

**WAUKESHA COUNTY
MINUTES FOR THE PARK AND PLANNING COMMISSION
THURSDAY, FEBRUARY 21, 2008, 1:00 P.M.
ADMINISTRATION CENTER, ROOM 255/259**

CALL TO ORDER

The meeting was called to order at 1:00 p.m. by Pat Haukohl, Chairperson of the Waukesha County Park and Planning Commission.

Waukesha County Park and Planning Commission Members Present:	Pat Haukohl, Chairperson Walter Baade	Gary Goodchild Bonnie Morris	Walter Kolb Jim Siepmann
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Commission Members

Absent: Betty Willert

Staff Members Present:

Richard L. Mace, Planning & Zoning Manager
Kathy Brady, Secretary Supervisor
Mark Mader, Legislative Policy Advisor

Guests Present:

Jerry Erdmann Tom Halquist Bob Rinna
David Anderson

CORRESPONDENCE

None.

MEETING APPROVALS

- **WCCA Spring Conference, Holiday Inn**, 1000 Imperial Avenue, Mosinee, WI, Thursday and Friday, April 3 and 4, 2008.

None of the Commissioners indicated they would attend the conference.

- **Waukesha County Storm Water Management & Erosion Control Workshop**, Tuesday, March 11, 2008, 7:30 a.m. to 4:00 p.m., Ruckert and Mielke, Inc., W233 N2080 Ridgeview Pkwy., Pewaukee, WI

Mr. Mace indicated the workshop is currently full.

- **WAPA/WI-ASLA Spring Workshop Conference**, Alliant Energy Center, Madison, WI, Thursday, March 27, 2008, 8:30 a.m. to 6:30 p.m.

Mrs. Morris moved, seconded by Mr. Goodchild and carried unanimously to approve Mrs. Haukohl's attendance at the WAPA/WI-ASLA Spring Workshop Conference.

- **American Water Resources Association AWRW-Wisconsin Section 32nd Annual Meeting**, Great Waters of Wisconsin, Thursday and Friday, March 6 and 7, 2008, Sheraton Milwaukee Brookfield Hotel, 375 South Moorland Road, Brookfield, WI

None of the Commissioners indicated they would attend the meeting.

- **Plan Commission Baics Workshop,** Ives Grove Office Complex Auditorium, 14200 Washington Avenue, Sturtevant, WI, Wednesday, March 19, 2008, 6:00 p.m. to 8:30 p.m.

None of the Commissioners indicated they would attend the workshop.

- **WCA Shoreland Zoning and Board of Adjustment Educational Seminar,** Holiday Inn, Stevens Point, WI, Monday, March 17, 2008, 10:00 a.m. to 3:00 p.m.

None of the Commissioners indicated they would attend the workshop.

MINUTES

- *Mr. Siepmann moved, seconded by Mr. Baade and carried unanimously for approval of both the Joint Public Hearing and Regular Park and Planning Commission Meeting Minutes of February 7, 2008.*

PUBLIC COMMENT

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being no one, she moved to the next item on the agenda.

CONSIDERATION OF YEAR 2008 REQUESTS FOR AMENDMENTS TO THE WAUKESHA COUNTY DEVELOPMENT PLAN

The following items, which are noted in the “Notice of Public Hearing” are presented.

- **Tom Halquist,** N51 W23563 Lisbon Road, Sussex, WI 53089, requests approximately 24 acres, south of C.T.H. “K” and west of the existing quarry operation, (Tax Key No.’s LSBT 0280.997, LSBT 0280.998, LSBT 0280.999, LSBT 0280.999.001 and the northerly part of LSBT 0280.992) be amended from the Low Density Residential category to the Extractive category, to accommodate the long-term expansion of the existing quarry located to the east of these parcels and south of C.T.H. “K”. Short term use will remain residential.

Mr. Mace pointed out the location of the petitioner’s quarry on the north and south sides of C.T.H. “K” in the Town of Lisbon. The north quarry has been in existence since the late 1930’s, early 1940’s and is within approximately six years of being closed to additional quarrying, but will remain open for processing of materials. The proposed area of change is five parcels located on the south side of C.T.H. “K”, and west of the south quarry containing approximately 24 acres total. Each parcel currently contains a residence. He pointed out the Environmental Corridor (south and west of the subject parcels) on the aerial photograph of the property.

Chairperson Haukohl asked if Mr. Mace could identify the potential future extractive areas referenced in the December 6, 2007, Town of Lisbon Public Hearing Minutes? Mr. Mace pointed out on the aerial photograph the Extractive areas presently mapped on the Waukesha County Development Plan. He said the Wenger property located east of Swan Road and west of the PEC and Halquist property is also in the Extractive category. He noted at the February 7, 2008, Public Hearing, County Board Supervisor Swan said that the Wenger’s have expressed interest in removing their property from the Extractive category. Chairperson Haukohl said, according to the Town’s Minutes, there is a separate map indicating potential extractive properties. Mr. Halquist explained they may have been referring to the 1992 Town of Lisbon Map.

Mr. Mace read into the record correspondence from Mr. Clinkenbeard, from the City of Pewaukee. In that correspondence he stated that he had met with Mr. Halquist and Mr. Anderson, from Halquist Stone regarding the previous concerns of the City of Pewaukee. Mr. Clinkenbeard went on to say in the letter that all of the City's concerns have been satisfied and the City would have no problem with the eventual expansion of the quarry.

Chairperson Haukohl suggested the future rezone for the property should include conditions/language regarding protection of the PEC. Mr. Mace explained there are no environmental corridors on the specific site in question and felt it would be inappropriate to incorporate any conditions related to off site areas. He reminded the Commission at the February 7, 2008, Public Hearing, Mr. Halquist stated he had no intention of mining in the corridor. Mr. Goodchild, Mr. Kolb and Mrs. Morris agreed with Mr. Mace. Mr. Siepmann added that as a County, we should be sensitive to the resources and where quarries should and should not be located. Mr. Baade added that there would be a net gain of environmental resources in the form of two lakes, once the quarry is reclaimed.

After discussion, Mr. Kolb moved, seconded by Mrs. Morris and carried unanimously, for approval, in accordance with the "Staff Report and Recommendation". The approval of this request will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

- ***The Town of Summit Plan Commission and Town Board***, requests the property owned by TKLW, LLC (Jerry Erdmann, agent), 1833 Executive Drive, Suite 101, Oconomowoc, WI 53066, (Tax Key No. SUMT 0661.998.001) be amended from the Medium Density Residential category to the Commercial-Office category, in order to accommodate commercial office uses on the property rather than residential condominiums. The parcel in question includes approximately 4.2 acres in area.

Mr. Mace pointed out the location of the property south of C.T.H. "DR" and east of Highway 67 in the Town of Summit. Adjacent properties include the Extencicare project to the west, residential properties to the south along Upper Genesee Lake and wetlands and PEC to the east. The original plan for the parcel was to create six or seven condominiums. The Town is requesting the designation of the property be changed from its present Medium Density Residential category which would accommodate said condominiums, to the Commercial-Office category. Access will be via Silver Maple Lane, which will be extended to C.T.H. "DR" and closed off at Highway 67. An additional access to the Extencicare facility will be via Highway 67 at Distribution Drive (Roundy's Warehouse entrance). Chairperson Haukohl pointed out a correction to the map (Commercial should be changed to Commercial-Office) attached to the Staff Report and Recommendation for the property, to which Mr. Mace indicated the correction would be made. Mr. Siepmann asked if there would be any access to Upper Genesee Lake via the property? Mr. Erdmann replied, "No", that fact is included in the Town's conditions of the rezone. He added, the DNR access permit issued for the previous condominium project has been abandoned.

After discussion, Mrs. Morris moved, seconded by Mr. Siepmann and carried unanimously, for approval, in accordance with the "Staff Report and Recommendation". The approval of this request will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

- Schedule Commission Meeting Dates for July through December 2008.

It was decided the meeting dates would be as follows:

July	17
August	7, 21
September	4, 18
October	2, 16
November	6, 20
December	11

- **(Erdmann-Runyard Property-Jerry Erdmann), Town of Oconomowoc, Section 18**

Mr. Mace presented the “Staff Memorandum” dated February 21, 2008, and made a part of these Minutes. He pointed out the location of the property in the Town of Oconomowoc on the aerial photograph and stated the petitioner is requesting approval for the creation of a “lot not abutting a public road.”

Mr. Mace indicated the property is located on Pennsylvania Street, north of the La Belle Country Club and near the Jefferson County Line. Mr. Goodchild pointed out the request seemed to be using the metes and bounds transfer of ownership of adjacent property. Mr. Erdmann explained there was a 120 acre piece of property and the previous owner split off a 12-acre piece which was sold to someone else. They transferred 28 acres to the neighboring property owner because it would leave a large enough parcel of land, and more than half of the property had an average width of 600’. In addition, 132’ of frontage was left along the road. The Planning and Zoning Division Staff informed the petitioner that approval of a “lot not abutting a public road” would be needed because a flag lot was created. Subsequently, the Town approved the “lot not abutting a public road” request. Now the petitioner has decided to sell the adjacent farmer 35 acres total (28 acres + 6.8 acres), and keep 72.381 acres with 72’ of frontage along the road. There will be no more land divisions, and at this point the entire property would be farmed. Chairperson Haukohl asked if the land would be utilized for a future development? Mr. Erdmann replied that by selling a portion of the property, their debt would be reduced and eventually it could be sold as one parcel. Mr. Mace pointed out that a new deed would need to be obtained to combine the separate Tax Key Numbers into one Tax Key Number.

After discussion, Mr. Kolb moved, seconded by Mr. Siepmann and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”. The approval of this request will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances.

ADJOURNMENT

With no further business to come before the Commission, Mr. Baade moved, seconded by Mr. Kolb and carried unanimously to adjourn at 2:00 p.m.

Respectfully submitted,

Betty Willert
Secretary

BW:kb