PRELIMINARY SITE PLANNING

WE ARE HERE TO HELP!

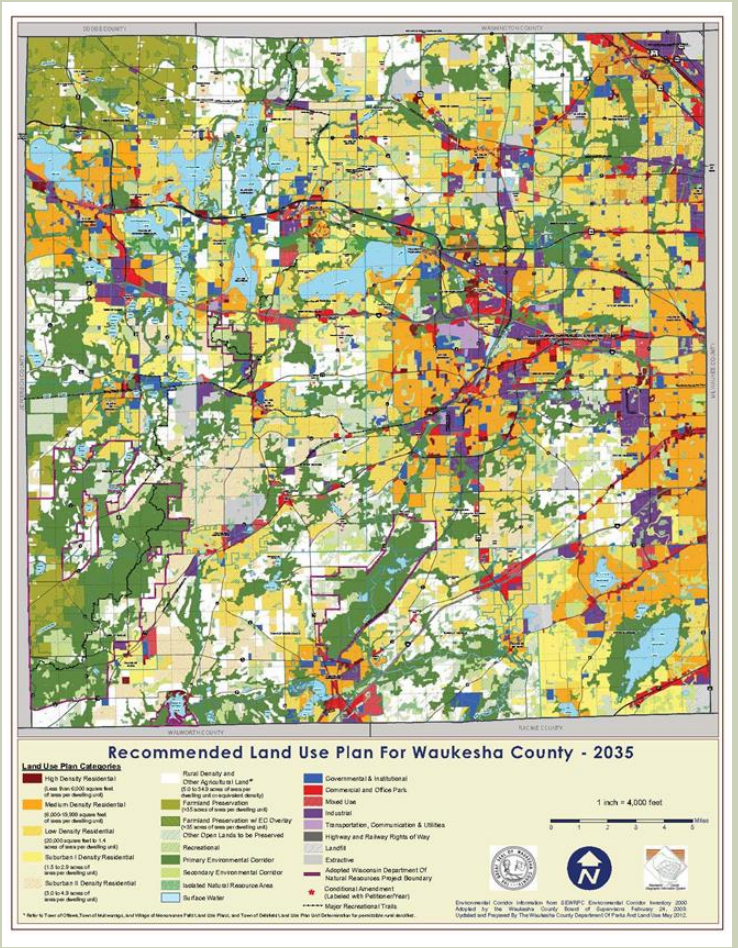
Teska Assoc.

Lynch & Assoc.

Jason Fruth
Planning & Zoning Manager
Waukesha County Department of Parks & Land Use

P & Z DIVISION CORE FUNCTION
LAND USE PLANNING

- County Development Plan
  - Prepare/coordinate
  - Implement
  - Annual amendments
- Community Assistance- Town Planning
- Land Division Activities
- “Plans within the Plan”
  - Park & Open Space
  - Farmland Preservation
- Resource for Land Inquiries



LU PLAN- NATURAL RESOURCE RECOMMENDATIONS

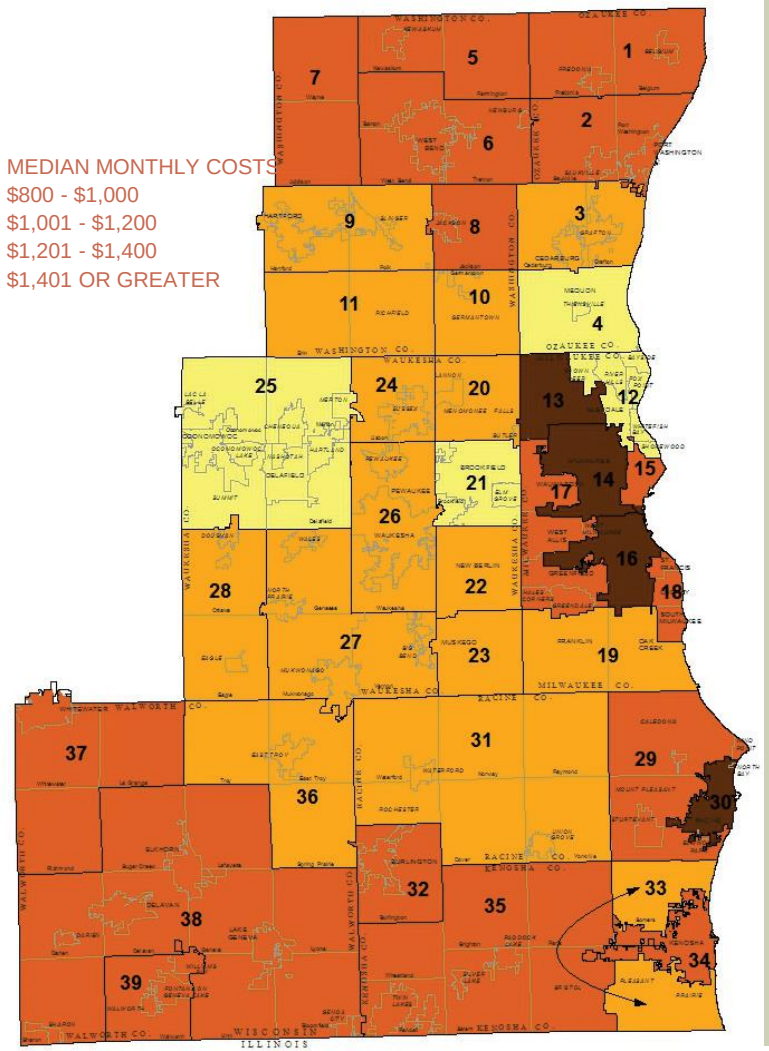
- Zone land as used (avoid pre-zoning)
- Hydric soils
- Preserve PEC, SEC & INRA:
  - Max. one DU per 5 acres (rural res.)
  - Or, max. of 10% disturb. on fringes (other uses)
- Steep Slopes- 12%+
- Conservation Design

Building Limitations- Soils Layer (Green = hydric soils, Yellow = hydric inclusions)

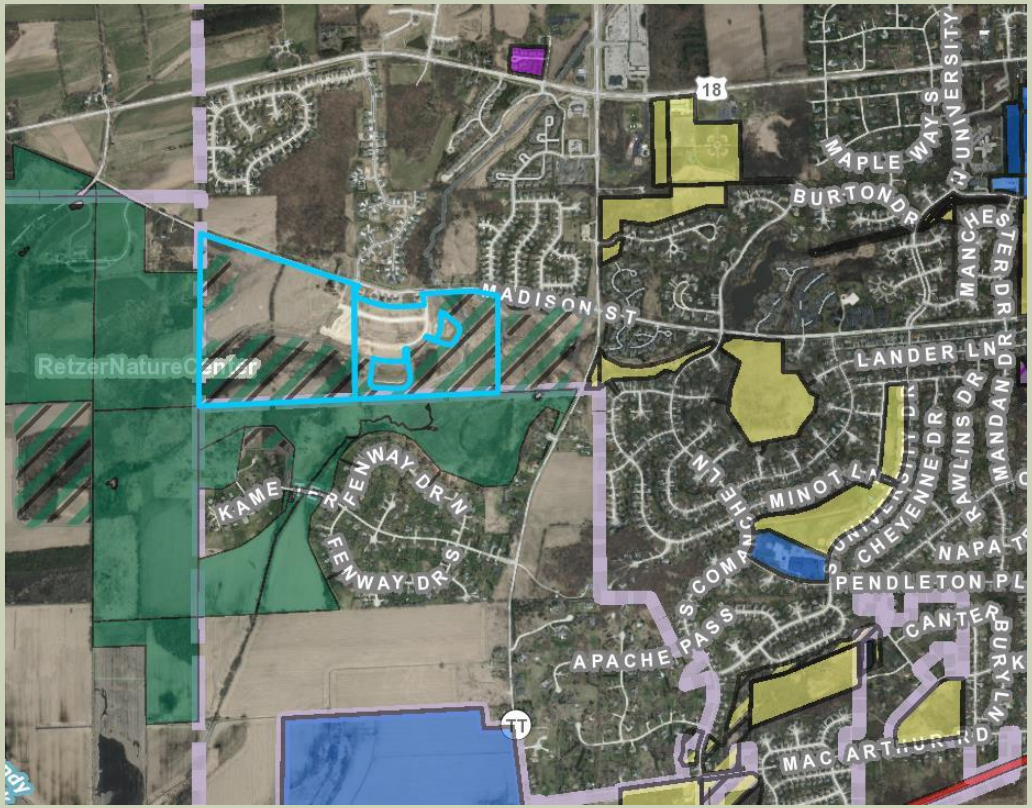
Open Lands to be Preserved (Crosshatch)

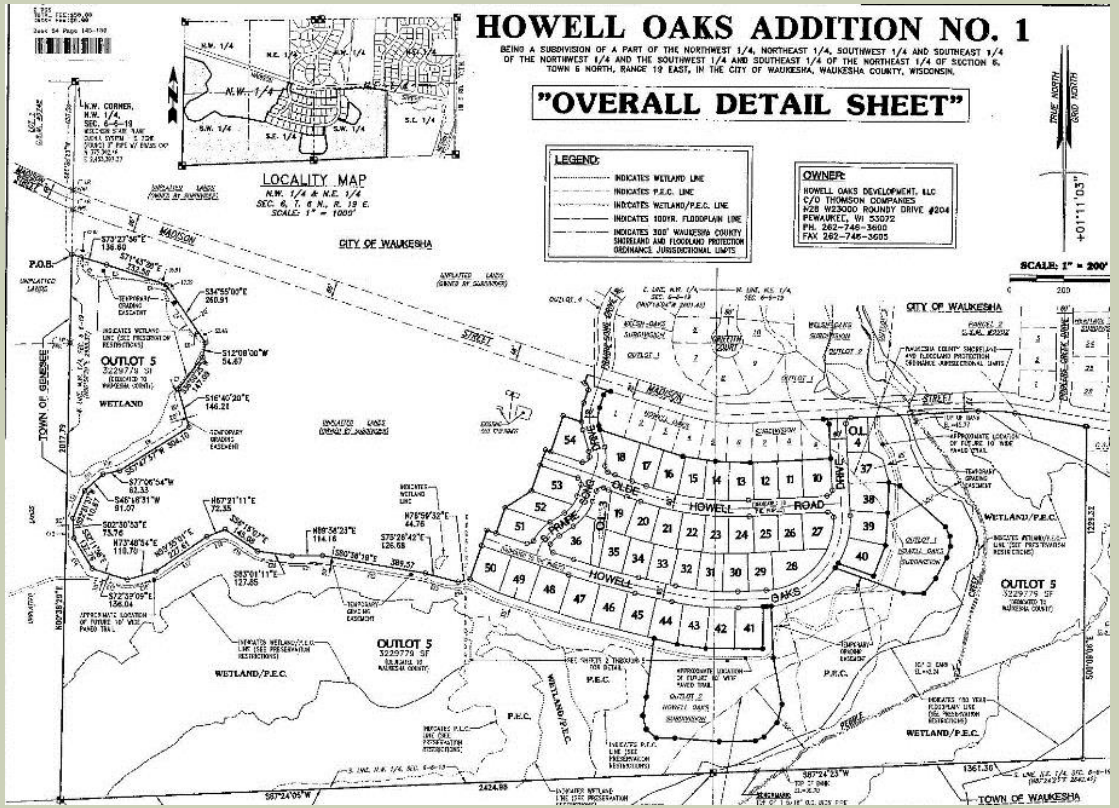
LAND USE PLAN IMPLEMENTATION

- Every day activities- from permits to rezones
- Greenways & Future Parks
- Farmland Preservation, 2011, 2015
- Bike/Ped. Facilities Plan update, 2012.
- Regional Housing Plan recs., 2014
- Economic Development-
  - Center for Growth
  - Business Park Study, 2016-17



PARK & OPEN SPACE IMPLEMENTATION



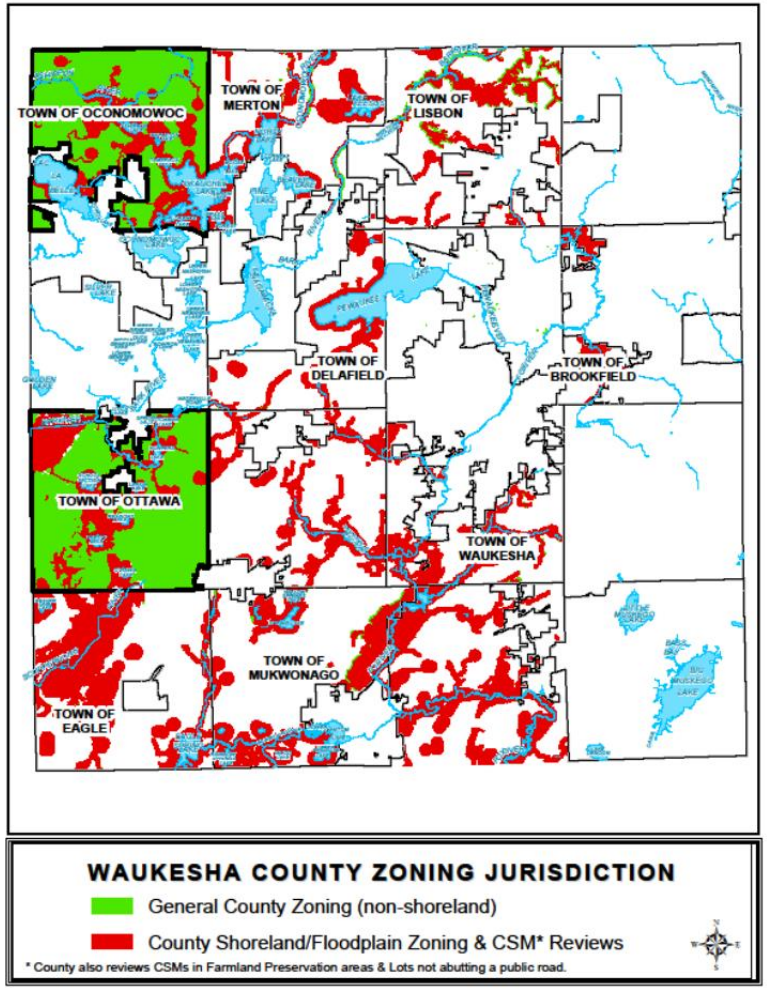


75 Acres dedicated by Thomson Comp. for Retzer Nature Center!

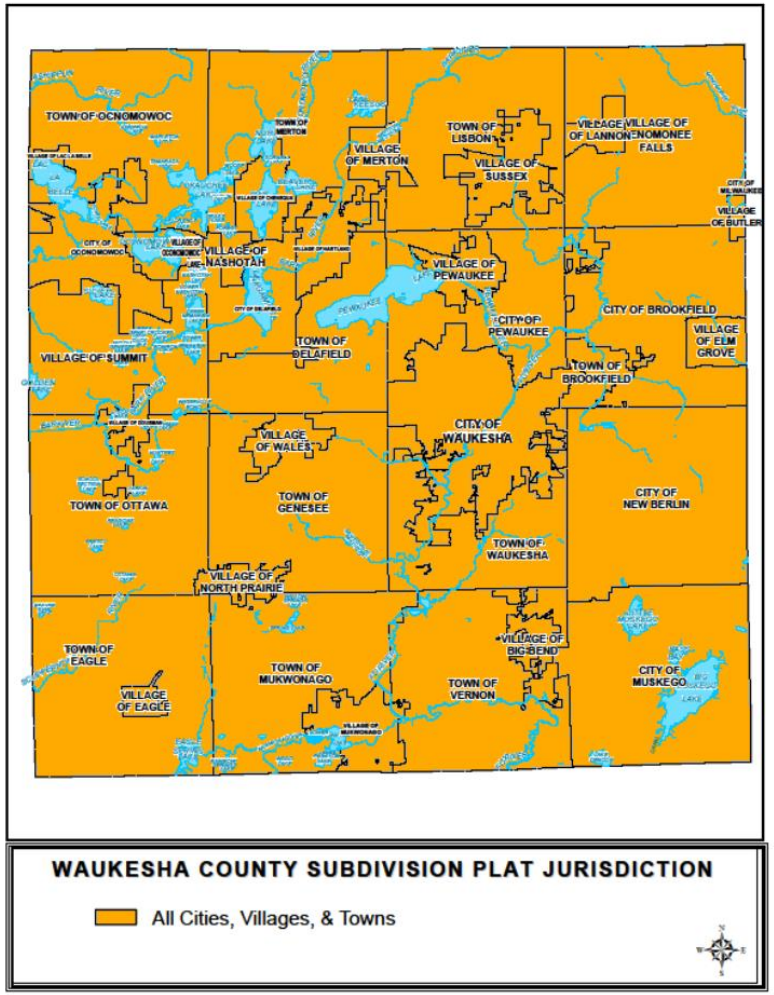
P & Z CORE FUNCTION- ZONING ADMINISTRATION

- General County Zoning
- Shoreland Protection Ordinance
- Floodplain Zoning
- Town Zoning Ordinance review
- Airport Height Ordinance
- Code Enforcement
- Resource for land/property inquiries

- Land Division Review

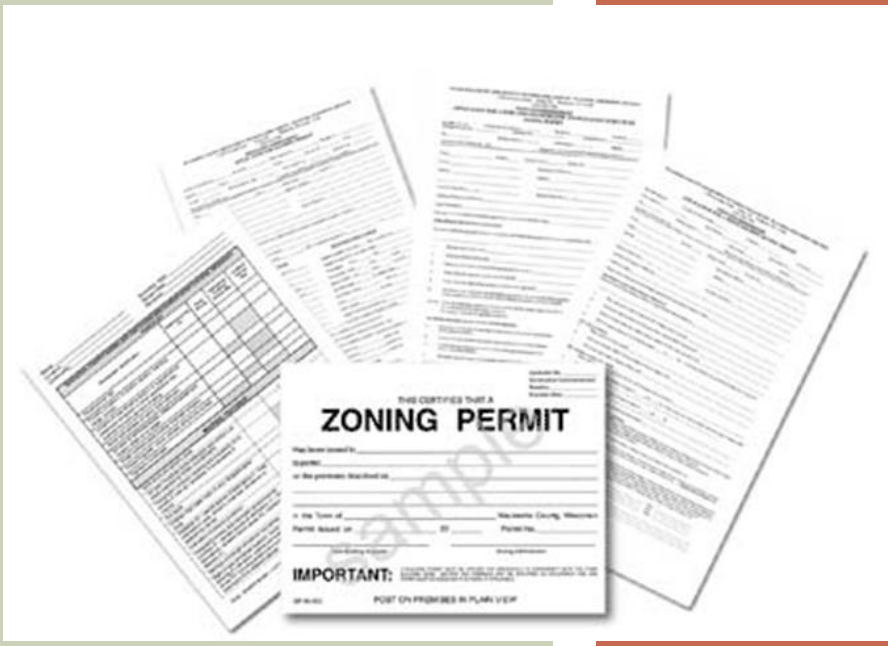


SUBDIVISION PLAT REVIEW



Zoning Permitting Functions

- Zoning Amendments
- Site Plan Review
- Conditional Use Permits
- Zoning Permits
- Variances



✓Review of all may require coordination w/one or more County or State specialists.

✓Jurisdictional complexity- County willing to help sort through the maze!

STAFF THAT CAN HELP

- Mike Radomski or Sanitarian on Duty- Environmental Health (262) 896-8300
  - New lots (CSMs, Plats) to be served by private septic
  - Concept planning for new development
  - Holding tank questions
  - Restaurants, wells

- Jason Mayer- Public Works (262) 548-7749
  - Creating new parcels that abut a Co. Highway
  - New/altered driveways that access a Co. Highway

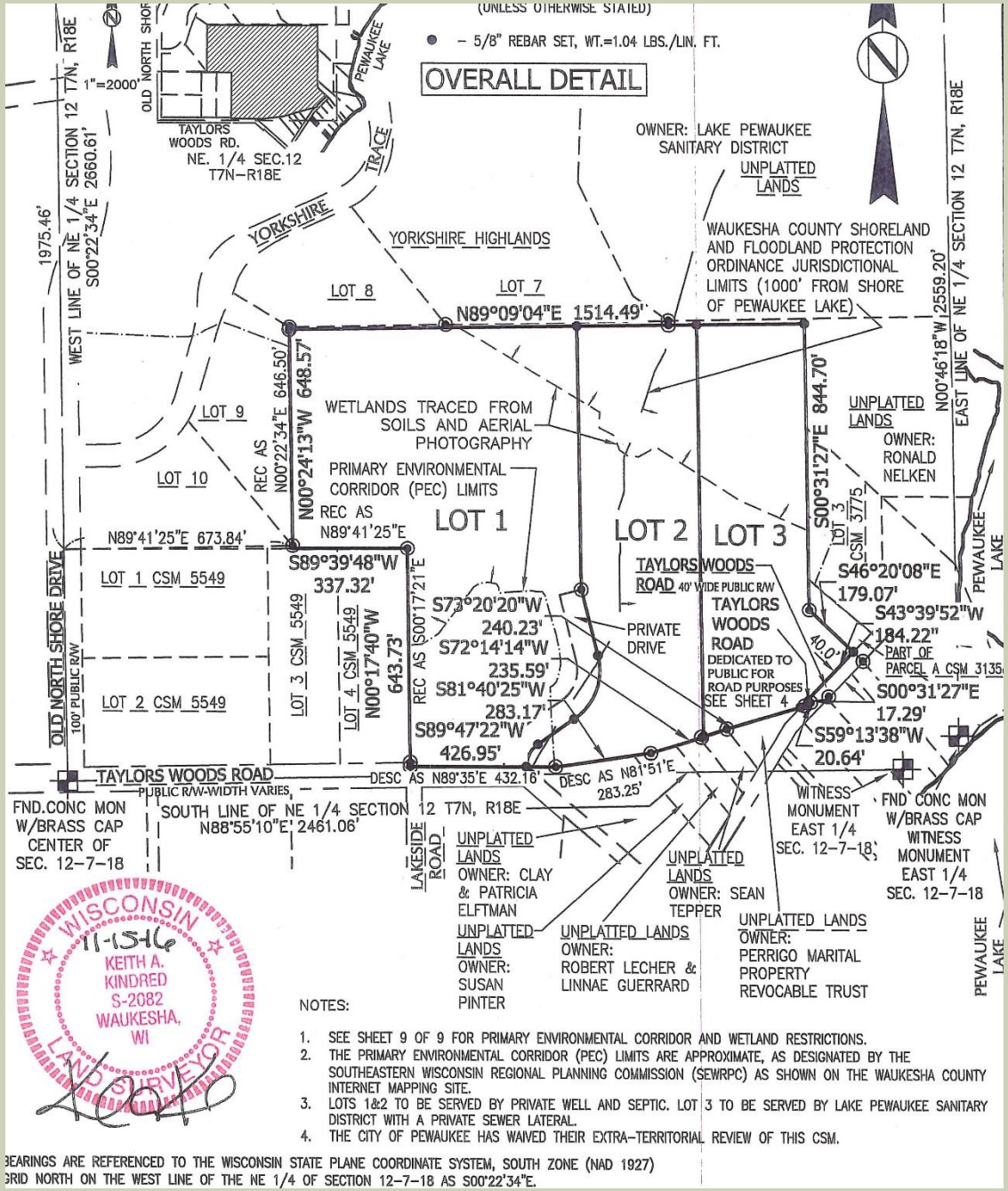
- Jason Wilke- Parks (262) 548-7790
  - New land divisions when lands are planned for future park/greenway use (See GIS Park/Open Space layers)

STAFF THAT CAN HELP

- **Planning & Zoning** Planner on Duty (262) 548-7790 **Tuesday-Friday 8:00-4:30**
  - Conceptual use proposals
  - Zoning rules & jurisdictional questions
  - Floodplains, wetlands & ECs
- **Land Resources** Conservationist on Duty (262) 896-8300
  - Stormwater & Erosion Control
  - Basement groundwater
- **Town Planners**

- **DNR Wetlands, Waterways & Grading** Geri Radermacher (262) 574-2137
- **DNR Floodplain**- Michelle Hase (262) 574-2127
- **Wisconsin DOT**

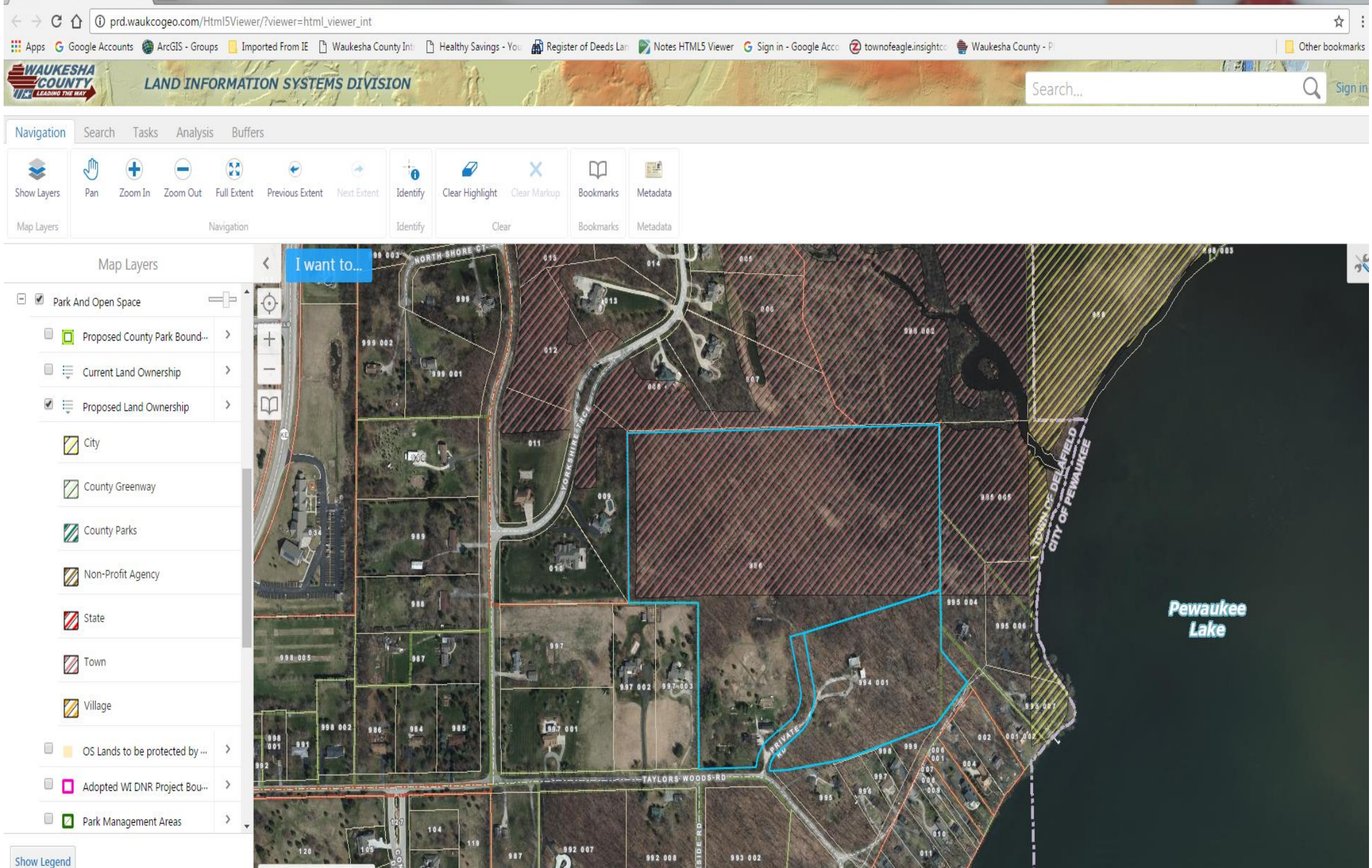
  -Kevin Koehnke (south of Hwy. 18) (262) 548-5891
  -David Yach (north of Hwy. 18) (262) 521-5344,
  -Patty Reikowski Land Divisions (262) 548-6704



SAMPLE CSM

Agencies involved

- -Town
- -Co. P & Z
- -Co. EHD
- -Co. LRD
- -Co. Parks
- -Lake Pewaukee Sanitary District
- -DNR- wetlands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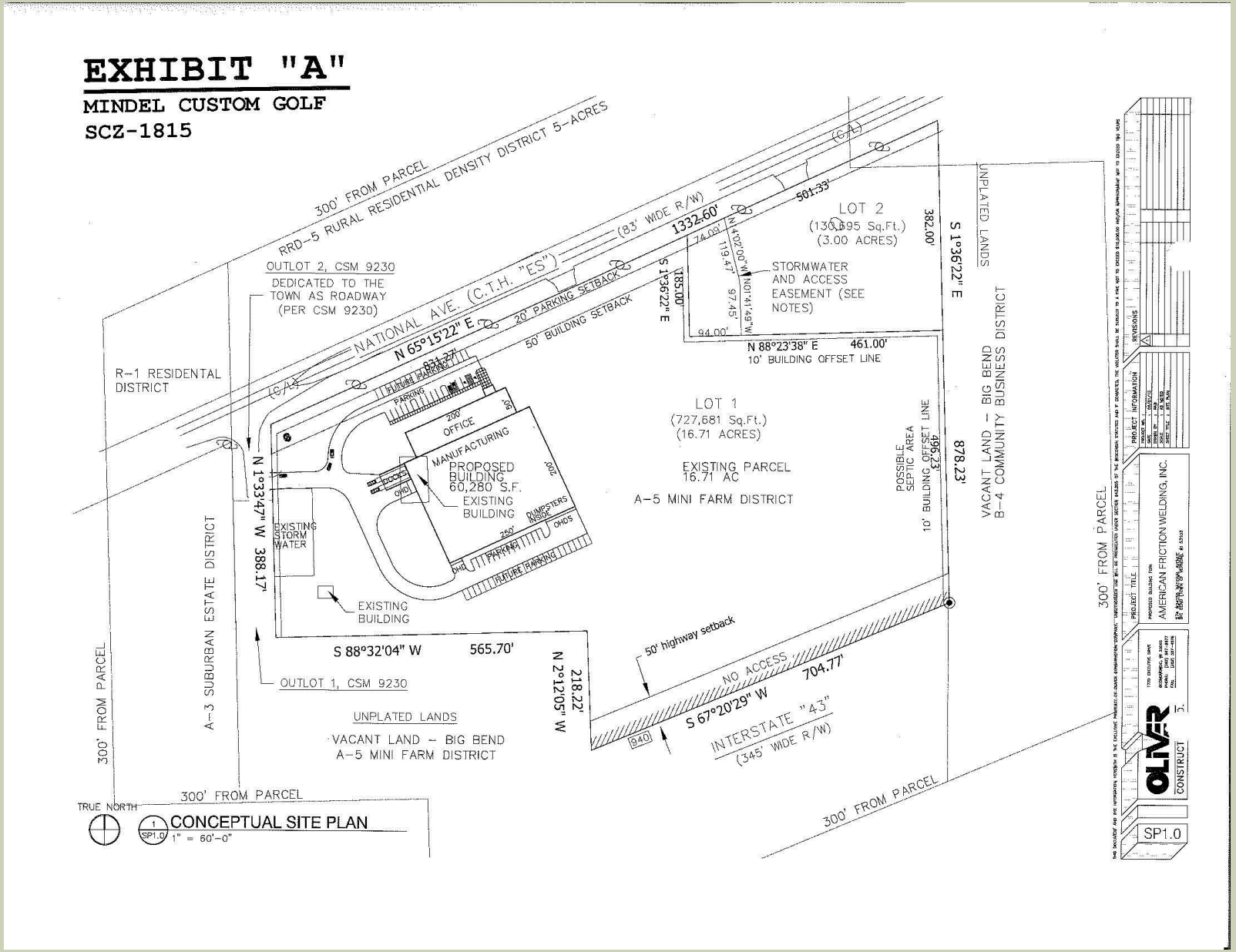
Apps
Google Accounts
ArcGIS - Groups
Imported From IE
Waukesha County Int
Healthy Savings - You
Register of Deeds Lan
Notes HTML5 Viewer
Sign in - Google Acco
townofeagle.insightcc
Waukesha County - P
Other bookmarks
WAUKESHA COUNTY
LEADING THE WAY
LAND INFORMATION SYSTEMS DIVISION
Search...
Sign in
Navigation
Search
Tasks
Analysis
Buffers
Show Layers
Pan
Zoom In
Zoom Out
Full Extent
Previous Extent
Next Extent
Identify
Clear Highlight
Clear Markup
Bookmarks
Metadata
Map Layers
Navigation
Identify
Clear
Bookmarks
Metadata
Map Layers
I want to...
Park And Open Space
Proposed County Park Bound...
Current Land Ownership
Proposed Land Ownership
City
County Greenway
County Parks
Non-Profit Agency
State
Town
Village
OS Lands to be protected by ...
Adopted WI DNR Project Bou...
Park Management Areas
Show Legend
NORTH SHORE CT
YORKSHIRE TRCE
TAYLORS WOODS RD
PRIVATE RD
TOWN OF DELAFIELD
CITY OF PEWAUKEE
Pewaukee Lake



SAMPLE PLAN AMENDMENT & REZONE

Agencies Involved

-Town
-County P & Z
-County LRD
-County EHD
-County DPW
-State DOT

DEVELOPMENT REVIEW TEAM & CONCEPT DISCUSSIONS

- It's free!
- Allows for knowledge sharing.
- Less "he said, she said."
- Saves time for all involved.
- Sets expectations early in the process.
- Expedites formal review process.

Teska Assoc.