

Waukesha County Board of Supervisors

Minutes of the Executive Committee

Monday, May 15, 2023

Chair Decker called the meeting to order at 8:30 a.m.

Present: Supervisors Paul Decker, Tyler Foti, Keith Hammitt, Jim Heinrich, Jacob LaFontain, Larry Nelson and Peter Wolff.

Also Present: Chief of Staff Sarah Spaeth, Legislative Policy Advisor Sarah Fraley, Administrative Specialist Barbara Hollander, Director of Bridges Library System Karol Kennedy, Director of Health & Human Services Liz Aldred, Facilities Manager Shane Waeghe, Planning and Zoning Manager Jason Fruth, Director of Parks and Land Use Dale Shaver, Senior Land Use Specialist Jake Heermans, Budget Manager Bill Duckwitz, Daniel Green (Administrator – Town of Delafield), Tim Barbeau (Town Engineer – Town of Delafield), Ken Reese, Denise Reese, Charlotte Thomas, Amy Thomas, Allan J. Knepper, Carrie Smith, Kathy Gutenkunst, Tim Graf, Bryan Lindgren (Neumann Developments), Anthony Waite, Dave Lardinois

Approve Minutes of April 17 and April 25

MOTION: Hammitt moved, second by Nelson to approve the minutes of April 17 and April 25.

Motion carried 7-0

Review Correspondence

Town of Delafield letter regarding two ordinances (Thomas farm – 178-O-001 and 178-O-002) that were referred back to the Land Use, Parks and Environment Committee at the April 25 County Board meeting.

Next Meeting Date

June 19

Future Agenda Item

Holding committee meetings outside of normal business hours (LaFontain)

Standing Committee Reports

Heinrich, Hammitt, Wolff, Foti, LaFontain and Nelson gave reports on their respective committees.

Legislative Update

Fraley reported that the shared revenue bill was introduced, and the Assembly Local Government Committee held a public hearing. It was voted out of committee, and we expect to see it on the assembly floor on Wednesday. While no amendments have been made to it at this time, they are expected on Wednesday. Waukesha County currently receives \$636,000 and under this new plan we would receive an additional \$3.2 million.

Public Comments

Daniel Green referenced a letter he sent to the county from the Town of Delafield voicing support for the ordinances regarding the Thomas farm development.

Denise Reese asked that the density of the proposal be looked at, and that a traffic study be completed during a time when the seasonal residents are in town.

Amy Thomas stated that she is one of a group of owners that own three parcels. They have been trying to divest themselves of the property for several years. There has been a lot of public involvement that has shaped the proposal, and she asked that the Board pass these ordinances so that she may sell her property and move on.

Allan J. Knepper stated he has lived adjacent to the Thomas farm for 24 years. He lives in the Highpoint Subdivision. There have been a lot of meetings, input and progress made, but the big problem is the density of the project compared to the surrounding neighborhood, and preservation of the character of the Town of Delafield. He also has concerns with increased traffic due to higher density.

Carrie Smith stated her concern about the water since so many houses would be added. She would like to stay with the integrity of the Town of Delafield and have this not be considered for .23 acre lots.

Kathy Gutenkunst stated the lot sizes are a quarter of the size of the adjacent neighborhoods and that 10,000 square foot lots are the problem. She would like to see lot sizes akin to the adjacent neighborhoods.

Discuss and Consider Ordinance 178-O-015 Modify The Bridges Library System 2023 Budget To Accept And Appropriate Award Funding To Expand Library Services For People Living With Memory Loss And Their Caregivers

Kennedy presented that this ordinance authorizes the Bridges Library System to accept an award of \$20,000 from the Family Caregiver Alliance associated with the Innovations in Alzheimer's Caregiving Award received in recognition of the department's Library Memory Project. This ordinance appropriates \$20,000 of operating expenses for the Library Memory Project to provide educational programs on memory loss and brain health at community libraries and facilitate social gatherings for those impacted by memory loss conditions.

MOTION: Nelson moved, second by Heinrich to approve Ordinance 178-O-015. Motion carried 7-0

Discuss and Consider Ordinance 178-O-014 Modify The 2023-2027 Capital Plan And 2023 Capital Projects Budget To Increase Expenditures For Capital Project #202217 – Mental Health Center Remodel, Funded With Revenues From The American Rescue Plan Act – Coronavirus State And Local Fiscal Recovery Funds Program

Aldred and Waeghe presented that this ordinance modifies the 2023-2027 Capital Plan and the 2023 Capital Projects budget to increase expenditures by \$429,000 for project #202217 – Mental Health Center Remodel, based on recent bid results. Facilities management indicates the cost increase is largely due to the accelerated construction schedule, rising costs of materials, consumer demand and limitation of supply, inflation, overseas conflicts, and shipping delays. In addition, the updated costs also include the possibility that window replacements will be required. This ordinance also increases general government revenue from the American Rescue Plan Act (ARPA) – Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) program by \$429,000 to cover the cost increases. This project is directly eligible for ARPA-CSLFRF funding

MOTION: Nelson moved, second by Hammitt to approve Ordinance 178-O-014. Motion carried 7-0

Discuss and Consider Ordinance 178-O-002 Year 2020 Amendment to The Comprehensive Development Plan For Waukesha County (1A – Amy Thomas, Section 23, T7N, R18E, Town Of Delafield)

Shaver and Fruth presented that this ordinance would amend the Waukesha County Comprehensive Development Plan designation for properties located in the NE, SE and SW ¼ of Section 23, Town of Delafield from the Suburban I Density Residential category to the Low Density Residential category and from the Commercial and Office Park to the Mixed Use category (all PEC areas will remain unchanged). The change would allow the possibility for residential uses throughout the property.

Heinrich suggested changing the commercial and office park to mixed use and if additional density is needed for interest by prospective developers, to use a planned unit development (PUD) to accomplish that, rather than additional density in the northern portion of the property.

Wolff voiced his concern with the proposed density and lot sizes of the development as it relates to the surrounding neighborhoods.

LaFontain questioned if these ordinances are setting the wrong sideboards if we don't want the proposed density.

MOTION: Foti moved, second by Hammitt to approve Ordinance 178-O-002. Motion carried 4-3 (Wolff, LaFontain and Heinrich voted no)

Discuss and Consider Ordinance 178-O-001 Amend the Text Of The Town Of Delafield Zoning Code By Creating Section 17.04 5. R. Planned Development District No. 1 RZ114

Shaver and Fruth presented that this ordinance would create Section 17.04 5. R., Planned Development District No. 1, as a new specialized zoning district in the Town of Delafield Zoning Code. The new zoning category would only be available to the Thomas farm property, which is comprised of 152 acres to the north of Golf Rd. and I-94 between Glen Cove Rd. and Elmhurst Rd. The request to create the district only makes the district available in the zoning code. This special district provides many requirements for detailed study to ensure that any future rezoning to this zoning district is only executed after demonstration that proper access, infrastructure and natural resource considerations are satisfied.

MOTION: Foti moved, second by Nelson to approve Ordinance 177-O-001. Motion carried 4-3 (Wolff, LaFontain and Heinrich voted no)

Discuss and Consider the Following Appointments:

178-O-001 Gary Szpara Appointment Of Waukesha County Board Supervisor To The Waukesha County Park And Planning Commission

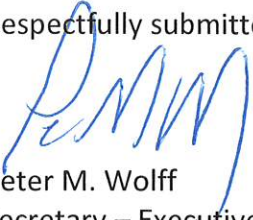
178-A-002 Chase Kostichka to the Waukesha Ozaukee Washington Workforce Development Board

178-A-003 Larry Bangs to the Lake Denoon Lake District Board

MOTION: LaFontain moved, second by Heinrich to approve the above-listed appointments. Motion carried 7-0

MOTION: Wolff moved, second by LaFontain to adjourn at 10:18 a.m. Motion carried 7-0

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'P. Wolff', is written over the text 'Respectfully submitted,'.

Peter M. Wolff
Secretary – Executive Committee