

173rd BOARD YEAR
LEGISLATIVE ITEMS RECEIVED FOR COMMITTEE REFERRAL

File No.	Rec/Ref	Referred to:	Title
173-O-087	01/29/19 02/07/19	Land Use	ORD: Amend The District Zoning Map Of The Waukesha County Shoreland And Floodland Protection Ordinance And The Waukesha County Zoning Code For The Town Of Oconomowoc By Conditionally Rezoning Certain Lands Located In Part Of The NW ¼ And The NE ¼ Of Section 13, T8N, R17E, Town Of Oconomowoc, Waukesha County, Wisconsin, From The Farmland Preservation (FLP) And Farmland Conservancy (FLC) Districts To The R-1 Residential And High Ground Water (HG) Districts With EC Environmental Corridor And C-1 Conservancy District Overlays (RZ13)
173-O-088	01/29/19 02/07/19	Land Use	ORD: Amend The Waukesha County Shoreland And Floodland Protection Ordinance District Zoning Map Of The Town Of Vernon By Conditionally Rezoning Certain Lands Located In Part Of The W ½ Of The SW ¼ Of Section 1, T5N, R19E, Town Of Vernon, Waukesha County, Wisconsin, From The RRD-5 Rural Residential Density District 5 To The B-3 General Business District (RZ16)
173-O-089	02/05/19 02/07/19	Land Use	ORD: Amend The Town Of Oconomowoc District Zoning Map Of The Waukesha County Zoning Code For The Town Of Oconomowoc By Conditionally Rezoning Certain Lands Located In Section 10, T8N, R17E, Town Of Oconomowoc, From The FLP Farmland Preservation District To The R-1 Residential District (RZ20)
173-O-090	02/05/19 02/07/19	Land Use	ORD: Amend The Town Of Ottawa Zoning Map Of The Waukesha County Zoning Code For The Town Of Ottawa By Rezoning Certain Lands Located In Part Of The W ½ Of Section 33, T6N, R17E, Town Of Ottawa, From The A-T Agricultural Transition District To The AD-10 Agricultural Density-10 District (RZ22)
173-O-091	02/05/19 02/07/19	Land Use	ORD: Amend The District Zoning Map Of The Town Of Lisbon Zoning Code By Rezoning Certain Lands Located In Part Of The S ½ Of Section 30, T8N, R19E, Town Of Lisbon, Waukesha County, Wisconsin, From The A-10 Agricultural District To The A-5 Mini Farm District (RZ26)
173-O-092	01/30/19 02/07/19	Land Use	ORD: 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 And Part Of The SW ¼ Of Section 35, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-1 Agricultural District (Town) To The A-2 Rural Home District (Town) (RZ27)
173-O-093	02/07/19 02/07/19	Land Use	ORD: Repeal And Recreate The Text Of Chapter 14, Article X Of The Code Of Ordinances, Health-Related Regulations And Licenses, To Update Administrative Code References And To Modernize Various Code Provisions

173rd BOARD YEAR
LEGISLATIVE ITEMS RECEIVED FOR COMMITTEE REFERRAL

File No.	Rec/Ref	Referred to:	Title
173-O-094	02/07/19 02/07/19	Land Use Finance	ORD: Authorize Acceptance Of Wisconsin Department Of Corrections Windows To Work Grant For Re-Entry Workforce Development Services In Waukesha, Ozaukee, And Washington Counties And Amend The 2019 Budget Of The Department Of Parks And Land Use
173-O-095	02/07/19 02/07/19	Public Works	ORD: Laying Out, Relocation And Improvement Of County Trunk Highway M, N. Calhoun Rd. To N. 124 th Street, Waukesha County Project I.D. 2759-03-00, Revision #1
173-O-096	02/07/19 02/07/19	Executive Public Works Finance	ORD: Authorize Department Of Public Works To Accept Monetary Donation For CTH DR Shoulder Paving And Modify The 2019 Capital Project Budget
173-O-097	02/07/19 02/07/19	Judiciary Finance	ORD: Amend The 2019 Sheriff's Department Budget For The Expenditure Of Seized Funds To Participating Agencies
173-O-098	02/07/19 02/07/19	Finance	ORD: Transfer Carryover Funds From 2018 Unexpended Appropriations To 2019 Budgeted Appropriations

1 AMEND THE DISTRICT ZONING MAP OF THE WAUKESHA COUNTY SHORELAND
2 AND FLOODLAND PROTECTION ORDINANCE AND THE WAUKESHA COUNTY
3 ZONING CODE FOR THE TOWN OF OCONOMOWOC BY CONDITIONALLY
4 REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ AND THE NE ¼ OF
5 SECTION 13, T8N, R17E, TOWN OF OCONOMOWOC, WAUKESHA COUNTY,
6 WISCONSIN, FROM THE FARMLAND PRESERVATION (FLP) AND FARMLAND
7 CONSERVANCY (FLC) DISTRICTS TO THE R-1 RESIDENTIAL AND HIGH GROUND
8 WATER (HG) DISTRICTS WITH EC ENVIRONMENTAL CORRIDOR AND C-1
9 CONSERVANCY DISTRICT OVERLAYS (RZ13)
10
11

12 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
13 this Ordinance was approved by the Oconomowoc Town Board on November 15, 2018; and
14

15 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
16 Planning Commission, which recommended approval and reported that recommendation to the
17 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
18 as required by Section 59.69 and 59.692, Wis. Stats.
19

20 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
21 that the Waukesha County Shoreland and Floodland Protection Ordinance adopted on June 23,
22 1970, for the Town of Oconomowoc, Waukesha County, Wisconsin, and the Waukesha County
23 Zoning Code adopted by the Waukesha County Board of Supervisors, on February 26, 1959, are
24 hereby amended to conditionally rezone certain lands located in part of the NW ¼ and the NE ¼
25 of Section 13, T8N, R17E, Town of Oconomowoc, Waukesha County, Wisconsin, from the
26 Farmland Preservation (FLP) and Farmland Conservancy (FLC) Districts to the R-1 Residential
27 and High Ground Water (HG) Districts with EC Environmental Corridor and C-1 Conservancy
28 District Overlays, and more specifically described in the “Staff Report and Recommendation”
29 and map on file in the office of the Waukesha County Department of Parks and Land Use and
30 made a part of this Ordinance by reference RZ13, is hereby approved, subject to the following
31 conditions:
32

- 33 1. The Zoning Amendment approval shall only amend the zoning for the four (4) proposed
34 residential lots, shown as Lots 1-4 on the Site Plan attached as Exhibit “A,” from the FLP
35 Farmland Preservation and FLC Farmland Conservancy Districts to the R-1 Residential
36 and HG High Groundwater District.
37
- 38 2. A Certified Survey Map that includes the entirety of the farm’s acreage shall be prepared
39 by a Professional Land Surveyor in the State of Wisconsin and shall be reviewed and
40 approved by the Waukesha County Department of Parks and Land Use and the Town of
41 Oconomowoc, prior to the issuance of any zoning or building permits for future
42 development of the property. In addition, all rules, regulations and/or requirements of the
43 Waukesha County Zoning Ordinances shall be complied with prior to the Town and
44 County affixing their signatures to any Land Division.
45
- 46 3. The proposed lots to be rezoned shall either receive approval from the Town and County
47 Plan Commissions for “lot not abutting a public road”, including review and approval of

48 the access easement, or a public road shall be constructed to serve the lots. All comments
49 of the Stone Bank Fire Department shall be addressed.

50
51 4. The existing Conditional Use Permit for the horse training operation shall either be
52 amended to reflect the modified lot size or be terminated.

53
54 5. The residential elements of the caretaker's unit shall be removed and an inspection made
55 by the Waukesha County Planning and Zoning Division Staff prior to the land division
56 taking place and the rezone being effective.

57
58 6. A Deed Restriction must be prepared and reviewed and approved by the Waukesha
59 County Department of Parks and Land Use - Planning and Zoning Division Staff and
60 recorded by the petitioners in the Waukesha County Register of Deeds Office stating that,
61 pursuant to the Town of Oconomowoc Comprehensive Development Plan-2035 and the
62 Waukesha County Comprehensive Development Plan, no additional development rights
63 are available and the proposed new lots are entitled to only one (1) dwelling unit per lot.
64 The Outlots are limited to agricultural-related and open space uses permitted in the FLP
65 Farmland Preservation Zoning District. Said restriction must also state that the
66 restrictions apply in perpetuity unless the Town of Oconomowoc and Waukesha County
67 Comprehensive Development Plans' Farmland Preservation designation for the property
68 is amended in the future.

69
70 7. A vegetative buffer easement that protects the north 20 feet of trees on the north
71 boundary of proposed Lot 4 shall be depicted on the Certified Survey Map.

72
73 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
74 this Ordinance with the Town Clerk of Oconomowoc.

75
76 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
77 approval and publication.

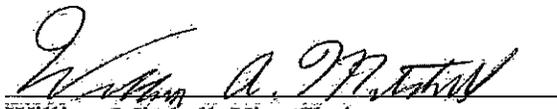
COMMISSION ACTION

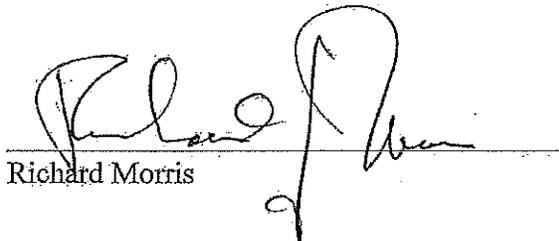
The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Shoreland and Floodland Protection Ordinance, hereby recommends approval of (RZ13 David Robinson) in accordance with the attached "Staff Report and Recommendation".

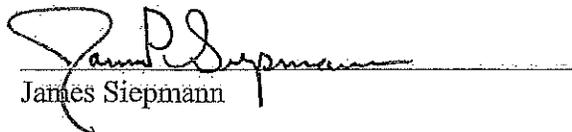
PARK AND PLANNING COMMISSION

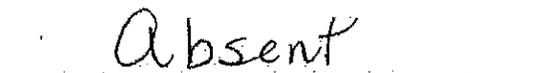
January 17, 2019

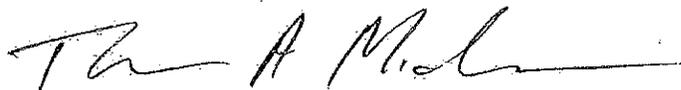

Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris


James Siepmann


William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: January 17, 2019

FILE NO.: RZ13

PETITIONER: John Stigler
Jahnke & Jahnke Associates Inc.
711 W. Moreland Blvd.
Waukesha, WI 53188

OWNER: David Robinson
W340 N7661 Townline Road
Oconomowoc, WI 53066

TAX KEY NO's.: OCOT 0481.998.002, OCOT 0481.997.003

LOCATION:

Part of the NW ¼ and NE ¼ of Section 13, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at W340 N7661 Townline Road, Oconomowoc, WI 53066. The property contains approximately 154 acres.

EXISTING LAND USE:

Agricultural, single family residential, guesthouse quarters, barn with caretaker's quarters, and a poly-structure previously used for horse training and polo uses.

PROPOSED LAND USE:

Use a portion of the property for four (4) single-family residential lots. Lot 1 will contain the existing guesthouse and Lot 2 will contain the existing single-family residence and three (3) accessory structures. Most of the property will remain farmland and natural lands.

EXISTING ZONING:

FLP Farmland Preservation, FLC Farmland Conservancy, EC Environmental Corridor Overlay, and C-1 Conservancy Overlay Districts.

PROPOSED ZONING:

Amend approximately 16 acres to the R-1 Residential and HG High Groundwater Districts in order to accommodate four (4) single-family residential lots. The EC Environmental Corridor and C-1 Conservancy Overlay Districts will remain.

PUBLIC HEARING DATES:

August 20, 2018, September 17, 2018, & October 1, 2018

PUBLIC REACTION:

Adjacent property owners to the north (Paul and Rene Rodrigues, N79 W34471 Petersen Rd.) questioned why the residential lots weren't larger in size and asked about the use of the addition to the existing poly-

structure. The neighbors were also concerned that the vegetated buffer along the north lot line of proposed Lot 4 would be lost to construction. *It should be noted that the lots are the maximum size allowed in order to preserve agricultural land. The addition to the poly-structure is no longer proposed.*

Another neighbor to the north (Rudy Bredfeld, N79 W34187 Petersen Rd.) asked why he couldn't divide his land, but Mr. Robinson could. *The neighbor's property is approximately 12 acres in size and is limited to one (1) dwelling unit in accordance with the density standards of the FLP Farmland Preservation District.*

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:

On October 29, 2018, the Town of Oconomowoc Plan Commission recommended to the Town Board approval of the request to rezone approximately 16 acres, consisting of four (4) proposed residential lots to the R-1 Residential District, subject to the conditions stated in the Town Planner's report. On November 15, 2018, the Town Board approved the request subject to the Town Plan Commission's recommendation (Resolution 2018-14). The Town conditions are incorporated in the recommended conditions of this report.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY AND THE TOWN OF OCONOMOWOC COMPREHENSIVE DEVELOPMENT PLAN:

The property is designated in the Farmland Preservation category on the County Plan and in the Prime Agricultural category on the Town Plan. There is also an Environmental Corridor Overlay designated on the west side of the property in the areas consisting of woodland and wetland. The proposal to rezone approximately 16 acres of the property in order to accommodate four (4) single-family residential lots and retain the remaining acreage in agricultural and open space uses is consistent with plan recommendations that call for a maximum density of one dwelling unit per 35 acres. The remnant acreage will be deed restricted from further non-agricultural development in accordance with Section 6.19 of the Waukesha County Zoning Code and Section 11(i) of the Waukesha County Shoreland and Floodland Protection Ordinance.

The Waukesha County Park and Open Space Plan, which is an element of the Comprehensive Development Plan, designates the Environmental Corridor Overlay area as proposed ownership by a Non-Profit Agency. The petitioner has expressed that he is not interested in transferring land by sale or dedication at this time. The petitioner is creating an Outlot that creates a legal description that would make future transfer in ownership easier.

STAFF ANALYSIS:

The 154-acre two-parcel farm contains a single-family residence, barn with caretakers unit, three buildings used for agricultural storage and a large poly-structure used as a commercial horse training operation. There is also a cottage located west of a pine plantation. The east side of the property adjacent to Townline Road and the railroad tracks contains tillable acreage. The west side of the property contains woodland and wetland.

The petitioner is proposing to rezone approximately 16 acres of the property from the FLP and FLC Districts to the R-1 and HG Districts to accommodate four (4) single-family residential lots. A site plan that shows the proposed residential lots (Lots 1-4) is attached as Exhibit "A." Proposed Lot 1 will contain the existing guesthouse, which will convert to a full-time residential use. The existing guesthouse contains approximately 720 sq. ft. on the first floor with a loft area above and 708 sq. ft. in the exposed lower level.

The guesthouse complies with the minimum floor area provisions for a residence (850 sq. ft. 1st floor, 1,100 sq. ft. total), when the square footage of the two (2) levels are combined. Since there is no floor above the exposed lower level, it is considered part of the 1st floor of the residence. The lot will be five (5) acres in size. Proposed Lot 2 will contain the existing residence and three (3) outbuildings. The petitioner is proposing to include agricultural acreage to accommodate horse pasturing. The petitioner has agreed to remove the caretakers unit, which is located in one of the outbuildings, prior to the recording of the Certified Survey Map that will create the single-family residential lot. The lot will be five (5) acres in size. Proposed Lots 3 and 4 are currently vacant and will be marketed for single-family residential use. Each of the vacant lots will be three (3) acres in size.

All development activity will occur on upland acreage. The existing EC Environmental Corridor and C-1 Conservancy Overlay Districts will remain in place and be left undisturbed. All of the proposed residential lots will be accessed by a private road. The Stone Bank Fire Department is requiring that the driveways be widened to 16 ft. and be capable of carrying a minimum of 61,000 lbs., snow shall be removed on a routine basis, trees shall be trimmed a minimum of 15 ft. from the ground, and turnarounds must be provided at the end of the driveway for Lot 1 and at the northernmost lot.

The remainder of the land (Outlots 1-4), which consists of approximately 138 acres, will continue to be farmed or preserved for open space purposes. An existing outbuilding will remain on Outlot 1 and be used for personal storage benefitting the lot owner of Lot 1. The poly-structure will remain on Outlot 3. The petitioner is proposing to amend the existing Conditional Use Permit that authorized the poly-structure and use as a commercial horse training facility to reduce the lot size subject to the commercial use and to preserve the ability of a future lot owner to use the poly-structure for commercial horse operation purposes, whether it be a boarding, training, and/or riding arena facility. The Conditional Use Amendment will be reviewed as a separate matter.

In order to rezone lands out of the FLP Farmland Preservation Zoning District, the density of the entire parent parcel or parcels that comprised of a single farm cannot exceed one (1) unit per 35 acres. Residential lots shall be zoned R-1 Residential and be a minimum of 1 acre in size. Lots that contain an existing residence cannot exceed five (5) acres in size and vacant lots cannot exceed three (3) acres in size. The remnant acreage shall be deed restricted prohibiting construction of residences or non-farm buildings. The request complies with these provisions.

The proposed land division also requires approvals from the Park and Planning Commission for the creation of four (4) lots not abutting a public road, which will be considered as a separate matter.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends this request be **approved**, subject to the following conditions, which include the Town's recommended conditions.

1. The Zoning Amendment approval shall only amend the zoning for the four (4) proposed residential lots, shown as Lots 1-4 on the Site Plan attached as Exhibit "A," from the FLP Farmland Preservation and FLC Farmland Conservancy Districts to the R-1 Residential and HG High Groundwater District.
2. A Certified Survey Map that includes the entirety of the farm's acreage shall be prepared by a Professional Land Surveyor in the State of Wisconsin and shall be reviewed and approved by the

Waukesha County Department of Parks and Land Use and the Town of Oconomowoc, prior to the issuance of any zoning or building permits for future development of the property. In addition, all rules, regulations and/or requirements of the Waukesha County Zoning Ordinances shall be complied with prior to the Town and County affixing their signatures to any Land Division.

3. The proposed lots to be rezoned shall either receive approval from the Town and County Plan Commissions for “lot not abutting a public road”, including review and approval of the access easement, or a public road shall be constructed to serve the lots. All comments of the Stone Bank Fire Department shall be addressed.
4. The existing Conditional Use Permit for the horse training operation shall either be amended to reflect the modified lot size or be terminated.
5. The residential elements of the caretaker’s unit shall be removed and an inspection made by the Waukesha County Planning and Zoning Division Staff prior to the land division taking place and the rezone being effective.
6. A Deed Restriction must be prepared and reviewed and approved by the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff and recorded by the petitioners in the Waukesha County Register of Deeds Office stating that, pursuant to the Town of Oconomowoc Comprehensive Development Plan-2035 and the Waukesha County Comprehensive Development Plan, no additional development rights are available and the proposed new lots are entitled to only one (1) dwelling unit per lot. The Outlots are limited to agricultural-related and open space uses permitted in the FLP Farmland Preservation Zoning District. Said restriction must also state that the restrictions apply in perpetuity unless the Town of Oconomowoc and Waukesha County Comprehensive Development Plans’ Farmland Preservation designation for the property is amended in the future.
7. A vegetative buffer easement that protects the north 20 feet of trees on the north boundary of proposed Lot 4 shall be depicted on the Certified Survey Map.

If approved as conditioned, the zoning change is consistent with Town and County Comprehensive Development Plan recommendations, as the 35-acre density requirement is being met. The rezoning of approximately 16 acres of land will allow the petitioner to consolidate the existing improvements on non-farm parcels and allow the development of two new residences with impacts to the agricultural land limited to road/driveway construction. The existing conditions on this site are highly unique relative to the existing improvements and natural resources. County and Town Staff feel that the proposal conforms to the farmland preservation lot siting standards.

As conditioned and in accordance with the requirements of the Waukesha County Codes, a Deed Restriction will be recorded prohibiting future development of the property. This will ensure that the 35-acre density is maintained over time and that the vast majority of the land remains in productive farmland or open space uses. This rezoning furthers the goals of the Farmland Preservation Plan to preserve the last remaining five square mile blocks of productive farmland within the County, adding to the economic base of Waukesha County and preserving the rural landscape. Minimizing land use conflicts among incompatible uses and limiting encroachment of non-agricultural development through the application of 35-acre density is critical in ensuring the viability of farming in designated farmland preservation areas.

Although the petitioner is not interested in transferring the environmental corridor lands to a non-profit agency for conservation purposes at this time, he is creating an Outlot in order to accommodate a potential future transfer.

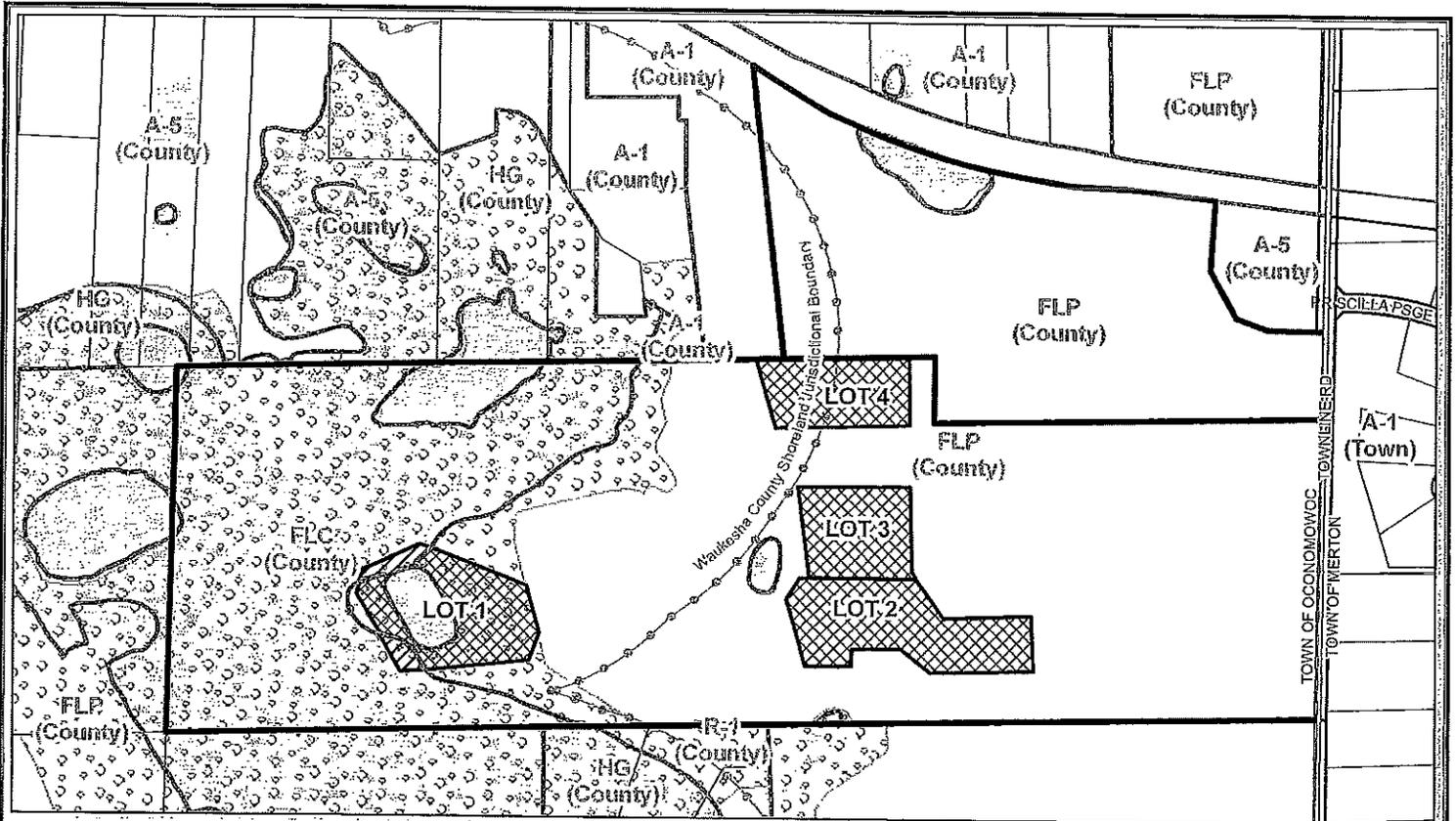
Respectfully submitted,

Amy Barrows

Amy Barrows
Senior Land Use Specialist

Attachments: Exhibit "A"
Map
Town Resolution (2018-14)

N:\PRKANDLU\Planning And Zoning\Rezoning\Staff Reports\ZR13 David Robinson Oct.Doc



ZONING AMENDMENT

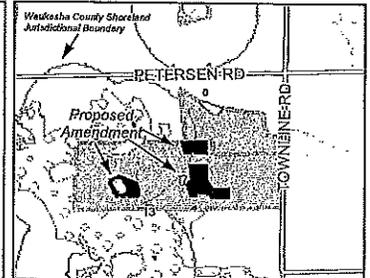
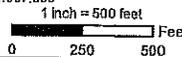
PART OF THE NW 1/4 & NE 1/4 OF SECTION 13, TOWN OF OCONOMOWOC

- CONDITIONAL COUNTY ZONING AMENDMENT FROM FLP FARMLAND PRESERVATION DISTRICT TO R-1 RESIDENTIAL DISTRICT (15.45 AC)
- CONDITIONAL COUNTY ZONING AMENDMENT FROM FLC FARMLAND CONSERVATION DISTRICT TO HG HIGH GROUNDWATER DISTRICT (.55 AC)
- EC ENVIRONMENTAL CORRIDOR OVERLAY TO REMAIN
- C-1 CONSERVANCY OVERLAY TO REMAIN

FILE.....RZ13
 DATE OF PLAN COMMISSION.....01/17/19
 AREA OF CHANGE.....18 ACRES
 TAX KEY NUMBERS.....OCOT 0481.998.002 AND OCOT 0481.997.003



Prepared by the Waukesha County Department of Parks and Land Use



Referred on: 02/07/19

File Number: 175-O-087

Referred to: LU 10

RECEIVED

RESOLUTION NO. 2018-14

NOV 28 2018

RESOLUTION RECOMMENDING REZONING
OF DAVID ROBINSON PROPERTY

DEPT OF PARKS & LAND USE

WHEREAS, David Robinson owns a parcel of land approximately 147 acres in size in the Northwest 1/4 and Northeast 1/4 of Section 13, Town 8 North, Range 17 East, in the Town of Oconomowoc; and

WHEREAS, there is multiple zoning on said parcel, namely:

- FLP Farmland Preservation District
- FLC Farmland Conservancy District
- EC Environmental Corridor Overlay District
- HGI Groundwater District
- C-1 Conservancy Overlay District

and

WHEREAS, David Robinson has petitioned to rezone said parcel to:

- R-1 Residential District
- C-1 Conservancy Overlay District
- HGI Groundwater District
- FLP Farmland Preservation District
- FLC Farmland Conservancy District
- EC Environmental Corridor Overlay District

and

WHEREAS, the Town of Oconomowoc Comprehensive Land Use-2035 Plan designates this parcel in the prime agricultural category; therefore the proposed rezoning complies with said plan; and

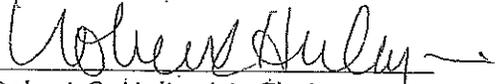
WHEREAS, the proposed rezoning has had three public hearings on August 20, September 17, and October 1, 2018, before the Plan Commission and a staff representative of the Waukesha County Department of Parks and Land Use, Planning and Zoning Division; and

WHEREAS, the attached Exhibit A sets forth the areas of proposed rezoning with the exact boundaries of the areas to be rezoned, to be finalized prior to formal rezoning action by the county Land Use, Parks and Environmental Committee (see Town Planner's report attached hereto).

NOW THEREFORE, BE IT HEREBY RESOLVED that the Town of Oconomowoc Plan Commission and Town Planner recommend that the rezoning set forth on Exhibit A be approved by Waukesha County, with the exact boundaries being finalized prior to formal rezoning action, and that the Town Board requests said rezoning by Waukesha County.

DATED: 11-15-18

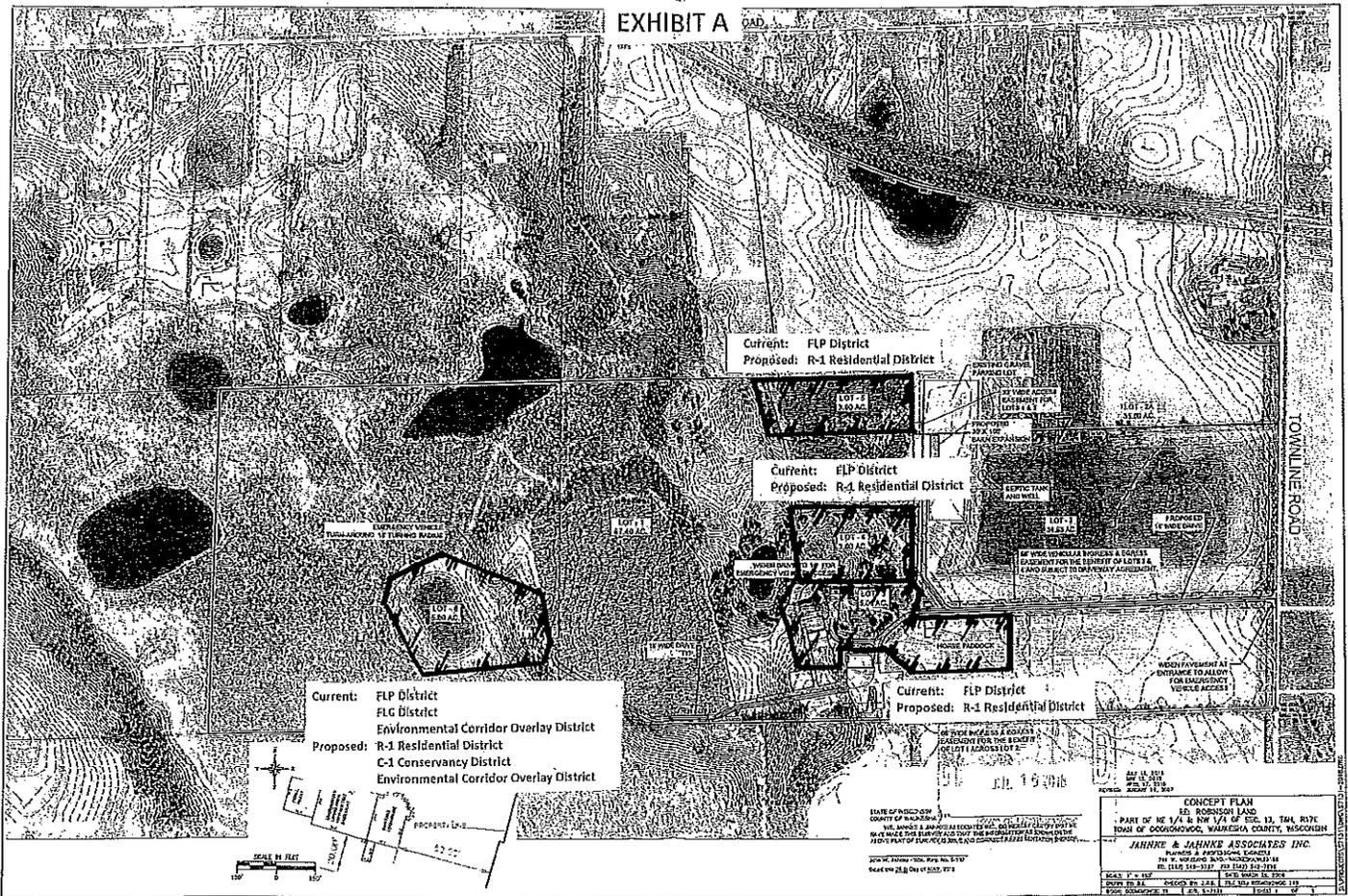
TOWN OF OCONOMOWOC

By: 
Robert C. Hultquist, Chairman

ATTEST:


Lori Opitz, Clerk

EXHIBIT A



Referred on: 02/07/19

File Number: 173-O-087

Referred to: LU 13

1 AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION
2 ORDINANCE DISTRICT ZONING MAP OF THE TOWN OF VERNON BY
3 CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF
4 THE W ½ OF THE SW ¼ OF SECTION 1, T5N, R19E, TOWN OF VERNON,
5 WAUKESHA COUNTY, WISCONSIN, FROM THE RRD-5 RURAL RESIDENTIAL
6 DENSITY DISTRICT 5 TO THE B-3 GENERAL BUSINESS DISTRICT (RZ16)
7
8

9 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
10 this Ordinance was approved by the Vernon Town Board on December 6, 2018; and
11

12 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
13 Planning Commission, which recommended approval and reported that recommendation to the
14 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
15 as required by Section 59.692, Wis. Stats.
16

17 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
18 that the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map
19 for the Town of Vernon, Waukesha County, Wisconsin, adopted by the Waukesha County Board
20 of Supervisors on June 23, 1970, is hereby amended to conditionally rezone from the RRD-5
21 Rural Residential Density District 5 to the B-3 General Business District, certain lands located in
22 part of the W ½ of the SW ¼ of Section 1, T5N, R19E, Town of Vernon, and more specifically
23 described in the "Staff Report and Recommendation" and map on file in the office of the
24 Waukesha County Department of Parks and Land Use and made a part of this Ordinance by
25 reference RZ16, is hereby approved subject to the following conditions:
26

- 27 1. The rezone shall not be in full force and effect until such time as the Petitioner applies for
28 and receives approval of a Site Plan/Plan of Operation from Waukesha County to operate a
29 full service lawn care, landscaping, snow removal and tree removal business that includes
30 also the storage and processing of firewood.
31
- 32 2. Vehicle parking areas, areas where equipment will be used or stored, and firewood and other
33 bulk product storage areas must be screened from roadways and adjacent properties.
34

35 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
36 this Ordinance with the Town of Vernon Clerk.
37

38 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
39 approval and publication.

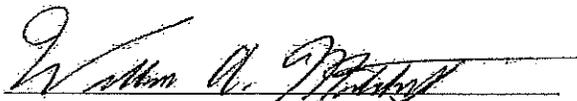
COMMISSION ACTION

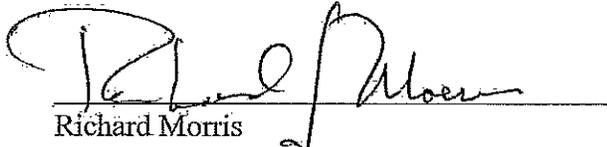
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Shoreland and Floodland Protection Ordinance hereby recommends **approval** of **RZ16 (Scaffidi_Wendorf)** in accordance with the attached "Staff Report and Recommendation".

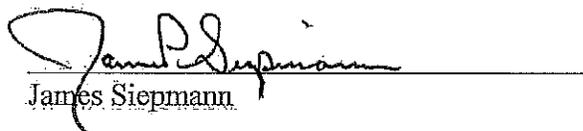
PARK AND PLANNING COMMISSION

January 17, 2019

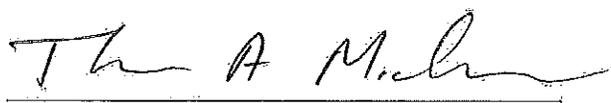

Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris


James Siepmann

Absent
William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

FILE NO.: RZ16

TAX KEY NO.: VNT 2019.990

DATE: January 17, 2018

PETITIONER: Anthony Scaffidi
S51 W23811 Turners Pike W.
Waukesha, WI 53189

OWNER: Catherine Wendorf
S53 W24595 Glendale Road
Waukesha, WI 53189

LOCATION:
Part of the W½ of the SW¼ of Section 1, T5N, R19E, Town of Vernon, Waukesha County. More specifically, the property is located at S68 W22850 National Avenue, Big Bend, WI 53103, containing approximately 20 acres.

EXISTING LAND USE:
Single-family residential and multiple accessory structures with large areas of wetland and Primary Environmental Corridor.

EXISTING ZONING:
RRD-5 Rural Residential Density District 5, HG High Groundwater, C-1 Conservancy, and ECO Environmental Corridor Overlay Districts.

PROPOSED ZONING:
Amend 16.5 acres of RRD-5 Rural Residential Density District to B-3 General Business District. The lands zoned HG High Groundwater, ECO Environmental Corridor Overlay, and C-1 Conservancy Districts are not proposed to change.

PROPOSED LAND USE:
Firewood processing and storage of landscaping equipment and related materials.

PUBLIC HEARING DATE:
November 14, 2018.

PUBLIC REACTION:
Judy Menzli, S68 W22715 National Avenue, stated no objection to the proposal and asked what the B-3 District could allow in the future, as her family may also consider a similar rezoning request.

TOWN PLAN COMMISSION AND TOWN BOARD ACTIONS:
At their meeting on November 14, 2018, the Town of Vernon Plan Commission unanimously recommended to the Town of Vernon Town Board approval of the request with a condition incorporated herein. On December 6, 2018, the Town of Vernon Board approved the rezoning request.

COMPLIANCE WITH THE WAUKESHA COUNTY DEVELOPMENT PLAN AND THE TOWN OF VERNON LAND USE PLAN:

The Town of Vernon Land Use Plan designates this area as Residential-Business Transition Area and Environmentally Sensitive Area and the Waukesha County Comprehensive Development Plan designates this area as Mixed Use and Primary Environmental Corridor. Both categories allow for a mix of business and residential uses. Therefore, the proposal complies with both plans.

STAFF ANALYSIS:

The subject property is approximately 20 acres and is located north of C.T.H. "ES", across from Enterprise Drive where there is an existing business park. The site contains areas of wetland, Primary Environmental Corridor and a floodplain affiliated with Mill Brook along the north portion of the site. These lands are identified on the Waukesha County Park and Open Space Plan as Open Lands to be Protected. The entire property is subject to the Waukesha County Shoreland and Floodland Protection Ordinance and is zoned RRD-5 Rural Residential Density District, HG High Groundwater, C-1 Overlay (wetland) and Environmental Corridor Overlay. A single family home and multiple outbuildings currently exist on the property. The property is served by a private well and septic system.

The petitioner is proposing to conditionally rezone the RRD-5 Zoning District portion of the property to B-3 General Business District to allow him to legally operate his existing business, Waukesha Lawn Service, from the subject property. The Town received complaints that the business started operating without permits. The business is a full service lawn maintenance and landscaping company that also provides snow and tree removal services and firewood. The property will primarily be used for the cutting, splitting and storage of firewood and the storage of materials. Uncovered materials stored on-site include the firewood, log splitter, trailers and vehicles. An existing outbuilding will store snowplows, lawn mowers, landscaping tools, a log splitter, skid steer and a firewood bundler. Landscaping is also proposed to screen the area from view. Future plans include moving all operations consisting of sawing, splitting or processing to the back of the property behind the existing outbuildings. A very conceptual site plan was provided (Exhibit "A") that shows the northeast area of the property to be used for the firewood operation and the storage of trailers and other uncovered material. This area has mature landscaping to screen the area from the road. Additional details and issues will be considered through the Site Plan/Plan of Operation (SPPO).

The Waukesha County Shoreland and Floodland Protection Ordinance allows for such uses within the B-3 General Business District with approval of the specific use by the Plan Commission and Zoning Administrator. Surrounding uses are a mix of residential, particularly along the north stretch of C.T.H. "ES," and business (Enterprise Drive, a business park). The adjacent property to the northeast is conditionally rezoned to B-3 as well, with a Conditional Use allowing the owners to store commercial vehicles on the property.

The Comprehensive Development Plan for Waukesha County designates this area of C.T.H. "ES" as Mixed Use. These areas are meant to accommodate residential uses in addition to a combination of commercial and light industrial uses. The Town of Vernon Land Use Plan designation of "Residential-Business Transition Area" is meant to accommodate businesses that need larger lots, County highway access and combined business/residential uses. The 2026 Town of Vernon Smart Growth Plan states development should be analyzed on a case-by-case basis to determine compatibility with architectural standards, common access points and drainage facilities. The Plan also states that consideration for each proposed use shall be given regarding the impact on traffic, safe access, lot size/width, drainage,

aesthetics, and noise and whether the use is seen as hazardous, noxious, offensive or a nuisance to the surrounding neighborhood. If approved, these issues will be further considered through the Site Plan/Plan of Operation process.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved** subject to the following conditions, consistent with the Town of Vernon approval:

1. The rezone shall not be in full force and effect until such time as the Petitioner applies for and receives approval of a Site Plan/Plan of Operation from Waukesha County to operate a full service lawn care, landscaping, snow removal and tree removal business that includes also the storage and processing of firewood.
2. Vehicle parking areas, areas where equipment will be used or stored, and firewood and other bulk product storage areas must be screened from roadways and adjacent properties.

If approved, as conditioned, the rezoning request will allow the petitioner to store equipment and materials in conjunction with a full service lawn care and landscaping business, as well as process and sell firewood on the property, and is consistent with the parameters of both the Town and County Comprehensive Development Plans. The rezone also excludes areas of the property that are identified on the Park and Open Space Plan as Open Lands to be Protected. The Town and County must review proposals planned for Mixed-Use on a case-by-case basis to ensure that single use or mixed-use proposals are appropriate and will be harmonious within the larger mixed-use neighborhood. As conditioned, the proposed business operation must present detailed site and operational plans to the Town and County for review and approval as part of the Site Plan review process. Noise, aesthetics, driveway surfacing, hours of operation and septic facilities will be fully analyzed as part of that process.

Respectfully submitted,

Rebekah Leto

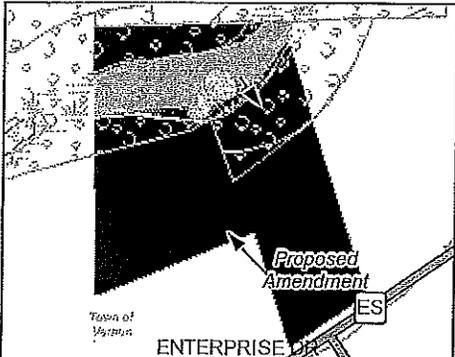
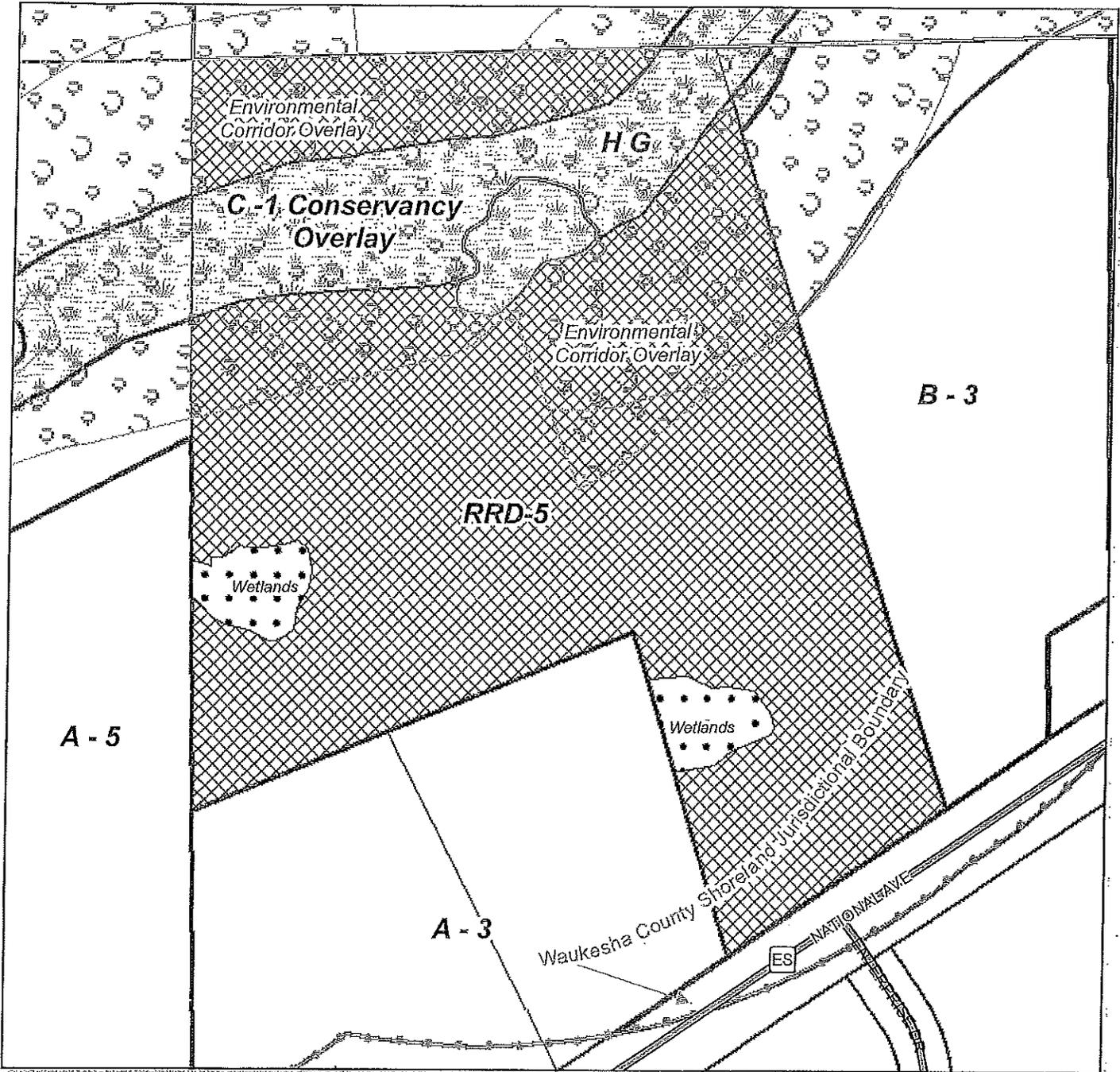
Rebekah Leto
Senior Land Use Specialist

Attachments: Map
Exhibit "A" Conceptual Site Plan

N:\PRKANDLU\Planning And Zoning\Rezoning\Staff Reports\RZ16 Scaffidi_Wendorf Vnt.Docx

ZONING AMENDMENT

PART OF THE W 1/2 OF THE SW 1/4 OF SECTION 1
TOWN OF VERNON



	SHORELAND ZONING AMENDMENT FROM RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT TO B-3 GENERAL BUSINESS DISTRICT (10.8 AC)
	SHORELAND ZONING AMENDMENT FROM RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5 TO B-3 GENERAL BUSINESS DISTRICT WITH CONSERVANCY OVERLAY (.72 AC)
	SHORELAND ZONING AMENDMENT FROM RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5 TO B-3 GENERAL BUSINESS DISTRICT WITH ENVIRONMENTAL CORRIDOR OVERLAY (5.2 AC)
FILE.....	RZ16
DATE OF PLAN COMMISSION.....	01/17/19
AREA OF CHANGE.....	16.5 ACRES
TAX KEY NUMBER.....	VNT 2019.990

1 inch = 200 feet

0 100 200 Feet

Prepared by the Waukesha County Department of Parks and Land Use

1 AMEND THE TOWN OF OCONOMOWOC DISTRICT ZONING MAP OF THE
2 WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF OCONOMOWOC BY
3 CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN SECTION 10, T8N,
4 R17E, TOWN OF OCONOMOWOC, FROM THE FLP FARMLAND PRESERVATION
5 DISTRICT TO THE R-1 RESIDENTIAL DISTRICT (RZ20)
6
7

8 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
9 this Ordinance was approved by the Oconomowoc Town Board on December 3, 2018; and
10

11 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
12 Planning Commission, which recommended approval and reported that recommendation to the
13 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
14 as required by Section 59.69, Wis. Stats.
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
17 that the Town of Oconomowoc District Zoning Map of the Waukesha County Zoning Code,
18 Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on
19 February 26, 1959, is hereby amended to conditionally rezone certain lands located in Section
20 10, T8N, R17E, Town of Oconomowoc, from the FLP Farmland Preservation District to the R-1
21 Residential District, and more specifically described in the "Staff Report and Recommendation"
22 and map on file in the office of the Waukesha County Department of Parks and Land Use and
23 made a part of this Ordinance by reference RZ20, subject to the following conditions:
24

- 25 1. A Certified Survey Map must be reviewed and approved by the Town of Oconomowoc
26 and the Waukesha County Department of Parks and Land Use.
27
- 28 2. A Deed Restriction must be prepared and reviewed and approved by the Waukesha
29 County Department of Parks and Land Use - Planning and Zoning Division Staff and
30 recorded by the petitioner or owner in the Waukesha County Register of Deeds Office
31 stating that, pursuant to the Waukesha County Comprehensive Development Plan, no
32 additional development rights remain for the remnant parcel that comprises the farm
33 tracking unit and that no non-farm buildings may be constructed. Said restriction must
34 also state that the density restriction shall apply in perpetuity unless the Waukesha
35 County Comprehensive Development Plan's Farmland Preservation designation for the
36 property is amended in the future.
37

38 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
39 this Ordinance with the Town Clerk of Oconomowoc.
40

41 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
42 approval and publication.

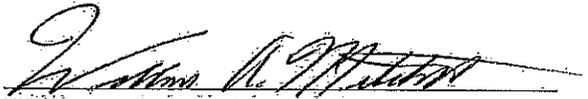
COMMISSION ACTION

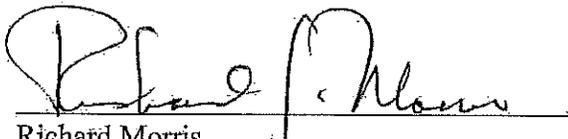
The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Zoning Code, hereby recommends approval of (RZ20 Spheeris_Freseth) in accordance with the attached "Staff Report and Recommendation".

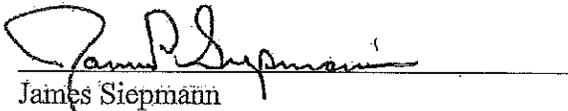
PARK AND PLANNING COMMISSION

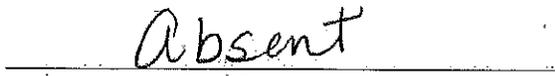
January 17, 2019

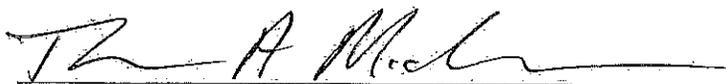

Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris


James Siepmann


William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: January 17, 2019

FILE NO.: RZ20

PETITIONER: Jon Spheeris
175 E. Wisconsin Ave., Ste. A
Oconomowoc, WI 53066

OWNER: Andrew and Lynda Freseth
N77 W36478 Saddlebrook Ln.
Oconomowoc, WI 53066

TAX KEY NO.: OCOT 0489.011.002

LOCATION:

Parcel 2 of Certified Survey Map 8735, located in Section 10, T8N, R17E, Town of Oconomowoc. More specifically, the property is located at N77 W36498 Saddlebrook Lane.

EXISTING LAND USE: Residential (of area to be rezoned).

PROPOSED LAND USE: Residential.

EXISTING ZONING: FLP Farmland Preservation District, FLC Farmland Conservancy District, EC Environmental Corridor Overlay District, C-1 Conservancy Overlay District (Wetland and Floodplain).

PROPOSED ZONING: R-1 Residential (3 acre portion of the property zoned FLP).

PUBLIC HEARING DATE: October 29, 2018.

PUBLIC REACTION: None

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:

On November 19, 2018, the Town Plan Commission unanimously recommended approval of the request to the Town Board.

On December 3, 2018, the Town Board unanimously recommended approval of the request to the Waukesha County Park and Plan Commission.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY AND THE TOWN OF OCONOMOWOC LAND USE PLAN:

The property is designated in the Farmland Preservation and Farmland Preservation with Primary Environmental Corridor categories on the County Plan and is in the Prime Agricultural and Primary Environmental Corridor categories on the Town Plan. The proposal to rezone part of the property in order to separate an existing single-family use from the remaining acreage in agricultural use is consistent with

plan recommendations that call for a maximum density of one dwelling unit per 35 acres. The remnant acreage remaining in the FLP District will have no remaining development rights in accordance with Section 6.19 of the Waukesha County Zoning Code.

STAFF ANALYSIS:

The subject property is located north of Ashippun Lake on Saddlebrook Lane. In 1991, a previous owner obtained a Conditional Use Permit (SCU-862) which authorized a horse breeding, boarding, and training facility as well as three living units for farm employees, exclusive of the primary residence.

The approved plan included a 208' x 180' L-shaped barn with a riding arena, stables, a lounge and offices, a separate building with three apartments to house employees and a 36' x 50' four (4) stall broodmare barn with loafing shed extensions on either side. A maximum of forty (40) horses are permitted on the property at any given time.

In 1999 (SCU-862A), the current owner sought to amend the Conditional Use Permit to divide the then seventy-five (75) acre parcel into a thirty-nine (39) acre lot which would contain the commercial operation and existing structures in addition to a newly created vacant thirty-six (36) acre lot. The owner also proposed an addition to the training barn to add nine (9) more box stalls and to add two small future additions onto the north side of the training barn. The request was approved and an amended Conditional Use Permit was issued in March 1999. Subsequently, in 2002 the owners constructed a new two (2) story single-family residence on the thirty-nine (39) acre lot.

The owners are currently proposing to divide the thirty-nine (39) acre subject property into two parcels to separate the single-family residence, located in the northeast corner of the lot from the commercial operation located on the southwest part of the lot. A site plan of the conceptual land division is attached as Exhibit "A". It should be noted that this proposal does not increase the development rights available to the owner as the proposed 36 acre lot to remain in the FLP District would not have available density credits to construct additional dwelling units.

The Farmland Preservation District of Waukesha County Zoning Code requires that any new lot of less than thirty-five (35) acres must be created via Certified Survey Map (CSM), must be between one to three acres in size, and must be rezoned to the R-1 Residential District. The owners have submitted a CSM to the Town and County for review and approval and have requested to rezone the proposed three-acre lot from FLP to R-1.

STAFF RECOMMENDATION:

The Planning and Zoning Division Staff recommends this request be **approved**, subject to the following conditions:

1. A Certified Survey Map must be reviewed and approved by the Town of Oconomowoc and the Waukesha County Department of Parks and Land Use.
2. A Deed Restriction must be prepared and reviewed and approved by the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff and recorded by the petitioner or owner in the Waukesha County Register of Deeds Office stating that, pursuant to the Waukesha County Comprehensive Development Plan, no additional development rights remain for the remnant parcel that comprises the farm tracking unit and that no non-farm buildings may be

constructed. Said restriction must also state that the density restriction shall apply in perpetuity unless the Waukesha County Comprehensive Development Plan's Farmland Preservation designation for the property is amended in the future.

If approved as conditioned, the zoning change would be consistent with Town Land Use Plan and County Comprehensive Development Plan recommendations as the 35-acre density requirement will be maintained. The rezoning of three acres of land will allow the petitioner to separate the existing single family improvements from the remnant farm parcel and associated commercial operation, which will not affect the current agricultural uses on the remnant thirty-six (36) acres. As conditioned and in accordance with the requirements of the Waukesha County Zoning Code, a Deed Restriction will be recorded to disclose the density rights for to the property. This will ensure that the 35-acre density is maintained over time and that the vast majority of the land remains in productive farmland or open space uses. This rezoning furthers the goals of the Farmland Preservation Plan to preserve the last remaining five square mile blocks of productive farmland within the County, adding to the economic base of Waukesha County and preserving the rural landscape. In addition, the rezoning provides the owner with greater flexibility to market and sell the parcels separately.

Respectfully submitted,

Ben Greenberg

Benjamin Greenberg
Senior Land Use Specialist

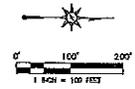
Attachments: Exhibit "A"
Map
Town Resolution (2018-16)

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CONCEPTUAL LAND DIVISION

PARCEL 8 OF CERTIFIED SURVEY MAP NO. 1023 BEING A TRACT OF LAND OF 11 ACRES OF SADDLEBROOK PARK, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 10 NORTH, RANGE 14 EAST, COUNTY OF COCONINO, ARIZONA, ACCORD TO RECORD.

EXHIBIT "A"



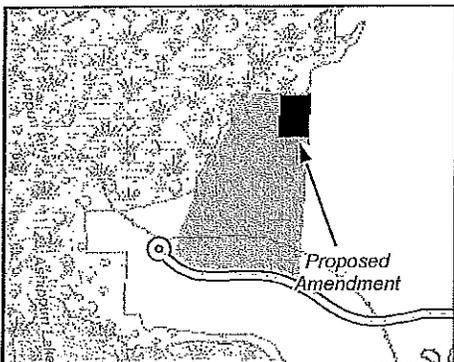
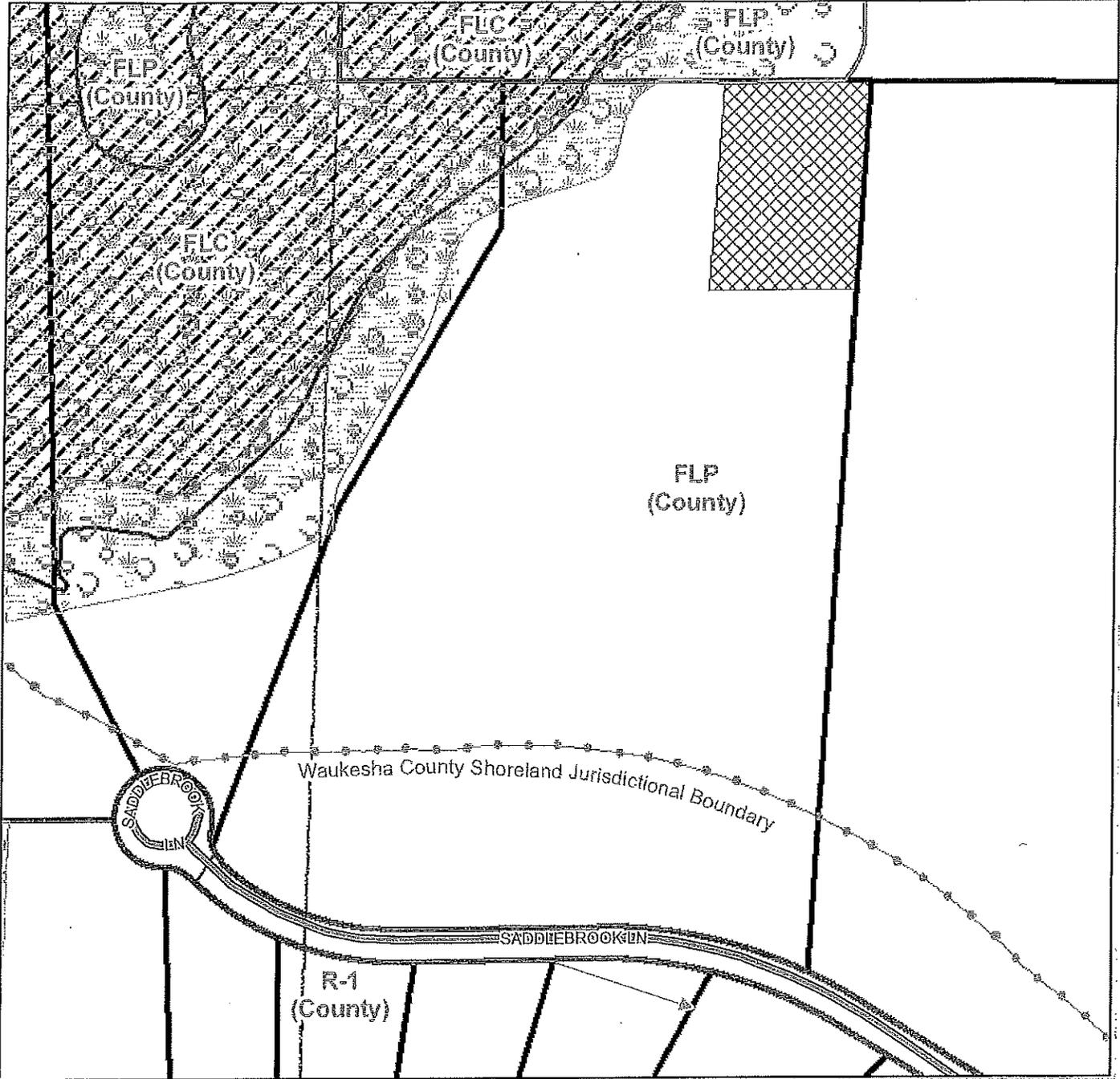
SEP 25 2018
 DEPT OF PUBLIC LAND
LandTech
 SURVEYING
 LAND SURVEYING & LAND PLANNING
 P.O. BOX 15, HAYSTACK, WY 82401
 WWW.LANDTECHWY.COM
 LANDTECH@GMAIL.COM
 (307) 367-7599

SUBMITTER: N77WS6498 SADDLEBROOK LANE COCONINO CO, AZ
CLIENT: SPHERIS
TRACT NAME: FRESH PROPERTY
PROJECT: CONCEPTUAL LAND DIVISION
SHEET NO. OF TOTAL SHEETS: SHEET 1 OF 1
DATE: 09/21/2018
REVISIONS: NONE
DRAWN BY: MTD
CHECKED BY: JDD
PROJECT NO. (PROJ. NO.): 18141
FILE NO.: 18141 CONCEPT.DWG

*** THIS MAP IS TO BE USED FOR PRELIMINARY PLANNING PURPOSES ONLY ***

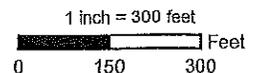
ZONING AMENDMENT

PART OF THE NE 1/4 AND NW 1/4 OF SECTION 15,
TOWN OF OCONOMOWOC



COUNTY ZONING AMENDMENT CHANGE FROM FLP FARMLAND PRESERVATION DISTRICT TO R-1 RESIDENTIAL DISTRICT (3.0 AC)

FILE.....RZ20
 DATE OF PLAN COMMISSION.....01/17/19
 AREA OF CHANGE.....3 ACRES
 TAX KEY NUMBER.....OCOT 0498.011.002



Prepared by the Waukesha County Department of Parks and Land Use

RESOLUTION NO. 2018-16
RESOLUTION RECOMMENDING REZONING
OF ANDREW AND LYNDA FRESETH PROPERTY.

RECEIVED
12/04/2018
DEPT OF
PARKS & LAND
USE

WHEREAS, Andrew and Lynda Freseth own a parcel of land approximately 39.07 acres in size in the Northeast 1/4 of Section 15, Town 8 North, Range 17 East, in the Town of Oconomowoc (Parcel 2 of Certified Survey Map No. 8735); and

WHEREAS, there is multiple zoning on said parcel, namely:

FLP Farmland Preservation District
EC Environmental Corridor Overlay District
HG Groundwater District
C-1 Conservancy Overlay District

and

WHEREAS, Andrew and Lynda Freseth have petitioned to rezone said parcel to:

R-1 Residential District
C-1 Conservancy Overlay District
HG Groundwater District
FLP Farmland Preservation District
EC Environmental Corridor Overlay District

and

WHEREAS, the Town of Oconomowoc Comprehensive Land Use-2035 Plan designates this parcel in the prime agricultural category; therefore the proposed rezoning complies with said plan; and

WHEREAS, the proposed rezoning has had a public hearing on October 29, 2018, before the Plan Commission and a staff representative of the Waukesha County Department of Parks and Land Use, Planning and Zoning Division; and

WHEREAS, the attached Exhibit A sets forth the areas of proposed rezoning (see Town Planner's report attached hereto); and

WHEREAS, the proposed land use is a commercial horse boarding operation and a single-family residential development.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Town of Oconomowoc Plan Commission and Town Planner recommend that the rezoning set forth on Exhibit A be approved by Waukesha County, and that the Town Board requests said rezoning by Waukesha County.

DATED: 12-3-18

TOWN OF OCONOMOWOC

By: Robert C. Hultquist
Robert C. Hultquist, Chairman

ATTEST:

Lori Opitz
Lori Opitz, Clerk

1 AMEND THE TOWN OF OTTAWA ZONING MAP OF THE WAUKESHA COUNTY
2 ZONING CODE FOR THE TOWN OF OTTAWA BY REZONING CERTAIN LANDS
3 LOCATED IN PART OF THE W ½ OF SECTION 33, T6N, R17E, TOWN OF OTTAWA,
4 FROM THE A-T AGRICULTURAL TRANSITION DISTRICT TO THE AD-10
5 AGRICULTURAL DENSITY-10 DISTRICT (RZ22)
6
7

8 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
9 this Ordinance was approved by the Ottawa Town Board on December 3, 2018; and
10

11 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
12 Planning Commission, which recommended approval and reported that recommendation to the
13 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
14 as required by Section 59.69, Wis. Stats.
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
17 that the Town of Ottawa District Zoning Map of the Waukesha County Zoning Code, Waukesha
18 County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26,
19 1959, is hereby amended to rezone certain lands located in part of the W ½ of Section 33, T6N,
20 R17E, Town of Ottawa from the A-T Agricultural Transition District to the AD-10 Agricultural
21 Density-10 District, and more specifically described in the "Staff Report and Recommendation"
22 and map on file in the office of the Waukesha County Department of Parks and Land Use and
23 made a part of this Ordinance by reference RZ22, is hereby approved.
24

25 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
26 this Ordinance with the Town Clerk of Ottawa.
27

28 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
29 approval and publication.

COMMISSION ACTION

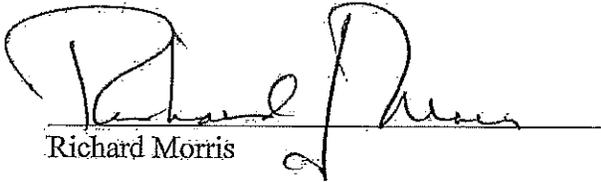
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Zoning Code, hereby recommends approval of **(RZ22 Riehle)** in accordance with the attached "Staff Report and Recommendation."

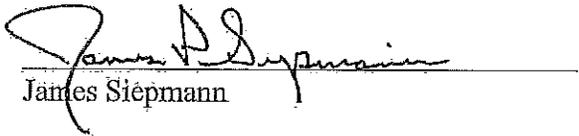
PARK AND PLANNING COMMISSION

January 17, 2019

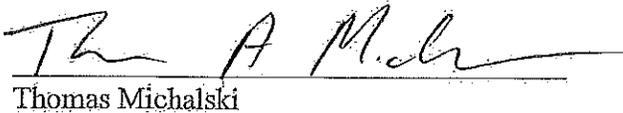

Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris


James Stępmann


William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: January 17, 2019

FILE NO.: RZ22

OWNER/PETITIONER: John Riehle
W377 S5944 CTH CI
Dousman, WI 53118

TAX KEY NO.: Part of OTWT 1714.999.001

LOCATION:
The property is located in the W ½ of Section 33, T6N, R17E, Town of Ottawa. More specifically, the property is located at the C.T.H. “CI” address cited above.

LOT SIZE(S): 44.1 acres, excluding the road ROW of C.T.H. “CI”

EXISTING USE(S): Residential and agricultural.

REQUESTED USE(S):
The petitioner would like to convey 4.7 acres as shown on the 2015 aerial exhibit and the Plat of Survey (both attached) to an adjacent landowner to the west (Hoehn), who currently owns 5.4 acres. The conveyance would reduce the petitioner’s lot size to 39.4 acres. In order to convey the land, the land must first be rezoned as proposed on the Zoning Map also attached.

EXISTING ZONING DISTRICT CLASSIFICATION(S):
A-T Agricultural Transition District under the Waukesha County Zoning Code, which requires a minimum lot size of 20 acres and a minimum average width of 300 feet.

PROPOSED ZONING DISTRICT CLASSIFICATION(S):
The property is proposed to be rezoned to the AD-10 Agricultural Density-10 District (10 acre density, one acre minimum lot size), and the proposed conveyance would conform with the AD-10 zoning requirements, if the zoning amendment is approved.

SOIL TYPES: The soils are well drained agricultural soils.

CONFORMANCE WITH THE WAUKESHA COUNTY COMPREHENSIVE DEVELOPMENT PLAN (WCCDP) AND THE TOWN OF OTTAWA COMPREHENSIVE DEVELOPMENT PLAN (CDP):

The WCCDP designates the property as Rural Density and Other Agricultural Land (5.0 – 34.9 acre density). The Town’s CDP designates the parcel as Agricultural 10 Acre Density. The proposal conforms with both plans as the Town’s more restrictive ten acre density will be met with the conveyance as proposed.

PUBLIC HEARING DATE: December 3, 2018.

PUBLIC REACTION: None.

TOWN PLAN COMMISSION ACTION:

On December 3, 2018, the Town Plan Commission unanimously recommended approval of the rezoning request to the Waukesha County Park and Planning Commission in accordance with the Town Planner's recommendation.

STAFF ANALYSIS:

As noted above, the petitioner would like to convey 4.7 acres as shown on the 2015 aerial exhibit and the Plat of Survey to an adjacent landowner to the west (Hoehn). The conveyance would reduce the petitioner's parcel size to 39.4 acres and would increase Hoehn's parcel size to 10.1 acres.

The proposed conveyance complies with the Town and County CDPs and the transfer meets the AD-10 zoning, however, the 4.7 acres to be conveyed is currently zoned A-T which requires a 20 acre lot size, and therefore, a zoning change is necessary prior to the transfer being finalized so the conveyance is conforming with the zoning. The zoning change must be approved by the Waukesha County Board of Supervisors prior to any conveyance documents being executed by Waukesha County Tax Listing. The adjacent zoning districts are AD-10 to the west and north and A-T to the south and east (remainder of the petitioner's parcel).

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends **approval** of the rezoning request. The proposed use of the property is consistent with the Town and County Comprehensive Development Plans, will remain compatible with the immediate surrounding zoning categories and land uses, and the pending conveyance will comply with the Waukesha County Zoning Code.

Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Attachments: 2015 aerial exhibit
Plat of Survey
Zoning Map

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ22 Riehle owt.doc



LAND INFORMATION SYSTEMS DIVISION

2015 Aerial



Legend

- Plats
 - <all other values>
 - Assessor Plat
 - Condo Plat
 - CSM
 - Subdivision Plat
- Municipal Boundary_1K
- Railroad_1K
- TaxParcel_1K_Labels
- SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat
- TaxParcel_1K
- Cartoline_1K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_Line
 - PL-IA
 - PL-Meander_Line
 - PL-Note
 - PL-Original_Parcel_Line
 - PL-PT
 - PL-Tie
 - PL-Tie_Line
 - ROW_GL
 - RR_GL
 - RW_Radius
 - SD-SD_Block_O_100
 - SD-SD_Block_O_200
- Streets
- Waterbodies_1K_Labels
- Waterlines_1K_Labels
 - FlowCentredine
 - Other
 - UnderRoad
 - Visible
- Waterlines_use_1K
 - FlowCentredine

0 666.67 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

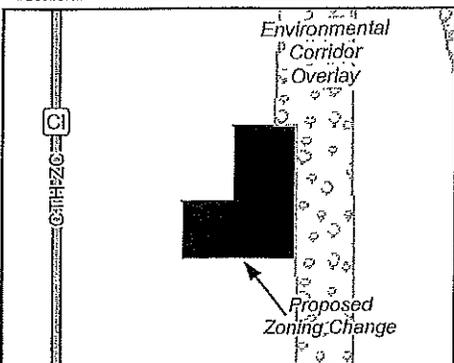
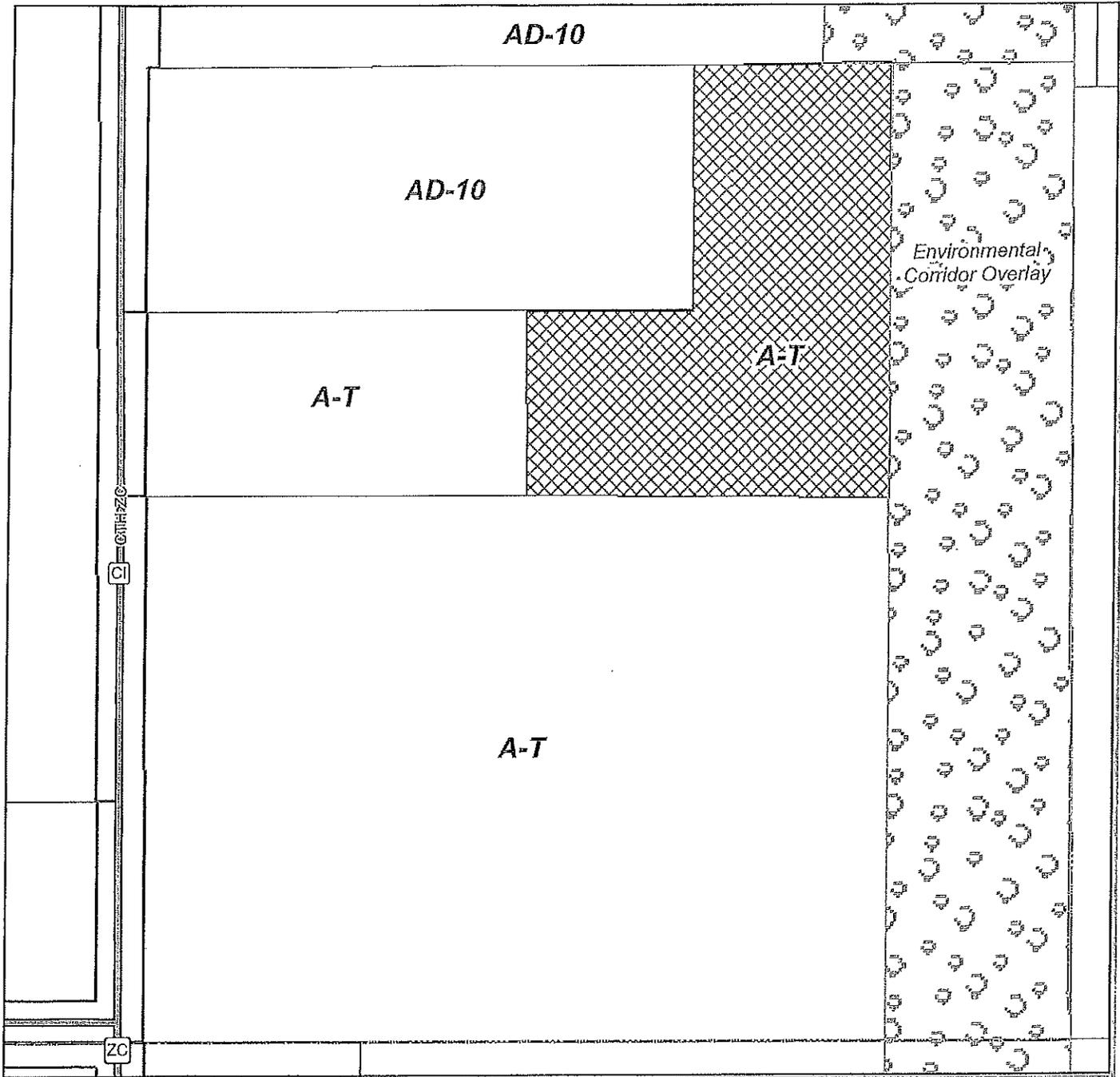
Notes:

Printed: 7/12/2016



ZONING AMENDMENT

PART OF THE NW 1/4 OF SECTION 33,
TOWN OF OTTAWA



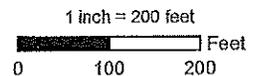
 ZONING AMENDMENT FROM A-T AGRICULTURAL TRANSITION DISTRICT TO AD-10 AGRICULTURAL DENSITY 10-ACRE DISTRICT (4.7 AC)

 ENVIRONMENTAL CORRIDOR OVERLAY

FILE.....RZ22
 DATE OF PLAN COMMISSION.....1/17/19
 AREA OF CHANGE.....4.7 ACRES
 TAX KEY NUMBER.....OTWT1714.999.001



Prepared by the Waukesha County Department of Parks and Land Use



1 AMEND THE DISTRICT ZONING MAP OF THE TOWN OF LISBON ZONING CODE BY
2 REZONING CERTAIN LANDS LOCATED IN PART OF THE S ½ OF SECTION 30, T8N,
3 R19E, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, FROM THE A-10
4 AGRICULTURAL DISTRICT TO THE A-5 MINI FARM DISTRICT (RZ26)
5
6

7 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
8 this Ordinance was approved by the Lisbon Town Board on November 12, 2018; and
9

10 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
11 Planning Commission, which recommended approval and reported that recommendation to the
12 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
13 as required by Section 60.62, Wis. Stats.
14

15 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
16 that the District Zoning Map for the Town of Lisbon Zoning Code, adopted by the Town of
17 Lisbon on April 9, 2010, is hereby amended to rezone from the A-10 Agricultural District to the
18 A-5 Mini Farm District, certain lands located in part of the S ½ of Section 30, T8N, R19E, Town
19 of Lisbon, Waukesha County, Wisconsin, and more specifically described in the “Staff Report
20 and Recommendation” and map on file in the office of the Waukesha County Department of
21 Parks and Land Use and made a part of this Ordinance by reference RZ26, is hereby approved.
22

23 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
24 this Ordinance with the Town Clerk of Lisbon.
25

26 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
27 approval and publication.

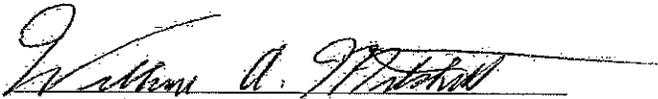
COMMISSION ACTION

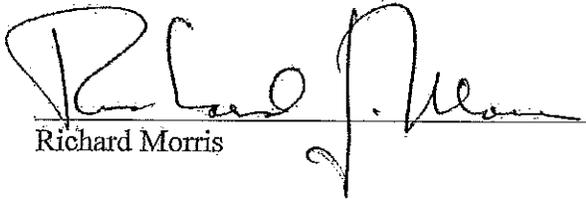
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Lisbon Zoning Code and Map hereby recommends approval of **RZ26 (Stolz/Bowen Global Investments)** in accordance with the attached "Staff Report and Recommendation".

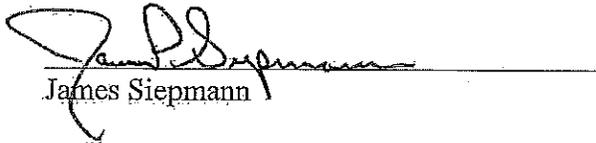
PARK AND PLANNING COMMISSION

January 17, 2019


Robert Peregrine, Chairman


William Mitchell, Vice Chairman


Richard Morris


James Siepmann

Absent
William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: January 17, 2019

FILE NO.: RZ26

OWNER: Bowen Global Investments, Inc.
c/o Jeff Stolz
633 S. 4th Street, Suite 7
Las Vegas, NV 89101-6631

APPLICANT: Conor Leedom
Axley Brynerson, LLP.
N20 W22961 Watertown Road
Waukesha, WI 53186

TAX KEY NO.: Part of LSBT 0264.998

LOCATION:

Part of the S½ of Section 30, T8N, R19E, Town of Lisbon. More specifically, the property is located at N56 W27476 Lisbon Road, containing approximately 115 acres of which approximately 5.05 acres is proposed to be rezoned and divided.

EXISTING ZONING: A-10 Agricultural District (Town).

PROPOSED ZONING:

A-5 Mini Farm District (Town) for the proposed five acre parcel (five-acre lot size, minimum average width of 300 feet).

EXISTING USES: Agricultural and undeveloped.

REQUESTED USES: Continued agricultural in the form of a mini farm on the proposed five-acre parcel.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN (CDP) FOR WAUKESHA COUNTY AND THE TOWN OF LISBON CDP:

Both CDPs designate the far southwest corner of subject property, where some of the improvements are located, as Low Density Residential (20,000 square feet to 1.4 acres per dwelling unit). The remainder of the property, including a portion of the proposed five-acre parcel and the remaining improvements, is designated as Rural Density and Other Agricultural Land (5.0 to 34.9 acres per dwelling unit). The proposed rezoning and land division comply with both plans.

PUBLIC HEARING DATE: November 8, 2018.

PUBLIC COMMENT:

- An abutting property owner expressed concerns with the number of new subdivisions within a two-mile radius of their home. She stated that people live in the town because they like the quiet and was concerned that new subdivisions are pushing wildlife out their habitat. New homes are going up very fast.

- Mr. Leedam, representing the owner of the property, stated the proposed rezoning was for a five-acre parcel and, besides the land division (Certified Survey Map CSM), there will not be a lot of changes to this five-acre parcel. The CSM and rezone comply with the Town's CDP.
- A member of the audience wanted clarification that they are just trying to sell the five-acre parcel. He also wanted to know what the intent was for the property. *It should be noted that on January 2, 2019, the Planning and Zoning Division received a conceptual development plan for the remainder of the parent parcel.*
- A resident questioned why the rezoning went into her property and what the boundary map meant for her property. *It should be noted the resident was referring to the buffer map, which simply identifies properties within 300 feet of the subject parcel for notification of the public hearing.*

TOWN PLAN COMMISSION ACTION:

On November 8, 2018, the Town of Lisbon Plan Commission approved rezone Ordinance 12-18 (attached) and recommended approval of the same to the Town Board with a vote of 5-0 with one abstention, contingent on Lisbon/Merton Joint Planning Committee (JPC) and Waukesha County approvals.

TOWN BOARD ACTION:

On November 12, 2018, the Town Board of Supervisors unanimously approved rezone Ordinance 12-18 and recommended the same to the JPC and Waukesha County.

TOWN OF LISBON/VILLAGE OF MERTON JPC ACTION:

On November 15, 2018, the JPC unanimously approved the rezone request with one abstention.

STAFF ANALYSIS:

The subject property is located approximately 4,100 feet west of the intersection of C.T.H. "K" and C.T.H. "MD" on the north side of C.T.H. "K" and contains approximately 115 acres in total. The owner is proposing to rezone and divide the five-acre homestead from the parent parcel. According to the proposed Certified Survey Map and 2015 aerial, the five-acre parcel would contain the existing dwelling, a minimum of four sheds/accessory buildings, and the barn and silo. The property is served by a private septic system and well.

Since a new lot is being created, in accordance with the Town's accessory buildings and structures regulations, this will require the Town Plan Commission to review the accessory buildings and render a finding to allow more than two of the structures to remain on the five acre parcel, and further to ensure the number of structures meet the floor area ratio and footprint requirements of the Town's Zoning Ordinance as well as the offset requirements for those structures that may house animals. It should also be noted that two of the accessory buildings do not meet the A-5 offset requirements of thirty (30) feet and therefore are non-conforming with the Town's Zoning Ordinance.

The lands adjoining this parcel are zoned as used, as would be the intent for this parcel: R-2 Single Family Residential immediately to the west; UC Upland Corridor and R-1 Suburban Single Family Residential to the northwest; A-10 Agricultural to the north and east (parent parcel); and PR Park

and Recreation on the south side of CTH K. There are a few scattered A-5 zoned properties within approximately 1-2,000 feet of the subject parcel.

The lands adjoining this parcel are designated on the Town and County CDPs as: Low Density Residential immediately to the west; INRA, SDRII and Other Open Lands to be Preserved to the northwest; Rural Density and Other Agricultural Lands to the north and east (parent parcel); and Recreational on the south side of CTH K.

The County Department of Public Works indicated only one driveway access is allowed for the proposed five-acre parcel and currently only one access exists. The County Park and Open Space Plan also identifies C.T.H. "K" for a proposed county bike trail.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division Staff recommends **approval** of this rezone request in accordance with the Town of Lisbon's adopted Ordinance (12-18) approving the same. The proposed zoning change complies with the Town and County CDPs for this site and was approved by the Town of Lisbon/Village of Merton Joint Planning Committee as well. The rezoning and division of the homestead property from the remainder of the parent parcel should not create any adverse effects on the adjacent parcels or the surrounding area and is consistent with the existing uses in the area and is within the purpose and intent of the Town of Lisbon's Zoning Ordinance upon the Town's review of the accessory buildings.

Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Attachments: Town Ordinance 12-18
Rezone Map

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ26 Stolz Bowen Global Inv Inc lst.doc

Ord. 12-18

ORDINANCE REZONING LSBT 0264.998, FROM A-10 AGRICULTURAL DISTRICT TO A-5 MINI FARM DISTRICT IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN

WHEREAS, Property owner Jeff Stolz petitioned the Town of Lisbon to rezone a portion of the property LSBT 0264.998 outlined in Exhibit A from A-10 Agricultural District to A-5 Mini Farm District; and

WHEREAS, the change in zoning is consistent with the Town of Lisbon Comprehensive Plan land-use element; and

WHEREAS, the Lisbon Plan Commission and Town Board of Supervisors held a Joint Public Hearing on the rezoning request on Thursday, November 8, 2018.

NOW, THEREFORE, the Town Board of the Town of Lisbon, Waukesha County, Wisconsin, does ordain as follows:

SECTION 1: The portion outlined in Exhibit A for the following described property is rezoned from A-10 Agricultural District to A-5 Mini Farm District:

SW. 1/4 AND SE. 1/4 OF THE SW. 1/4 OF SEC 30, T.8N., R.19E.
ALSO KNOWN AS LSBT 0264.998

SECTION 2: All ordinances or parts of ordinances conflicting with or contravening the provisions of this ordinance are hereby repealed.

SECTION 3: This ordinance shall take effect upon passage and posting as provided by law.

RECEIVED

JAN 04 2019

DEPT OF PARKS & LAND USE

RECEIVED

JAN 04 2019

Ordinance 12-18 -- Rezone LSBT 0264.998 from A-10 Agricultural to A-5 Mini Farm
Page 2 of 2

DEPT OF PARKS & LAND USE

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 12th day of November, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN.

BY: [Signature]
JOSEPH OSTERMAN, Chairman

BY: [Signature]
TED ZGAMINGO, Supervisor

BY: [Signature]
MARC MOONEN, Supervisor

BY: [Signature]
LINDA BEAL, Supervisor

BY: [Signature]
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: [Signature]
Dan Green, WCMC
Town Clerk



EXHIBIT "A"

RECEIVED
By Gina Gresch at 12:39 pm, Sep 10, 2018

REZONE EXHIBIT

BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN.



RECEIVED

DEC 04 2018

DEPT OF PARKS & LAND USE

OWNER: BOWEN GLOBAL INVESTMENTS INC. UNPLATTED LANDS

FOUND CONC. MON W/ BRASS CAP CENTER SECTION 30 T8N, R19E

N88°39'17"E 500.00'

AREA
237,003 S.F.
5.44 AC.

WEST LINE OF SE 1/4 SECTION 30 T8N, R19E
N00°02'52"W 2649.47'

S01°20'43"E 466.82'

EX. DWELLING

EX. SHED

EX. BARN

EX. SHED

EX. SHED

SEPTIC BED
SEPTIC COVERS

SOUTH LINE OF SE 1/4 SECTION 30 T8N, R19E
N88°39'17"E 2642.48'

S88°39'17"W 488.24'

33.0'

LISBON ROAD CTH "K"

FOUND CONC. MON W/ BRASS CAP SOUTH 1/4 CORNER SECTION 30 T8N, R19E

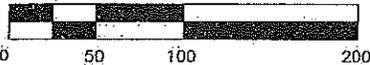
S88°47'05"W 27.15'

N00°32'35"E 467.02'

OUTLOT 2
WALNUT GROVE

OWNER: HAROLD & JANE ZIEMENDORF UNPLATTED LANDS

SCALE: 1" = 100'



BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 8 NORTH, RANGE 19 EAST, TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SECTION 30; THENCE S88°47'05"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 30 A DISTANCE OF 27.15 FEET; THENCE N00°32'35"E, 467.02 FEET; THENCE N88°39'17"E, 500.00 FEET; THENCE S01°20'43"E, 466.82 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S88°39'17"W ALONG SAID SOUTH LINE 488.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 237,003 SQ.FT. OR 5.44 ACRES.

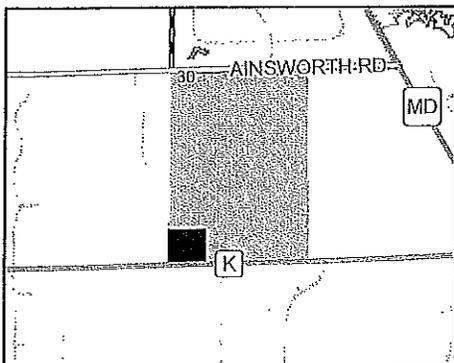
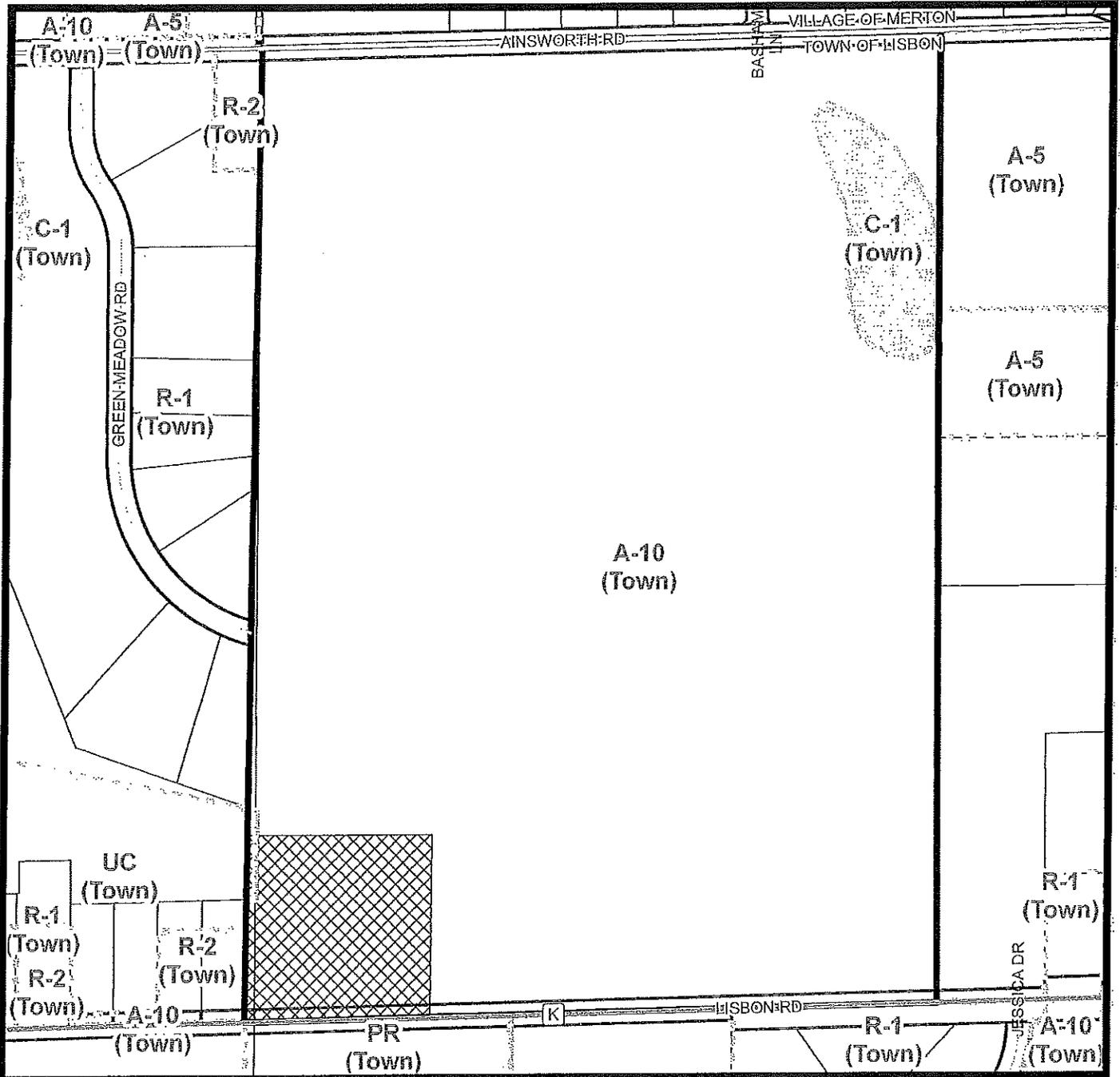
CONCRETE MONUMENT W/ BRASS CAP FOUND



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com
PROJECT STOLJ #146706

ZONING AMENDMENT

PART OF THE SW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 30,
TOWN OF LISBON

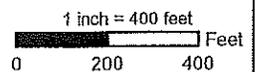


 TOWN ZONING AMENDMENT FROM A-10 AGRICULTURAL DISTRICT TO A-5 MINI FARM DISTRICT (5.8 AC)

FILE.....R26
 DATE OF PLAN COMMISSION.....01/17/19
 AREA OF CHANGE.....5.8 ACRES
 TAX KEY NUMBER.....LSBT 0264.988



Prepared by the Waukesha County Department of Parks and Land Use



1 AMEND THE DISTRICT ZONING MAP OF THE TOWN OF DELAFIELD ZONING CODE
2 BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 34
3 AND PART OF THE SW ¼ OF SECTION 35, T7N, R18E, TOWN OF DELAFIELD,
4 WAUKESHA COUNTY, WISCONSIN, FROM THE A-1 AGRICULTURAL DISTRICT
5 (TOWN) TO THE A-2 RURAL HOME DISTRICT (TOWN) (RZ27)
6
7

8 WHEREAS, after proper notice was given, a public hearing was held and the subject matter of
9 this Ordinance was approved by the Delafield Town Board on December 11, 2018; and
10

11 WHEREAS, the matter was referred to and considered by the Waukesha County Park and
12 Planning Commission, which recommended approval and reported that recommendation to the
13 Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors,
14 as required by Section 60.62, Wis. Stats.
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
17 that the District Zoning Map for the Town of Delafield Zoning Code, adopted by the Town of
18 Delafield on July 20, 1998, is hereby amended to rezone from the A-1 Agricultural District
19 (Town) to A-2 Rural Home District (Town), certain lands located in part of the SE ¼ of Section
20 34 and part of the SW ¼ of Section 35, T7N, R18E, Town of Delafield, Waukesha County,
21 Wisconsin, and more specifically described in the “Staff Report and Recommendation” and map
22 on file in the office of the Waukesha County Department of Parks and Land Use and made a part
23 of this Ordinance by reference RZ27, is hereby approved.
24

25 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
26 this Ordinance with the Town Clerk of Delafield.
27

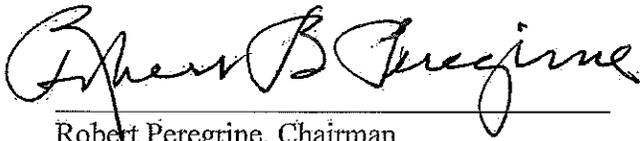
28 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
29 approval and publication.

COMMISSION ACTION

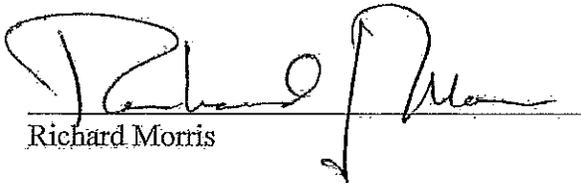
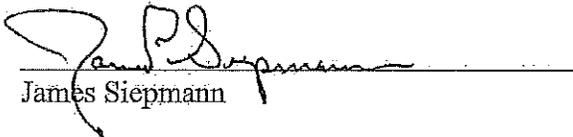
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Town of Delafield Zoning Code hereby recommends **approval** of RZ27 (Joseph Gliniecki) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

January 17, 2019



Robert Peregrine, Chairman


William Mitchell, Vice Chairman
Richard Morris
James Siepmann

Absent

William Maslowski


Thomas Michalski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: January 17, 2019

FILE NO.: RZ27

TAX KEY NO.: DELT 0856.981

OWNER: Joseph Gliniecki
W300 S1350 Brandy Brook Road
Waukesha, WI 53188-9322

LOCATION:

Lot 1, Certified Survey Map No. 7325, part of the SE ¼ of Section 34 and part of the SW ¼ of Section 35, T7N, R18E, Town of Delafield. More specifically, the property is located at the Brandy Brook Road address cited above, containing approximately 4.6 acres.

PRESENT ZONING CLASSIFICATION:

A-1 Agricultural District (Town). Other parts of the property are within County Shoreland jurisdiction and are zoned A-1 Agricultural District, HG High Groundwater District and contain C-1 Conservancy (floodplain), EC Environmental Corridor and DSO Delafield Shoreland Overlays.

PRESENT LAND USE:

Residential.

PROPOSED ZONING:

A-2 Rural Home District (Town). County zoning to remain unchanged.

PROPOSED LAND USE:

Residential.

PUBLIC HEARING DATE:

December 4, 2018.

PUBLIC REACTION:

None.

TOWN PLAN COMMISSION:

On December 4, 2018, the Town Plan Commission unanimously recommended approval of the rezoning request.

TOWN BOARD ACTION

On December 11, 2018, the Town Board unanimously approved the rezoning request.

COMPLIANCE WITH THE WAUKESHA COUNTY DEVELOPMENT PLAN AND THE TOWN OF DELAFIELD LAND USE PLAN:

The properties are designated in the Suburban II Density Residential category (Town and County) which allows for a maximum of 3 to 4.9 acres per dwelling unit. There is no change in density proposed.

OTHER CONSIDERATIONS:

This rezoning was initiated by the property owner as part of a proposal to add an addition onto the north side of the existing home on the property. The Town's A-1 District requires 95% open space whereas the A-2 District only requires 85% open space. The proposed addition would fall within the range allowed for the A-2 District. The property is mapped as having an extensive area of floodplain, however, a draft flood study of Brandy Brook, which is located just east of the property, has revealed that the stream's floodplain is much smaller than the boundaries depicted upon FEMA mapping. The DNR has advised that the more detailed study can be used for permitting purposes because it is the best available data.

Other similar properties to the north are currently zoned to the A-1 District. Staff does not perceive the action to rezone this single property to be a "spot" zone, which has generally been discouraged by the courts, because it is expected that the two properties immediately to the north will also potentially be zoned to the same A-2 District at some point in the future. County Staff has made multiple recommendations to the Town that they consider a more comprehensive examination of smaller properties that are zoned A-1. Individual isolated requests to rezone to the A-2 District to seek relief from the Town's fairly restrictive A-1 Open Space rules have become somewhat commonplace. Although the Town Planner has suggested that he would ask the Town to consider such an exercise, nothing has come to fruition, to date.

STAFF RECOMMENDATION

It is the opinion of the Planning and Zoning Division Staff that the request be **approved**. The rezoning brings the property into a more appropriate zoning district and will allow the owners the ability to expand their residence.

Respectfully submitted,

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Town Ordinance No. 2018-05
Map

N:\PRKANDLU\Planning And Zoning\Rezoning\Staff Reports\RZ27 Gliniecki Dlt.Docx

Ordinance No. 2018-05

An Ordinance to amend the Zoning Map of the Town of Delafield from A-1 to A-2 on lands located in the Southeast 1/4 of Section 34, Town 7 North Range 18 East, Town of Delafield, Waukesha County Wisconsin (Gliniecki Property)

The Town Board of Delafield, Waukesha County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1:

The Town of Delafield Zoning Map is hereby amended to change the zoning classification from A-1 to A-2 on the following described parcel of land:

Lot 1 of Certified Survey Map No. 7325 located in part of the Southwest 1/4 of the Southwest 1/4 of Section 35 and the Southeast 1/4 of the Southeast 1/4 of Section 34, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

Section 2: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

Section 3: Effective Date.

This ordinance shall take effect immediately upon passage by Waukesha County and posting or publication as provided by law.

This ordinance passed this 11th day of December, 2018.

BY THE TOWN BOARD OF THE TOWN OF DELAFIELD:

[Signature]
Lawrence G. Krause, Town Chairman

ATTEST:

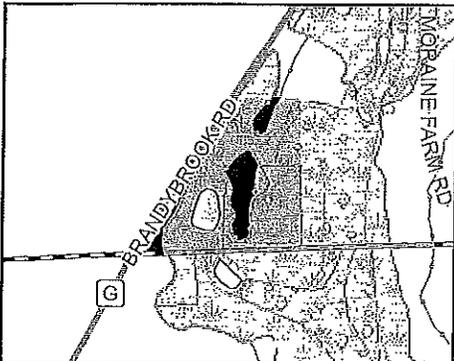
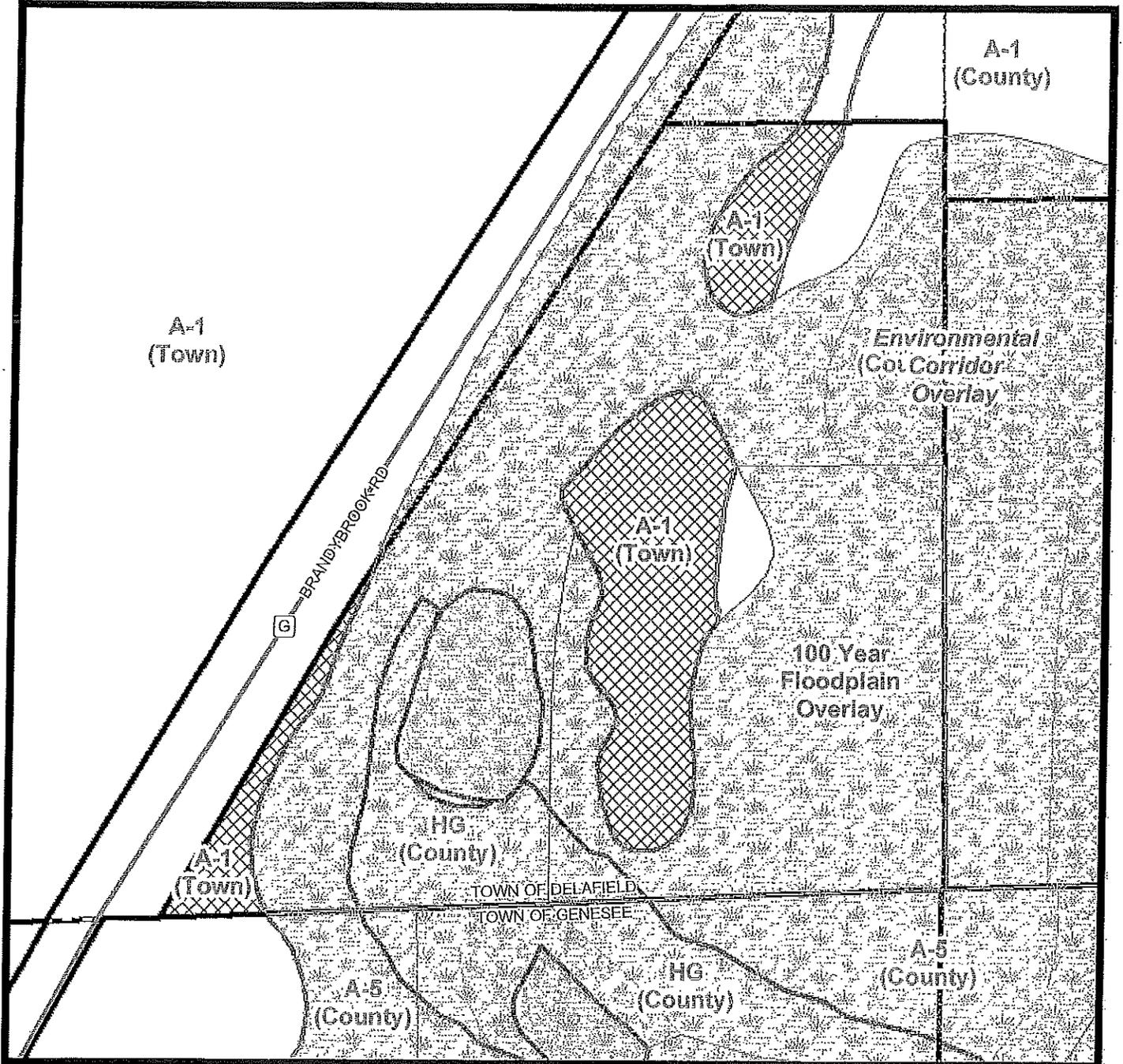
[Signature]
Mary T. Elsner
Town Clerk/Treasurer

lgb H:\181600\Doc\O 181126 Gliniecki Rezoning.docx



ZONING AMENDMENT

LOT 1 OF CSM 7325, PT OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35,
TOWN OF DELAFIELD

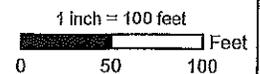


 TOWN ZONING AMENDMENT FROM A-1 AGRICULTURAL DISTRICT TO A-2 RURAL HOME DISTRICT (.82 AC)

FILE.....R27
 DATE OF PLAN COMMISSION.....01/17/19
 AREA OF CHANGE......82 ACRES
 TAX KEY NUMBER.....DELT 0856.981



Prepared by the Watkesha County Department of Parks and Land Use



1 REPEAL AND RECREATE THE TEXT OF CHAPTER 14, ARTICLE X OF THE CODE
2 OF ORDINANCES, HEALTH-RELATED REGULATIONS AND LICENSES,
3 TO UPDATE ADMINISTRATIVE CODE REFERENCES AND TO
4 MODERNIZE VARIOUS CODE PROVISIONS
5
6

7 WHEREAS, Waukesha County Department of Parks and Land Use serves as an agent under
8 contract with the Wisconsin Department of Agriculture, Trade and Consumer Protection (the
9 “Department”) to administer the retail food and recreational establishment program; and
10

11 WHEREAS, as an agent of the Department, Waukesha County Department of Parks and Land
12 Use is authorized to protect public health and safety under § 97.30, Wis. Stats. and Subchapters
13 III. and IV. of Chapter 97 of the Wisconsin Statutes, and Wis. Admin. Code Chapter ATCP 74;
14 and
15

16 WHEREAS, as an agent, Waukesha County Department of Parks and Land Use agrees to issue
17 licenses to inspect and regulate retail food establishments, campgrounds, recreational and
18 educational camps, public swimming pools and water attractions, hotels, motels, tourist rooming
19 houses, and bed and breakfast establishments; enforcing all applicable provisions of the
20 Wisconsin Statutes and Administrative Codes; and
21

22 WHEREAS, the existing Waukesha County Code Chapter 14, Article X of the Waukesha
23 County Code of Ordinances, Health-Related Regulations and Licenses, needs to be amended and
24 updated to recognize changes to the Administrative Code references since the merger of the
25 Department of Health Services Food Safety and Recreational Licensing into the Department of
26 Agriculture, Trade, and Consumer Protection; and
27

28 WHEREAS, the proposed amendments to the text of the Waukesha County Health-Related
29 Regulations and Licenses Ordinance are available for viewing on the Waukesha County website
30 at
31 <https://www.waukeshacounty.gov/landandparks/environmentalhealth/healthrelatedregsordinance>
32 and are on file in the office of the Waukesha County Department of Parks and Land Use, and are
33 an attachment to this ordinance.
34

35 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA
36 ORDAINS that the text of the Health-Related Regulations and Licenses Ordinance, found in
37 Chapter 14, Article X of the Waukesha County Code of Ordinances, is hereby repealed and
38 recreated in accordance with the proposed amendments on file with the Department of Parks and
39 Land Use and as set forth in the attached Exhibit A, effective as of March 1, 2019.

Exhibit A

Secs. 14-402 - 14-409. Reserved.

ARTICLE X. HEALTH-RELATED REGULATIONS AND LICENSES

Sec. 14-410. Wisconsin Statutes and Administrative Code provisions adopted by reference.

The following Wisconsin Statutes and Administrative Code Chapters, as from time to time are amended, are hereby adopted by reference and made part of this article as if fully set forth herein:

ATCP 73, Bed and Breakfast Establishments;
ATCP 72, Hotels, Motels and Tourist Rooming Houses;
ATCP 79, Campgrounds
ATCP 76, Safety, Maintenance and Operation of Public Swimming Pools and Water Attractions;
ATCP 78, Recreational and Educational Camps.
ATCP 75, Retail Food Establishments
ATCP 75 Appendix – Wisconsin Food Code
ATCP 74, Local Agents and Regulation
Wis. Stats. § 66.0417, Local enforcement of certain food and health regulations
Wis. Stats. Chapter 97, Food, Lodging, and Recreation
Wis. Stats. Chapter 93, Department of Agriculture, Trade and Consumer Protection

(Ord. No. 147-15, § 1(A), 6-9-92; Ord. No. 150-26, §4, 7-26-05)

Sec. 14-411. Definitions.

For the purposes of this article:

Department shall mean the Department of Agriculture, Trade and Consumer Protection or any alternate county department designated by the Department of Agriculture, Trade and Consumer Protection to protect public health and safety.

Division shall mean the Waukesha County Department of Parks and Land Use, Division of Environmental Health, which is an agent of the Department.

Establishment shall mean any public or private business organization, including any retail food establishment, hotel, motel, tourist rooming house, bed and breakfast establishment, food vending machine, vending machine commissary, camping resort or other campground, recreational camp, educational camp, public swimming pool or water attraction licensed pursuant to Chapter 97 of the Wisconsin Statutes.

License means the legal authority granted by the Department or its agent to operate an establishment. Wherever used, shall be synonymous with “permit”.

(Ord. No. 148-91, § 1, 11-29-93)

Sec. 14-412. Licensing.

(a) Before being opened for public use, each Establishment in the county regulated by this article shall be licensed in accordance with this article. Application for licensure shall be made on forms provided by the Division.

(b) Upon application by the owner or agent and submission of the preinspection fee, the License fee, the tax key number of the property, and documentation of zoning and/or conditional use approval from the Waukesha County Parks and Land Use Department for premises located in areas of Waukesha County where the Parks and Land Use Department has authority to impose and enforce zoning regulations, a License may be issued provided the preinspection of the premises indicates reasonable compliance with the requirements of the applicable Statutes and Administrative Code chapters adopted by this article.

(c) All Licenses expire each year on June 30th, except that a License initially issued during the period beginning on April 1 and ending on June 30 expires on June 30 of the following year.

(d) A License granted pursuant to this article may be suspended or revoked due to violations of this article.

(e) Copies of plans shall be submitted to the Division prior to the construction, remodeling or renovation of any entity regulated by this article.

(Ord. No. 147-15, § 1(C), 6-9-92; Ord. No. 148-41, § 1, 8-10-93)

Sec. 14-413. Fees.

(a) Fees shall be determined by the Division within parameters determined by the county board in the budget for the Department of Parks and Land Use. Fee schedules shall be filed in the Department of Parks and Land Use and in the office of the county clerk.

(b) Fees will be imposed for the following:

1. Preinspections.
2. Annual Licenses.
3. Penalties.
4. Duplicate Licenses.
5. Reinspections.
6. Partial inspections.
7. Temporary restaurant inspections.

8. Food safety inspections

(c) Preinspection fees shall be nonreturnable, nontransferable and nonprorated.

(d) Annual License fees shall be nonreturnable, nontransferable and nonprorated.

(e) A penalty fee, which may include costs to the county to cover collection, shall be required whenever the annual fee for renewal is not paid prior to the expiration of the License.

(f) An additional penalty fee shall be required whenever operations are continued after written notification of License suspension or revocation.

(g) Licenses are nontransferable either from one (1) entity to another or from one (1) person to another unless allowed by applicable Wisconsin Statute or Administrative Code provision. It is the responsibility of the licensee to notify the Division in writing when a change in owner occurs and also supply the Division with the names and post office addresses of any new owners.

(h) A License may be voided for failure to pay any applicable fee pursuant to this article, the applicable Wisconsin Statute sections or Administrative Code rules.

(i) Licensing is contingent on payment of fees. The Division may not issue or renew an establishment license unless the license applicant pays all fees which are due and payable under this article.

(Ord. No. 147-15, §1(D), 6-9-92; Ord. No. 148-91, § 2, 11-29-93; Ord. No. 157-2, § 1)

Sec. 14-414. Inspections

Employees of the Division shall be permitted to enter, at any reasonable hour and upon the presentation of proper identification, any Establishment in Waukesha County for which a License is required by this Ordinance to inspect the Establishment for any purpose stated in Wis. Stats. §§ 66.0417 (1), 97.12 (1) and Chapters ATCP Subsections 72.06 (1), 73.06 (1), 74.02 (1), 74.05 (2), 74.23, 75.106 (1), 75.206 (1), 76.07 (1), 78.07 (1), 79.07 (1), as amended.

Sec. 14-414. Enforcement.

(a) Section 254.85, Wisconsin Statutes, is adopted by reference.

(b) It shall be the duty of the director of the Department of Parks and Land Use, or the director's designee, to enforce the provisions of this article relating to the regulation of restaurants, retail food establishments, bed and breakfast establishments, hotels, motels, tourist rooming house, vending machines, vending machine commissaries, camping resorts, campgrounds, recreational and educational camps, public swimming pools or water attractions licensed pursuant to Chapter 97, Wisconsin Statutes. For the purpose of inspection and enforcement, the Division shall have access to Establishments during reasonable hours. In the event any operator of any Establishment refuses entry for inspection purposes, the Division may obtain a special inspection warrant under section 66.0119 of the Wisconsin Statutes. The director

or the director's designee shall enforce violations of this article through the Office of the Corporation Counsel.

(c) Temporary Orders to Correct Violations. The Division may issue temporary orders to correct violations of any applicable Wisconsin Statute or Administrative Code provision pursuant to the procedures in Wis. Stat. §§ 66.0417 and 97.65(2), as amended.

(d) Suspension and Revocation of Licenses. The Division may suspend or revoke a license if an order to correct violations is not complied with in the time period specified by the Division. Suspension and revocation notices shall be in writing. Suspensions and revocations shall take effect ten (10) days after issuance of the notice. If the applicant or operator disputes the suspension or revocation, he/she must submit a written objection within the same ten (10) day time period to Waukesha County for administrative review under Sec. 18-454, Waukesha County Code.

(e) Appeals. Any decision made by the Division pursuant to this article may be appealed pursuant to Chapter 18, Article IV of the Waukesha County Code.

(Ord. No. 147-15, §1(E), 6-9-92)

Secs. 14-415 - 14-429. Reserved.

1 AUTHORIZE ACCEPTANCE OF WISCONSIN DEPARTMENT OF CORRECTIONS
2 WINDOWS TO WORK GRANT FOR RE-ENTRY WORKFORCE DEVELOPMENT
3 SERVICES IN WAUKESHA, OZAUKEE, AND WASHINGTON COUNTIES AND
4 AMEND THE 2019 BUDGET OF THE DEPARTMENT OF PARKS AND LAND USE
5
6

7 WHEREAS, the Wisconsin Department of Corrections (DOC) created a workforce development
8 re-entry program titled Windows to Work to help offenders successfully transition from
9 incarceration back to their communities; and
10

11 WHEREAS, the Windows to Work program uses evidence-based curriculum to help participants
12 plan for the future, increase employability skills and job placement opportunities, and reduce
13 recidivism rates; and
14

15 WHEREAS, the DOC has provided grant funding through annual allocations to Wisconsin's
16 eleven workforce development boards since 2010 to implement the Windows to Work program
17 across the state; and
18

19 WHEREAS, the Waukesha-Ozaukee-Washington Workforce Development Board will receive
20 an annual allocation of approximately \$79,000 for the performance period of July 1, 2019 thru
21 June 30, 2020; and
22

23 WHEREAS, the DOC requires workforce development boards and their fiscal agents to manage
24 the grant funds and program performance; and
25

26 WHEREAS, this will be the first DOC Windows to Work grant agreement for Waukesha County
27 serving as the fiscal agent for the Waukesha-Ozaukee-Washington Workforce Development
28 Board; and
29

30 WHEREAS, the Waukesha County Department of Parks and Land Use is proposing to amend
31 the 2019 adopted budget by increasing expenditures by an additional \$39,500 to fund grant
32 administration and contracted services with the year 2020 portion of the grant to be included in
33 the annual budget process.
34

35 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
36 that the Waukesha County Department of Parks and Land Use, through its Director or his
37 designee, is authorized to accept distribution of DOC Windows to Work grant funds available for
38 the re-entry workforce development services in Waukesha, Ozaukee, and Washington Counties.
39

40 BE IT FURTHER ORDAINED that the Waukesha County Department of Parks and Land Use
41 agrees to comply with state and federal rules for the program.
42

43 BE IT FURTHER ORDAINED that the Waukesha County Department of Parks and Land Use -
44 Workforce Innovation and Opportunity Act (WIOA) fund 2019 budget be modified by
45 increasing revenue by an additional \$39,500, and increasing the Department's Operating
46 Expenses by an additional \$39,500 to fund grant administration and contracted services.

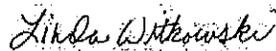
FISCAL NOTE

AUTHORIZE ACCEPTANCE OF WISCONSIN DEPARTMENT OF CORRECTIONS
WINDOWS TO WORK GRANT FOR RE-ENTRY WORKFORCE DEVELOPMENT
SERVICES IN WAUKESHA, OZAUKEE, AND WASHINGTON COUNTIES AND AMEND
THE 2019 BUDGET OF THE DEPARTMENT OF PARKS AND LAND USE

This ordinance authorizes the Department of Parks and Land Use – Workforce Innovation and Opportunity Act (WIOA) fund to accept a Wisconsin Department of Corrections – Windows to Work grant award of \$39,500 for re-entry workforce development services in Waukesha, Ozaukee, and Washington Counties.

The ordinance appropriates approximately \$35,600 of project funds for a contracted staff person to assist eligible individuals in the corrections system to assist them with obtaining employment after their release. Remaining funds of \$3,900 are budgeted for administrative costs.

This ordinance has no direct impact on county tax levy.



Linda Witkowski

Budget Manager

2/6/2019

ST

JE #2019-00001102

1 LAYING OUT, RELOCATION AND IMPROVEMENT OF COUNTY TRUNK
2 HIGHWAY M, N. CALHOUN RD. TO N. 124TH STREET, WAUKESHA
3 COUNTY PROJECT I.D. 2759-03-00, REVISION #1
4
5

6 WHEREAS, the County Board of Supervisors of Waukesha County finds that the proper
7 improvement in maintenance of County Trunk Highway M in the City of Brookfield and the
8 Village of Elm Grove from a point that is 9.51 feet North of and 394.25 feet West of the Northwest
9 Corner of Section 22, Town 7 North, Range 20 East in the City of Brookfield, Waukesha County,
10 State of Wisconsin to a point that is 0.00 feet North of and 0.00 Feet West of the Northeast Corner
11 of Section 24, Town 7 North, Range 20 East, in the City of Brookfield, Waukesha County, State
12 of Wisconsin requires certain relocation or changes and the acquisition of certain rights of way as
13 shown on the plat marked "Plat of Right of Way Required for CTH M W. North Avenue N.
14 Calhoun Road to N. 124th St., Project ID 2759-03-00.
15

16 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES
17 ORDAIN that the plat marked "Plat of Right of Way Required for CTH M North Avenue N.
18 Calhoun Road to N. 124th St., Project ID 2759-03-00" on file in the County Clerk's office is
19 adopted by reference under the authority granted by Section 83.08 and Chapter 32 of the Wisconsin
20 Statutes.
21

22 IT IS FURTHER ORDAINED that County Trunk Highway M in the City of Brookfield and the
23 Village of Elm Grove hereby changed or relocated from a point that is 9.51 feet North of and
24 394.25 feet West of the Northwest Corner of Section 22, Town 7 North, Range 20 East in the
25 City of Brookfield, Waukesha County, State of Wisconsin to a point that is 0.00 feet North of
26 and 0.00 Feet West of the Northeast Corner of Section 24, Town 7 North, Range 20 East, in the
27 City of Brookfield, Waukesha County, State of Wisconsin in accordance with the plat marked
28 "Plat of Right of Way Required for CTH M North Avenue N. Calhoun Road to N. 124th St.,
29 Project ID 2759-03-00".
30

31 IT IS FURTHER ORDAINED that the County shall acquire those rights of way and other
32 interests as shown on the plat marked "Plat of Right of Way Required for CTH M North Avenue
33 N. Calhoun Road to N. 124th St., Project ID 2759-03-00".

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PROPOSED ONLY AND ARE SUBJECT TO CHANGE DEPENDING ON THE NUMBER OF LAND INTERESTS TO WAUKESHA COUNTY. * DENOTES AREAS COMPUTED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND MAY NOT INCLUDE LANS FOR OTHER AVAILABLE SOURCES CONTRIBUTING TO THE AREA TO BE ACQUIRED.

PARCEL NO.	SHEET NO.	OWNERS	INTEREST REQ'D	TOTAL AREA ACRES	EASEMENT ACRES REQUIRED	P.L.E.	NEW	R/W ACRES REQUIRED	EXISTING	TOTAL	TOTAL ACRES REM
1	4.09	NORCALITZERD, LLC, A WISCONSIN LIMITED LIABILITY CORPORATION	TLE, FEE	3.268	0.060	0.000	0.083	0.080	0.083	0.083	3.185
3	4.10	WESTBURY BANK	TLE, FEE	0.947	0.000	0.000	0.050	0.000	0.050	0.050	0.897
4	4.10	NETZOW LIMITED PARTNERSHIP #1, NETZOW LIMITED PARTNERSHIP #2 AND BEACON17100, LLC, AS THEIR INTERESTS MAY APPEAR	TLE, FEE	1.661	0.000	0.000	0.005	0.000	0.005	0.005	1.656
5	4.10	BROOKFIELD MEDICAL BUILDING, LLC AND CITY OF BROOKFIELD AS THEIR INTERESTS MAY APPEAR	TLE, PLE	3.888	0.078	0.006	0.000	0.000	0.000	0.000	3.888
6	4.10	PAUL J. SMYCZEK	TLE, PLE, FEE	1.476	0.078	0.002	0.082	0.000	0.082	0.082	1.394
7	4.10	PAUL J. SMYCZEK AND JANET M. SMYCZEK, HUSBAND AND WIFE	TLE, FEE	2.187	0.064	0.000	0.123	0.000	0.123	0.123	2.064
9	4.10	CITY OF BROOKFIELD, A WISCONSIN MUNICIPAL CORPORATION	TLE	7.469	0.009	0.000	0.000	0.000	0.000	0.000	7.469
10 ¹	4.10	CITY OF BROOKFIELD, A WISCONSIN MUNICIPAL CORPORATION	TLE, FEE	0.778	0.011	0.000	0.085	0.118	0.118	0.111	0.567
11	4.10-4.11	UNION FREE HIGH SCHOOL DISTRICT #4 OF THE TOWNS AND SCHOOL DISTRICT OF EDWARDS, AS THEIR INTEREST MAY APPEAR	TLE, PLE	59.166	0.164	0.009	0.000	0.000	0.000	0.000	59.166
12	4.11	STONEROCK PROPERTIES OF WISCONSIN, LLC	TLE, FEE	2.884	0.028	0.000	0.123	0.000	0.123	0.123	2.761
14	4.11	ROGER L. SCHERZ	FEE	0.901	0.000	0.000	0.082	0.000	0.082	0.082	0.819
15	4.11	GEFARD W. DIPIAZZA AND MARY A. DIPIAZZA, HUSBAND AND WIFE	TLE, FEE	0.824	0.021	0.000	0.082	0.000	0.082	0.082	0.742
16	4.11	BOUDAR BAYKOV	TLE, PLE, FEE	0.902	0.037	0.003	0.134	0.000	0.134	0.134	0.768
17	4.11	ROBERT E. FRICKER AND USA P. FRICKER, HUSBAND AND WIFE	TLE, FEE	0.831	0.068	0.000	0.135	0.000	0.135	0.135	0.756
18 ¹	4.11	GARY S. KIRCHOFF AND DEBRA L. KIRCHOFF, HUSBAND AND WIFE	TLE, FEE	0.620	0.088	0.000	0.112	0.000	0.112	0.112	0.508
19 ¹	4.11	THOMAS G. LOESI AND KATHRYN A. LOESI, HUSBAND AND WIFE	TLE, FEE	0.555	0.028	0.000	0.074	0.091	0.091	0.165	0.400
20 ¹	4.11	DOUGLAS E. KOZCIUK AND LINDA M. KOZCIUK, HUSBAND AND WIFE	TLE, PLE, FEE	0.573	0.065	0.002	0.074	0.091	0.091	0.165	0.408
21 ¹	4.11	DORATHY A. HONRATH	TLE, PLE, FEE	0.573	0.011	0.002	0.074	0.091	0.091	0.165	0.411
22 ¹	4.11	LAVONNE L. GISSAL AND JAMES VAUER	TLE, PLE, FEE	0.576	0.045	0.009	0.074	0.091	0.091	0.165	0.411
23	4.11	THOMAS L. FIRKUS	TLE, PLE, FEE	0.473	0.022	0.002	0.076	0.000	0.076	0.076	0.397
24 ¹	4.11	PATRICK B. HAMILTON	TLE, PLE, FEE	1.000	0.066	0.002	0.122	0.149	0.149	0.271	0.729
26	4.12	ALFRED B. FREY, JR. AND LELANI J. FREY, HUSBAND AND WIFE	TLE	0.769	0.030	0.000	0.000	0.000	0.000	0.000	0.769
27	4.12	DONALD R. GESSER, JR. AND ARLENE R. GESSER, HUSBAND AND WIFE	TLE	0.599	0.042	0.000	0.000	0.000	0.000	0.000	0.599
28	4.12	VICTOR F. BRULL, REVOCABLE TRUST	TLE	0.588	0.023	0.000	0.000	0.000	0.000	0.000	0.588
29	4.12	ROBERT J. FERRON AND JEANNE M. FERRON, HUSBAND AND WIFE	PLE	0.579	0.001	0.001	0.000	0.000	0.000	0.000	0.579
30	4.12	ZAFAR IQBAL AND SHAGUFTA IQBAL/A/K/A SHAGUFTA ZAFAR, HUSBAND AND WIFE	TLE	0.601	0.018	0.000	0.000	0.000	0.000	0.000	0.601
34	4.13	500 LINERABODAS SAUROOD COMPANY	HE	VAST	0.000	0.000	0.261	0.000	0.000	0.000	VAST

REVISION DATE: 1/23/2018
 LAYOUT NAME: 02107115
 FILE NAME: 02-002018.DWG
 DATE: 8/29/18
 SCALE: FEET
 GRID FACTOR: N/A
 HWY: CTH M
 COUNTY: WAUKESHA
 STATE R/W PROJECT NUMBER: 2759-03-00
 CONSTRUCTION PROJECT NUMBER: 2759-03-70
 PLAT SHEET: 4.02
 PS&E SHEET: E

PLOT BY: KOSLO, DAVED
 PLOT NAME: 173-O-095
 PLOT SCALE: 1 IN=1250 FT
 WISDOT/CARDS SHEET: 75
 Referred to: PW 3

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSED ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO WAUKESHA COUNTY. * DENOTES AREAS COMPLETED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NO.	SHEET NO.	OWNERS	INTEREST REQ'D		TOTAL AREA ACRES	EASEMENT ACRES REQUIRED		R/W ACRES REQUIRED		TOTAL	TOTAL ACRES REM
			P.L.L.	T.L.E.		P.L.L.	T.L.E.	NEW	EXISTING		
36	4.13	ESTATE OF JOHN DIXON	TIE, PLE, FEE	0.028	1.650	0.031	0.028	0.031	0.001	0.001	1.649
38	4.13	BRIANA, TATCEK AND CARA M. TATCEK, HUSBAND AND WIFE	TIE	0.092	0.692	0.092	0.092	0.092	0.000	0.000	0.692
39	4.13	CITY OF BROOKFIELD	FEE	0.550	0.550	0.550	0.550	0.550	0.350	0.350	0.000
40	4.13	MICHAEL A. MALWITZ AND KAREN L. MALWITZ, HUSBAND AND WIFE	TIE, PLE	0.019	0.679	0.060	0.019	0.060	0.000	0.000	0.679
41	4.13	CHRISTOPHER MICHELS AND DEB MICHELS, HUSBAND AND WIFE	TIE, PLE, FEE	0.009	1.064	0.233	0.009	0.233	0.000	0.000	0.741
42	4.14	RESTAURANTS OF BROOKFIELD, INC.	TIE	0.006	1.862	0.006	0.006	0.006	0.000	0.000	1.862
43	4.14	TEMPLE BAPTIST CHURCH AND NORTH AVENUE BAPTIST CHURCH	TIE	0.010	3.996	0.010	0.010	0.010	0.000	0.000	1.956
44	4.14	XUFENG ZHANG AND ZHENWANG DU	TIE	0.032	0.579	0.032	0.032	0.032	0.000	0.000	0.579
45	4.14	JAMES S. DOMACH AND CANDACE E. DOMACH, HUSBAND AND WIFE	TIE	0.130	0.571	0.130	0.130	0.130	0.000	0.000	0.571
46	4.14	HEMENDRA AND RITA CHOKKAR	TIE	0.028	0.652	0.028	0.028	0.028	0.000	0.000	0.652
47	4.14	PATRICIA A. PETERSON AND DAVID PETERSON, SR., WIFE AND HUSBAND	TIE	0.043	0.678	0.043	0.043	0.043	0.000	0.000	0.678
48	4.14	ROBIN L. MCGUIRE	TIE	0.007	0.483	0.007	0.007	0.007	0.000	0.000	0.483
49	4.14	LEONARD H. SCHAPER AND BETTY JANE SCHAEFER, HUSBAND AND WIFE	TIE	0.095	0.451	0.095	0.095	0.095	0.000	0.000	0.451
50	4.14	ANDAKAT LLC	TIE, FEE	0.051	0.797	0.051	0.051	0.051	0.017	0.017	0.780
51	4.14	JOHN M. GEBHARDT AND SIGELINDE A. MEIKNER	TIE, PLE, FEE	0.006	1.104	0.050	0.006	0.050	0.042	0.042	1.092
52	4.14	REY HOLDINGS, LLC	TIE, PLE	0.024	0.718	0.028	0.024	0.028	0.000	0.000	0.718
53	4.14	GERHARD YOBEL AND ELLI YOBEL, HIS WIFE	TIE	0.019	0.580	0.019	0.019	0.019	0.000	0.000	0.580
54	4.14	JOSEPH C. ZARR	TIE	0.020	0.688	0.020	0.020	0.020	0.000	0.000	0.688
55	4.14	KEWBT FAMILY LIMITED PARTNERSHIP NO. 1	TIE	0.008	0.598	0.008	0.008	0.008	0.000	0.000	0.598
56	4.14	GRAF REVOCABLE TRUST DATED DECEMBER 1, 2000	TIE, FEE	0.064	1.692	0.064	0.064	0.124	0.152	0.276	0.786
57	4.15	MARK A. DEWPFSEY	TIE, PLE, FEE	0.036	0.711	0.036	0.036	0.036	0.019	0.019	0.692
58	4.15	MARK G. VANCE	TIE, FEE	0.016	0.717	0.016	0.016	0.016	0.015	0.015	0.701
59	4.15	JOHN ARNDT AND SILVIA M. ARNDT, HUSBAND AND WIFE	TIE, FEE	0.008	0.658	0.008	0.008	0.015	0.015	0.015	0.623
60	4.15	STEVEN ANTHONY AND VIRGINIA K. ANTHONY, HUSBAND AND WIFE	TIE, FEE	0.096	0.726	0.096	0.096	0.018	0.018	0.018	0.710
61	4.15	GERALD W. PATTERSON AND PATRICIA A. PATTERSON, HUSBAND AND WIFE	TIE, FEE	0.108	0.893	0.108	0.108	0.022	0.022	0.022	0.871
62	4.15	DAVID T. SEWERT AND FELICIA G. VASTALO, MARRIED	TIE, FEE	0.053	0.949	0.053	0.053	0.023	0.023	0.023	0.924
63	4.15	JEROME T. TOPCZENSKI AND BONITA A. TOPCZENSKI, HUSBAND AND WIFE	TIE, FEE	0.047	0.849	0.047	0.047	0.023	0.023	0.023	0.826
64	4.15	HENRIETTESCHMIDT AND THE ESTATE OF HENRIETTESCHMIDT VORERWAHD, AS THEIR INTEREST MAY APPEAR	TIE, FEE	0.108	2.315	0.108	0.108	0.269	0.328	0.597	1.718
65	4.15	MARY LYNN ROBINSON	TIE	0.034	0.718	0.034	0.034	0.034	0.000	0.000	0.718
66	4.15	NICHOLAS J. DENNIS AND LISA A. DENNIS, HUSBAND AND WIFE	TIE	0.062	0.915	0.062	0.062	0.062	0.000	0.000	0.915
67	4.15	BRIAN K. YEAZEL	TIE, FEE	0.044	1.001	0.044	0.044	0.007	0.007	0.007	0.984
68	4.15	DAVID L. WANDSCHNEIDER AND KRISTINA L. WANDSCHNEIDER, HUSBAND AND WIFE	TIE, FEE	0.004	0.771	0.004	0.004	0.143	0.143	0.143	0.628

REVISION DATE: 1/29/2019
 LAYOUT NAME: 06-049206_RS - 040206_RS
 FILE NAME: 06-049206_RS.DWG
 Referred to: 02/07/19

DATE: 8/29/18
 GRID FACTOR: N/A

SCALE: FEET

HWY: CTH M
 COUNTY: WAUKESHA

STATE R/W PROJECT NUMBER: 2759-03-00
 CONSTRUCTION PROJECT NUMBER: 2759-03-70

PLAT SHEET: 4.03
 PS&E SHEET: E

PLOT NAME: 06-049206_RS - 040206_RS
 PLOT BY: ROSALY, DATED
 PLOT SCALE: 1:1 INCHES TO 100 FEET
 WISDOT/CARDS SHEET: 75
 Referred to: PW 4

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSED ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO WAUKESHA COUNTY. * DENOTES AREAS COMPUTED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND DO NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NO.	SHEET NO.	OWNERS	TOTAL AREA		EASEMENT ACRES REQUIRED			R/W ACRES REQUIRED			TOTAL ACRES	
			INTEREST REQ'D	ACRES	T.L.E.	P.L.E.	NEW	EXISTING	TOTAL	REV.		
69 ¹	4.16	PAUL R. ALBRECHT	T/E, P/E, FEE	1.478	0.058	0.002	0.024	0.300	0.324	1.154		
70	4.16	ROBERT T. SCHMIDT AND IVAN SCHMIDT, HUSBAND AND WIFE	T/E, P/E, FEE	0.800	0.010	---	---	0.093	0.093	0.775		
71	4.16	SOO LINE RAILROAD COMPANY	HE	WAST	---	---	0.224	---	---	WAST		
72 ¹	4.16	THE MOUND ZION CEMETERY ASSOCIATION	T/E, FEE	5.159	0.014	---	---	0.554	0.554	5.155		
76	4.16	JAMES W. MCCOY AND STACY E. MCCOY, HUSBAND AND WIFE	T/E	12.563	0.001	---	---	---	---	0.763		
80	4.17	JOHN J. AND IRBE M. VAN BECHUM, HUSBAND AND WIFE	T/E	7.609	0.165	---	0.182	0.219	0.401	12.869		
81 ¹	4.17	THE CITY OF BROOKFIELD, A WISCONSIN MUNICIPAL CORPORATION	T/E, FEE	1.667	0.043	---	0.004	---	0.004	1.669		
82	4.17	BHC (IND) / I / U ASSOCIATES, A WISCONSIN LIMITED PARTNERSHIP	T/E, P/E	0.463	0.026	---	0.016	---	---	0.463		
83	4.17	JOHN C. POWERS	T/E, P/E	0.549	0.025	---	---	---	---	0.549		
84	4.17	WAREHAM PROPERTIES II, LLC	T/E, P/E	3.191	0.001	0.007	---	---	---	3.191		
85 ¹	4.17	CARRIAGE OPERATIONS, LLC	T/E, P/E	2.569	0.093	---	0.068	---	0.068	2.501		
86	4.18	GSS REALTY, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	T/E, P/E	1.880	0.050	0.001	---	---	---	1.880		
87	4.18	SHERWOOD MANOR VI, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	T/E, P/E	0.802	0.047	---	0.084	---	---	0.716		
88	4.18	MARY E. KNIGBEI	T/E, FEE	0.867	0.037	0.001	0.093	---	0.093	0.774		
89	4.18	GARY F. BAKER AND KELLY M. BAKER	T/E, P/E, FEE	0.878	0.038	0.002	0.093	---	0.093	0.785		
90 ¹	4.18	PAUL H. MENGES AND BETH MENGES	T/E, P/E, FEE	0.888	0.034	---	0.093	---	0.093	0.795		
91	4.18	HARRY REBERG AND ELSIE DE J. REBERG, HUSBAND AND WIFE	T/E, FEE	1.129	0.015	---	---	---	---	1.129		
92	4.18	RIDGESTONE BANK	T/E	0.834	0.022	---	---	---	---	0.834		
93	4.18	MARIAN NIECZKO AND URSULA NIECZKO, HUSBAND AND WIFE	T/E	1.050	0.002	---	---	---	---	1.050		
94	4.18	MARIAN NIECZKO AND URSULA NIECZKO, HUSBAND AND WIFE	T/E, P/E	0.575	0.002	0.002	---	---	---	0.575		
95	4.18	PATRICK D. KOMPPA AND DAWN R. KOMPPA, HUSBAND AND WIFE	T/E, FEE	0.877	0.034	---	0.093	---	0.093	0.784		
97	4.19	ANDRZEJ MAJELER AND MAUREN A. MAJELER, HUSBAND AND WIFE	T/E, P/E, FEE	1.361	0.037	0.007	0.136	---	0.136	1.225		
98	4.19	JEANNE M. BANCZYK	T/E, FEE	0.898	0.035	---	0.090	---	0.090	0.808		
99 ¹	4.19	CARLA A. MARONE, SOLE TRUSTEE, OR HER SUCCESSORS IN TRUST, UNDER THE CARLA MARONE LYVING TRUST DATED MAY 29, 2003, AND ANY AMENDMENTS THERE TO	T/E, FEE	1.395	0.014	---	0.140	---	0.140	1.255		
100 ¹	4.19	KAY M. BARBER	T/E, FEE	0.861	0.023	0.001	0.068	0.108	0.108	0.785		
101 ¹	4.19	LORIE T. NGUYEN	T/E, FEE	0.902	0.025	---	0.076	0.134	0.210	0.692		
102 ¹	4.19	MARIA ESTELITA F.G. QUEVEDA	T/E, FEE									

REVISION DATE 7/29/2018	DATE 8/29/18	SCALE: FEET 	HWY: CTH M	STATE R/W PROJECT NUMBER 2759-03-00	PLAT SHEET	4.04
FILE NAME: C:\042018\RS.DWG	GRID FACTOR N/A		COUNTY: WAUKESHA	CONSTRUCTION PROJECT NUMBER 2759-03-70	PS&E SHEET	E
LAYOUT NAME: C:\042018\RS - 042018_RS - 042018_RS			PLOT BY: WESLO, DAWD	PLOT SCALE: 1:1 IN:1250 FT		
Referred on: 02/07/19			File Number: 173-O-095			
						Referred to: PW

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO WAUKESHA COUNTY.
* DENOTES AREAS COMPUTED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NO.	SHEET NO.	OWNERS	INTEREST REQ'D	TOTAL AREA ACRES	EASEMENT ACRES REQUIRED	P.L.E.	NEW	R/W ACRES REQUIRED EXIST.	TOTAL	TOTAL ACRES REM.
107	419	HILKERT GILMAN	T/E	0.641	0.001	---	---	---	0.641	0.641
108	419	GARY C. FISHER AND LISA F. FISHER, HUSBAND AND WIFE	T/E	0.602	0.010	---	---	---	0.602	0.602
109	419	MARTY J. BING AND NICKI A. BING, HUSBAND AND WIFE	T/E, P/E	0.617	0.012	0.001	---	---	0.627	0.617
110	420	MATTHEW R. SOHN AND MARGY C. SOHN	T/E, P/E, FEE	0.874	0.031	0.000 (12,455 S.F.)	0.053	0.155	0.248	0.626
111	420	KENNETH P. WICK AND MARY F. STERN	T/E, FEE	0.874	0.059	---	0.059	0.155	0.248	0.626
112	420	CHARLES S. WERTZ, JR. AND MARIA E. WERTZ	T/E, FEE	0.927	0.040	---	0.134	0.205	0.339	0.588
113	420	LAYTON STUDY CENTER, INC. A WISCONSIN NOT FOR PROFIT CORPORATION	T/E, FEE	0.989	0.054	---	0.093	0.114	0.207	0.782
114	420	PEACE UNITED METHODIST CHURCH, INCORPORATED	T/E	1.380	0.076	---	---	---	1.380	1.380
115	420	TWG PROPERTIES, LLC	T/E, P/E	0.714	0.041	0.002	---	---	0.714	0.714
116	420	VEST UNTARIAN UNIVERSALIST CHURCH	T/E, P/E, FEE	4.164	0.118	0.001	0.168	---	0.163	3.996
117	421	EMBROOK EXECUTIVE PARK CONDOMINIUM	T/E, P/E	1.141	0.056	0.005	---	---	1.141	1.141
118	421	EMBROOK PLAZA BROOKFIELD, A WISCONSIN LIMITED PARTNERSHIP	T/E, P/E	14.452	0.065	0.005	---	---	14.452	14.452
119	421	JOHN A. WEGEL AND DIOMISIA WEGEL, HUSBAND AND WIFE	T/E, FEE	0.654	0.024	---	0.020	---	0.020	0.634
120	421	SEBASTIEN CHURKUSKI AND PATRICIA L. CHURKUSKI, HUSBAND AND WIFE	T/E, FEE	0.671	0.040	---	0.018	---	0.018	0.653
121	421	JOSEPH LEON REILLY, WILLIAM REILLY, JR. AND ELIZABETH S. REILLY	T/E, FEE	1.840	0.043	---	0.016	---	0.016	1.824
122	421	BR OF WISCONSIN 8, LLC	T/E	1.290	0.026	---	---	---	1.290	1.290
123	421	SKYVAN, LLC	T/E, FEE	0.710	0.017	---	0.001	0.173	0.180	0.530
124	421	LAVANE BRAGALE, ROBERT C. FREDERICK, RAYMOND H. FREDERICK, ALAN W. GERDS, UNDAUL, FREDERICK HOLZMANN AND LOIS J. FREDERICK, GREGORY SECKERT	T/E, FEE	0.651	0.036	---	0.020	---	0.020	0.631
125	413	MARCK K. PATTON AND ELIZABETH M. PATTON, HUSBAND AND WIFE	T/E	0.567	0.018	---	0.001	---	0.001	0.566
126	413	KENNETT FAMILY LIMITED PARTNERSHIP NO. 1	T/E	0.838	0.008	---	---	---	0.658	0.638
127	414	ROBERT T. SCHMIDT AND VIVIAN SCHMIDT, HUSBAND AND WIFE	T/E	0.867	0.004	---	---	---	0.867	0.867
128	416	WEST UNTARIAN UNIVERSALIST CHURCH	FEE	1.143	---	---	0.009	---	0.009	1.104
129	420	CITY OF BROOKFIELD	T/E, FEE	2.410	0.087	---	0.359	0.346	0.706	1.704
132	415	WISCONSIN DEPARTMENT OF TRANSPORTATION	T/E, FEE	VAST	0.085	---	0.296	---	0.296	VAST
500	409-421	WE ENERGIES - ELECTRIC	CONVEYANCE OF RIGHTS							
501	413-416, 418-421	WE ENERGIES - GAS	CONVEYANCE OF RIGHTS							
502	409-412, 414-417, 431	ARRE WISCONSIN	CONVEYANCE OF RIGHTS							
505	414	VILLAGE OF ELM GROVE	CONVEYANCE OF RIGHTS							
507	410	CITY OF BROOKFIELD - STORM	CONVEYANCE OF RIGHTS							
508	417, 419-421	CITY OF BROOKFIELD - WATER	CONVEYANCE OF RIGHTS							
509	411, 413-415, 417-421	CITY OF BROOKFIELD - SANITARY	CONVEYANCE OF RIGHTS							
510	409-411, 413, 417, 420	CITY OF BROOKFIELD - OTHER	CONVEYANCE OF RIGHTS							
511	409-410	WISCONSIN DEPARTMENT OF TRANSPORTATION	CONVEYANCE OF RIGHTS							

4

REVISION DATE: 1/28/2019
 LAYOUT NAME: 05-040201_RS.DWG
 FILE NAME: 05-040201_RS.DWG
 Referred on: 02/07/19

SCALE: FEET

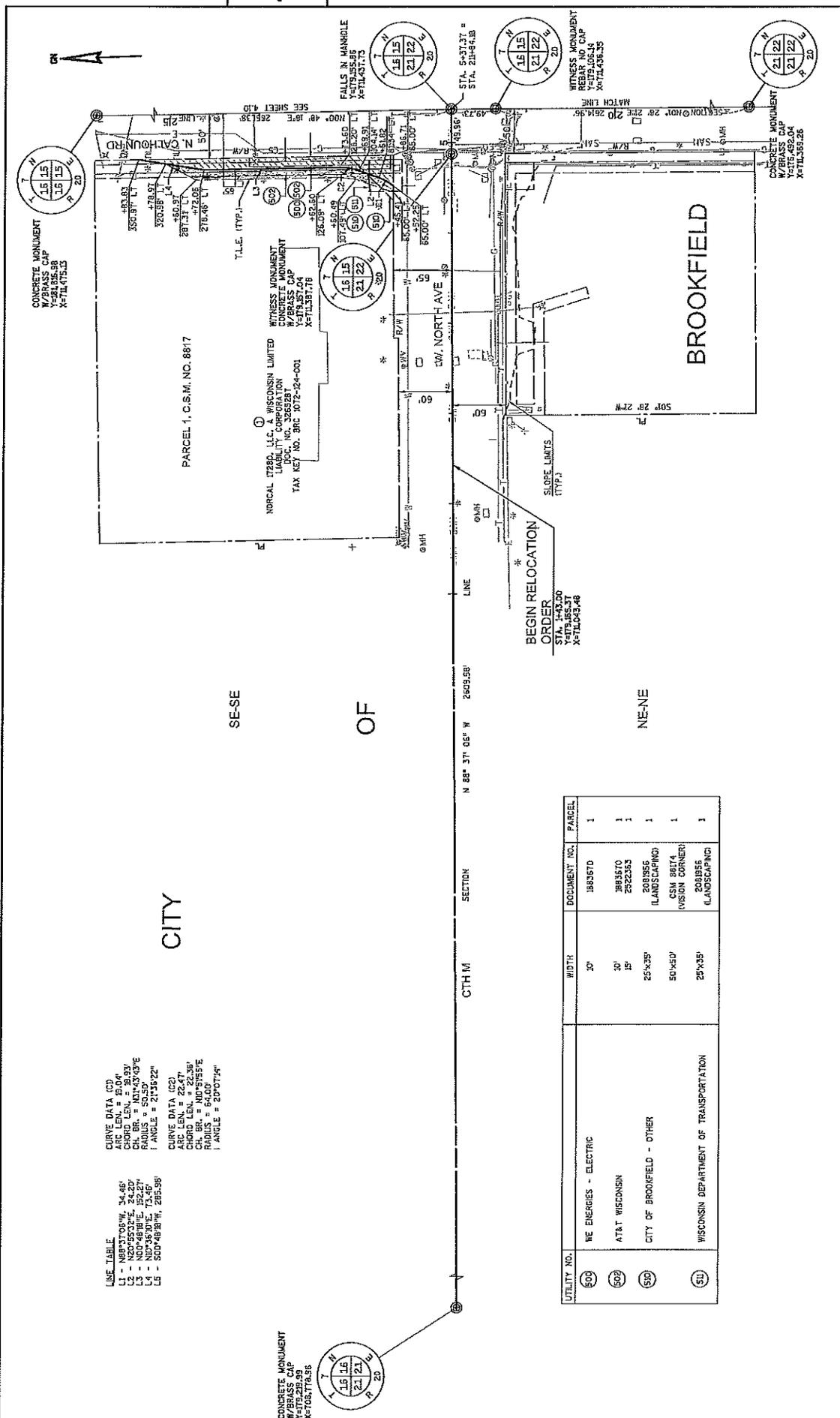
DATE: 8/29/18
 GRID FACTOR: N/A

HWY: CTH M
 COUNTY: WAUKESHA

STATE R/W PROJECT NUMBER: 2759-03-00
 CONSTRUCTION PROJECT NUMBER: 2759-03-70

PLAT SHEET: 4.05
 PS&E SHEET: E

PLOT DATE: 1/28/2019 10:40 AM
 PLOT BY: KOSLO, DAVID
 PLOT NAME: WISDOT/CADDIS SHEET 75
 File Number: 173-O-095
 Referred to: PW



USE TABLE

L1 - NBPT050W, 34.46'
 CURB LEN = 50.00'
 CH. BR. = N174.0343E
 RADIUS = 50.50'
 I ANGLE = 21.3522°

CURVE DATA (C2)

ARC LEN = 22.47'
 CH. BR. = N104.0552E
 RADIUS = 64.00'
 I ANGLE = 20.0719°

CONCRETE MONUMENT
 W/BRASS CAP
 Y=81855.98
 X=714475.33

UTILITY NO.	WIDTH	DOCUMENT NO.	PARCEL
500	30"	198357D	1
509	10" 15"	198357D 2022353	1
510	25"x35"	208855 (LANDSCAPING)	1
511	50"x50" 20"x35"	CSM 8814 (VISION CORNER) 208855 (LANDSCAPING)	1

STATE R/W PROJECT NUMBER 2759-03-00
 CONSTRUCTION PROJECT NUMBER 2759-03-70
 PLAT SHEET 4.09
 PS&E SHEET E

DATE 8/29/18
 GRID FACTOR N/A

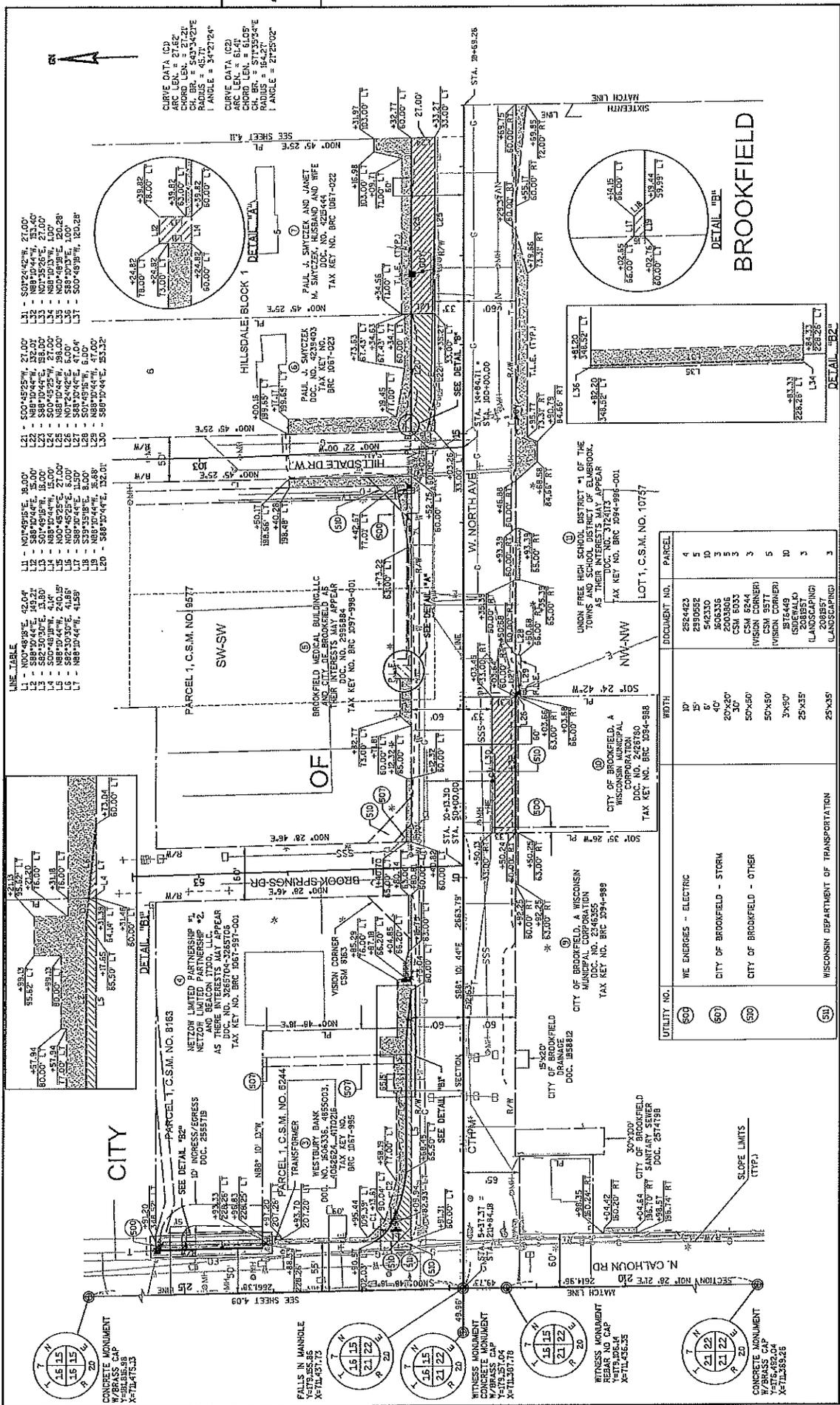
HWY: CTH M
 COUNTY: WAUKESHA

SCALE, FEET
 0 50 100

REVISION DATE

FILE NAME: CF-040402.RP.DWG
 LAYOUT NAME: CF-040402.RP - 040402.RP
 Referred on: 02/07/19

WISDOT/CADD SHEET 75
 Referred to: PW 10

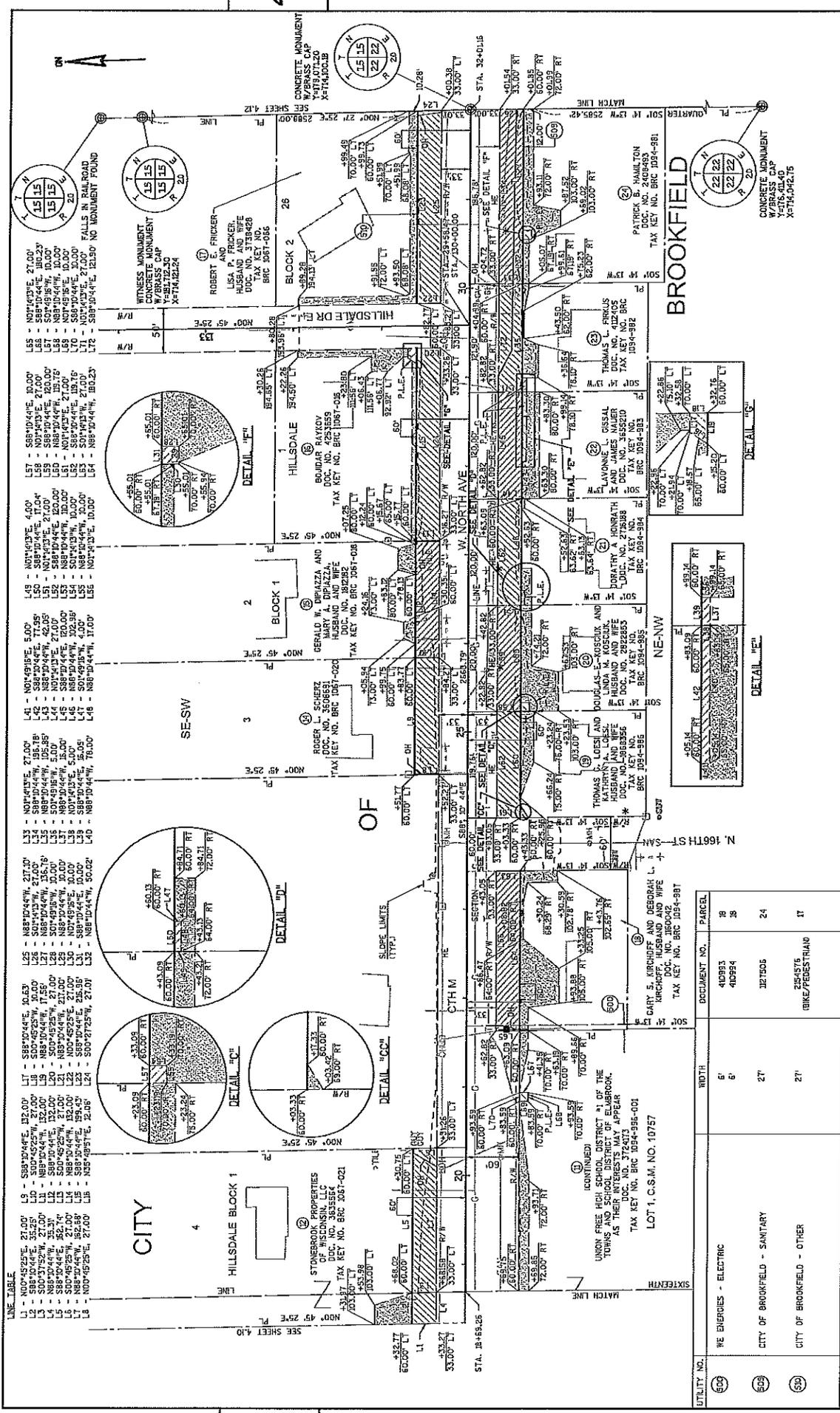


LINE TABLE

L1	-	N07°48'30"E	42.00'
L2	-	S89°10'44"W	143.20'
L3	-	S01°35'26"E	21.00'
L4	-	N89°10'44"W	143.20'
L5	-	N07°48'30"E	42.00'
L6	-	S89°10'44"W	143.20'
L7	-	S01°35'26"E	21.00'
L8	-	N89°10'44"W	143.20'
L9	-	N07°48'30"E	42.00'
L10	-	S89°10'44"W	143.20'
L11	-	S00°45'25"E	18.00'
L12	-	N89°10'44"W	143.20'
L13	-	S01°35'26"E	21.00'
L14	-	N89°10'44"W	143.20'
L15	-	N07°48'30"E	42.00'
L16	-	S89°10'44"W	143.20'
L17	-	S01°35'26"E	21.00'
L18	-	N89°10'44"W	143.20'
L19	-	N07°48'30"E	42.00'
L20	-	S89°10'44"W	143.20'
L21	-	S00°45'25"E	18.00'
L22	-	N89°10'44"W	143.20'
L23	-	S01°35'26"E	21.00'
L24	-	N89°10'44"W	143.20'
L25	-	N07°48'30"E	42.00'
L26	-	S89°10'44"W	143.20'
L27	-	S01°35'26"E	21.00'
L28	-	N89°10'44"W	143.20'
L29	-	N07°48'30"E	42.00'
L30	-	S89°10'44"W	143.20'
L31	-	S00°45'25"E	18.00'
L32	-	N89°10'44"W	143.20'
L33	-	S01°35'26"E	21.00'
L34	-	N89°10'44"W	143.20'
L35	-	N07°48'30"E	42.00'
L36	-	S89°10'44"W	143.20'
L37	-	S01°35'26"E	21.00'
L38	-	N89°10'44"W	143.20'
L39	-	N07°48'30"E	42.00'
L40	-	S89°10'44"W	143.20'

REVISION DATE 1/29/2019	DATE 8/29/18	SCALE: FEET 0 50 100	GRID FACTOR N/A	HWY: CTH M	COUNTY: WALKESHA	CONSTRUCTION PROJECT NUMBER 2759-03-70	PLAT SHEET 4.10
FILE NAME: G:\040401.RP.DWG LAYOUT NAME - G:\040401.RP - 040410.RP Referred on: 02/07/19	FLY DATE: 2/1/2019 3:48 PM	FLY BY: KRSLO, DANVD	FLY NAME: WISDOT/CADDIS SHEET 75	LOT 1, C.S.M. NO. 10757	UNION FREE HIGH SCHOOL DISTRICT OF ELMBROOK, ILL. AS THEIR INTERESTS MAY APPEAR TAX KEY NO. BRC 294-998-001	LOT 1, C.S.M. NO. 10757	Referred to: PW 11

UTILITY NO.	WIDTH	DOCUMENT NO.	PARCEL
501	10'	2824493	4
502	15'	2880952	5
503	6'	542330	10
504	40'	806336	3
505	20'x30'	2003806	5
506	30'	CSM 8033	3
507	50'x30'	WISCONSIN MUNICIPAL	3
508	50'x50'	CSM 9511	5
509	3'x90'	WISCONSIN MUNICIPAL	10
510	25'x35'	3176449	3
511	25'x35'	3176449	10
512	25'x35'	3176449	3
513	25'x35'	3176449	10
514	25'x35'	3176449	3
515	25'x35'	3176449	10
516	25'x35'	3176449	3
517	25'x35'	3176449	10
518	25'x35'	3176449	3
519	25'x35'	3176449	10
520	25'x35'	3176449	3
521	25'x35'	3176449	10
522	25'x35'	3176449	3
523	25'x35'	3176449	10
524	25'x35'	3176449	3
525	25'x35'	3176449	10
526	25'x35'	3176449	3
527	25'x35'	3176449	10
528	25'x35'	3176449	3
529	25'x35'	3176449	10
530	25'x35'	3176449	3
531	25'x35'	3176449	10
532	25'x35'	3176449	3
533	25'x35'	3176449	10
534	25'x35'	3176449	3
535	25'x35'	3176449	10
536	25'x35'	3176449	3
537	25'x35'	3176449	10
538	25'x35'	3176449	3
539	25'x35'	3176449	10
540	25'x35'	3176449	3
541	25'x35'	3176449	10
542	25'x35'	3176449	3
543	25'x35'	3176449	10
544	25'x35'	3176449	3
545	25'x35'	3176449	10
546	25'x35'	3176449	3
547	25'x35'	3176449	10
548	25'x35'	3176449	3
549	25'x35'	3176449	10
550	25'x35'	3176449	3
551	25'x35'	3176449	10
552	25'x35'	3176449	3
553	25'x35'	3176449	10
554	25'x35'	3176449	3
555	25'x35'	3176449	10
556	25'x35'	3176449	3
557	25'x35'	3176449	10
558	25'x35'	3176449	3
559	25'x35'	3176449	10
560	25'x35'	3176449	3



LINE TABLE

L1	-	N00°49'25"E	27.00'
L2	-	S89°10'44"W	10.53'
L3	-	S00°45'25"W	10.00'
L4	-	N88°10'44"W	10.53'
L5	-	S00°45'25"W	10.00'
L6	-	S89°10'44"W	10.53'
L7	-	N00°49'25"E	27.00'
L8	-	N88°10'44"W	10.53'
L9	-	S00°45'25"W	10.00'
L10	-	S89°10'44"W	10.53'
L11	-	N00°49'25"E	27.00'
L12	-	S89°10'44"W	10.53'
L13	-	S00°45'25"W	10.00'
L14	-	N88°10'44"W	10.53'
L15	-	S00°45'25"W	10.00'
L16	-	S89°10'44"W	10.53'
L17	-	N00°49'25"E	27.00'
L18	-	N88°10'44"W	10.53'
L19	-	S00°45'25"W	10.00'
L20	-	S89°10'44"W	10.53'
L21	-	N00°49'25"E	27.00'
L22	-	S89°10'44"W	10.53'
L23	-	S00°45'25"W	10.00'
L24	-	N88°10'44"W	10.53'
L25	-	S00°45'25"W	10.00'
L26	-	S89°10'44"W	10.53'
L27	-	N00°49'25"E	27.00'
L28	-	N88°10'44"W	10.53'
L29	-	S00°45'25"W	10.00'
L30	-	S89°10'44"W	10.53'
L31	-	N00°49'25"E	27.00'
L32	-	S89°10'44"W	10.53'
L33	-	S00°45'25"W	10.00'
L34	-	N88°10'44"W	10.53'
L35	-	S00°45'25"W	10.00'
L36	-	S89°10'44"W	10.53'
L37	-	N00°49'25"E	27.00'
L38	-	N88°10'44"W	10.53'
L39	-	S00°45'25"W	10.00'
L40	-	S89°10'44"W	10.53'
L41	-	N00°49'25"E	27.00'
L42	-	S89°10'44"W	10.53'
L43	-	S00°45'25"W	10.00'
L44	-	N88°10'44"W	10.53'
L45	-	S00°45'25"W	10.00'
L46	-	S89°10'44"W	10.53'
L47	-	N00°49'25"E	27.00'
L48	-	N88°10'44"W	10.53'
L49	-	S00°45'25"W	10.00'
L50	-	S89°10'44"W	10.53'
L51	-	N00°49'25"E	27.00'
L52	-	S89°10'44"W	10.53'
L53	-	S00°45'25"W	10.00'
L54	-	N88°10'44"W	10.53'
L55	-	S00°45'25"W	10.00'
L56	-	S89°10'44"W	10.53'
L57	-	N00°49'25"E	27.00'
L58	-	N88°10'44"W	10.53'
L59	-	S00°45'25"W	10.00'
L60	-	S89°10'44"W	10.53'
L61	-	N00°49'25"E	27.00'
L62	-	S89°10'44"W	10.53'
L63	-	S00°45'25"W	10.00'
L64	-	N88°10'44"W	10.53'
L65	-	S00°45'25"W	10.00'
L66	-	S89°10'44"W	10.53'
L67	-	N00°49'25"E	27.00'
L68	-	N88°10'44"W	10.53'
L69	-	S00°45'25"W	10.00'
L70	-	S89°10'44"W	10.53'
L71	-	N00°49'25"E	27.00'
L72	-	S89°10'44"W	10.53'
L73	-	S00°45'25"W	10.00'
L74	-	N88°10'44"W	10.53'
L75	-	S00°45'25"W	10.00'
L76	-	S89°10'44"W	10.53'
L77	-	N00°49'25"E	27.00'
L78	-	N88°10'44"W	10.53'
L79	-	S00°45'25"W	10.00'
L80	-	S89°10'44"W	10.53'
L81	-	N00°49'25"E	27.00'
L82	-	S89°10'44"W	10.53'
L83	-	S00°45'25"W	10.00'
L84	-	N88°10'44"W	10.53'
L85	-	S00°45'25"W	10.00'
L86	-	S89°10'44"W	10.53'
L87	-	N00°49'25"E	27.00'
L88	-	N88°10'44"W	10.53'
L89	-	S00°45'25"W	10.00'
L90	-	S89°10'44"W	10.53'
L91	-	N00°49'25"E	27.00'
L92	-	S89°10'44"W	10.53'
L93	-	S00°45'25"W	10.00'
L94	-	N88°10'44"W	10.53'
L95	-	S00°45'25"W	10.00'
L96	-	S89°10'44"W	10.53'
L97	-	N00°49'25"E	27.00'
L98	-	N88°10'44"W	10.53'
L99	-	S00°45'25"W	10.00'
L100	-	S89°10'44"W	10.53'

UTILITY NO.

500	WE ENERGIES - ELECTRIC	WIDTH 6'
509	CITY OF BROOKFIELD - SANITARY	WIDTH 27'
510	CITY OF BROOKFIELD - OTHER	WIDTH 27'

REVISION DATE

1/28/2019	DATE 8/29/18	GRID FACTOR N/A
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SCALE, FEET

0	50	100
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STATE R/W PROJECT NUMBER 2759-03-00

CONSTRUCTION PROJECT NUMBER 2759-03-70

PLAT SHEET 4.11

PS&E SHEET E

HWY: CTH M

COUNTY: WAUKESHA

DATE 8/29/18

GRID FACTOR N/A

FILE NAME: 267-040-01-PP.DWG

LAYOUT NAME: 06-0401.RP - 040411.RP

Referred on: 02/07/19

PLAT SCALE: 1" = 200.00 FT

FLAT NAME: 1

FLAT NO.: 40850, 40854

FLAT DATE: 2/4/2019 3:46 PM

FLAT NO.: 40850, 40854

FLAT NAME: 1

FLAT NO.: 40850, 40854

FLAT DATE: 2/4/2019 3:46 PM

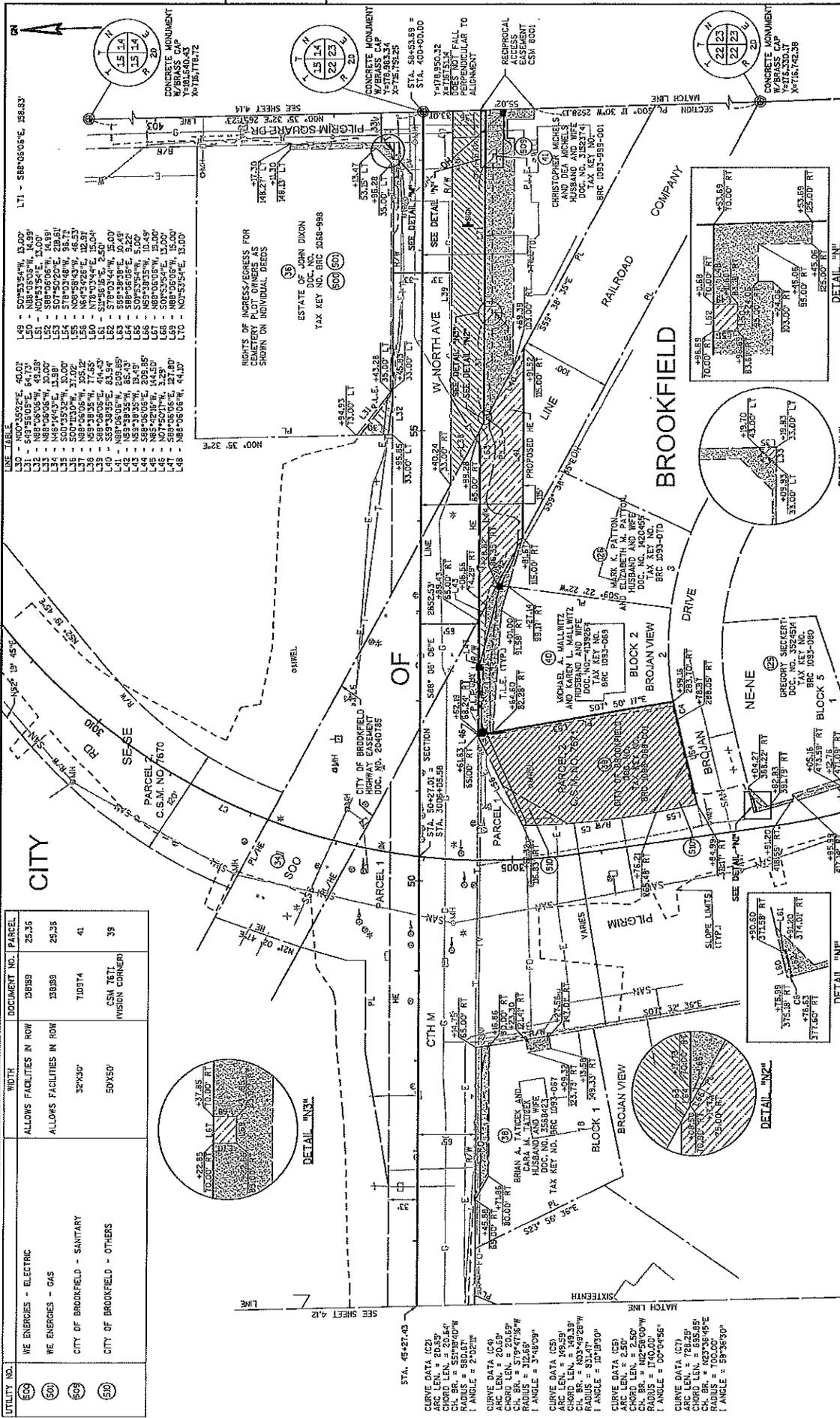
FLAT NO.: 40850, 40854

FLAT NAME: 1

FLAT NO.: 40850, 40854

FLAT DATE: 2/4/2019 3:46 PM

Referred to: PW 12



LINE TABLE

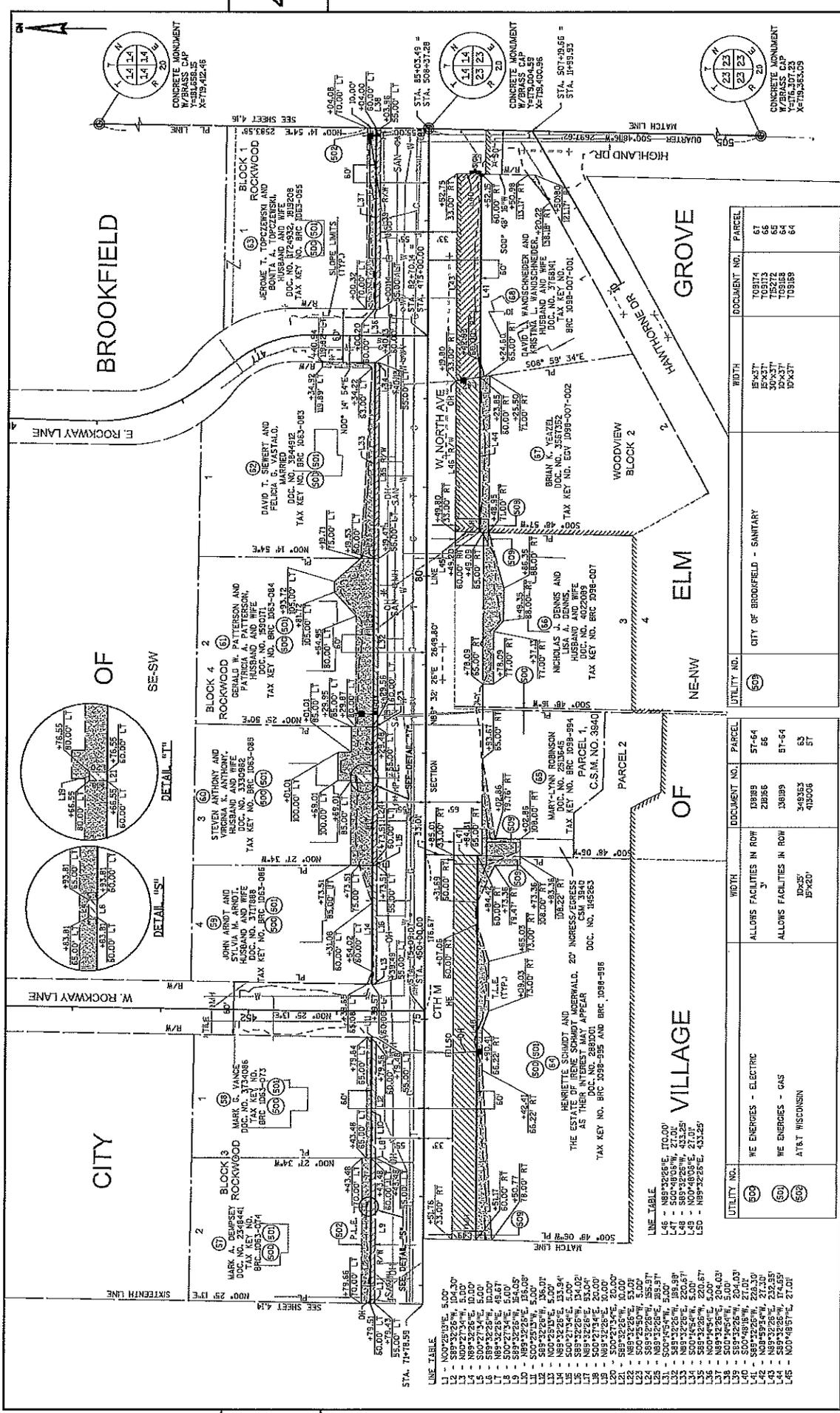
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L31	- S49°46'05"E, 64.73'
L32	- N89°05'05"W, 49.58'
L33	- N89°05'05"W, 49.58'
L34	- N89°05'05"W, 49.58'
L35	- N89°05'05"W, 49.58'
L36	- N89°05'05"W, 49.58'
L37	- N89°05'05"W, 49.58'
L38	- N89°05'05"W, 49.58'
L39	- N89°05'05"W, 49.58'
L40	- N89°05'05"W, 49.58'
L41	- N89°05'05"W, 49.58'
L42	- N89°05'05"W, 49.58'
L43	- N89°05'05"W, 49.58'
L44	- N89°05'05"W, 49.58'
L45	- N89°05'05"W, 49.58'
L46	- N89°05'05"W, 49.58'
L47	- N89°05'05"W, 49.58'
L48	- N89°05'05"W, 49.58'
L49	- N89°05'05"W, 49.58'
L50	- N89°05'05"W, 49.58'
L51	- N89°05'05"W, 49.58'
L52	- N89°05'05"W, 49.58'
L53	- N89°05'05"W, 49.58'
L54	- N89°05'05"W, 49.58'
L55	- N89°05'05"W, 49.58'
L56	- N89°05'05"W, 49.58'
L57	- N89°05'05"W, 49.58'
L58	- N89°05'05"W, 49.58'
L59	- N89°05'05"W, 49.58'
L60	- N89°05'05"W, 49.58'
L61	- N89°05'05"W, 49.58'
L62	- N89°05'05"W, 49.58'
L63	- N89°05'05"W, 49.58'
L64	- N89°05'05"W, 49.58'
L65	- N89°05'05"W, 49.58'
L66	- N89°05'05"W, 49.58'
L67	- N89°05'05"W, 49.58'
L68	- N89°05'05"W, 49.58'
L69	- N89°05'05"W, 49.58'
L70	- N89°05'05"W, 49.58'
L71	- S89°05'05"E, 35.83'

RIGHTS OF INGRESS/EGRESS FOR CEMETERY PLOT OWNERS AS SHOWN ON INDIVIDUAL DEEDS

(50)	ESTATE OF JOHN DIXON
(51)	DOC. NO. 338-988
(52)	TAX KEY NO. 338-988
(53)	SEE DETAIL 'INR'
(54)	SEE DETAIL 'INR'
(55)	SEE DETAIL 'INR'
(56)	SEE DETAIL 'INR'
(57)	SEE DETAIL 'INR'
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(59)	SEE DETAIL 'INR'
(60)	SEE DETAIL 'INR'
(61)	SEE DETAIL 'INR'
(62)	SEE DETAIL 'INR'
(63)	SEE DETAIL 'INR'
(64)	SEE DETAIL 'INR'
(65)	SEE DETAIL 'INR'
(66)	SEE DETAIL 'INR'
(67)	SEE DETAIL 'INR'
(68)	SEE DETAIL 'INR'
(69)	SEE DETAIL 'INR'
(70)	SEE DETAIL 'INR'
(71)	SEE DETAIL 'INR'
(72)	SEE DETAIL 'INR'
(73)	SEE DETAIL 'INR'
(74)	SEE DETAIL 'INR'
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(76)	SEE DETAIL 'INR'
(77)	SEE DETAIL 'INR'
(78)	SEE DETAIL 'INR'
(79)	SEE DETAIL 'INR'
(80)	SEE DETAIL 'INR'
(81)	SEE DETAIL 'INR'
(82)	SEE DETAIL 'INR'
(83)	SEE DETAIL 'INR'
(84)	SEE DETAIL 'INR'
(85)	SEE DETAIL 'INR'
(86)	SEE DETAIL 'INR'
(87)	SEE DETAIL 'INR'
(88)	SEE DETAIL 'INR'
(89)	SEE DETAIL 'INR'
(90)	SEE DETAIL 'INR'
(91)	SEE DETAIL 'INR'
(92)	SEE DETAIL 'INR'
(93)	SEE DETAIL 'INR'
(94)	SEE DETAIL 'INR'
(95)	SEE DETAIL 'INR'
(96)	SEE DETAIL 'INR'
(97)	SEE DETAIL 'INR'
(98)	SEE DETAIL 'INR'
(99)	SEE DETAIL 'INR'
(100)	SEE DETAIL 'INR'

UTILITY NO.	WE ENERGIES - ELECTRIC	WIDTH	DOCUMENT NO.	PARCEL
(E03)	WE ENERGIES - ELECTRIC	25.35'	138189	25.35
(E04)	WE ENERGIES - GAS	25.35'	138189	25.35
(E05)	CITY OF BROOKFIELD - SANITARY	32"x30"	110514	41
(E06)	CITY OF BROOKFIELD - OTHERS	50"x50"	CSM 1671 (VISION CORNER)	39

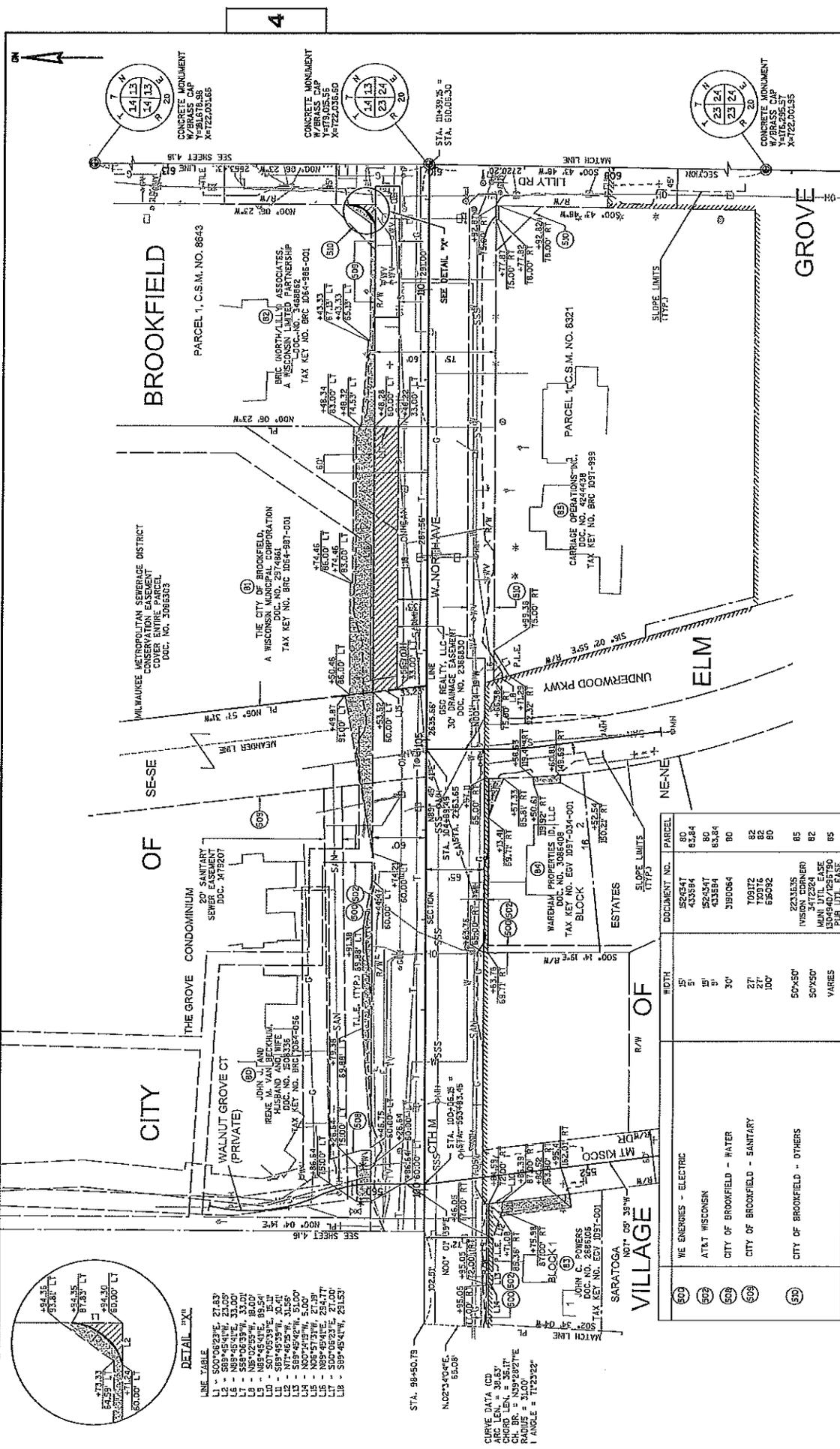
REVISION DATE	1/29/2018	DATE	8/29/18	HWY:	CTH M	STATE R/W	PROJECT NUMBER 2759-03-00	PLAT SHEET	4.13
LAYOUT NAME	- 06-040601.RP - 016413.RP	GRID FACTOR	N/A	COUNTY:	WAUKESHA	CONSTRUCTION	PROJECT NUMBER 2759-03-70	PS&E SHEET	---
FILE NAME	- 06-040601.RP.DWG	SCALE, FEET	0 50 100	PLOT DATE:	2.4.2018 3:48 PM	PLOT BY:	KORNO, DAVID	PLAT SCALE:	1:1 ENLARGED FT
LAYOUT NAME	- 06-040601.RP - 016413.RP	FILE NUMBER:	173-O-095	Referred to:	PW	Referred to:	PW	WISDOT/CADD SHEET	75



REVISION DATE 1/29/2018	DATE B/29/18	GRID FACTOR N/A	SCALE, FEET 0 50 100	HWY: CTH M	STATE R/W PROJECT NUMBER 2759-03-00	PLAT SHEET 4.15
FILE NAME: I:\6-040401_LP.DWG LAYOUT NAME: 06-040401_LP - 010415.RP	CONSTRUCTION PROJECT NUMBER 2759-03-70	COUNTY: WAUKESHA	UTILITY NO. 503	CITY OF BROOKFIELD - SANITARY	CONSTRUCTION PROJECT NUMBER 2759-03-70	PS&E SHEET E
Referred on: 02/07/19	Referred to: PW	File Number: 173-O-095	PLAT SCALE: 1:1 INCH TO 1 FT	PLAT NAME: WISDOT/CADDIS SHEET 75		

4

4



LINE TABLE

L1	500'02.27'E	27.83'
L2	N89°45'41"E	33.00'
L3	S89°06'33"W	33.00'
L4	N89°02'55"W	30.00'
L5	S89°02'55"W	30.00'
L6	S89°02'55"W	30.00'
L7	S89°02'55"W	30.00'
L8	S89°02'55"W	30.00'
L9	S89°02'55"W	30.00'
L10	S89°02'55"W	30.00'
L11	S89°02'55"W	30.00'
L12	S89°02'55"W	30.00'
L13	S89°02'55"W	30.00'
L14	S89°02'55"W	30.00'
L15	S89°02'55"W	30.00'
L16	S89°02'55"W	30.00'
L17	S89°02'55"W	30.00'
L18	S89°02'55"W	30.00'
L19	S89°02'55"W	30.00'

DETAIL "X"

1	500'02.27'E	27.83'
2	N89°45'41"E	33.00'
3	S89°06'33"W	33.00'
4	N89°02'55"W	30.00'
5	S89°02'55"W	30.00'
6	S89°02'55"W	30.00'
7	S89°02'55"W	30.00'
8	S89°02'55"W	30.00'
9	S89°02'55"W	30.00'
10	S89°02'55"W	30.00'
11	S89°02'55"W	30.00'
12	S89°02'55"W	30.00'
13	S89°02'55"W	30.00'
14	S89°02'55"W	30.00'
15	S89°02'55"W	30.00'
16	S89°02'55"W	30.00'
17	S89°02'55"W	30.00'
18	S89°02'55"W	30.00'
19	S89°02'55"W	30.00'

CURVE DATA

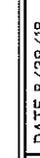
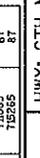
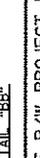
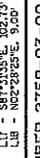
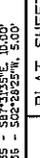
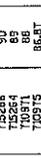
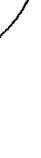
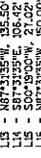
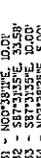
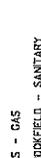
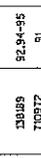
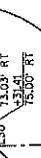
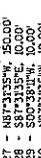
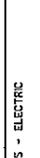
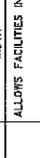
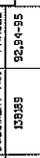
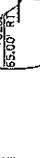
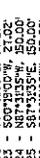
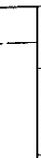
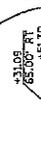
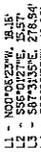
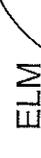
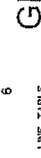
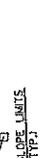
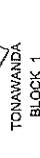
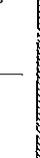
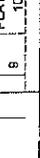
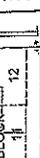
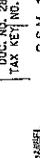
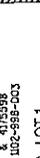
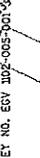
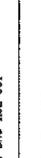
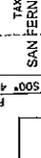
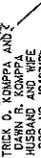
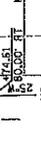
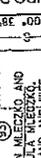
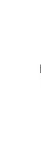
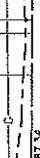
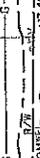
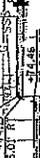
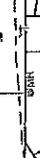
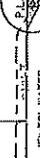
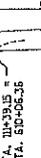
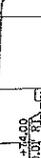
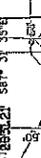
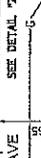
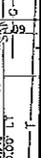
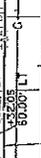
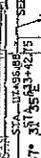
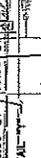
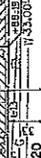
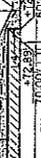
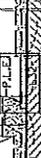
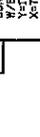
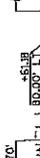
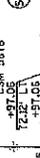
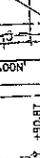
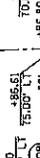
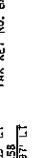
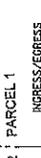
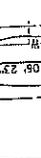
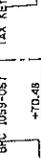
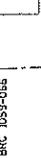
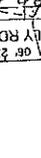
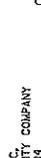
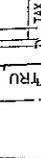
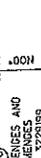
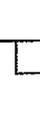
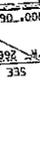
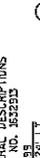
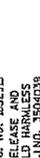
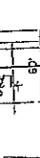
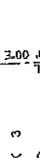
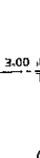
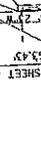
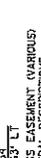
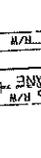
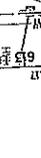
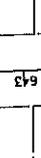
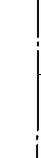
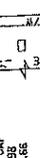
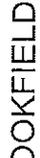
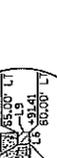
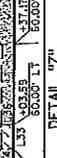
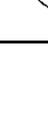
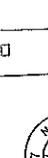
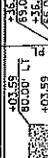
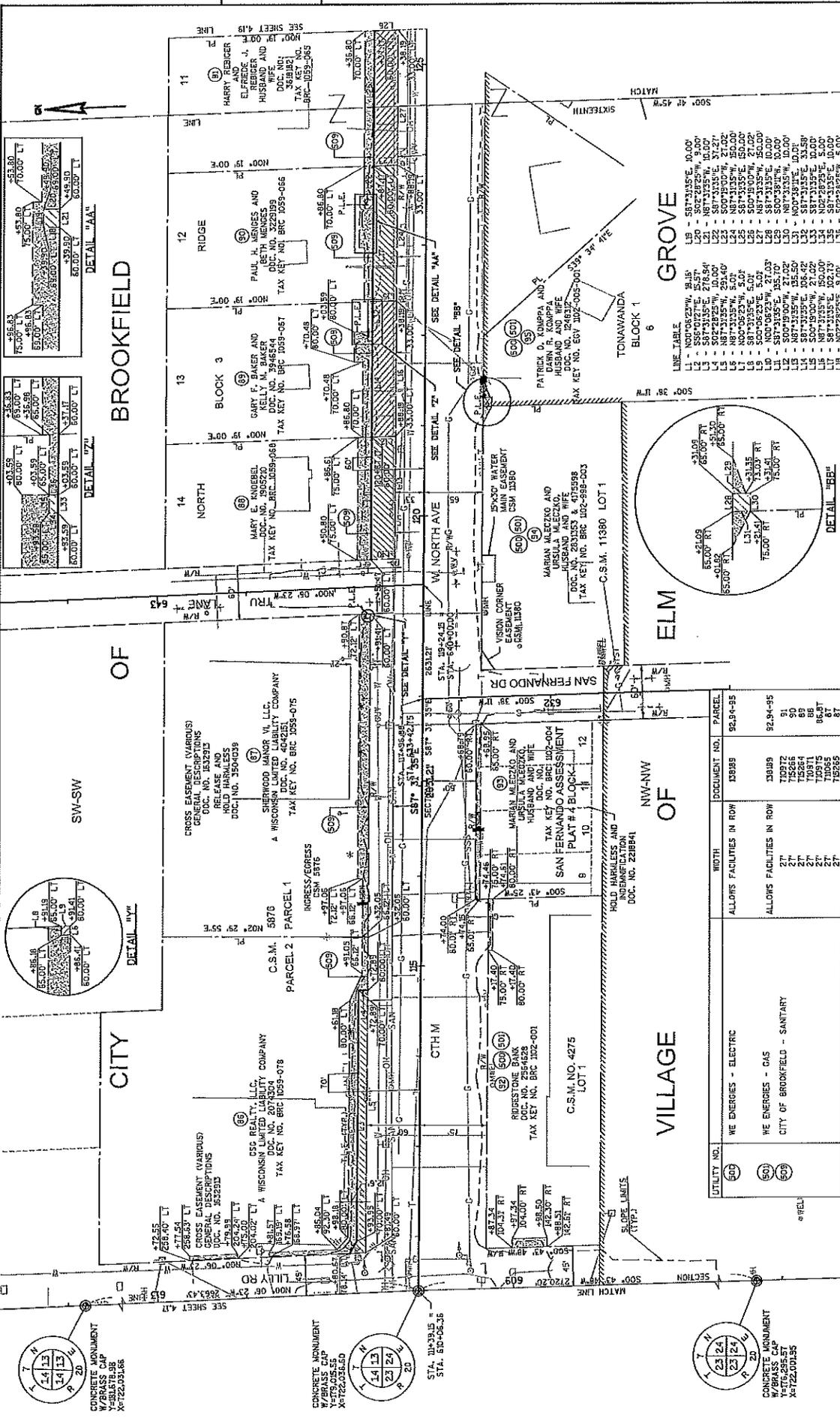
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RAIUS	31.00'
ANGLE	112.82°

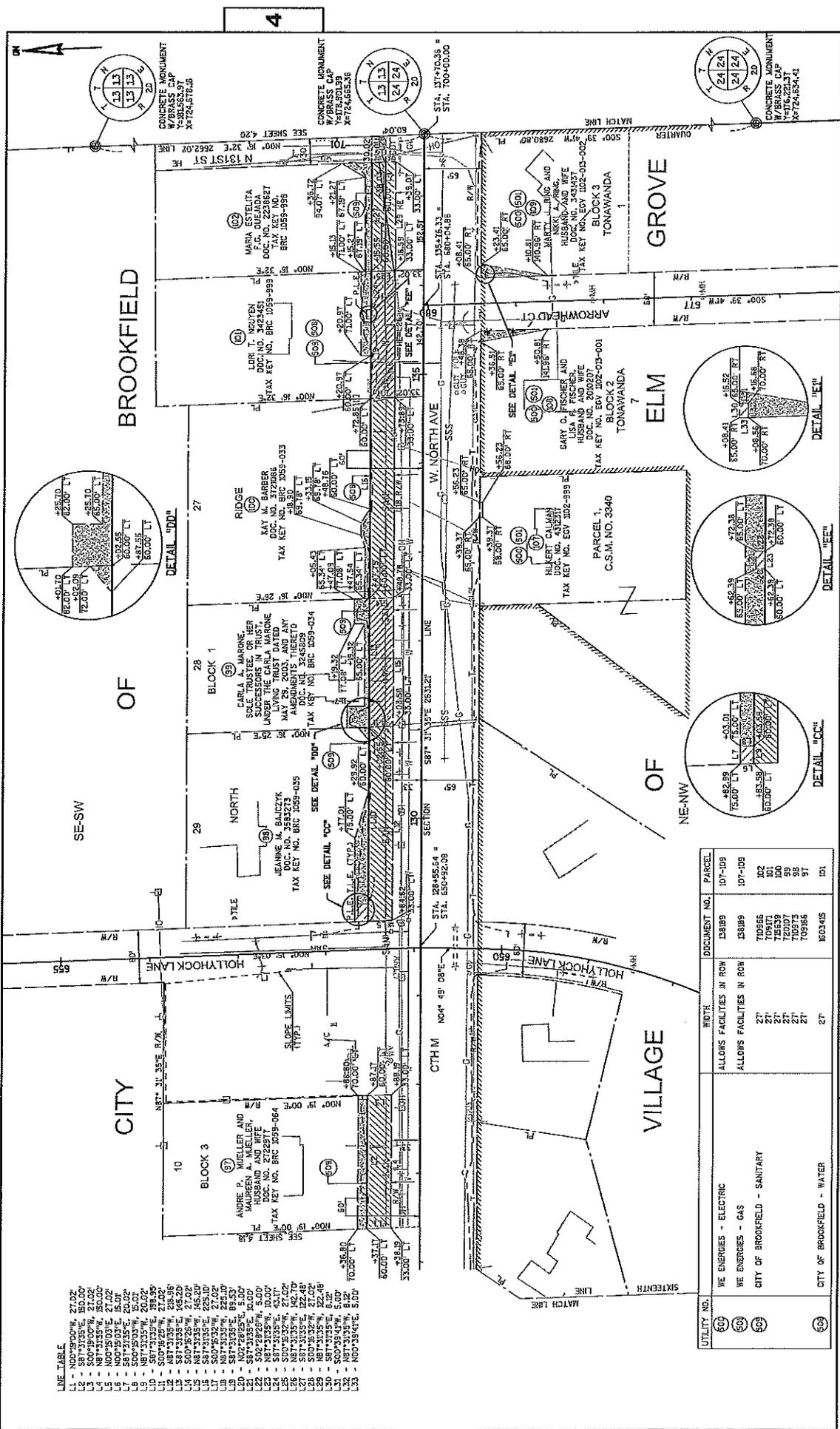
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2233535	85
IVISION CORNER	82
MUNICIPAL EASE	82
3504940/2651790	85
PUB UTIL EASE	85

SCALE, FEET	GRID FACTOR N/A
0	
50	
100	

REVISION DATE: 1/29/2018
 DATE: 6/29/18
 HWY: CTH M
 COUNTY: WAUKESHA
 STATE R/W PROJECT NUMBER: 2759-03-00
 CONSTRUCTION PROJECT NUMBER: 2759-03-70
 PLAT SHEET: 4-17
 P&E SHEET: E

PLAT BY: KOSLO, DAVID
 FILE NUMBER: 173-O-095
 Referred to: PW 18
 WISDOT/ROADS SHEET 75





LINE TABLE

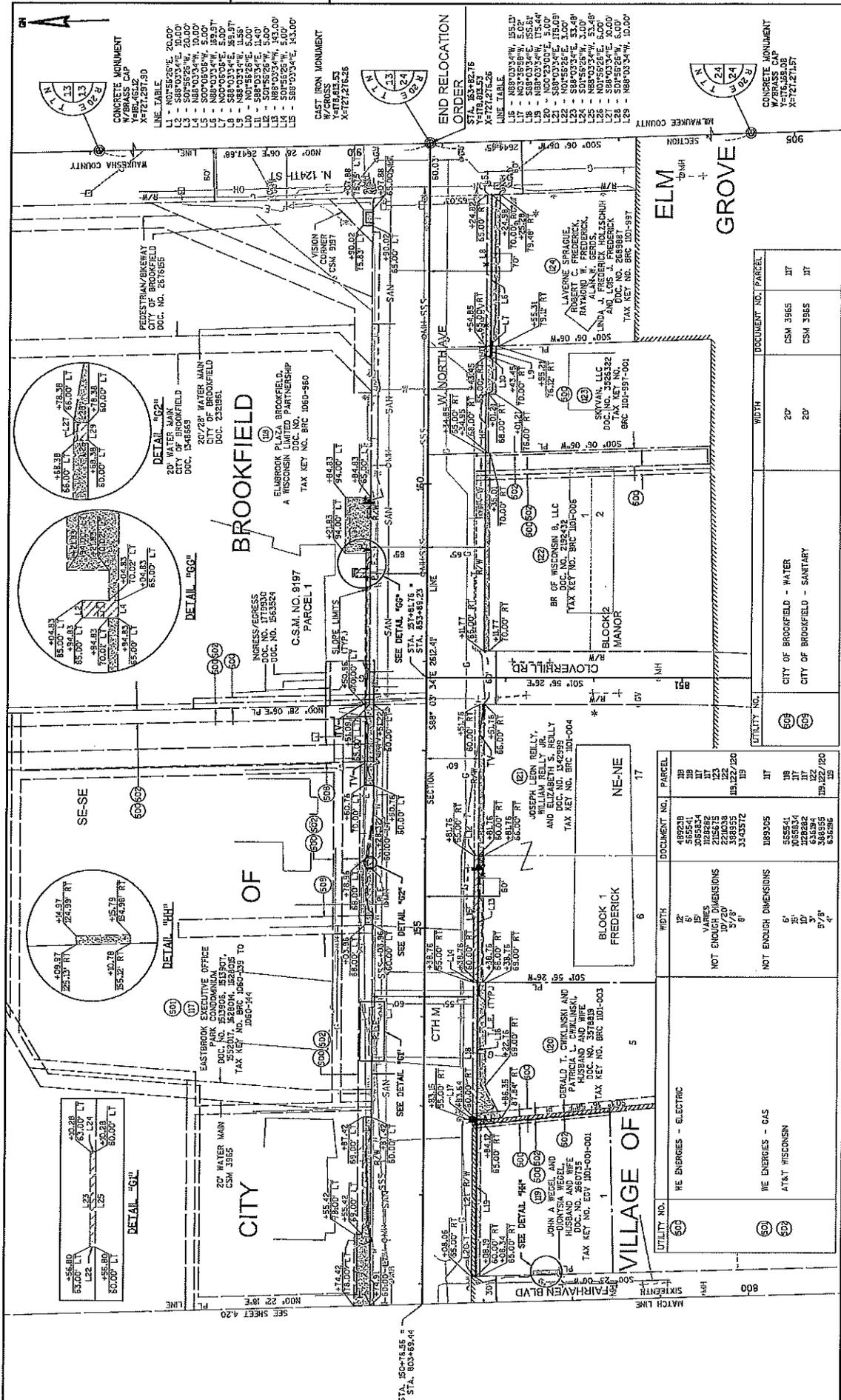
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L4	N87°33'55" W, 50.00'
L5	N00°00'00" E, 27.02'
L6	N00°00'00" E, 50.00'
L7	S00°00'00" W, 50.00'
L8	N87°33'55" W, 20.02'
L9	S87°33'55" W, 20.02'
L10	N87°33'55" W, 20.02'
L11	N87°33'55" W, 20.02'
L12	N87°33'55" W, 20.02'
L13	N87°33'55" W, 20.02'
L14	S87°33'55" W, 20.02'
L15	S87°33'55" W, 20.02'
L16	S87°33'55" W, 20.02'
L17	S87°33'55" W, 20.02'
L18	S87°33'55" W, 20.02'
L19	S87°33'55" W, 20.02'
L20	N00°00'00" W, 5.00'
L21	S87°33'55" W, 5.00'
L22	S87°33'55" W, 5.00'
L23	S87°33'55" W, 5.00'
L24	S87°33'55" W, 5.00'
L25	S87°33'55" W, 5.00'
L26	S87°33'55" W, 5.00'
L27	S87°33'55" W, 5.00'
L28	S87°33'55" W, 5.00'
L29	S87°33'55" W, 5.00'
L30	S87°33'55" W, 5.00'
L31	S87°33'55" W, 5.00'
L32	S87°33'55" W, 5.00'
L33	N00°00'00" E, 5.00'

UTILITY NO.	WIDTH	DOCUMENT NO.	PARCEL
60	WE ENERGIES - ELECTRIC	107-09	101
61	WE ENERGIES - GAS	107-09	101
62	CITY OF BROOKFIELD - SANITARY	107-09	101
63	CITY OF BROOKFIELD - WATER	107-09	101

REVISION DATE: 1/29/2018
 DATE: 8/29/18
 COUNTY: WAUKESHA
 STATE R/W PROJECT NUMBER: 2759-03-00
 CONSTRUCTION PROJECT NUMBER: 2759-03-70
 PLAT SHEET: 4.19
 P&E SHEET: E

FILE NAME: 02-04041.RP.DWG
 LAYOUT NAME: 02-04041.RP - 040413.RP
 Referred on: 02/07/19
 Referred to: PW

PLOT BY: KOSLO, DAVID
 PLOT DATE: 2-7-2018 3:48 PM
 PLOT SCALE: 1" = 20.00 FT
 WISDOT/CADDIS SHEET: 75



REVISION DATE 1/29/2018		DATE 8/29/18		SCALE, FEET 0 50 100		GRID FACTOR N/A		HWY: CTH M COUNTY: WAUKESHA		STATE R/W PROJECT NUMBER 2759-03-00 CONSTRUCTION PROJECT NUMBER 2759-03-70		PLAT SHEET 4.21 PS&E SHEET E	
PLOT BY: KRS&A, RWD PLOT SCALE: 1:1200 FT PLOT NAME:													
File Number: 173-0-095 Referred to: PW 22 WSDOT/CADD SHEET 75													

1 AUTHORIZE DEPARTMENT OF PUBLIC WORKS TO ACCEPT MONETARY
2 DONATION FOR CTH DR SHOULDER PAVING AND MODIFY
3 THE 2019 CAPITAL PROJECT BUDGET
4
5

6 WHEREAS, Shirley Yagoda approached Waukesha County Department of Public Works
7 requesting to donate funds to pave the shoulders on CTH DR (Golf Road) from the City of
8 Delafield City Limits to Maple Avenue in the Town of Delafield (0.7 mile); and
9

10 WHEREAS, the requested work is estimated to cost approximately \$70,000 and the donation
11 will be provided through the Waukesha County Community Foundation in that amount; and
12

13 WHEREAS, the existing road currently has 8' of gravel shoulders and the proposed paving
14 would reshape the shoulders and pave 5' of the existing 8' with asphalt pavement. The remaining
15 3' would remain gravel; and
16

17 WHEREAS, the shoulder paving would be competitively bid by Waukesha County and
18 scheduled for spring/summer 2019 construction.
19

20 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
21 that Waukesha County Department of Public Works, on behalf of Waukesha County, is
22 authorized to accept a \$70,000 donation from the Waukesha County Community Foundation to
23 fund the addition of a 5-foot wide asphalt shoulder on both sides of CTH DR from the Delafield
24 City Limits to Maple Avenue in the Town of Delafield.
25

26 BE IT FURTHER ORDAINED that the 2019 Capital Projects budget be modified by increasing
27 the County Highway repaving program (Capital Project ID 201416) expenditures by \$70,000 and
28 increasing other revenues by \$70,000 for the private donation.

Project Title:	Repaving Program 2018-2022	Project #:	201416
Department:	Public Works - Highways	Project Type:	Repaving
Phase:	Program Project	Road Name:	Various
Budget Action:	C - \$ Update C - Rev Update	Manager:	Allison Bussler, DPW Director
Date:	February 5, 2019		

CAPITAL BUDGET SUMMARY								
Year	2018	2019	2020	2021	2022	Total		
Project Phase								
Expenditure Budget	\$4,450,000	\$3,870,000	\$2,700,000	\$4,200,000	\$4,300,000	\$19,520,000		
Revenue Budget	\$559,000	\$725,000	\$840,000	\$1,140,000	\$790,000	\$4,054,000		
Net Costs After Revenues Applied	\$3,891,000	\$3,145,000	\$1,860,000	\$3,060,000	\$3,510,000	\$15,466,000		
COST DOCUMENTATION				REVENUE				
				County Highway Improvement Program (CHIP) and CHIP-D (Discretionary)				
				General Transportation Aid (GTA)				
	Hwy Paving		Total	CHIP	CHIP-D	GTA	Donation	Total
	Paver Study	& Shouldering						
2018	\$50,000	\$4,400,000	\$4,450,000	2018	\$330,000	\$229,000	\$0	\$559,000
2019	\$50,000	\$3,820,000	\$3,870,000	2019	\$330,000	\$0	\$325,000	\$70,000
2020	\$50,000	\$2,650,000	\$2,700,000	2020	\$330,000	\$260,000	\$250,000	\$0
2021	\$50,000	\$4,150,000	\$4,200,000	2021	\$330,000	\$260,000	\$550,000 *	\$0
2022	\$50,000	\$4,250,000	\$4,300,000	2022	\$330,000	\$260,000	\$200,000	\$0
Total Project Cost	\$250,000	\$19,270,000	\$19,520,000	Total Revenue	\$1,650,000	\$1,009,000	\$1,325,000	\$70,000
EXPENDITURE BUDGET			\$19,520,000	REVENUE BUDGET			\$4,054,000	

*Includes \$350,000 of GTA received above budget in 2018, appropriated as Capital Project Fund balance.

Project Scope & Description

The project involves resurfacing or rehabilitation of county trunk highways to remove distressed areas and provide improved riding surfaces. It is the Department of Public Works' goal to pave approximately 20 lane miles of roadway on an annual basis. Crush, relay and surface or other alternative methods will be used as necessary in lieu of a simple patch and overlay. The project includes the cost of the ongoing Pavement Inspection Program, which determines the sections of highways to be repaved, along with the cost of shouldering, and parking lots at the department's substation facilities. Project funding is accelerated, moving \$1,000,000 from 2020 to 2019, to balance resources in the overall five-year capital plan. Beginning in 2019, a portion of the state's allocation of General Transportation Aid (GTA) revenue is budgeted to cover repaving project expenditures. Inflation and a reduced number of highway capital projects has caused a gradual reduction in the number of lane miles paved and hence we have seen our average pavement condition rating decline.

During 2019, the budget is amended through an ordinance, increasing expenditures \$70,000 in order to pave a five-foot portion of the shoulders along CTH DR (Golf Road) from the Delafield city limits to Maple Avenue in the town of Delafield. This project is funded with \$70,000 of donation revenue.

Location: Various locations throughout the county.

Analysis of Need

The Department of Public Works presently maintains about 400 centerline miles of asphalt-surfaced roadways on the county trunk system. The typical useful life of pavement is 15 years. The department reconstructed existing two-lane roadways to four-lane facilities. These four-lane facilities are now coming to the end of their design life and need repaving. As asphalt pavements age, the surface tends to rut and crack due to vehicle loads and weathering of the asphalt. The department has initiated a pavement management program, using Cartegraph's Pavementview software to rate pavement conditions and manage pavement projects. The average Pavement Condition Index (PCI) of asphaltic pavements in 2017 was 60. It is the intention of this project to continue to maintain and improve current pavement conditions. Resurfacing projects take into consideration the PCI of existing pavements and classification of the road. The PCI ratings are updated on a rolling three-year schedule.

Alternatives

- Spot repairs and patching. The result will be a slight delay in the deterioration of the system.
- Resurface roadways based on pavement conditions determined by the PAVER pavement management system and Department review.

Ongoing Operating Costs

The cost of maintaining a two-lane roadway in good condition is projected to cost about \$7,000 per mile annually.

Previous Action

Approved as a new project in the 2014-18 capital plan. Approved as planned in 2015-2019 Capital Plan. Approved as planned in the 2016-2020 Capital Plan. Approved with cost updates and accelerated in the 2017-2021 Capital Plan. Approved with cost and revenue updates in the 2018-2022 Capital Plan.

FISCAL NOTE

AUTHORIZE DEPARTMENT OF PUBLIC WORKS TO ACCEPT MONETARY
DONATION FOR CTH DR SHOULDER PAVING AND MODIFY
THE 2019 CAPITAL PROJECT BUDGET

This ordinance appropriates an additional \$70,000 of expenditure authority for the county highway repaving capital program (#201416) to apply asphalt pavement for a portion (five feet) of the shoulders of county highway DR (Golf Road) from the city of Delafield city limits to Maple Avenue in the town of Delafield. These additional pavement expenditures will be covered by a donation of \$70,000, which results in no additional direct tax levy impact.



Linda Witkowski

Budget Manager

2/5/19

BPD

JE# 2019-00000955

1 AMEND THE 2019 SHERIFF’S DEPARTMENT BUDGET FOR THE
2 EXPENDITURE OF SEIZED FUNDS TO PARTICIPATING AGENCIES
3
4

5 WHEREAS, Enrolled Ordinance 141-41 authorizes the Sheriff’s Department “... to participate in
6 the program to transfer federally seized property to local enforcement agencies;” and
7

8 WHEREAS, the Sheriff’s Department has such assets that had not been allocated during the
9 2019 budget process; and
10

11 WHEREAS, the Sheriff’s Department has agreed to allocate a percentage of assets received to
12 participating Metro Unit agencies using the methods set forth in the Bylaws of the Waukesha
13 County Metropolitan Drug Enforcement Group.
14

15 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
16 that seized assets received and reserved in general fund balance be appropriated by increasing in
17 the 2019 Budget General Fund Balance account by an amount not to exceed \$5,128 and
18 increasing the Operating Expense appropriation unit by an amount not to exceed \$5,128 to allow
19 for the distribution of funds to participating Metro Unit agencies.

FISCAL NOTE

AMEND THE 2019 SHERIFF'S DEPARTMENT BUDGET FOR THE
EXPENDITURE OF SEIZED FUNDS TO PARTICIPATING AGENCIES

Enrolled ordinance 141-41 (1986) authorized the Sheriff's Department to participate in a seized fund program, which transfers forfeited assets (seized funds) to those state and local agencies that contributed directly to the seizure of that property. The Sheriff's Department receives funds through the State Asset Forfeiture Program and acts as a trustee for a portion of these funds on behalf of participating Metro Drug Unit agencies.

According to Sheriff's Department staff, the Department annually distributes a share of State asset forfeiture seized funds received to participating Metro Drug Unit agency communities based on their participation status at the time of each seizure. Sheriff staff has determined that an amount not to exceed \$5,128 will be disbursed to Metro Drug Unit participating police agencies. The following participating agencies will receive seizure fund revenue: City of Waukesha (\$1,223); City of New Berlin (\$622); City of Brookfield (\$1,223); Village of Menomonee Falls (\$1,223); City of Muskego (\$83); Village of Hartland (\$68); Village of Pewaukee (\$245); Village of Elm Grove (\$245); and City of Oconomowoc (\$196).

This ordinance results in no additional direct tax levy impact in 2019.



Linda Witkowski
Budget Manager
2/5/19
BA# 2019-00001049
MY

1 TRANSFER CARRYOVER FUNDS FROM 2018 UNEXPENDED
2 APPROPRIATIONS TO 2019 BUDGETED APPROPRIATIONS
3
4

5 WHEREAS, funds were appropriated in the 2018 budget for certain items or services which, for
6 various reasons, were deferred to 2019; and
7

8 WHEREAS, requests of the departments for carrying over unspent funds and related revenues
9 from the 2018 budget are recommended for carry-over after review by the County Executive.
10

11 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS
12 that a total of \$2,142,710 be carried forward from 2018 accounts into the 2019 budgets, to enable
13 the purchase of goods and services, as indicated on the carry-over schedule on file with the
14 County Clerk and made a part of this ordinance by reference.
15

16 BE IT FURTHER ORDAINED that the funding necessary to cover the carry-over expenditures
17 be provided by appropriating the related revenues in the amount of \$1,654,956 and related
18 2018 fund balance in the amount of \$487,754, for a total of \$2,142,710.

REQUESTED CARRYOVERS 2018-2019

Parks and Land Use \$172,425			
Account Number	Amount Approved	Projects	Justification
100.100.1060.1062.MAINT.7110	\$3,000	Purchase materials and complete construction of phase 1 of boardwalk.	2018 phase 1 fall construction was delayed due to weather. Remaining 2018 phase 1 construction work will be completed in 2019 in conjunction with budgeted phase 2 construction work.
100.100.1070.1070.0.5121	\$6,000	Aquarium equipment replacement and move; Ecology Exhibit Hall updates; Great-horned Owl taxidermy mount	Purchases were not made in 2018, due to difficulty in determining appropriate vendors.
100.100.1020.1023.0.6590	\$13,425	Contracted Services	A state grant (DATCP) of \$30,000 was allocated to the County for the construction of conservation practices. All funds have been committed in cost-sharing agreements, but some projects will not be completed until 2019.
100.100.1020.1023.0.6590	\$150,000	Contracted Services	A \$200,000 ordinance was approved by CB in spring 2018. Project is supported by a 50% state grant (DNR). Contracts have been let (under budget), but all construction will occur in 2019. About \$13,000 in consulting was spent in 2018.
Register of Deeds \$6,999			
Account Number	Amount Approved	Projects	Justification
100.110.1100.1104.0.5725	\$6,999	Upgrade of Land records System	The department was unable to schedule the migration of Land Records Systems to upgrade servers in coordination with IT in 2018.
DN Extension \$13,372			
Account Number	Amount Approved	Projects	Justification
100.120.1200.1200.GMF.6590	\$13,372	Greater Milwaukee Foundation Grant for the Tower Hill Neighborhood Initiative Project (Healthy Neighborhood Initiative efforts).	The Extension office has two years to spend the Greater Milwaukee Foundation (GMF) Grant funds. Extension spent all but \$13,372 and is requesting to carry over this award from 2018 to 2019 so that it can be spent on GMF eligible expenses and comply with the GMF eligible timeline.

Account Number	Amount Approved	Projects	Justification
100.200.2012.2022.HIDTA.4020	\$609	HIDTA Grant	The department is requesting to carryover funding to pay for overtime and surveillance and recording equipment to assist with the investigation of HIDTA cases. The related HIDTA revenue is carried over to 2019 along with the expenditures.
100.200.2012.2022.HIDTA.4103	\$1,767		
100.200.2012.2022.HIDTA.4124	\$1,224		
100.200.2012.2022.HIDTA.5675	\$6,482		
100.200.2012.2022.HIDTA.5720	\$801		
100.200.2024.2095.0.5695	\$46,700	Security Equipment	The Department needs to keep the current system including the cameras, doors, intercoms and integrations with master control operational until the new system can be installed with capital project 201615 in 2019. If the Department experiences delays in the capital project, the Department needs to keep the 14 year old system operating until the new system can be installed. There is \$9,000 in the 2019 budget for camera replacements which is reflective of the new system being installed, however, if the Department experiences delays, this funding level will be insufficient. Funding for replacements may be needed and are requested for carryover.
100.200.2030.2095.0.5695	\$4,570		
100.200.2024.2095.0.5675	\$23,700	Small Equipment	The department budgeted money for the replacement of different equipment items where staff felt that they could get another year of use out of the equipment before replacing it. Some of the items that make up the total are personal duress alarms, prep tables, refrigerators, mobile sick cart, speaker mics, restraint chair, and pallet jack.
100.200.2030.2095.0.5675	\$2,200		
100.200.2024.2095.0.5676	\$6,470	Office Equipment	The department budgeted money for the replacement of office equipment for jail administrative staff. There continues to be a significant amount of turnover in administrative staff so office equipment purchases were not made until staff could have an opportunity to evaluate workspace needs.
100.200.2024.2095.0.7500	\$19,500	Machinery/Equipment	In July 2018, the Sheriff's Department presented a change in budget intent to the Finance Committee which was approved. The change included not purchasing a washer/dryer but instead using the \$26,000 budgeted to pay for scheduling software (same appropriation unit/different account). The implementation of Intime is not complete so the Department is requesting to carryover the available funds so that if there are additional expenses, they can be accommodated.
100.200.2016.2016.EQP.MNT.5040	\$720	Honor Guard Uniform	The department is requesting approval to carry over 2018 funds budgeted for two uniforms for unfiled Honor Guard positions. Positions are expected to be filled in 2019
100.200.2016.2016.EQP.MNT.5675	\$100		
100.200.2016.2060.EQP.MNT.5040	\$2,545		
100.200.2016.2016.EQP.MNT.5675	\$5,000	Lights/Sirens for Motorcycle	The motorcycle was encumbered at year end for 2019 purchase. This request is for funds associated with equipping the bike with lights and sirens.

Clerk of Courts \$97,000			
Account Number	Amount Approved	Projects	Justification
100.210.2100.2100.0.5675	\$25,000	Transition of microfilming from DOA - Records Management to the Clerk of Courts	The department was not able to specify and purchase the appropriate equipment upgrades in 2018.
100.210.2100.2100.0.5711	\$12,000	Building and maintenance for courtroom renovations.	Required numerous remodeling initiatives related to the internal courthouse operations were not finalized until later in 2018. In addition, it is uncertain if additional funds will be needed as the Courts experience courtroom changes to accommodate construction.
Emergency Repairs \$90,000			
Account Number	Amount Approved	Projects	Justification
100.240.2400.2411.0.7300	\$90,000	Zetron Fire Paging System Upgrade	This is the system used to send dispatch notifications out to Ambulance and Fire stations from the Communications Center. The upgrade requires significant programming time from the Radio Services staff. Due to extension of the P25 digital radio upgrade project, which lasted until the end of 2018, Radio Services staff were not available to do the Zetron work. Work is anticipated to begin in early 2019.
Department of Administration - End User Technology Fund \$53,000			
Account Number	Amount Approved	Projects	Justification
490.500.5137.5137.0.6590	\$3,000	Cloud Services Transition, Training and Consulting	Funds continue the evaluation and execution of cloud computing initiatives. This includes contracted services to provide services and training to develop County IT Division expertise in migration decisions, management of cloud-centric applications and preparation of end users for changes in service provision.
490.500.5137.5137.0.6205	\$15,000		
490.500.5135.5135.0.6590	\$35,000		

Land Information Systems Fund 5109250			
Account Number	Amount Approved	Projects	Justification
226.100.1500.0.6590	\$103,250	Contracted Services	Contract work performed by SEWRPC to update the datum used in county surveying and mapping was not completed in 2018. This is funded with a 3 year state LIS grant. Remaining grant revenue will also carryover. Work will be completed in 2019.
Material Recycling Fund 517000			
	Amount Approved	Projects	Justification
580.100.1900.1920.0.5123	\$11,000	Printing	The recycling guide was updated but still needs to be printed for public distribution.
580.100.1900.1920.0.6765	\$6,000	Misc Grants To Communities	Funds were earmarked to support teachers in the implementation of the Environmental Education Collective but due to staff turnover the full plan could not be executed before the end of the year.
Community Development Block Grant Fund 51527276			
	Amount Approved	Projects	Justification
250.100.1800.1800.0.6765	\$26,368	CDBG ADMINISTRATION	Unexpended administrative funds from Federal CDBG Grant.
250.100.1800.1800.0.6765	\$32,229	CDBG ENTITLEMENT GRANTS	Uncommitted and unencumbered funds available for the CDBG Board to allocate for out-of-cycle and emergency projects.
250.100.1800.1800.0.6767	\$175,688	CDBG PROGRAM INCOME	Funds returned on housing development projects to be revolved for future projects approved by the CDBG Board.
250.100.1810.1810.0.5999	\$163,533	HOME ADMINISTRATION	Unexpended administrative and marketing funds from Federal CDBG HOME Grant.
250.100.1810.1810.0.6765	\$938,414	HOME ENTITLEMENT GRANTS	Grant funds plan to be allocated by the HOME Board in 2019.
250.100.1810.1810.0.6767	\$191,044	HOME PROGRAM INCOME	Funds returned on housing development projects to be revolved for future projects approved by the HOME Board