

**WAUKESHA COUNTY  
MINUTES OF THE PARK AND PLANNING COMMISSION  
THURSDAY, NOVEMBER 19, 2020 1:00 P.M.**

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

---

**CALL TO ORDER**

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

Commission

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

Members Absent: None

Staff

Members Present: Jason Fruth, Planning and Zoning Manager (via Microsoft Teams)  
Ben Greenberg, Senior Land Use Specialist (via Microsoft Teams)  
Kathy Brady, Support Staff Supervisor (via Microsoft Teams)

**CORRESPONDENCE** None

**MEETING APPROVAL** None

**MINUTES** Approval of the October 15, 2020, Minutes

*After discussion, Mr. Peregrine moved, seconded by Mr. Siepmann and carried unanimously for approval, of the October 15, 2020, Minutes as presented.*

**PUBLIC COMMENT** None

• **RZ66 (Tom Auer/Edward McLaughlin Trust) Town of Lisbon, Section 24**

Mr. Fruth pointed out the location of the property at W220 N6439 and W220 N6437 Townline Road/CTH F in the Town of Lisbon on the aerial photograph. He indicated the request is to rezone the property from the R-2 Residential and B-2 Local Business Districts (County) and M-2 Industrial District (Town) to the B-3 General Business District (Town and County).

Mr. Fruth indicated that there is split jurisdiction on the property due to a small waterway in the northeast corner. The request to rezone the property to the B-3 General Business district would allow for a range of business uses. The specific use being proposed is a landscape contracting operation, including a snowplow operation and a retail greenhouse/nursery. Mr. Fruth referred to the Site Plan, which indicates bulk storage located on the south portion of the site, truck and trailer storage on the east side, the nursery and retail area in the center portion of the site and a building for the landscaping operation, along with a pottery display/Christmas tree display area to the north. Surrounding uses include a tavern across the street, a mobile home park to the west, a church to the east and the former Lied's property to the southeast. Eventually the Town and County would review the Site Plan/Plan of Operation.

Mr. Morris asked if the driveway for the trailer park had an easement over this property? Mr. Fruth responded that there is no need for an easement as access to the trailer park is via Saint James Parkway to CTH F.

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

- **CU48 (Jeffrey Ogrevovich) Town of Oconomowoc, Section 1**

Mr. Fruth pointed out the location of the property at N48 W34111 Jaekles Drive in the Town of Oconomowoc on the aerial photograph. He indicated the request is for land altering activities associated with the construction of a single-family residence.

Mr. Michalski joined the meeting at 1:05 p.m.

Mr. Greenberg shared the aerial photograph of the property for those joining via Microsoft Teams. He noted that the parcel is currently vacant and is approximately 19,000 sq. ft. in size. The lot is relatively flat and the western 40% of the lot drains across the road at the northwestern corner, while the remaining areas drain towards Okauchee Lake via a public right-of-way. There is high groundwater in this area and the owner was required to complete a Form A high groundwater report which identified that seasonal high groundwater is less than four feet from the surface. The Town of Oconomowoc enforces a minimum basement elevation around Okauchee Lake, which in this instance was more restrictive than the County’s.

Mr. Greenberg explained the petitioner is proposing approximately six to seven feet of fill on the lakeside of the home in order to develop the parcel with an eight foot tall foundation wall. The fill required, exceeds the amount which can be authorized through an administrative zoning permit. At the public hearing a number of neighbors spoke regarding concerns with neighborhood drainage issues along Jaekles Drive. In addition, a neighbor to the northeast phoned the office regarding concerns with future adverse drainage onto his property from the project and noted to date, that his basement has been dry. Mr. Greenberg added that the petitioner would need a Storm Water Permit from the Land Resources Division. The Planning and Zoning Division staff is recommending approval of the request with a number of conditions, one of which is that a mitigative plan (rain garden or other best management practices) be required to aid in infiltrating water on the western portion of the site. The Planning Division does not believe that the fill will alter the natural landscape of the neighborhood.

Mr. Siepmann clarified that the petitioners are dropping approximately four feet of grade on the east side and extra measures were taken to drop the garage a few feet so the grades relate more to the surrounding properties on the south and west, to which Mr. Greenberg replied, “Yes”. Mr. Greenberg noted that a plan which incorporates the Town Engineer’s comments was submitted on November 13, 2020. Mr. Morris asked if the Section number of the property was correct in the Staff Report, to which Mr. Fruth replied, “Yes”, and added it was previously Section 1 of the Summit Township. Chairperson Mitchell asked if most of the homes in this area have basements and if the additional requirements being required for earth altering are sufficient for this high groundwater area? Mr. Greenberg replied yes, and noted that testing

was not required when some of the homes were constructed. In addition, with the mitigative measures being required it should offset any adverse impacts. Mr. Peregrine stated the Town Engineer reviewed the plans and worked with the County on this proposal. Mr. Ogrezovich, petitioner, introduced himself and said they tried to keep the grades low in order to hold water on the property and not adversely affect neighboring properties.

*After discussion, Mr. Siepman 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.*

• **PPC20 008 (Marjorie P. Koehler-Sacharok Trust) Town of Delafield, Sections 13 and 35**

Mr. Fruth pointed out the location of the property at W286 N3070 Lakeside Road in the Town of Delafield on the aerial photograph. He indicated the request is for a new retaining wall located within 5 ft. of the western property line.

Mr. Fruth indicated the proposed retaining wall is a replacement for an existing, failed railroad tie wall. The wall would be replaced with lannon stone outcropping materials. He noted the retaining walls would be replaced up to the western lot line and adjacent to an existing boathouse in the central portion of the property. The replacement walls would be approximately two to three feet in height and 120 feet long. The Planning and Zoning staff is recommending approval of the request with conditions, which would require an erosion control plan being prepared and if any easements are necessary for the removal of the old wall or the construction of the new wall that they be obtained.

*After discussion, Mr. Siepmann moved, seconded by Mr. Peregrine and carried unanimously for approval, as conditioned, in accordance with the “Staff Memorandum”. 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. Michalski to adjourn at 1:25 p.m.*

Respectfully submitted,

*Thomas Michalski*

Thomas Michalski  
Secretary