

**Minutes of Land Use, Parks and Environment (LUPE) Committee
March 15, 2016**

Chair Jaske called the meeting to order at 8:30 a.m. and led the committee in the Pledge of Allegiance.

Committee Members Present: Pauline Jaske, Eric Highum, Jim Batzko, Bill Mitchell, Keith Hammitt, Jennifer Grant, Tom Schellinger.

Also Present: Planning and Zoning Manager Jason Fruth, Parks System Manager David Burch, Parks & Land Use Director Dale Shaver, Land Resources Manager Perry Lindquist, Washington County AIS Coordinator Brad Steckart, Solid Waste Supervisor Rebecca Mattano, Senior Financial Budget Analyst Steve Trimborn, Assistant Corporation Counsel Kim Haines, Legislative Policy Advisor Sarah Spaeth, Administrative Specialist Alison Ries, County Board Candidate Darlene Johnson.

Approve Minutes of February 16, 2016

MOTION: Hammitt moved, second by Batzko to approve the minutes of February 16, 2016. Motion carried 7-0.

Executive Committee Report of March 14, 2016

Jaske highlighted the following items discussed at the Executive Committee meeting:

- Wanaki Golf Course bridge replacement
- 2016-2018 audit plan
- Financial Management Information Systems (FMIS) audit scope
- National Association of Counties Legislative Conference
- Online updates for supervisors regarding information technology (IT) projects
- Approval of 3 appointments

Correspondence

- Letter from Silver Lake Management District Commissioner Nate Rice in support of implementing an Aquatic Invasive Species (AIS) program
- E-mail from County Board Supervisor Dave Zimmerman in support of implementing an Aquatic Invasive Species (AIS) program

Legislative Update

Spaeth updated the committee on bills relating to:

- Recycling
- TAD funding
- Banning the use of handheld devices in work zones
- Dementia care
- Shoreland bill signed into law
- Probation and parole bill signed into law
- Studies to be conducted on ADRC services in effort to control costs

Public Comment

County Board candidate Darlene Johnson was present and introduced herself to the committee.

Future Meeting Date

- April 5, 2016

Discuss and Consider Ordinance 170-O-095: Amend The District Zoning Map Of The Town Of Delafield Zoning Code By Rezoning Certain Lands Located In Part Of The SW ¼ Of Section 27, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-1 Agricultural District To The R-1 Residential District (ZT-1824)

Fruth explained the petitioner owns an approximate 1.56-acre parcel located to the south side of Maple Avenue near the intersection of Mohawk Trail. The property is zoned for single family residential use. The property is solely subject to the Town of Delafield Zoning Code and is currently zoned A-1 Agricultural, which requires a minimum of 40 acres. The petitioner intends to sell the property and would like to bring the property into a conforming district prior to sale. The similar property immediately adjacent to the west is also zoned R-1. The Town's zoning code requires a minimum amount of open space per lot. The A-1 District requires 95% of the parcel to be open space, whereas the proposed R-1 District requires 85% open space. According to the Town Engineer, the property currently contains 92% open space, so the proposal to rezone would give the property owner the ability to construct additional improvements in the future.

MOTION: Mitchell moved, Hammitt second to approve Ordinance 170-O-095. Motion carried 7-0.

Discuss and Consider Ordinance 170-O-096: Amend The District Zoning Map Of The Town Of Delafield Zoning Code By Rezoning Certain Lands Located In Part Of The NW ¼ Of Section 36, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-1 Agricultural District To The A-2 Rural Home District (ZT-1825)

Fruth explained the petitioner is proposing to purchase the property in question and construct a single family residence. The petitioner is proposing to rezone the subject parcel from the A-1 Agricultural District to the A-2 Rural Home District to bring the parcel into a district that better matches the dimensions and proposed use of the existing parcel. The property is subject to the Town of Delafield Zoning Ordinance. The A-1 District requires a minimum parcel size of 40 acres, whereas the A-2 District requires a minimum 3-acre parcel size. Prior to 1998, the A-1 District only required a 3-acre minimum lot size. The parcel and many nearby it became substandard relative to lot area when the town amended its zoning code in 1998 to increase the A-1 District minimum size to 40 acres. As was noted during the review of a similar rezoning request in 2012 for a similar parcel, the town, acting upon the advice of the town attorney, chose not to place the lots that were rendered substandard into a new zoning classification but instead left the decision to rezone to individual owners, if and when they were so inclined. The majority of the nearby parcels to the northeast are developed and zoned A-2.

The town engineer has indicated that the remaining substandard parcels along Elmhurst Road in the vicinity would be candidates for rezoning to the A-2 District if other neighboring property owners come forward in the future. Therefore, it appears as though the town will, over time, look to guide the neighborhood towards the A -2 District. Therefore, Staff does not feel that the proposed single lot zoning is an illegal spot zone but instead another incremental rezone in an area that will likely continue

to evolve into an A-2 neighborhood. The rezoning will place the property into a more conforming zoning district and will allow for future residential development.

MOTION: Batzko moved, Schellinger second to approve Ordinance 170-O-096. Motion carried 7-0.

Discuss and Consider Ordinance 170-O-097: Amend The District Zoning Map Of The Town Of Delafield Zoning Code By Rezoning Certain Lands Located In Part Of The SW ¼ And SE ¼ Of Section 11, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The R-1 Residential District To The P-1 Park And Recreational District (ZT-1826)

The lands subject to this rezone request were recently dedicated to the Town of Delafield. The subject lands were set aside as outlots for future park use during the platting of adjacent subdivisions (Woodridge Estates and Summerhill West). Previously, the lands were used for agricultural purposes. The lands are located south of North Shore Drive (C.T.H. "KE") and east of Maple Avenue. The town's concept plan includes a small parking area with restrooms, a picnic shelter, a nature based play area, a sport court, open space and walking paths. The Waukesha County Land Resources Division may require a storm water permit for the proposed improvements. It should be noted that there are plat restrictions related to improvements and land altering activities on the subject properties. The Town of Delafield is aware of the restrictions. One vehicular access point to North Shore Drive is proposed. The access will require approval by the Waukesha County Department of Public Works. There is also a gated fire access lane located on the east side of the property. The fire lane provides walking access to the property by the adjacent residential lot owners. The rezoning will enable the Town of Delafield to move forward with the development of a park to serve the community and nearby residential subdivisions.

MOTION: Hammitt moved, Highum second to approve Ordinance 170-O-097. Motion carried 7-0.

Discuss and Consider Ordinance 170-O-099: Modify The 2016 Capital Budget For Project To Replace First Wanaki Golf Course Bridge

Burch and Shaver were present and explained this ordinance increases capital project expenditures to cover higher-than-budgeted costs related to the first bridge replacement at Wanaki Golf Course. According to Department management, higher costs are due to permitting requirements from the Wisconsin Department of Natural Resources, including erosion and sediment control, as well as re-routing of the Fox River during construction. In addition, department management indicates that several large construction projects in the area have increased the demand for specialized equipment (e.g., cranes), and have also likely led to higher market costs for construction.

The first bridge replacement will serve golf course users and allow golf course staff to more efficiently transport heavier maintenance vehicles and equipment through the course. Currently, without a bridge that can safely support heavier equipment, staff transport equipment a longer distance along County Trunk Highway K (Lisbon Road) through a gate to access equipment located on the west side of the Fox River. The remaining three bridges planned for replacement will support lighter duty traffic (i.e., pedestrians and golf carts), and department management plans to revise budgetary estimates for these replacements in the next proposed capital plan.

The bridge replacement will be funded from Golf Course Fund Balance reserves, which are sufficient to cover the overage. After accounting for this bridge replacement, uncommitted Golf Course Fund Balance remaining is estimated at about \$365,000. This ordinance is estimated to have no direct impact on county tax levy.

Responding to Grant's question, Burch stated construction will take place in fall when more equipment will be available resulting in cheaper construction costs. Construction in the fall will also have less impact on golf revenue. Shaver added that maintaining the bridge any longer than anticipated is costly and could potentially be a liability due to failure of the bridge.

Questions arose regarding size of the bridge, potential additional costs of remaining bridge construction, and replenishing the fund balance. Shaver responded by stating that the new bridge will be 15 feet wide and can easily accommodate all county maintenance equipment. He further stated the department will be analyzing the design structure of the remaining bridges in an effort to avoid any additional unforeseen costs. Regarding replenishing the fund balance, Shaver reported expenditure reductions at Moor Downs will aid in the rebuilding of those funds.

MOTION: Mitchell moved, Hammitt second to approve Ordinance 170-O-099. Motion carried 7-0.

Discuss and Consider Ordinance 170-O-098: Amend 2016 Adopted County Budget And Authorize Department Of Parks & Land Use To Execute A State Grant Agreement And Intergovernmental Agreement With Washington County To Implement An Aquatic Invasive Species (AIS) Program

Lindquist was present and introduced Washington County AIS Coordinator Brad Steckart. Lindquist reported that this ordinance will amend the 2016 adopted Waukesha County Budget and authorize the Department of Parks & Land Use to execute a \$50,000 state grant agreement and an intergovernmental agreement with Washington County to implement an aquatic invasive species (AIS) program. This ordinance has no direct impact on the 2016 tax levy.

Lindquist said the department was approached by lake districts last fall requesting help in controlling a new aquatic invasive species (AIS) called starry stonewort. Steckart has been splitting his time working between Waukesha and Washington Counties. The grant would allow Washington county to hire an intern to backfill Steckart's lost time in that county and, Waukesha county would hire an intern to help Steckart monitor boat launches. Lindquist stated this is a joint venture coordinating efforts county wide to control AIS. SEWRPAC, who specializes in this field will help create a strategic plan. In response to Grant's question, Steckart stated preventing other species from invading lakes by providing education to boaters on spreading AIS is the most effective way of controlling invasion. Lake districts are actively involved in prevention and removal efforts of AIS. Boaters are becoming aware and are eager to prevent the spread of AIS as well. In response to Jaske's question, Steckart said a 2% bleach solution spray and the practice of draining and drying boats will help eliminate the spread of AIS. Steckart said he is proposing AIS boat cleaning stations at Waukesha county lakes to provide boaters with supplies for cleaning their boats. He stated there are three Clean Boats, Clean Waters trainings scheduled in Waukesha County that will train inspectors to perform boat and trailer checks, disseminate informational brochures and educate boaters on how to prevent the spread of AIS.

MOTION: Hammitt moved, Grant second to approve Ordinance 170-O-098. Motion carried 7-0.

Overview of Materials Recycling Facility's First Year of Operations

Lindquist provided the committee with a presentation of the Materials Recycling Facility (MRF). He reviewed the project timeline, first year of operation including tons processed and testing, and financials which include the construction phase and the operational budget.

Lindquist reported the grand opening of the MRF was April 14, 2015. Total Waukesha County recyclable processing for the year was 25,319 tons, which exceeded the 3-year goal increase of 25%. He stated all equipment has passed necessary tests and is running at design capacity and is able to process more tonnage. Lindquist reported the Town of Vernon and the City of Muskego have now joined the county's recycling program which adds over 12,000 new households and over 3,000 more tons of recyclables to be processed. Waukesha County has been recognized at the state level for both the Innovation Award and the Projects and Initiatives Award for 2015. A new mobile app will be available this month that shows what is/is not recyclable, a list of drop off sites with directions, hours of operation, etc.

MOTION: Mitchell moved, Hammitt second to adjourn the meeting at 10:32 a.m. Motion carried 7-0.

Respectfully submitted,

Jim Batzko
Secretary