

AGENDA - FINAL
WAUKESHA COUNTY PARK AND PLANNING COMMISSION - Regular
Thursday, September 17, 2026 1:00 P.M. Room AC 255/259
Administration Center, 515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER
CORRESPONDENCE
MINUTES
PUBLIC COMMENT

Approval of the August 20, 2026, Minutes

SCHEDULED MATTER

- **1:00 p.m. Consideration of a Year 2026 Request for Amendment to the Comprehensive Development Plan for Waukesha County**
 - 3A – Waukesha County Park and Planning Commission - Town of Eagle

REZONES

- **RZ184 (Robert E. Reddelien Revocable Trust/ Barbara Weisensel) Town of Oconomowoc, Section 31**
Part of SE ¼ and SW ¼ of Section 31, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W394 N5026 Reddelien Road.
Request: Rezone from the A-T Agricultural Transition District to the R-1 Residential District.

CONDITIONAL USE AND PLAN OF OPERATIONS

- **CU143 (Rebecca Fedak & Peter German) Town of Genesee, Section 28**
Part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59.
Request: Conditional Use approval for a single rustic campsite, outdoor events and agritourism use.
- **SP294 (Rebecca Fedak & Peter German) Town of Genesee, Section 28**
Part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59.
Request: Site Plan/Plan of Operation for a single rustic campsite, outdoor events and agritourism use.

ADJOURNMENT

Christine Howard

Christine Howard, Chairperson

Park and Planning Commission
Thursday, September 17, 2026

(The Staff Reports and Recommendations for the issues listed above are available upon request. For questions regarding this agenda, please call (262) 896-8300)

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2026 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
3(A), TOWN OF EAGLE

DATE: September 17, 2026

PUBLIC HEARING DATE:
Thursday, August 20, 2026, 1:00 p.m.

REQUEST:

3. In the Town of Eagle, the following request is being made:

A. *The Waukesha County Park and Planning Commission*, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Eagle. The proposed amendments are being brought forward to generally align with comprehensive amendments that the town is advancing to update the Town of Eagle Comprehensive Development Plan. Areas of amendment include:

- Property owned by MaryKay King Survivors Trust, 1839 River Lakes Road S, Oconomowoc, WI 53066-4858. The property is described as Lot 2, Certified Survey Map No. 8363, part of the NE ¼ of Section 1, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1729.997.003), be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).
- Property owned by Harvest View Farms Inc., N67 W25913 Silver Spring Road, Sussex, WI 53089-2503. The property is described as part of Section 1, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1732.999.001) be amended from the Industrial category to the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit). More specifically the property is located at W343 S6677 STH 59 and includes parts of the tax parcel that are east of STH 59 and west of the railroad.
- Property owned by The Sprague Farm, W343, S10062 County Road E, Eagle, WI 53119-1641. The property is described as part of the NE ¼ and E ½ of the NW ¼ of Section 26, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1829.999) be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).
- Property owned by Hickory View Farms, LLC, N67 W25913 Silver Spring Drive, Sussex, WI 53089-2503. The property is described as Lot 1, Certified Survey Map No. 11398, part of the E ½ of the SW ¼ and west 25 acres of the SE ¼ of Section 27, T5N, R17E, Town of Eagle (Tax Key No. EGLT 1835.999.001) be amended from the Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit) to the Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit).

PUBLIC REACTION:

Mr. Hein, adjacent neighbor on the northwest corner of the Harvest View Farms property expressed concerns about access restrictions to the property when developed, as Juniper Lane is currently a cul-de-sac. The Planning and Zoning Division staff explained that no development layout has been submitted, only a phone call from a potential developer. There was no discussion as far as the ultimate layout, road access, soil tests for septic, stormwater planning, etc. Staff offered, if there is a specific concern, as any development proposals progress they could relay any public feedback to the potential developers and make them aware early in the process that specific concerns were discussed at this public hearing by neighboring property owners. Mr. Hein also indicated there is a low spot in the field to the south of his property and that is where stormwater from his subdivision currently flows to.

TOWN ACTION:

On August 5, 2026, the Town of Eagle Plan Commission recommended approval of the parallel request to amend the Town Plan designations.

On August 5, 2026, the Town of Eagle Board unanimously approved the parallel town plan amendment request to amend the designations.

STAFF ANALYSIS:

In 2025, the Town of Eagle convened a committee to examine the town's existing land use plan map, which was adopted by the town in 2009. The Committee was prompted to review the plan in light of recent annexations to the Village of Eagle, as well as state law which requires periodic updates. The Committee's goal was to protect the Town of Eagle's land base as well as promoting a rural aesthetic while allowing for responsible development. The Committee met several times in 2025 and solicited resident feedback.

The committee reviewed plan designations for a number of properties and ultimately made recommendations to amend the future land use classification of several properties. The committee gave particular focus to properties that abut or are near the Villages of Eagle and North Prairie to ensure that the town plan provides for reasonable use of properties adjacent to more densely developed village territory. The proposed amendments will help transition densities between the neighboring villages and the town.

On May 6, 2026, the proposed amendments were discussed with the Town Planning and Zoning Commission and Board. A memo was sent prior to the May meeting to the affected property owners and surrounding neighbors making them aware of the pending changes, in addition to the notices that were circulated for the public hearing. The Town acted on the proposed amendments to the Town Comprehensive Development plan in August and they were approved. The County plan is now proposed to be amended to match the respective densities as adopted by the Town. The parcels that are proposed to be amended and the respective categories are outlined below:

1. EGLT 1732.999.001

Current category: Industrial

Proposed: Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit)

The subject property is approximately 210 acres in size and is bisected by STH 59. The lands on the south side of STH 59 are further divided by the railroad. The part of the tax parcel to the north of STH 59 is designated as Suburban II Density Residential and will remain unchanged while the lands south of STH 59 and north of the railroad, approximately 89 acres, would be amended out of the industrial category to match the northwest part of the property. A prior owner intended to develop an industrial park, however, the development never materialized largely due to access restrictions from the Department of Transportation and railroad considerations. The proposed category will more closely match the surrounding residential categories.

2. EGLT 1729.997.003

Current category: Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit)

Proposed: Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit)

The subject property is approximately 49 acres in size and is bounded by Piper Rd to the north and STH 59 to the east. The Broadlands, in the Village of North Prairie, is immediately north. Lots within the Broadlands are generally 1-1.5 acres in size, and the adjacent Eagles Cove Condos are even more densely populated. The proposed amendment would create a transition zone between the Village and Town, allowing for more dense development along the village boundary. A 1.5-acre category would also still allow opportunities for larger lots or conserved open space within future developments.

3. EGLT 1829.999

Current category: Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit)

Proposed: Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit)

The subject property is approximately 193 acres in size and fronts on Sprague Rd. The property is immediately adjacent to the Doman property which was recently annexed to the Village of Eagle for a new single-family residential development. The proposed amendment would create a transition zone between the Village and Town, allowing for slightly more dense development along the boundary.

4. EGLT 1835.999.001

Current category: Suburban II Density Residential category (3.0 to 4.9 acres per dwelling unit)

Proposed: Suburban I Density Residential category (1.5 to 2.9 acres of area per dwelling unit)

The subject property is approximately 67 acres in size and bounded by CTH LO to the south, Lewin Ln to the east, and South Rd to the west. The property abuts the Village of Eagle to the northeast. The proposed amendment would provide a transition zone from Stonington Estates to the north, and the Village property that is being proposed for development immediately to the northeast.

STAFF RECOMMENDATION:

Staff recommends that the requests be **approved**. The proposed amendments increase available residential densities in limited parts of the town near villages to provide logical transition zones

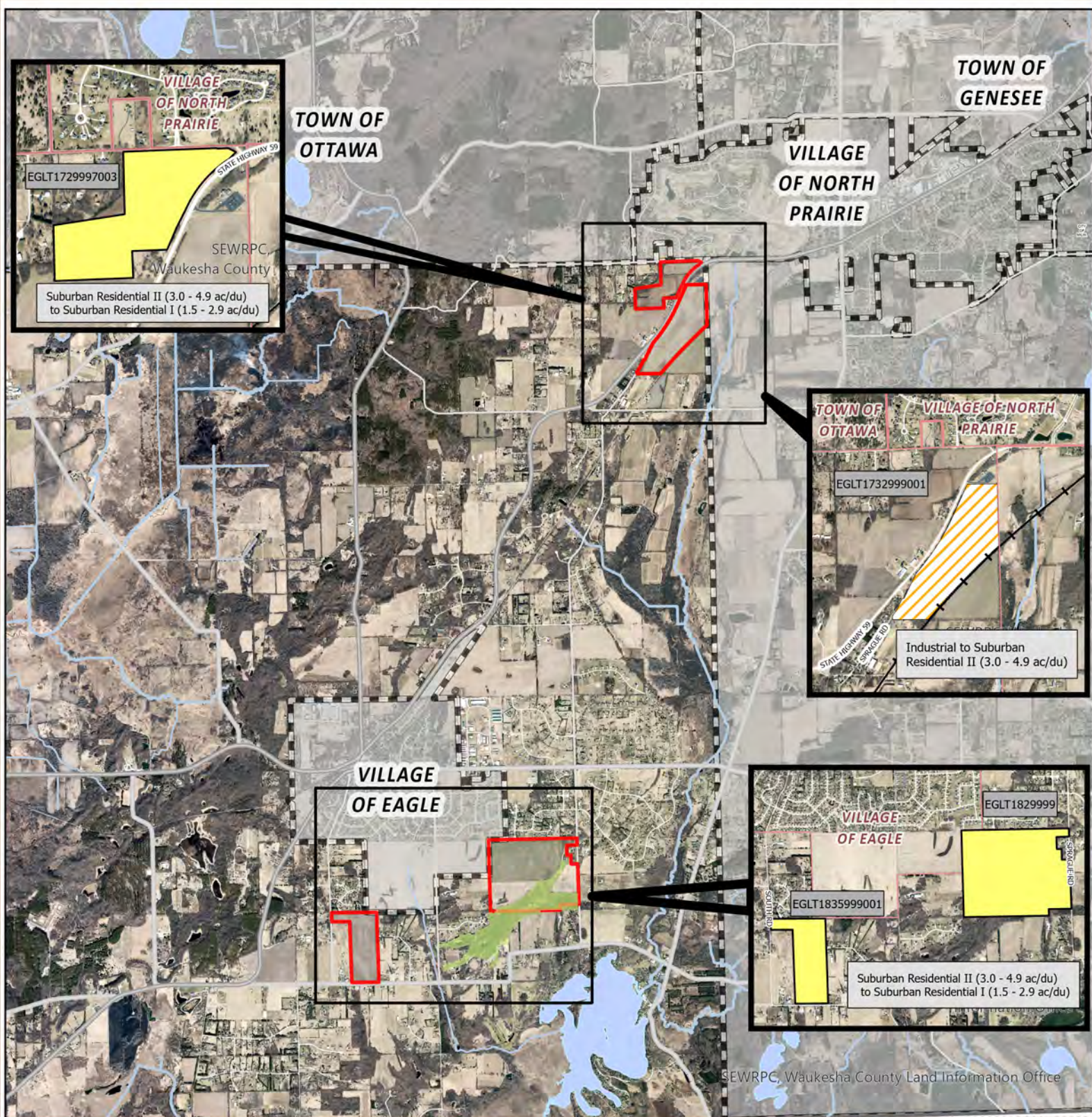
near municipal boundaries and more dense existing development. The amendments also take acreage that was long ago envisioned for an industrial project into a residential category, recognizing that no industrial use materialized over a couple of decades of the plan designating the lands for that use. The amendments will reduce the need for individual plan amendment requests relative to the subject properties, thus, reducing the complexity and timeframe for new development projects in border settings to gain approval. This should help the town remain competitive as compared to the prospect of annexation. The amendments allow for slightly more density in strategic locations, which may help slow development in more rural parts of the town which is in keeping with the town's plan recommendations. Furthermore, the amendments will create consistency between Town and County plan designations.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jacob Heermans". The signature is fluid and cursive, with a large initial "J" and "H".

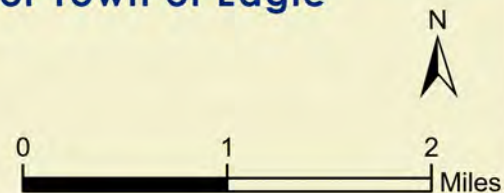
Jacob Heermans
Senior Planner

Attachments: Map
Town Ordinance No. 2026-02



County Development Plan Amendments For Town of Eagle 2035 (Exhibit Map)

- | | | |
|--|--|---|
| High Density Residential
(Less than 6,000 square feet of area per dwelling unit) | Rural Density and Other Agricultural Land
(5.0 to 34.9 acres of area per dwelling unit or equivalent density) | Governmental & Institutional |
| Medium Density Residential
(6,000-19,999 square feet of area per dwelling unit) | Farmland Preservation
(>35 acres of area per dwelling unit) | Commercial and Office Park |
| Low Density Residential
(20,000 square feet to 1.4 acres of area per dwelling unit) | Farmland Preservation w/ EC Overlay
(>35 acres of area per dwelling unit) | Mixed Use |
| Suburban I Density Residential
(1.5 to 2.9 acres of area per dwelling unit) | Other Open Lands to be Preserved | Industrial |
| Suburban II Density Residential
(3.0 to 4.9 acres of area per dwelling unit) | Recreational | Transportation, Communication & Utilities |
| | Primary Environmental Corridor | Highway and Railway Rights of Way |
| | Secondary Environmental Corridor | Landfill |
| | Isolated Natural Resource Area | Extractive |
| | Surface Water | |



Environmental Corridor data from SEWRPC Environmental Corridor Inventory 2010
Updated and Prepared By The Waukesha County Department Of Parks And Land Use: August 4, 2026

AN ORDINANCE TO AMEND THE TOWN OF EAGLE COMPREHENSIVE PLAN: 2035

WHEREAS, on November 10, 2009, the Town of Eagle Board of Supervisors in Enrolled Ordinance No 09-05, approved a Comprehensive Development Plan for the Town of Eagle; and

WHEREAS, said Comprehensive Development Plan for the Town of Eagle provides for annual update and amendment procedures; and

WHEREAS, on August 5, 2026, the Town of Eagle Planning and Zoning Commission and Town Board held a joint Public Hearing to receive testimony on proposed changes to the Comprehensive Development Plan; and

WHEREAS, staff has identified in the Staff Report dated August 5, 2026, a Staff Recommendation for the proposed changes to the Comprehensive Development Plan; and

WHEREAS, the Staff Report has been reviewed by the Town of Eagle Planning and Zoning Commission and Town Board on August 5, 2026; and

THE TOWN BOARD OF SUPERVISORS OF THE TOWN OF EAGLE ORDAINS that the following amendments to the Year 2035 Comprehensive Development Plan for the Town of Eagle are approved.

1. **EGLT 1732.999.001**(parts to the southeast of STH 59) from the Industrial category to the Rural Residential I category (3+ acres per dwelling unit), consisting of approximately 210 acres, 124 acres of which are to be amended, located in the NW ¼, NE ¼, SW ¼, and SE ¼ of Section 1, T5N, R17E, Town of Eagle;
2. **EGLT 1729.997.003** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 49 acres to be amended, located in the NE ¼ of Section 1, T5N, R17E, Town of Eagle;
3. **EGLT 1829.999** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 193 acres to be amended, located in the NE ¼ and the E ½ of the NW ¼ of Section 26, T5N, R17E, Town of Eagle; and
4. **EGLT 1835.999.001** from the Rural Residential I category (3+ acres per dwelling unit) to the Suburban Residential II category (1.5+ acres per dwelling unit), consisting of approximately 66 acres to be amended, located in the E ½ of the SW ¼ and the W 25 acres of the SE ¼ of Section 27, T5N, R17E, Town of Eagle

BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendments are on file in the office of the Town Clerk and attached herein as Exhibit A.

Adopted this 5th day of August 2026

TOWN OF EAGLE

Chris Mommaerts

Chris Mommaerts, Town Chairperson

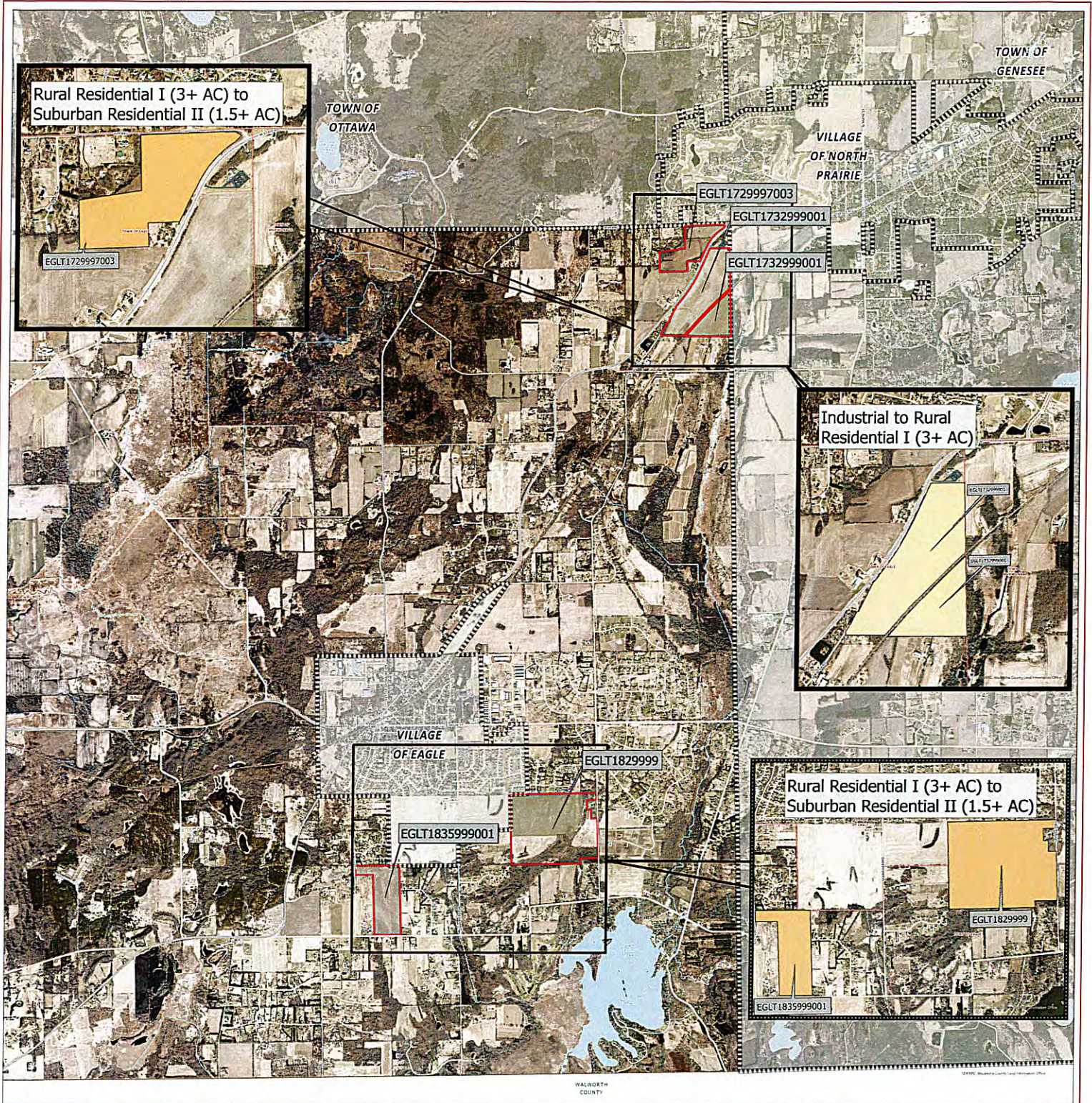
ATTEST:

Mercia Christian

Mercia Christian, Town Clerk

Published and posted this 12 day of Aug. 2026

DRAFT TOWN LAND USE PLAN AMENDMENTS



Recommended Land Use Plan For Town of Eagle - 2035 (Exhibit Map)

Land Use Plan Categories

- | | |
|------------------------------------|---|
| High Density Residential (< 1 AC) | Other Agricultural Lands |
| Suburban Residential I (1 AC +) | Other Open Lands to be Preserved |
| Suburban Residential II (1.5 AC +) | Environmental Corridors |
| Rural Residential I (3 AC +) | Recreational |
| Rural Residential II (5 AC +) | Governmental and Institutional |
| Prime Agricultural (35 AC +) | Transportation, Communication & Utilities |

- | |
|-----------------------------------|
| Commercial |
| Industrial |
| Highway and Railway Rights of Way |
| Mixed Use |
| Surface Water |

0.0 0.5 1.0 2.0 Miles



Exhibit A



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

DATE: September 17, 2026

FILE NO.: RZ184

OWNER: Robert E. Reddelien Revocable Trust
c/o Barbara Weisensel
N85W36350 Riverwood Ln
Oconomowoc, WI 53066

TAX KEY NO.: OCOT 0555.999.002

LOCATION:

The subject property is described as part of the SE ¼ and SW ¼ of Section 31, T8N, R17E, Town of Oconomowoc. More specifically the property is located at W394 N5026 Reddelien Rd and contains 24.4 acres.

EXISTING ZONING:

A-T Agricultural Transition District

PROPOSED ZONING:

R-1 Residential District

EXISTING LAND USE(S):

Single-Family Residential and Agricultural

PROPOSED LAND USE(S):

Allow an approximate 2.08-acre parcel to be divided from the parent parcel. The new lot will contain the existing single-family residence.

PUBLIC HEARING DATE:

August 20, 2026

PUBLIC COMMENT:

None

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

The Comprehensive Land Use Plans for Waukesha County and the Town of Oconomowoc designate the property in the Low-Density Residential category which allows for a density of (20,000 SF – 1.4 ac/du). The proposed rezoning complies with both plans.

STAFF ANALYSIS:

In January 2025, the Town of Oconomowoc and Village of Lac La Belle entered into an intergovernmental agreement, annexing the majority of the Town of Oconomowoc into the Village. Several properties which were not contiguous, and are surrounded by the City of Oconomowoc were unable to be annexed, creating a town “island”. These remnant town parcels are still subject to Town and County jurisdiction. The subject property falls within the town “island”.

The subject property is located on the east side of Reddelien Rd, south of Chaffee Rd and west of Oconomowoc River Bluff Subdivision. The property is approximately 24.4 acres and is currently farmed. The property surrounds a 1.59-acre residential property which was created via Certified Survey Map in 1979. The property is largely tillable acreage, however, there is an existing residence on the southwest corner of the property, adjacent to Reddelien Rd.

The lands are zoned A-T Agricultural Transition District pursuant to the Waukesha County Zoning Code. The A-T district is intended to reflect the transitional nature of lands that are currently in agricultural or open space use but are planned for and are likely to be developed for other land uses over time. Lands within the respective zoning category are required to be a minimum of 20 acres in size, and 300' of average lot width.

The property owner is proposing to rezone the southwest portion of the subject property, approximately 2.08 acres of an approximately 24.4-acre parcel from the A-T Agricultural Transition District to the R-1 Residential District subject to the Waukesha County Zoning Code. The remainder of the property will remain within the A-T District and will comply with the 20-acre minimum lot size. The proposed rezone will allow the property owner to divide the existing single-family residence from the remainder of the property, with the remaining lands to be retained for agricultural purposes.

STAFF RECOMMENDATION:

Staff recommends **approval** of this request with the following conditions:

1. The Zoning Amendment shall only amend the zoning on the 2.08 acre parcel as shown on Sheet 1 of the proposed Certified Survey Map (Exhibit A). No other lands are to be rezoned.
2. A Certified Survey Map shall be prepared by a Professional Land Surveyor licensed in the State of Wisconsin to divide the parcel. The Certified Survey Map shall be reviewed and approved by the Town Board and Waukesha County.

The A-T Agricultural Transition District is intended to recognize farmland in transitional areas that may have future development value. The Certified Survey Map (CSM) review process will ensure all requirements of the Town of Oconomowoc Land Division Ordinance and the Waukesha County Codes are being complied with, prior to final approval. The proposed zoning change will allow for the owner to divide a residence from their agricultural acreage.

Respectfully submitted,



Jacob Heermans
Senior Planner

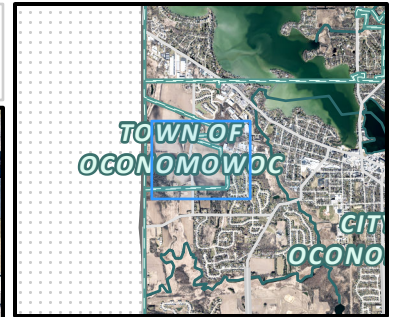
Attachments: Rezone Map
 Exhibit A – Aerial
 Proposed CSM



SEWRPC, Waukesha County Land Information Office, Waukesha County LIS

0 289 578 866 1,155
1 inch equals 578 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.



Legend

-  Tax Parcels
 -  Assessor Plat
 -  CSM
 -  Condominium
 -  Subdivision
 -  Focused Pushpins
 -  Focused Polygons
 -  Focused Polygons (Borders)
 -  Override 1
- Assessor
- CSM
- Condomin
- Subdivisio
- Focus Labels
- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)
- Override 1

Notes

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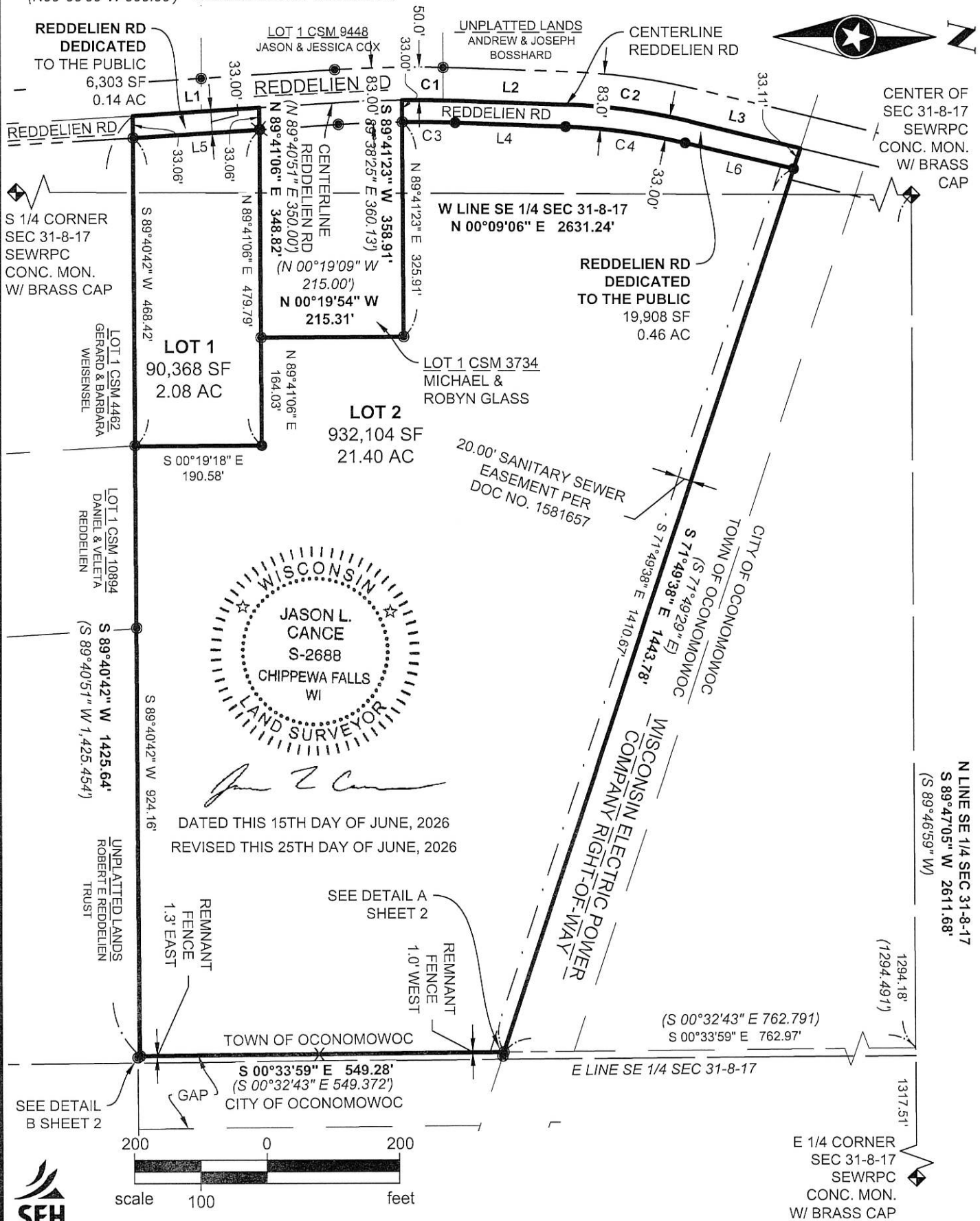
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART
OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31,
TOWNSHIP 8 NORTH, RANGE 17 EAST, LOCATED IN THE TOWN OF
OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN

JASON L. CANCE, PLS S-2688
SHORT ELLIOT HENDRICKSON
N19 W24133 RIVERWOOD DRIVE,
WAUKESHA, WI 53188 - 1172
JCANCE@SEHINC.COM

ROBERT E. REDDELIEN
REVOCABLE TRUST
C/O BARBARA WEISENSEL
PROPERTY ADDRESS:
W394N4988 REDDELIEN ROAD
OCONOMOWOC, WI 53066

- - 1" IRON PIPE FOUND OCONOMOWOC, WI 5306
 ✖ - 1-1/4" IRON PIPE FOUND
 ● - 3/4" REBAR SET 18" LONG (1.502 LBS PER FOOT)
 ◆ - SECTION CORNER AS DESCRIBED

(N00°00'00"W 000.00') - RECORDED AS / DEEDED AS

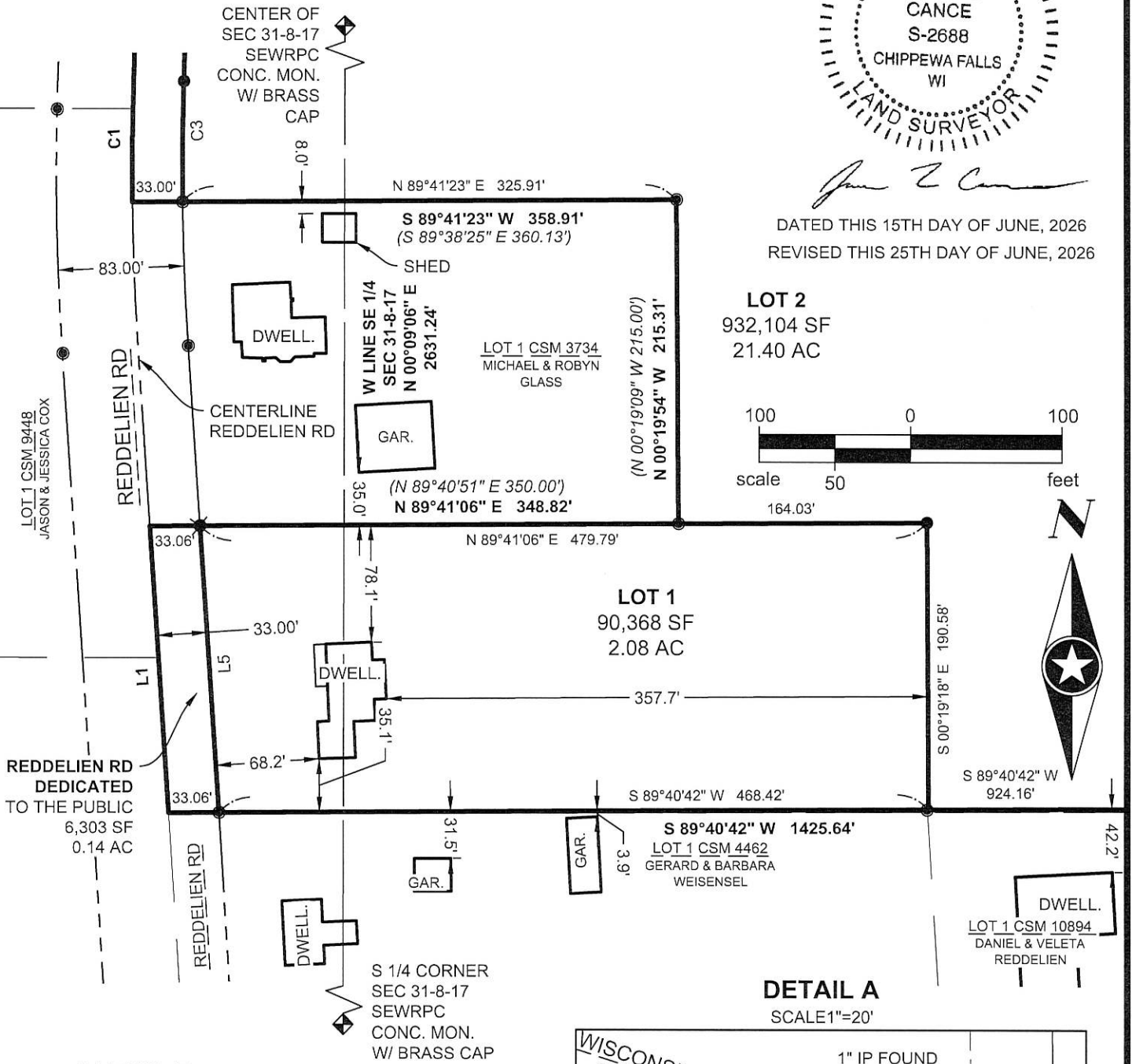


CERTIFIED SURVEY MAP NO._____

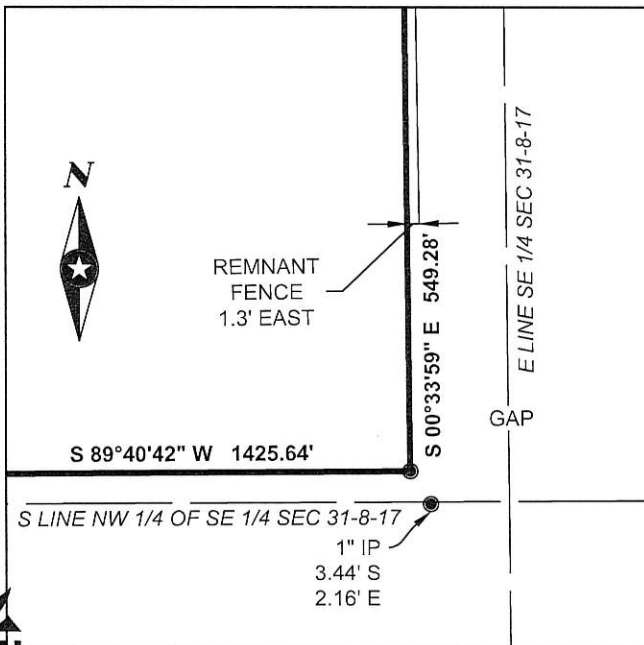
BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND PART OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 8 NORTH, RANGE 17
EAST, LOCATED IN THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN



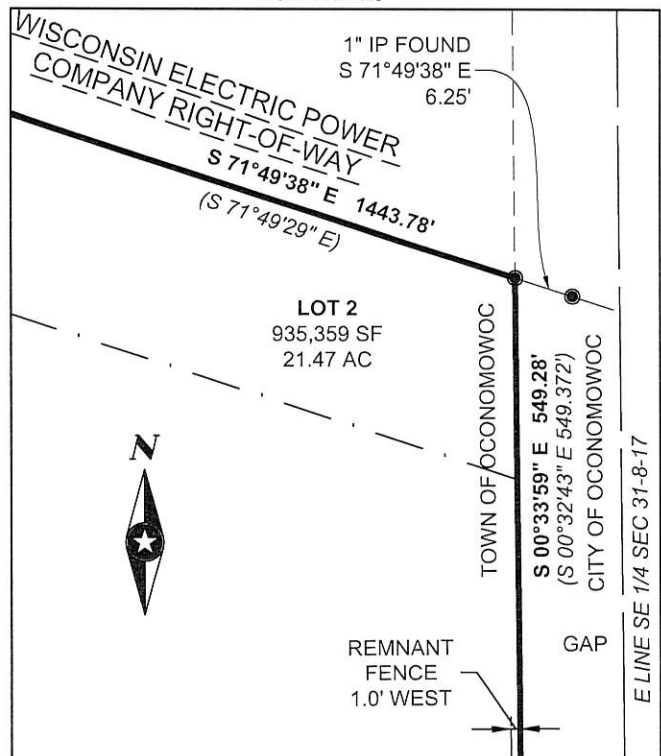
DATED THIS 15TH DAY OF JUNE, 2026
REVISED THIS 25TH DAY OF JUNE, 2026



DETAIL B
SCALE 1"=20'



DETAIL A
SCALE 1"=20'



WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
CONDITIONAL USE AND SITE PLAN/PLAN OF OPERATION

DATE: September 17, 2026

FILE NO: CU143 and SP294

OWNER: Rebecca Fedak and Peter German
S54 W31502 State Road 59
North Prairie, WI 53153-9435

TAX KEY NO.: GNT 1551.999.003

LOCATION:

The subject property is described as part of the SW ¼ of Section 28, T6N, R18E, Town of Genesee. More specifically, the property is located at S54 W31500 South STH 59 containing approximately 83 acres.

ZONING CLASSIFICATION:

A-5 Mini Farm, HG High Groundwater, C-1 Conservancy Overlay, and EC Environmental Corridor Overlay Districts.

EXISTING LAND USE:

Residential, agricultural, conservation/restoration areas

REQUEST:

4(g)23 Private Clubs and Resorts Conditional Use for a single rustic campsite and outdoor event spaces.

PUBLIC HEARING DATE: July 27, 2026

PUBLIC REACTION:

Several members of the community, including the owner of Genesee Aggregate, spoke both in favor and against the proposal. Concerns addressed the following:

- The use does not fall under the USDA's definition of agritourism (i.e. no farm education is proposed, no 'pick-your-own' items, not a true working farm)
- Parking
- Noise
- Traffic (nearby farmers expressed concern that increased traffic will further negatively impact large farm equipment as it travels on the main road, concern about drinking and driving)
- Trespassing on adjacent property to the north (safety concerns, would like guests of Pearl Forge to be made aware of continuous noise due to the active mining operation)
- Barn use

Those in favor of the proposal were happy the property would not be further subdivided and appreciated the conservation efforts taking place. Others argued that the proposed use is certainly agritourism and the concerns presented are worst case scenarios

Members of the plan commission asked how the use would be enforced. Town and County staff indicated a condition could be placed that puts the proposed use on a one (1) year trial. Any complaints received during that time could then be addressed.

The owners spoke at the public hearing and stated they are working towards a conservation easement on the property that protects the property from development in perpetuity. They also stated they will put additional signage on the property to deter trespassing.

Regarding the concerns raised around the barn use, Town and County staff stated the barn may not be used for commercial purposes as it would require updates and approvals from the state and fire department. However, it may be used for agricultural or educational purposes.

COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (WCDP) AND THE TOWN OF GENESEE LAND USE PLAN:

The Waukesha County Comprehensive Development Plan (CDP) designates the property as Primary Environmental Corridor, Mixed Use, and Rural Density and Other Agricultural Land. The Town of Genesee CDP designates the property as Primary Environmental Corridor and Mixed Use.

TOWN PLAN COMMISSION ACTION:

At its meeting on August 24, 2026, the Town of Genesee Plan Commission unanimously recommended approval of the request subject to conditions which have been incorporated into the Staff Recommendation section of this report. Any modifications to those conditions are shown in bold.

STAFF ANALYSIS:

The approximately 83-acre property is located on the north side of the intersection of CTH ZZ and STH 59. The Genesee Oak Opening and Fen State Natural Area are located to the northeast and the south branch of Genesee Creek is located on the northern portion of the property. Per Exhibit A, shoreland zoning extends 300' from the creek and the remainder of the property is in town zoning. Existing improvements consist of a single-family residence, a duplex, two detached garages (one for each residence), a garden shed, milk house/chicken coop, a barn which is used for storage and serves as a workshop, and a shed. The property is served by a septic system and private well. Two gravel drives, one from STH 59, and one from CTH ZZ, provide access to the property. The area is generally rural in nature, with large, agricultural, fallow and natural resource parcels on either side of the subject property and homesteads ranging from 0.8 acres to 9 acres immediately adjacent to the south and on the south side of STH 59.

The petitioners are proposing to utilize the property to operate one (1) single rustic campsite that would be available for rent, which provides basic necessities for guests to camp and two (2) outdoor event spaces (Exhibit B). The size of the property, location of the buildings, and proposed uses comply with the provisions of the CU within the Shoreland Protection Ordinance (SPO). Those requirements include but are not limited to:

- No such use shall be permitted on a lot less than three (3) acres in area except in a restricted business or less restrictive district.
- No building, other than one used only for residence purposes, shall be closer than fifty (50) feet to the lot line of an adjoining lot in a district permitting residential use.
- Off-street parking shall be provided as required by the plan commission adequate to meet the particular needs of the proposed use.

- No such permitted use shall include the operation of a commercial facility such as a bar, restaurant or arcade except as may be specifically authorized in the grant of permit.

The details of the two parts of the request are described below.

RUSTIC CAMPSITE

The rustic campsite is proposed in an upland area to the south of the creek and an existing pond in the north part of the property. A picnic table and fire ring are available for guests to use. Access to the site will be from CTH ZZ via a gravel drive and then via a grass drive north to the site. Campsite Host Rules and Guest Policies are enclosed as Exhibit C.

ACCESS AND PARKING: Access to the site will be from CTH ZZ via a gravel drive and then via a grass drive north to the site. The Department of Agriculture, Trade and Consumer Protection (DATCP) requires a minimum of 500' between a designated parking area and the rustic campsite (79.27(2)). The petitioner sought a variance from the state to allow 200' between the parking location and the rustic campsite to allow access by individuals with limited mobility. The variance conditions of approval are included in the recommended staff conditions below. The state's variance is in effect for five (5) years and will expire on May 15, 2031. A variance request must be resubmitted to DATCP prior to the expiration of the existing approval to continue the proposed use.

Per the petitioner, at least one (1) ADA accessible space will be provided on the most level, firm, and stable surface available, and will be located closest to the primary activity area.

SANITATION/WASTE REMOVAL: Statute 79.03(33) reads, "Rustic campsite means an individual campsite that is accessible only by canoe, boat, horse, walking, or a nonmotorized vehicle and for which there are no operator-provided campground attributes." Therefore, a variance to provide a toilet attribute at a one-campsite rustic campground was sought and approved. In line with rustic campsite requirements per statute, no running water will be available to campers. There are also no dumpsters proposed to serve the site; the owners will enforce a pack-in/pack-out waste policy. Similar to above, conditions for the approval of the variance are included in the staff recommendation conditions noted below. The authorization is in effect for five (5) years and will expire on May 15, 2031. A variance request must be resubmitted to DATCP prior to the expiration of the existing approval to continue the proposed use.

OCCUPANCY/FREQUENCY LIMITS: As proposed by the petitioners and recommended by the town, no more than six (6) guests are permitted to stay at the rustic campsite. Because one of the outdoor event spaces is proposed near the campsite, no simultaneous event and campsite uses will be permitted unless used by the same private party.

HOURS OF OPERATION: Campsite check-in is between 3:00 p.m.-8:00 p.m. Check-out time is 11:00 a.m. Quiet hours are enforced between 10:00 p.m. and 7:00 a.m.

CAMPFIRE RULES: The petitioners state a campfire may be located in the approved fire ring only when environmental conditions would allow for it.

OUTDOOR EVENT SPACES

The petitioners are proposing to utilize two (2) areas on the property for outdoor event spaces which would allow for events such as yoga, art classes, nature education, private celebrations, acoustic music, farm dinners, and retreats. One of the outdoor sites is in the northern portion of the property near the rustic campsite and pond. The other is located to the north and northeast of the barn. Directly to the north of the barn, the topography is flat before sloping downward. The flat area would accommodate an area to do yoga or place picnic tables for various events. Only private, reservation-based uses are proposed; no open-admission festivals or events are proposed.

The petitioners state noise levels will be in compliance with local ordinances.

ACCESS AND PARKING: Parking for outdoor events will be along the grass drive oriented north and south in a single row with standard 9' x 18' stalls (Exhibit D). The designated parking areas will be defined using posts, temporary striping, or mowed boundaries. The petitioners propose no more than 20-25 vehicles at peak use. Emergency access lanes will be maintained at all times and must be at least 20' wide. Emergency vehicles will be able to access the property from CTH ZZ or STH 59.

The petitioners further state that for events with more than 25 attendees, a designated parking attendant will direct vehicles to assigned areas and once parking capacity is reached, no additional vehicles will be permitted onsite. At least one (1) ADA accessible space will be provided on the most level, firm, and stable surface available, and will be located closest to the primary activity area.

FOOD PREP/SANITATION/WASTE REMOVAL: When applicable, licensed vendors or caterers will be provided for food and drink services. Portable restrooms and handwashing facilities will be provided and located in close proximity to all events.

OCCUPANCY/FREQUENCY LIMITS: The petitioners state no more than two (2) events per week are proposed and no more than one (1) event per day is permitted. As stated above, no simultaneous event and campsite uses are permitted unless if used by the same private party. No more than 25 guests are permitted for small classes or retreats and for larger private events, no more than 50 guests are proposed or permitted. No more than 50 people are permitted onsite excluding the owners, residents, and staff, per the proposal.

HOURS OF OPERATION: Setup may take place no earlier than 9:00 a.m. with guest arrival no earlier than 10:00 a.m. All outdoor events must conclude by 9:00 p.m. and the site must be cleared by 10:00 p.m.

OTHER CONSIDERATIONS:

The petitioner has provided a survey showing the location of the gravel drive, but it is unclear if there is a Driveway Access and Easement Agreement recorded with the Register of Deeds. A formal agreement including the commercial use, shall be generated and recorded with the Register of Deeds. Additionally, there is an additional existing driveway/right of way access to CTH ZZ to the east. No ingress or egress shall be permitted to the east driveway unless an agreement between the adjacent property owners has been provided and recorded with the Register of Deeds. Finally, an approval from Waukesha County DPW is required to allow for commercial-type traffic to use the driveway.

Per the Lake Country Fire and Rescue Deputy Chief, the barn may be used for educational and agricultural purposes without the need to be updated and brought to code. The only permitted uses must coincide with incidental agricultural-related activities or educational purposes. These include farm tours, educational field visits, conservation partner site visits and small group discussions associated with on-site agricultural operations. The proposed barn use will not be open to the general public, be commercial in nature, or be separately advertised or rented. No commercial gatherings, weddings, concerts, or assembly uses are proposed or permitted herein.

The Fire Department has reviewed and approved the parking plan and emergency vehicle turnaround location, as proposed, without the need for modifications, such as gravel placement (Exhibit E). Town and county staff feel a more formal and defined parking and access plan must be submitted prior to permit issuance.

Because the gravel drive from CTH ZZ serves more than two (2) properties, it is considered a roadway per Waukesha County Land Resources Division. It also exceeds ½ acre of new impervious surface. Both of these factors would typically require a stormwater permit for erosion control. However, due to the fact that the gravel driveway is less than 10% of the site and with the amount of conservancy work that has been and will be completed on the property, the Land Resources Division waived the requirement for a stormwater permit in 2026.

The Waukesha County Environmental Health Division (EHD) reviewed the sanitary facilities, food preparation/catering potential, and existing wells. It should be noted that the existing well near the chicken coop needs to be abandoned if not in use or water testing must be conducted if it is to be used as a water source. At this time, the petitioner does not have plans to utilize the well but would like to keep it as an option to use in the future, without abandoning it.

The petitioners have taken great strides in removing invasive species from the property and continuing restoration efforts throughout, including the installation of a native prairie. Their proposal is ecologically and environmentally friendly by limiting activity impacts due to recent conservation goals. They are currently working towards placing some of the property within a conservation easement that protects the property from development in perpetuity. Sensitive habitat areas will be protected, light pollution will be minimized, and amplified sound is proposed to end by 8:00 p.m. Additionally, the petitioners propose to establish a ‘good neighbor policy’ which will address any complaints from neighbors, communicate noise, parking, and trespass rules to guests. All parking and designated event areas are located over 100’ from all property lines. The petitioners state that notice will be given to neighbors prior to any larger events.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **approval** of the request subject to the following conditions:

1. This approval is granted specifically to the current property owners, Rebecca Fedak and Peter German, for operations to be conducted by them as the operators in accordance with the Conditional Use and Site Plan and Plan of Operation approved herein. This approval is not transferable to different owner(s) or to different operator(s). The approval terminates upon any transfer of the property or of the operation.

2. If future signage is proposed, a revised SPPO and Zoning Permit are required.
3. The approved hours of operation for the rustic campsite are as follows:
 - a. Check-in: 3:00 p.m.-8:00 p.m.
 - b. Quiet Hours: 10:00 p.m.-7:00 a.m.
 - c. Checkout: 11:00 a.m.
4. The approved hours of operation for special events are as follows:
 - a. Set-up: no earlier than 9:00 a.m.
 - b. Event start time: 10:00 a.m.
 - c. Event end time: 9:00 p.m.
 - d. Clean-up: 10:00 p.m.
5. No more than six (6) guests may utilize the rustic campsite at any one time.
6. A maximum of two (2) events per week are permitted.
7. No more than 20 events with over 25 attendees are permitted per year.
8. Section 40(B)(30) in the Town ordinance allows for up to 100 attendees and the applicant is limited to 50 as requested. The Town Board shall retain the right to review events between 51-100 attendees at least 30 days in advance. Any application to the Town Board for over 50 attendees shall be capped at a maximum of 100 attendees. As part of a request to exceed 50 attendees, a detailed summary (including music, alcohol, dates/hours, etc.) of said event along with a Site Plan and Plan of Operation shall be submitted to the Town Board showing parking, adequate restrooms, traffic control, refuse and recycling collection and any other requirements deemed necessary by the Town Board. The applicant shall be limited to one (1) such request per year.
9. No more than one (1) event per day is permitted.
10. No simultaneous event and campsite use in the campsite area is proposed or permitted, unless if used by the same private party.
11. No farmer's market-type events are proposed or permitted herein.
12. All food shall be provided by food vendors that are properly licensed as determined by the Waukesha County Environmental Health Division (EHD). This includes a Mobile Food Establishment license or a Catering license. It may not be a Transient/Temporary license. Notice of any proposed events with a food vendor shall be submitted to EHD a minimum of four (4) weeks in advance of the event for review and approval, unless otherwise determined by EHD staff.
13. In the event a food vendor is provided, a handwashing station with a booster heater shall be required within the food preparation area.

14. Portable restroom facilities and handwashing stations shall be provided for all events and placed in the location of the event area (near the pond or near the barn).
15. Wisconsin Administrative Code NR 812.26 requires that unused wells be properly filled and sealed to help protect groundwater from potential contamination. If the well located near the chicken coop is no longer in use, it must be properly abandoned **no later than one year from the date of this letter (September 17, 2027)**. Documentation that the well was abandoned must be provided to Waukesha County Environmental Health Division.
16. A campground license from the Waukesha County Environmental Health Division shall be obtained, maintained, and the site shall comply with all applicable requirements of ATCP 79 at all times. This includes but is not limited to:
 - a. 79.22(3)-the fire ring must be a minimum of five (5) feet from the tent
 - b. 79.24(2)-a registry of the principal campsite occupant, their contact information, arrival/departure dates, and the number of campers in the party shall be maintained on-site. The registry shall be maintained for one (1) year after the principal occupant's departure date. The registry shall be made available to the inspector at the time of inspection.
 - c. 79.24(3)-an emergency phone must be available to campers. A sign shall be posted in public view with the words "Emergency Communications" providing direction to the nearest phone available for emergency use. The phone must be available at all times of day and night.
17. Campsite Rules shall be posted on-line and on-site.
18. A fire blanket is recommended to be available and easily accessible to campers within the vicinity of the rustic campsite.
19. Any modifications to the existing site plan and uses shall be reviewed and approved by the Fire Department.
20. All human waste shall be placed in the portable toilet near the rustic campsite.
21. No new exterior lighting has been proposed or is permitted herein.
22. Since there are no dumpsters provided for the operation, the petitioner shall properly dispose of all trash and recyclables. The subject property shall be kept clean and free of all debris, litter, and junk as defined in the Shoreland Protection Ordinance on a daily basis.
23. Per the variances approved by DATCP, the variances become null and void if the campground expands to include additional campsites. All other conditions of the DATCP approvals shall be complied with.
24. The use shall be limited to one (1) rustic campsite and two (2) outdoor event areas in the locations that are depicted on Exhibit B.

25. No interior use of the barn, except for educational and/or agricultural activities, are proposed or permitted herein. Approved activities include the following: farm tours, educational field visits, conservation partner site visits, and small group discussions associated with on-site agricultural operations.
26. Any use of the barn for uses not specified herein requires a Conditional Use amendment from the Town of Genesee Plan Commission and **Waukesha County Planning and Zoning Division (PZD)**. If state approved plans are required, a copy of said plans shall be submitted to the Town Building Inspector for review and approval prior to the issuance of a Building Permit, or Zoning Permit, if applicable. Waukesha County Environmental Health Division approval is also required for unspecified barn uses. The petitioner shall also provide documentation to the Town Planner that the local Fire Inspector has inspected the building for compliance with all local fire codes, prior to the issuance of an occupancy permit.
27. No amplified music or sound is permitted. The applicant is allowed to conduct one (1) trial event with amplified music during the 1-year trial period. Prior to the trial event, the applicant shall notify the Town and neighbors at least 10 days prior to the event.
28. Noise levels are capped at 70 decibels at the property lines per the Town Ordinance.
29. The number and location of ADA parking spaces must comply with state, county, and town parking regulations.
30. A detailed, drawn-to-scale parking **and access** plan/layout which clearly indicates a minimum of 50 on-site parking spaces, shall be provided and approved by Town and County staff **prior to issuance of any permits**. The plan shall include how ADA parking will be accommodated.
31. The applicant shall provide proof that legal access to the subject property is available via adjoining properties and that commercial traffic is allowed per agreement(s), **prior to the issuance of any permits**. Any such access agreements shall be recorded in the Waukesha County Register of Deeds office.
32. This Conditional Use and Site Plan/Plan of Operation shall be granted for a one (1) year trial basis. The Town of Genesee Plan Commission and the Waukesha County Park and Planning Commission shall review the CU/SPPO in September 2027 and make a determination if said use shall continue or cease operation. At that time, or sooner upon inspection or complaint, any or all conditions of approval may be modified, changed, added, or deleted at the discretion of the Town Plan Commission and the Waukesha County Park and Planning Commission without the necessity of a new public hearing, or the use may be terminated. At least 60 days prior to the expiration of the one (1) year trial basis the applicant shall file applications with the Town of Genesee and Waukesha County to initiate the review.
33. A list of scheduled events for the year, including the maximum number of attendees, shall be provided to the Town of Genesee Clerk or Planner and the Waukesha County Planning and Zoning Division no later than April 1st of each calendar year. Each time a new event is added or scheduled, an updated list shall be provided to the Town Planner or Town Clerk at least seven (7) days prior to said event. The schedule of events shall include the date and type of event, a

description of the event including food service, the location of the event, and the anticipated number of guests.

34. There shall be no parking or loading/unloading on CTH ZZ or STH 59 related to the business. All vehicles shall park and load/unload in the property owners' driveway or on the grass driveway.
35. Absolutely no ingress or egress is permitted to the subject property via the excess ROW of CTH ZZ without an agreement between the adjoining property owners being recorded with the Register of Deeds. It is recommended that a gate be placed to deter guests from utilizing the excess ROW.
36. Any alcohol on site shall comply with all applicable state, federal and local laws.
37. The Town **and County** reserve the right to review any conditions imposed as part of this Plan of Operation if said use becomes a problem in the area. The Town Plan Commission **and Waukesha County Park and Planning Commission** may modify, change, delete, add, etc. any conditions which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.
38. The pond may be considered a public waterway, based on the proximity to the creek and/or connection to the creek. If an expansion or a change of use is proposed, a navigability determination may be required to confirm whether or not the waterway is public. If public, the county shoreland zoning jurisdictional area would extend 1000' from the pond. Shoreland jurisdiction likely also extends further to the southwest than currently mapped in areas within 300' of the South Branch of Genesee Creek.
39. The campsite must be located on upland acreage. No disturbance to wetlands or the Environmental Corridor is proposed or permitted herein.
40. The proposed uses represent a change in use from residential to commercial/mixed use and will need to be reviewed by the Waukesha County Department of Public Works. Please follow up with Greg Luedtke (gluedtke@waukeshacounty.gov) for more information. All required permits shall be issued **prior to CU permit issuance**.
41. Professional fees. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Plan of Operation, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions. **This condition shall be enforced by the Town only.**
42. Payment of Charges. Any unpaid bills owed to the Town by the subject Property Owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the subject property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional

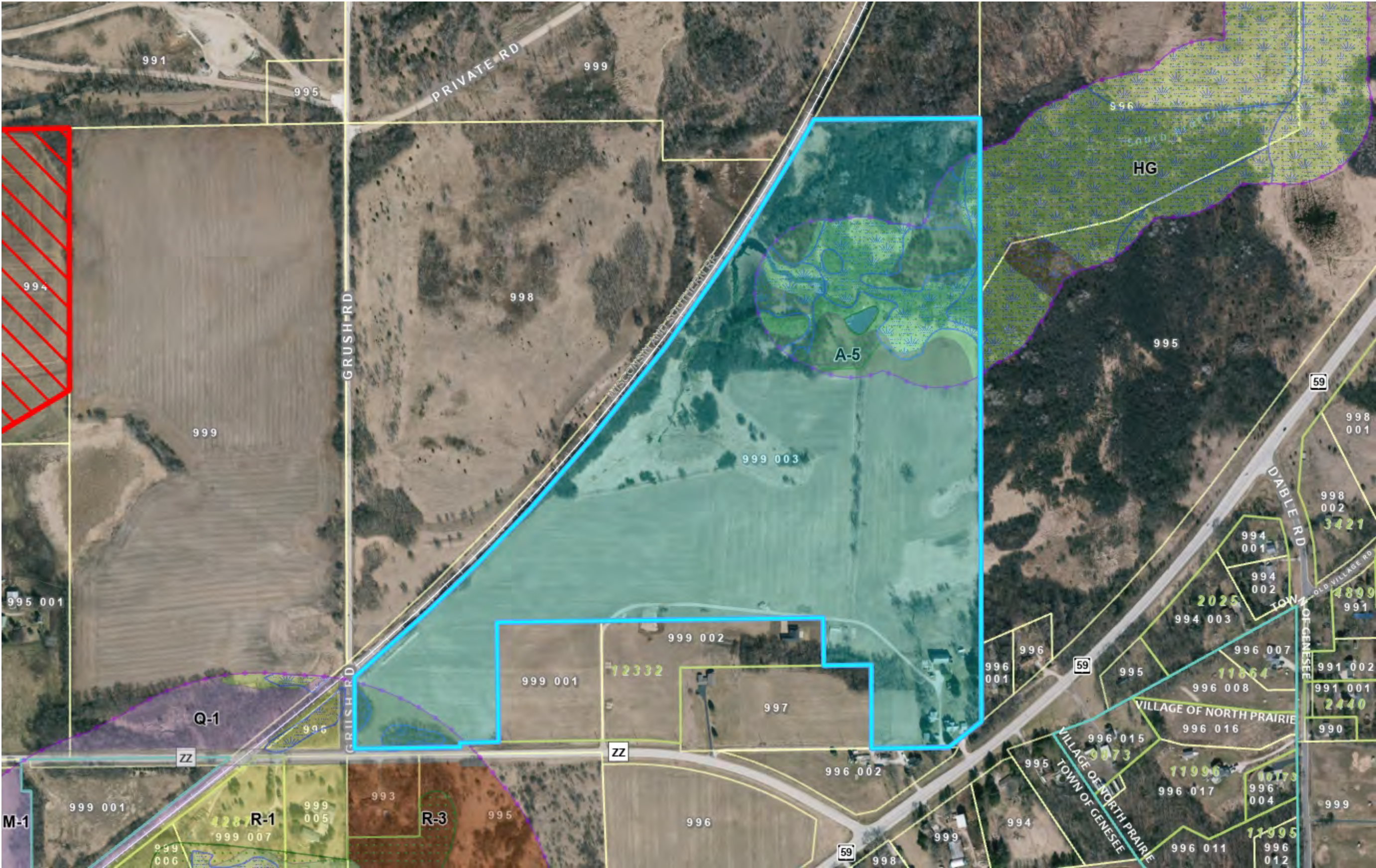
approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval. **This condition shall be enforced by the Town only.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K Slotty', is positioned above the printed name.

Kassie Slotty
Senior Land Use Specialist

Enclosures: Exhibit A-aerial with shoreland zoning
 Exhibit B-site plan
 Exhibit C-emergency access/turnaround
 Exhibit D-campsite rules
 Exhibit E-parking



- Conditional Zoning Changes
- Shoreland Zoning Jurisdiction
- Delafield Shoreland Overlay D
- North Lake Overlay District
- C-1 Conservancy Overlay Dist
- EC Environmental Corridor Ov
- Dam Failure Study Floodways
- Dam Failure Study Floodplain

- Floodplain Overlay District
- GFP General Floodplain District
- FF Flood Fringe District
- FW Floodway District

County Zoning Districts

- A-1 Agricultural District
- A-2 Rural Home District
- A-3 Suburban Estate District
- A-4 Country Estate District
- A-5 Mini-Farm District
- A-B Agricultural Business District
- A-T Agricultural Land Preservation
- AD-10 Agricultural Density - 10 Acr
- B-1 Restricted Business District
- B-2 Local Business District
- B-3 General Business District
- B-4 Community Business District
- B-P Mixed Use Business Park Distr
- DOD Downtown Okauchee District
- FLC Farmland Conservancy
- FLP Farmland Preservation
- HG High Groundwater
- M-1 Limited Industrial District
- M-2 General Industrial District
- Not Zoned
- P-1 Public and Institutional District
- Q-1 Quarrying District
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- RRD-5 Rural Residential Density D
- Right of Way
- Water

- Planned Unit Development

- Municipal Boundary_2K

- Parcel_Dimension_2K

- Note_Text_2K

- Lots_2K

- Lot
- Unit
- General Common Element
- Outlot

- SimultaneousConveyance_2K

- Assessor Plat
- CSM
- Condominium
- Subdivision

- Cartoline_2K

- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PI -Meander Line



Notes

Property Map w/ County Shoreland

0 400.00 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.

Exhibit B

*Genesee Oak Opening and
Fen State Natural Area*

**Rustic Campsite
& Pond Event
Area**

Tax Parcel | GNT 1551999003

**Guest
Property
Entrance**

Field Event Area

outdoor event space
north of barn

22

59

Pearl Forge Conservancy

Campsite Host Rules & Guest Policies

These rules are provided to all campsite guests at the time of booking and are also posted onsite. The purpose of these policies is to protect the natural resources, agricultural uses, wildlife habitat, and quiet rural character of the property while providing a safe and enjoyable guest experience.

These rules are subject to change as operational practices evolve and as required by Town, County, or State regulations.

General Conduct

1. Guests must respect the land, neighboring properties, wildlife, agricultural operations, and other guests at all times.
2. Quiet hours are from 10:00 PM to 7:00 AM.
3. Disorderly conduct, excessive noise, harassment, or illegal activity is prohibited.
4. Guests must comply with all posted signage and instructions from campsite hosts or property management.

Campsite Use

5. Camping is permitted only in designated campsites.
6. Guests may not create new trails, campsites, fire rings, or parking areas.
7. Vehicles must remain in designated parking or access areas.
8. Campsites must be left in a clean and orderly condition upon departure.

Waste & Sanitation

9. The property operates under a pack-in/pack-out policy for trash only. Guests are responsible for removing all garbage, recycling, food waste, and other refuse generated during their stay.
10. Human fecal waste may not be disposed of onsite except in designated restroom facilities. All fecal waste must be placed in the provided restroom facility.
11. Dumping of gray water, chemicals, or other waste materials on the ground is prohibited.

Fires

12. Fires are permitted only in designated fire rings or approved fire locations, subject to local fire conditions and burn restrictions.

13. Fires must be attended at all times and fully extinguished before guests leave the campsite or retire for the evening.
14. Collection of standing trees, branches, or vegetation from the property is prohibited unless specifically authorized.

Wildlife & Natural Resources

15. Guests may not disturb wildlife, remove plants, damage trees, or alter natural features.
16. Hunting, trapping, or discharge of firearms or fireworks is prohibited unless expressly authorized as part of an approved property activity.
17. Guests must avoid disturbing restoration areas, native plantings, agricultural fields, and conservation areas.

Pets

18. Pets must remain under control at all times and may not disturb wildlife, livestock, or other guests.
19. Pet waste must be properly collected and disposed of.

Safety & Liability

20. Guests camp at their own risk and are responsible for their personal safety and property.
21. Children must be supervised at all times.
22. The property reserves the right to remove guests or terminate stays for violations of these rules or behavior that threatens safety, property, or natural resources.

Compliance

23. Failure to comply with these rules may result in removal from the property and denial of future reservations.
-

Exhibit D

Example of Parking Stalls

*10 9' x 18' stalls
shown*

*Parking area will be
clearly defined using
posts, temporary
striping, or mowed
boundaries*

**Grassed
Driveway**



Exhibit E

**Emergency
Vehicle
turnaround**

*Genesee Oak Opening and
Fen State Natural Area*

Tax Parcel | GNT 1551999003

