

**WAUKESHA COUNTY**  
**MINUTES OF THE PARK AND PLANNING COMMISSION**  
**THURSDAY, MARCH 18, 2021 1:00 P.M.**

Due to COVID-19, the meeting was conducted virtually via the Microsoft Teams application and phone access was also available. The meeting was open to the public and individuals were invited to participate via telephone or Microsoft Teams.

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**CALL TO ORDER**

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

Commission

Members Present: William Mitchell (via Microsoft Teams)  
Robert Peregrine (via Microsoft Teams)  
Richard Morris (via Microsoft Teams)  
Thomas Michalski (via Microsoft Teams)  
James Siepman (via Microsoft Teams)  
Bonnie Morris (via Microsoft Teams)

Members Absent: None

Staff

Members Present: Jason Fruth, Planning and Zoning Manager (via Microsoft Teams)  
Kathy Brady, Support Staff Supervisor (via Microsoft Teams)

**CORRESPONDENCE** None

**MEETING APPROVAL** None.

**MINUTES**

- **Approval of the February 25, 2021, Minutes**

*After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously for approval, of the February 25, 2021, Minutes, as presented.*

**PUBLIC COMMENT**

Mr. Zach commented on the School Section Lake Dam rezone in the Town of Ottawa. He indicated that Mr. Fruth has been very responsive to the requests of persons involved with the rezone and he felt everyone was in agreement at this point. He also commented on the F & M Snyder Family LLC rezone on today's agenda. He said the R-2 Residential zoning was approved previously on another plat for this parcel and noted that the new plat is similar.

Chairperson Mitchell said he appreciated Mr. Zach's input and counsel on the School Section Lake Dam rezone and commended Mr. Fruth and the staff in being responsive to the citizens concerns. He indicated the matter would be brought before the County Board at their next meeting.

- **1:00 pm. Consideration of the Year 2021 Requests for Amendments to the Comprehensive Development Plan for Waukesha County**

Chairperson Mitchell mentioned that although Mr. Siepmann was unable to attend the February 25, 2021, Park and Planning Commission meeting, he was able to listen to the digital recording of the meeting and felt comfortable acting on the 2021 Comprehensive Development Plan amendments on this agenda.

**1(A) Year 2020 amendment to the Comprehensive Development Plan**

**Mike Kaerek, MK/S-EP, LLC**, 11600 W. Lincoln Avenue, West Allis, WI 53227, representing property owned by KKNN Lyndale, LLC, 924 E. Juneau Avenue, Milwaukee, WI, requests property located in part of the SE ¼ of Section 31, T8N, R19E, Town of Lisbon (Tax Key No. LSBT 0268.999), more specifically, the property is located at N48 W27368 Lynndale Road, be amended from the Rural Density and Other Agricultural Land category (5.0 to 34.9 acres of area per dwelling unit or equivalent density) to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), in order to allow for a residential subdivision.

Mr. Fruth indicated this is a large agricultural property containing 90 acres on the north side of Lynndale Road (CTH JK). There are approximately 49 acres outside of the wetland and environmental corridor. A 31-lot subdivision is being proposed, which is below the maximum density of 33 lots. The property contains steep slopes and the Department of Public Works has been working closely with the development engineer to ensure a safe location for access. He stated, there are areas containing high groundwater which will be addressed during the platting process and noted that the development would align with other neighborhoods in the area.

*After discussion, Mr. Peregrine 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 petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

**2(A) Year 2020 amendment to the Comprehensive Development Plan**

**Scott Peterson**, W343 N7205 North Pole Lane, Oconomowoc, WI 53066, representing property owned by Cyrus Peterson, W343 N7303 North Pole Lane, Oconomowoc, WI 53066-1369, requests property located in part of the SW ¼ and SE ¼ of Section 13, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 0484.990.003), be amended from the Farmland Preservation category to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), to allow for two new lots and the existing residence to be divided from the balance of the property.

Mr. Fruth indicated there was a prior amendment which allowed the petitioner’s grandson to create a lot a number of years ago. There is no density remaining in the 35 acre Farmland Preservation category. The areas to be removed from the Farmland Preservation category include the existing residence on the property, and acreage located on either side of the residence. This would allow for the potential future development of 2 lots for family members. These areas are located outside of the cultivated part of the farm property. Mr. Peregrine indicated the Town of Oconomowoc supports the amendment. He noted that several farmers have farmed this property in the past and have had difficulties getting their large machinery through the subdivision to the farmland.

Mr. Peterson, petitioner, stated the situation is unique. They want to create 2 future lots for family members and do not want to encroach on the farmland and wooded areas.

*After discussion, Mr. Peregrine moved, seconded by Mr. Morris 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.*

**3(A) Year 2020 amendment to the Comprehensive Development Plan**

***School Section Lake Management District***, P.O. Box 310, Dousman, WI 53118, represented by John Manthe, Treasurer, requests property described as Parcel 8, CSM No. 710, part of the SE ¼ of Section 17, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1652.994.002), be amended from the Suburban II Density Residential and Other Open Lands to be Preserved category (3.0 to 4.9 acres of area per dwelling unit) to the Governmental and Institutional category to allow for lake district use of the property.

Mr. Fruth indicated the property is currently being utilized for the disposal of lake weeds. Future recreational and storage uses include an accessory building for the storage of tools and supplies to support the weed harvesting operation and a pavilion accessible for the residents included in the management district. He stated this property is located immediately adjacent to the School Section Lake Dam property.

*After discussion, Mr. Siepmann 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.*

• **RZ72 (F & M Snyder Family, LLC), Town of Oconomowoc, Section 26**

Mr. Fruth pointed out the location of the property, at W359 N6280 Brown Street in the Town of Oconomowoc. He indicated the request is to rezone the property from the A-T Agricultural Transition District to the R-2 Residential District.

Mr. Fruth shared a concept plan for the Snyder Farm subdivision for those joining via Microsoft Teams. He explained this is the second rezone for the property. The first rezone from 2018 proposed 71 lots and the current proposal has been revised to include 77 lots. The property is located on the east side of CTH P in the Town of Oconomowoc. During the first rezone in 2018, there was discussion as to whether the development should connect to Amy Lane or Anchor Court on the southern portion of the property. The subdivision to the south was against these connections. The current proposal provides 2 accesses to the development via Snyder Lane. A pedestrian connection via the cul de sac on Amy Lane, adjacent to Lots 1 and 51 is being recommended and is called out in Condition No. 6 of this rezone. Other conditions include a maximum of 77 dwelling units, stormwater management and public works approval.

Mr. Peregrine noted from the Staff Report and Recommendation that 8 lots do not meet the standards of the ordinance. Mr. Fruth stated Condition No. 2 states that there be compliance with the Town of Oconomowoc Land Division Ordinance and the Waukesha County Shoreland and Floodland Subdivision Control Ordinance and this will happen during the platting process. Mr. Michalski asked if Frederick Drive dead ends to the east? Mr. Fruth replied that it does dead end at an undeveloped parcel and added that there may be a proposal at some point in the future for this particular undeveloped parcel. Mr. Zach commented that he has been contacted by the landowner to the east who plans to connect to Frederick Drive and create lots on that undeveloped parcel but he did not know when this would be proposed. He

added that the layout for the Snyder Farm subdivision would be changing with respect to compliance issues referred to earlier in the discussion.

*After discussion, Mr. Michalski moved, seconded by Mr. Peregrine 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.*

• **PPC21 003 (3LAK, LLC White) Town of Genesee, Section 8**

Mr. Fruth pointed out the location of the property at S27 W32570 County Road G, in the Town of Genesee. He indicated the request is for a remnant parcel not shown on the Certified Survey Map.

Mr. Fruth indicated there are steep slopes along with environmental corridor on the property. The current proposal is to create 2 lots, approximately 8 acres in size from the 89 acre parcel for single family residences. A potential third lot in the southwest corner and another potential lot in the center of the large parcel in the open field area, may be proposed in the future. There is an intermittent stream on the western portion of the parcel which creates an area of shoreland zoning jurisdiction. The land division will not be reviewed by the County and it is up to the Town to make sure all of the proper environmental corridor disturbance limitations are called out on the Certified Survey Map. Mr. Bickler representing the Whites introduced himself and said he was available to answer any questions.

*After discussion, Mr. Peregrine moved, seconded by Mrs. 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.*

Mr. Fruth mentioned there is one other 2021 Comprehensive Development Plan amendment in the Town of Oconomowoc that the Planning and Zoning Division staff is waiting for the Town’s action. The Thomas Farm plan amendment from 2020 is waiting for the Town of Delafield to meet and possibly act soon.

**ADJOURNMENT**

*With no further business to come before the Commission, Mr. Siepman moved, seconded by Mr. Peregrine to adjourn at 1:23 p.m.*

Respectfully submitted,

*Thomas Michalski*

Thomas Michalski  
Secretary