

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
RETZER NATURE CENTER  
THURSDAY, DECEMBER 13, 2007, 9:30 A.M.**

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**CALL TO ORDER**

Pat Haukohl, Chairperson, called the meeting to order at 9:30 a.m.

Commission

Members Present: Pat Haukohl Gary Goodchild Ellen Gennrich  
Walter Kolb Bonnie Morris Walter Baade  
Betty Willert

Commission

Members Absent: None

Staff

Members Present: Richard L. Mace, Planning and Zoning Division Manager  
Dale Shaver, Director  
Kathy Brady, Secretary Supervisor

Guests Present: John Ziebell John Stigler Sandy Cambell  
Shawn Wagner Kevin Schmitt

**CORRESPONDENCE:** None.

**MEETING APPROVAL** None.

**MINUTES**

- *Mrs. Gennrich moved, seconded by Mrs. Willert and carried unanimously for approval of the November 15, 2007, Minutes.*
- *Mrs. Morris moved, seconded by Mr. Baade and carried unanimously for approval of the November 29, 2007, Minutes.*

**PUBLIC COMMENT**

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being none, she moved to the next item on the agenda.

**SCHEDULED MATTER**

- **Schedule Park & Planning Commission Meeting Dates for April, May and June 2008**

It was decided the Commission dates would be as follows:

April 3 and 17  
May 1 and 15  
June 5 and 19

• **SZT-1666 (Circle C-Z Plaza, LLC) Town of Eagle, Section 25 (A-T Agricultural Land Preservation Transition and C-1 Conservancy Districts to the RRE-1 Residential Rural Estate and C-1 Conservancy Districts)**

Mr. Mace presented the “Addendum to the Staff Report and Recommendation” dated December 13, 2007, and made a part of these Minutes. He pointed out the location of the property, between Sprague Road and Jericho Creek in the Town of Eagle on the aerial photograph and noted the matter was referred back to the Town of Eagle Board at the November 29, 2007, Commission meeting.

Mr. Mace explained that the Town of Eagle incorporated five conditions to their rezone Ordinance, in order to protect the Environmental Corridor on the east side of the property along Jericho Creek. Chairperson Haukohl asked if all five conditions applied to the Primary Environmental Corridor (PEC)? She thought that only some of the conditions specifically stated they applied to the PEC and if wording needed to be added to them? Mr. Mace replied, the Town’s Ordinance clearly states the conditions all relate to the PEC. Mrs. Morris asked if the petitioner is comfortable with the added conditions? Mr. Stigler, from Jahnke and Jahnke, said they have no objections to any of the conditions. Chairperson Haukohl asked what a Silvicultural Plan was to which Mr. Mace replied, it is the act or process of harvesting trees. Mrs. Gennrich noted that Condition No. 2 states that tree and vegetative removal shall be controlled, except for dead, dying or diseased vegetation.

*After discussion, Mr. Baade moved, seconded by Mrs. Morris and carried unanimously for approval, as conditioned, in accordance with the “Addendum to 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.*

• **(Hickory Hill Homes) Town of Delafield, Section 22**

Mr. Mace presented the “Staff Memorandum” dated December 13, 2007, and made a part of these Minutes. He pointed out the location of the property, Lot 4, the Arbors Subdivision, on C.T.H. “E” (Maple Avenue, adjacent to the Nagawaukee Golf Course) in the Town of Delafield on the aerial photograph, and stated the petitioner is requesting to modify the plat-approved building envelope on the property.

Mr. Mace indicated the lots in the Arbors Subdivision have limitations as to where building and land disturbances can occur. Chairperson Haukohl asked what size the lots were in the subdivision, to which Mr. Mace replied that they range between one and five acres in size. Mr. Mace pointed out on Exhibit “C”, the Environmental Corridor area on the subject lot. Mr. Ziebell, builder and current owner of the lot said he has an interested buyer for the property and he is working with the buyer on designing a home to fit the lot. He noted there are currently three lots, which are still vacant in the subdivision. If the proposed modification is allowed, approximately ten dead and dying trees would need to be removed in the environmental corridor and would be replaced with transplanted trees from the proposed driveway area. Mr. Kolb asked what type of trees were dying, to which Mr. Ziebell replied, primarily oak trees. Mrs. Willert asked if a Grading Plan would be reviewed and approved for the areas of disturbance? Mr. Ziebell presented the Grading Plan which the staff reviewed and noted the proposed grading for the residence is minimal. Mr. Mace said the builder is doing a good job protecting the integrity of the wooded area and the Planning and Zoning Division Staff is recommending approval of the request.

*After discussion, Mr. Kolb moved, seconded by Mr. Goodchild and carried unanimously for approval, as conditioned, in accordance with the “Staff Memorandum”. 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*

• **CU-1474 (Eric and Jennifer Fisher) Town of Genesee, Section 12**

Mr. Mace presented the “Staff Report and Recommendation” dated December 13, 2007, and made a part of these Minutes. He pointed out the location of the property, east of Road “DT” and north of C.T.H. “DE” in the Town of Genesee on the aerial photograph, and stated the petitioner is requesting Conditional Use approval for earth-altering activities in conjunction with the construction of a single-family residence and attached garage.

Mr. Mace said the property is currently farmed and approximately 12 acres in size. He pointed out the hydric soils on the southeast portion of the site. The petitioner is requesting permission to construct a new residence with an attached garage and a full exposure. Fill is needed to elevate the grade due to high groundwater conditions on the site and the lower level of the residence is required to be two feet above groundwater. Chairperson Haukohl asked about the proposed mound site? Mr. Mace pointed out on the Grading Plan, the area for the proposed mound site and noted that it must be left undisturbed. Mr. Schmitt, from Kingsway Homes, said the mound system site has been flagged off to protect it from disturbance. The driveway has recently been constructed and is approximately 1,200 to 1,300 ft. in length and erosion fencing is in place per the Stormwater Plan. Mr. Goodchild asked if the utilities would follow the driveway? Mr. Schmitt replied, there is an electrical easement (recorded on the plat) along the trail and the utilities are coming off the eastern property line.

*After discussion, Mrs. Morris moved, seconded by Mr. Goodchild 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.*

• **Comprehensive Development Plan Update, by Dale Shaver, Director**

Mr. Shaver pointed out the completed chapters, associated agendas and minutes, committee membership and planning progress of the Comprehensive Development Plan Advisory Committee and the Subcommittees on the Waukesha County Parks and Land Use web page. He noted that 29 of the 37 municipalities in the County have signed on with the effort. Completed chapters include:

- Introduction
- Issues, Trends and Opportunities
- Agricultural, Natural and Cultural Resources
- Community Facilities and Utilities
- Economic Development
- Transportation

The Housing Chapter is anticipated to be completed by December 20, 2007 and the Land Use and Implementation Chapters are anticipated to be completed by February 2008. The Commission decided to break from the meeting to view the Planetarium show and continue the discussion upon their return.

• **11:00 a.m. Planetarium Show**

At approximately 11:20 a.m. the Commission viewed the planetarium show and returned to the meeting at approximately 11:40 a.m.

Mr. Vrakas, County Executive, arrived at the meeting to present Mrs. Gennrich with a Commendation/Award of Service plaque for serving on the Park and Planning Commission for the past 20 ± years and thanked her for her continued dedication to Waukesha County.

Mr. Shaver continued his update of the Comprehensive Development Plan.

**ADJOURNMENT**

*With no further business to come before the Commission, Mrs. Willert moved, seconded by Mr. Baade, to adjourn at 12:00 p.m.*

Respectfully submitted,

Betty Willert  
Secretary

BW:kb