. Mr. Fruth added that Mr. Mitchell has served over the years on the Commission as both an elected and citizen member and his perspective is highly respected and valued by the Department.

ADJOURNMENT

With no further business to come before the Commission, Mr. Mitchell moved, seconded by Mr. Michalski, to adjourn the meeting at 1:22 p.m.

Respectfully submitted,

Richard Morris

Richard Morris

RM:kb