

**Minutes of Land Use, Parks and Environment (LUPE) Committee  
September 19, 2017**

Chair Zimmermann called the meeting to order at 8:30 a.m.

**Committee Members Present:** Dave Zimmermann (Chair), Tom Schellinger, Ted Wysocki, Bill Mitchell, Keith Hammitt, Kathleen Cummings and Robert Kolb.

**Also Present:** Legislative Policy Advisor Sarah Spaeth, Planning and Zoning Manager Jason Fruth, Director of Parks and Land Use Dale Shaver, Park Systems Manager Steve Brunner, Director of Administration Norm Cummings, Solid Waste Supervisor Rebecca Mattano, and Support Staff Supervisor Kathy Brady. Minutes Recorded by Beth Schwartz, County Board Office.

**Approve Minutes of August 15, 2017**

MOTION: Hammitt moved, second by Schellinger to approve the minutes of August 15, 2017. Motion carried 7-0.

**Executive Committee Report of September 11 & September 18, 2017**

Chair Zimmermann reported on the following items discussed at the last Executive Committee meetings:

- Reviewed 2018-2022 Capital Plan projects for the Public Works and Parks and Land Use Departments and Information Technology Division
- Discussed and considered 3 appointments
- Discussed the proposed scopes for the Parks and Land Use audit and Department of Administration tax listing audit
- Determined sale values on County-owned foreclosure properties less than \$5,000
- Further discussed and considered Capital Plan projects
- Heard committee reports by committee chairs

**Future Meeting Date:** October 3, 2017 (Budget Review), October 17, 2017

**Discuss and Consider Ordinance 172-O-031: Amend The District Zoning Map Of The Town Of Lisbon Zoning Code By Rezoning Certain Lands Located In Part Of The NE ¼ Of Section 5, T8N, R19E, Town Of Lisbon, Waukesha County, Wisconsin, From The A-5 Mini-Farm District To The A-3 Agricultural/Residential Estate District (ZT-1853)**

Fruth said this ordinance deals with the rezoning of a parcel located in the town of Lisbon from A-5 mini farm district to agricultural/residential for the operation of a gift shop. Handcrafted items, upcycled furniture and vintage/antique items would be sold on the property with occasional outdoor displays and special events with local artists and musicians. At the public hearing two neighbors spoke in favor and one spoke in opposition because he shares an access easement with the property and is concerned about the adverse effects of parking, music, outdoor displays and future growth of the business. Cummings asked if the concerns of the resident at the public hearing was addressed, and Fruth said he believes the resident was assured the new owner is aware of Town and County rules of conditional use. Kolb and Wysocki asked for clarification on conditional use terms. Fruth said it is up to the Town and County to define expectations.

MOTION: Hammitt moved, second by Schellinger to approve Ordinance 172-O-031. Motion carried 7-0.

**Discuss and Consider Ordinance 172-O-032: Amend The District Zoning Map Of The Town Of Waukesha Zoning Code By Conditionally Rezoning Certain Lands Located In Part Of The NE ¼ Of Section 1, T6N, R19E, Town Of Waukesha, Waukesha County, Wisconsin, From The District R-3 Single Family Residential District To The B-3 General Business District (ZT-1856)**

Fruth said that this ordinance deals with rezoning a parcel in the town of Waukesha from single family residential to general business district. The construction of two rental storage buildings 6,400 and 8,450 square foot in size was recommended for approval by the Town Plan Commission despite neighbor concern for drainage and flooding on the properties along Anoka Avenue. Wetland delineation was done on the site and next month it is expected to see a wetland setback requirement proposal.

MOTION: Mitchell moved, second by Hammitt to approve Ordinance 172-O-032. Motion carried 7-0.

**Discuss and Consider Ordinance 172-O-033: Amend The District Zoning Map Of The Town Of Delafield Zoning Code By Rezoning Certain Lands Located In Part Of The SE ¼ Of Section 34, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-1 Agricultural District To The A-2 Rural Home District (ZT-1857)**

Fruth said this ordinance deals with rezoning a parcel in the town of Delafield from agricultural to A-2 rural home district. The subject 45-acre parcel is in farm use and contains a residence. The petitioners are proposing a land division to combine the two smaller parcels with the majority of the subject parcel. This rezone and reconfiguration will create one large conforming A-1 parcel with the acreage to be rezoned being placed in the A-2 district, which allows for lots as small as 3 acres. This action was taken to avoid foreclosure. Cummings voiced concerns that A-1 is being devalued and she is worried about the land. Fruth said extensive effort was made by farmers to bring more land into farmland preservation.

MOTION: Wysocki moved, second by Schellinger to approve Ordinance 172-O-033. Motion carried 6-1 (Cummings voted no).

**Review and Discuss the 2018–2022 Capital Projects Plan Relative to Land Use, Parks and Environment: Items 34-42**

These projects were presented by Shaver and Brunner:

*Item 34 Lake Country Trail STH 67 Underpass* – As a collaboration with the City of Oconomowoc, entrances and exits to the box tunnel installed by the Department of Transportation (DOT) for an underpass for the Lake Country Trail. It will provide a safe and unimpeded crossing of the major roadway for trail users. It will also help maintain efficient traffic flow by reducing congestion and time delays for motorists caused by substantial pedestrian and bicyclist clearance times when trail users are crossing the roadway. Estimated construction time is 3-5 years and will require maintenance including removal of debris, cleanup of vandalism, and monitoring of operational condition of light fixtures. The facility will be maintained by the City of Oconomowoc and current Naga-Waukee Park staff who maintains Lake Country Trail will maintain the trail approaches and signage. Wysocki asked for more details regarding the security cameras. Shaver said there are security cameras in many other County park facilities and the expense is a part of the project cost.

*Item 35 2020 Orthophotography* – The images, topographic maps and underlying Digital Terrain Model (DTM) are used by planning, parks, land conservation and transportation divisions for planning and development. Without current consistent information, inaccurate assumptions could be made resulting in costly changes in planned activities. There are no ongoing operating costs.

*Item 36 Camp Pow Wow Expansion* – The original construction was made possible through a 50/50 cost share agreement with the County. This expansion project, with improvements that meet program needs and continue to retain and attract users of this unique program, is proposed with a 50/50 cost share agreement between the County and Association for the Rights of Citizens with handicaps (ARCh). Construction is being delayed from 2020 to 2021 to allow ARCh more time for fund raising for its share of project costs. There is an expected minimal increase in operating cost due to additional square footage and restroom plumbing fixtures. Some utility savings are expected due to upgrading HVAC and lighting to more efficient equipment and fixtures.

*Item 37 University of Wisconsin Waukesha Site Infrastructure Improvements* – This project will repair and replace deteriorating concrete walks, terraces, stairways, asphalt parking lots and update the conditions for Americans with Disabilities Act (ADA) compliance, safety, storm water management, and improved ease of maintenance and campus function. All concrete projects will include erosion and sediment control, site preparation, drainage improvements, excavation, demolition, pavement installation, and vegetative restoration. For the rest of 2017 stairs, railings, and sidewalks will be finished. The change from last year's project is the combination of 2018 and 2019 schedules to accelerate repairs and smooth out the budgeting process. N. Cummings commented that spending money on UW-Waukesha is a necessity because the liability is on the County. He said the University has assumed some repairing and updating inside the buildings.

*Item 38 Menomonee Park Beach House Renovation* – The remodeling is expected to extend the life of the building for another 30 years by replacing original mechanical systems, lighting, windows, and doors/frames, while updating bathrooms and ADA accessibility to current code compliance. Moving the lifeguard room to the beach side of the building will improve visibility and safety. Expected operating costs would be equivalent to current conditions with some utility savings from upgrades to HVAC and lighting. The project will not receive Department of Natural Resources Stewardship funding. Project scope and costs have been adjusted down and will no longer include partial enclosing of the outdoor pavilion, instead focusing on renovation and extension of the facility's useful life.

*Item 39 Pewaukee to Brookfield Trail* – This proposed project will develop the three-mile segment of the trail, connecting to 26 miles of established on and off road trails and connecting residents in several densely populated areas with a transportation alternative to access employment, retail and recreation centers. Funding will come from multiple sources, and depending on future use and demand the cities may cooperatively maintain this trail for year round use. Shaver showed a map of the trail-to-trail connections, making this multi-use trail over 100 miles.

*Item 40 Phase I: Waukesha-Brookfield Multi-Use Trail Project* – This project is proposed to be deleted and a new project, Item 39, has taken its place.

*Item 41 Eble Park Ice Arena Refrigeration System* – The current refrigeration system is original to the ice arena, constructed in 1988, with a lifespan of 25 years. Several components and pipes require replacement and a series of tests were done to determine the condition of the refrigeration plant. The system held up well to this high pressure leak test. Non-destructive testing was also done to determine the metal vessels and piping conditions. This showed some areas of wear and will be addressed with this project. Zimmermann asked if it is a concrete floor under the ice, and Shaver said it is and the ice is only taken out for upkeep.

*Item 42 Pavement Management Plan 2018-2022* – The Department maintains paved surfaces around the Government Center, remote County facilities and the major parks. A rating system is used to survey

pavement conditions and those with a PCI score of below 40 accounts for 40% of the budget, then the remaining allocation for preventative maintenance, replacement and consulting. Maintenance of the existing road conditions requires frequent patching and seal applications in order to provide usable conditions and extend pavement life. Operating costs within the next 5 years will be minimal with the proposed pavement improvements. Wysocki asked about alternatives between asphalt and concrete and Shaver said it is an age old debate. Shaver said stopping preventative maintenance increases repair costs exponentially. Brunner said the Department is constantly educating themselves about best practices.

MOTION: Schellinger moved, second by Cummings to recommend approval of Capital Plan projects to the Executive Committee. Motion carried 7-0.

**Legislative Update**

Spaeth reported this is the longest budget process she has observed. Transportation was the last item on their agenda and many of the Governor’s proposed items were included such as the eliminated state prevailing wage. Joint Finance Committee (JFC) took funding from the Local Road Improvement program and put it into the Bridge Improvement program. Not included in the budget were the I94 E/W expansion and the north leg of the Zoo Interchange. Other inclusions are Airbnb regulations and elimination of the use of eminent domain to extend recreation trails. In the Assembly, five republicans voted no, three of which were from the County. The County wanted to see the federal swap bill implemented instead of giving the Department of Transportation (DOT) discretion. The Governor is supposed to sign the budget this week. Latest updates on bills include the signing of the Foxconn bill and Dark Store bills were also given.

MOTION: Cummings moved, second by Hammitt to adjourn the meeting at 9:59 a.m. Motion carried 7-0.

Respectfully submitted,

Keith Hammitt  
Secretary