

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
ADMINISTRATION CENTER, ROOM AC 255/259  
THURSDAY, AUGUST 18, 2022 - 1:00 P.M.**

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**CALL TO ORDER**

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

Commission

Members Present:     James Siepmann           Thomas Michalski  
                              Robert Peregrine         Richard Morris

Commission

Members Absent:     William Groskopf

Staff

Members Present:     Jason Fruth, Planning Manager  
                              Kathy Brady, Support Staff Supervisor

**CORRESPONDENCE:**     None.

**MINUTES:**             Approval of the July 21, 2022, Minutes.

***After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously for approval, of the July 21, 2022, Minutes, as presented.***

**PUBLIC COMMENT:**     None.

•   **RZ104 (Kristilynn Smukowski) Town of Genesee, Section 11**

Mr. Fruth pointed out the location of the property at S30 W29856 Sunset Drive in the Town of Genesee on the aerial photograph. He indicated the request is to rezone the property from the R-3 Residential District to the R-2 Residential District.

Mr. Fruth explained the property was divided off of a larger parcel to the east and contains approximately one acre. In 2006, the larger property was rezoned from the R-1 Residential District to the R-3 Residential District to allow the property to be divided into two, 1 acre lots and to allow a duplex on the lot to the east. Under the current R-3 Residential zoning, the petitioner is only allowed a 500 sq. ft. detached accessory building. Rezoning the property to the R-2 Residential District would allow a 900 sq. ft. detached accessory building. Most of the surrounding properties are zoned in the R-1 Residential District.

***After discussion, Mr. Peregrine moved, seconded by Mr. Morris and carried unanimously, for approval, in accordance with the “Staff Report and Recommendation”. The approval of this request will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.***

•   **RZ105 (Kraeger Pretty Lake Protection and Rehabilitation District) Town of Ottawa, Section 28**

Mr. Fruth pointed out the location of the property at W376 S5226 Pretty Lake Road in the Town of Ottawa on the aerial photograph. He indicated the request is to rezone the property from the A-5 Mini Farm District to the P-I Public and Institutional District. The HG High Groundwater District and the EC Environmental Overlay District will not be rezoned.

Mr. Fruth indicated the property contains a pavilion building, a baseball field and playground equipment. The property is private and members of the Pretty Lake Protection and Rehabilitation District (PLPRD) are able to utilize the property for sports activities and social events/meetings. The PLPRD also utilizes the property for lake weed composting and agricultural uses. In the future, the PLPRD may want to improve the pavilion and add a possible storage building for the weed harvesting equipment. Mr. Michalski asked if the agricultural portion of the property was leased to a farmer, to which Mr. Fruth replied, "Yes". Mr. Fruth added that the materials from the weed harvesting operation are dried out on the property and the farmer uses them in the fields.

*After discussion, Mr. Michalski moved, seconded by Mr. Morris and carried unanimously, for approval, in accordance with the "Staff Report and Recommendation". The approval of this request will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

- **RZ106 (Town of Genesee Board – Zoning Code Amendments) Town of Genesee**

Mr. Fruth indicated the request is to repeal and recreate the Town of Genesee Zoning Code to amend conditional use standards and other miscellaneous sections.

Mr. Fruth indicated the text amendments would modernize the conditional use (CU) standards of the Town of Genesee Zoning Code by adding language which references requirements for substantial evidence when considering CU applications, clarify uses not specified in the section which are not allowed, clarify that existing CU's remain valid, add/amend standards for numerous use types and delete use types which have not been applied for and are no longer relevant. In addition, other miscellaneous text changes include roads platted at 60' only need a 30' base setback line instead of 33', solar energy systems on roof only require zoning and building permits, modify restaurant/bar parking requirement to 7 spaces per 1,000 and designate the Town Plan Commission with the authority to grant special exceptions for expansions to legal non-conforming structures which was previously assigned to the Town Board of Adjustment.

*After discussion, Mr. Peregrine moved, seconded by Mr. Michalski and carried unanimously, for approval, in accordance with the "Staff Report and Recommendation".*

- **CU74 (Scott and Jigna Bence Joint Revocable Trust) Town of Delafield, Sections 13 and 24**

Mr. Fruth pointed out the location of the property at N23 W28296 Beach Park Circle in the Town of Delafield. He indicated the request is for land altering activities associated with the construction of a new single family residence with an attached garage.

Mr. Fruth indicated the property is located on the south shore of Pewaukee Lake. The petitioners are proposing to raze the existing residence and construct a new home. Many of the homes in the immediate area do not have basements due to high groundwater. Fill is being proposed to achieve a walkout basement. The adjacent neighbor indicated they have occasionally had adverse drainage issues with runoff from the road and the petitioner's driveway. The petitioner plans to move the existing driveway off of the lot line. He explained the area of fill is largely related to the driveway with a swale along both sides of the residence. On the advice from the Land Resources Division and the Town of Delafield, roof drains are being piped and outlet towards the lake.

*After discussion, Mr. Morris moved, seconded by Mr. Peregrine and carried unanimously, for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.*

**ADJOURNMENT**

*With no further business to come before the Commission, Mr. Peregrine moved, seconded by Mr. Morris to adjourn the meeting at 1:26 p.m.*

Respectfully submitted,

*Richard Morris*

Richard Morris

RM:kb

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