

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

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

Committee Members Present: Dave Zimmermann, Bill Mitchell, Keith Hammitt, Robert Kolb, and Ted Wysocki. **Absent:** Kathleen Cummings and Tom Schellinger.

Also Present: Chief of Staff Mark Mader, Vernon Town Planner Jamie Rybarczyk, Vernon Town Chairman Thomas Birzo, Planning and Zoning Manager Jason Fruth, Parks System Manager Duane Grimm, Land Information Systems Manager Don Dittmar, Corp Counsel Attorney Chris Morgan, and Citizen Joe Reilly. Minutes Recorded by Beth Schwartz, County Board Office.

Approve Minutes of October 18, 2016

MOTION: Mitchell moved, second by Wysocki to approve the minutes of October 18, 2016. Motion carried 5-0.

Future Meeting Date

- December 13, 2016

Discuss and Consider Ordinance 171-O-057: Amend The Text Of The Town Of Brookfield Zoning Code To Repeal And Recreate Section 17.02(14)(b)2.G. Relating To Cemeteries And Create Section 17.02(14)(b)2.J. Regarding Columbaria (ZT-1834)

Fruth discussed the amendment to the Town of Brookfield Zoning Code by creating conditional use provisions for columbaria and inserting accommodations for mausoleums within the cemeteries section of the code. It provides clarity to previously unspecified uses.

MOTION: Hammitt moved, second by Kolb to approve Ordinance 171-O-057. Motion carried 5-0.

Discuss and Consider Ordinance 171-O-058: Adoption Of Town Of Vernon Zoning Code And Map To Replace General County Zoning In The Town Of Vernon (ZT-1727A)

Fruth discussed the adoption of the Town of Vernon Zoning Code and Map, replacing general county zoning in the Town of Vernon. The town has reached out to legislators to make this significant law change. Over the past year and a half efforts have been made to resolve the concerns addressed, for example duplication in the arena of floodplain zoning. Some of the new provisions being established include parking, telecommunications law, solar wind, and personal storage facilities. County staff expressed concerns about no industrial provisions being made, but these have since been added. Other changes include zoning permit issuance, violations pursuit, and planner of the day service. Fruth said this plan is well executed and the town has what they need to begin zoning and both counties will benefit from this change.

Kolb asked what these changes would affect. Fruth said zoning codes deal with a myriad of issues and the County cannot properly deal with all the zoning of each town. Vernon adopting their own code and map allows for more efficiently dealing with specific requirements in their town. Zimmerman asked for clarification about the counties still being zoned by the County. Fruth said before the change in State law in 2014, no towns were subject to general county

zoning. After the change in State law the County has review authority over all zoning codes. Zimmerman also asked if the town is cognizant of all the changes. Fruth said Vernon feels the additional workload and expenses are worth it because it instates local control.

Rybarczyk said Vernon has been aware of the additional responsibilities for a long time and work has been delegated within the town hall. The framework has already been established for successful transition and County staff will be involved in mapping. A December 1st start date is anticipated. Zimmerman asked what their motivation is in doing this. Rybarczyk said there was too much back and forth between the town and County for approving zoning permits, making it less efficient and confusing for residents. Now everything will be done in a streamlined process. Most people will get their approvals at the planning commission level. This change also improves the process for zoning violations, as the County's process did not work for Vernon. The new approach is more hands on and violations will be taken care of more expediently. Birzo said Vernon was seeking a process that took out some of the inefficiencies, but they are in no way walking away from the County's assistance and guidance. This change is historic for Vernon because working on this has been a long process.

Fruth said challenges include turnover and zoning administration and Vernon will need assistance to handle zoning violations. Pursuing violations is difficult and the right staff has to carefully avoid what could become big problems. Zimmerman asked if there will be annual training. Fruth said there is a plan to hold training at the start of 2017. Mitchell commented that the Park and Planning Commission approved this ordinance unanimously and reiterated that Vernon has been preparing this for a number of years.

MOTION: Hammitt moved, second by Wysocki to approve Ordinance 171-O-058. Motion carried 5-0.

Discuss and Consider Ordinance 171-O-059: Adopt A Three Year Agreement Between Waukesha County And The Waukesha County Fair Association For Holding The Waukesha County Fair At The Waukesha County Exposition Center For Years 2017 Through 2019

Grimm discussed this ordinance which authorizes the Parks and Land Use (PLU) department to enter into a new lease agreement with the Waukesha County Fair Association for use of the County Exposition Center facility and grounds to operate the County Fair for the years 2017-2019. This lease agreement is reevaluated every three years. Under the terms of the agreement, the County Fair Association (CFA) will make a 2017 fixed base rental payment of \$45,000 with an approximate 2% increase in years 2018 and 2019. The new lease agreement clarifies CFA responsibilities for repair and replacement of county equipment and supplies.

The new contract terms are summarized as:

Fair Year	Fair Association Base Rental Payment
2017	\$45,000
2018	\$46,000
2019	\$47,000

There is no fixed base rental payment increase between the end of the 2014-2016 lease agreement and the start of the 2017-2019 lease agreement. The Department will manage

expected rental payment revenue and staff, equipment expectations within the overall 2017 Adopted Exposition Center budget resulting in no budget impact.

Kolb asked for more information on the Association. Grimm said there are eight Board of Directors, it is a not-for-profit organization that provides the funding for the County Fair. Mitchell asked why the lease agreement is set up this way, to which Grimm said they are running out of storage.

MOTION: Wysocki moved, second by Hammitt to approve Ordinance 171-O-059. Motion carried 5-0.

Presentation on the Land Information System Division

Dittmar presented the Land Information System Division which employs a total of four people and is funded by Register of Deeds Recording Fees. The budget is set off WLIP Documents recorded by Register of Deeds. He explained the different project areas including maintaining the 155,000 parcels on file and dispatch areas, and collecting addresses that get shipped on a yearly basis and are integrated into the State voter registration system. The future of the division is in the mapping website, the links and images and pushing the concept of linking to documents.

Kolb asked if there is a backup so the information never gets lost. Dittmar said they use Amazon, which stores the data on their east and west coast redundant system. In answering Wysocki's question, Dittmar said utility data is not something they carry. As an example, Dittmar showed when clicking on GIS Open Data it will open to a gallery of thumbnail pics. He said the goal is to break up the pictures into categories such as environmental, real estate, and transportation so that people can find the information they seek easier. Having departments' land information on the site helps create efficiencies.

MOTION: Wysocki moved, second by Kolb to adjourn the meeting at 10:04 a.m. Motion carried 5-0.

Respectfully submitted,

Keith Hammitt
Secretary