

**Minutes of Land Use, Parks and Environment (LUPE) Committee
July 18, 2017**

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

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

Also Present: Legislative Policy Advisor Sarah Spaeth, Planning and Zoning Manager Jason Fruth, Senior Landscape Architect Jason Wilke, Park System Manager Duane Grimm, and Director of Parks and Land Use Dale Shaver. Minutes Recorded by Beth Schwartz, County Board Office.

Approve Minutes of June 27, 2017

MOTION: Wysocki moved, second by Mitchell to approve the minutes of June 27, 2017. Motion carried 5-0.

Executive Committee Report of July 17, 2017

Zimmermann reported on the following items discussed at the last Executive Committee meeting:

- Heard an update on the Waukesha County Center for Growth (WCCG)
- Discussed and considered appointments, an ordinance and a resolution on the 2017-2021 Bridges Library Plan
- Heard an update on the Regional Transit Leadership Council Executive Committee and Wisconsin Workforce Development Association Board
- Heard standing committee reports by committee chairs

Future Meeting Date: August 15, 2017

Legislative Update

Spaeth reported that the State Legislature is in recess. The budget is not done yet due to issues with transportation. The Assembly wants new revenues but the Senate does not and instead wants to increase borrowing. The Department of Transportation Reform Bill is a grouping together of the transportation bills along with a few miscellaneous bills. AB 307 had a public hearing last week, increasing the competitive bidding threshold for public works projects from \$25,000 to \$75,000 for towns, cities, villages and counties while also requiring school districts to follow the same procedures.

Discuss and Consider Ordinance 172-O-012: Amend The District Zoning Map Of The Town Of Delafield Zoning Code By Rezoning Certain Lands Located In Part Of The W ½ Of Section 31, T7N, R18E, Town Of Delafield, Waukesha County, Wisconsin, From The A-2 Rural Home District To The A-1 Agricultural District (ZT-1849)

Fruth said the property is a 140-acre farm located in Delafield. The topography ranges from gentle slopes where the land is farmed to more significant slopes associated with a tree covered ridge. There is a 100-year floodplain adjacent to the creek and mapped wetlands associated with the creek. Most of the parcel is active farmland, with the isolated resource area kept in undisturbed green space. There is a small single family residence with accessory buildings located near the north bank of the creek. There is also a public bike and walking path that runs along the north-south extent of the parcel. There are established residential neighborhoods to the north and east. With the exception of a 300-foot buffer around Scuppernong Creek and the associated floodplain, the parcel is subject to the Town of Delafield Zoning Code. The developer is proposing a 35 lot Planned Unit Development and the rezone request is to allow for more consistent lot size across the entire development. The proposed conservation design provides more common open space for the enjoyment of all lot owners and ensures protection of natural resources. The proposed rezoning also ensures harmony with surrounding land uses by providing

continuous open space surrounding the entire proposed subdivision. Zimmermann asked what the A2 density is and Fruth said the difference is in the lot size, not the density.

MOTION: Wysocki moved, second by Hammitt to approve Ordinance 172-O-012. Motion carried 5-0.

Discuss and Consider Ordinance 172-O-013: Approve Easement To Wisconsin Electric Power Company To Construct, Install, Operate, Maintain, Repair, Replace And Extend Underground Utility Facilities On Waukesha County Property Known As Minooka Park, Picnic Area 3

Wilke said this ordinance allows WE Energies to construct, install, operate, maintain, repair, replace and extend underground utility facilities to provide and maintain electrical service to a new restroom shelter building at Picnic Area 3 in Minooka Park. Wilke went over the distribution easement underground agreement, discussing such details as access, building or other structures, elevation, restoration, and more. He also showed the easement on a map and used it to explain the proposed changes.

MOTION: Schellinger moved, second by Hammitt to approve Ordinance 172-O-013. Motion carried 5-0.

Discuss and Consider Ordinance 172-O-014: Approve Distribution Easement To The School District Of Waukesha To Construct, Install, Operate, Maintain, Repair, Replace And Extend Underground Fiber Optic Duct And Cable On Waukesha County Property Known As Retzer Nature Center

Grimm said this ordinance approves an underground fiber optic duct and cable within the Retzer Nature Center. This will upgrade and maintain communication service with a digital projector to the School District of Waukesha's Charles Z. Horwitz Planetarium. Grimm discussed the distribution easement underground communications agreement and how a new legal description will reflect an update. In answering Zimmermann's question, Grimm said the process of laying the fiber optic cable will avoid trenching through the prairie. Going around it is less intrusive and will avoid future repairs. Zimmermann also asked when the new Planetarium equipment will be installed. Grimm said it is being installed now and the new fiber optic cable will be installed in August. Grimm also explained how this addition provides free Wi-Fi inside and outside the Planetarium.

MOTION: Hammitt moved, second by Wysocki to approve Ordinance 172-O-014. Motion carried 5-0.

Overview of Bow Hunting

Grimm demonstrated how to find bow hunting information on the County website. All the lands permissible to hunt on are listed and important information about hunting on County land is provided. A map is linked for each location as well as links to local ordinances. Grimm said there are many sites in the County available for hunting, and some are bow hunting only with no guns allowed. Access routes to properties are shown on the map. Answering Hammitt's question, Grimm discussed accommodations for handicapped persons. Mitchell asked if new lands for hunting are acquired regularly. Grimm said when calls are received, the Department checks out the properties in question and evaluates all necessary requirements for good hunting land. Grimm said there is an unsustainable deer population in Nashotah, so information and notifications will be distributed to residents about using bow hunting to manage the population. Shaver said in solving the problem timing is important, and the deer population would be ideally managed before snowfall when ski trails are groomed. Shaver also explained why they made the decision not to use a permit system. Laws are in place to make bow hunting in the County successful, and Grimm said deer overpopulation is a land management issue with a goal to reduce the herd in a limited amount of time.

Update on Revolving Loan Program

Shaver provided an overview about the revolving loan program process. Money is received through the Community Development Block Grant (CDBG) and then made available to the Milwaukee Economic Development Corporation (MEDC) to disperse the funds. The goal is to streamline the process and be a one stop shop for business growth in the County. Facilitating business investments benefits the County through new employment opportunities, job retention and neighborhood stabilization. Businesses are provided short term gap financing, typically at below market interest rate. Zimmermann asked why the loan program is no longer in the hands of Wisconsin Women's Business Initiative Corporation (WWBIC). Shaver said they specialize in new businesses and this was limiting, creating a problem finding enough businesses to lend to. The cost for servicing the maintenance of the loan is much lower with the new administrators, MEDC. MEDC lends in partnership with private sector financial institutions and shares risk with all participants in a project. Risk is assessed similarly to conventional lenders, but funds are lent at a higher risk level to increase project feasibility. At Wysocki's request, Shaver showed the lending process on a drawing board. Shaver also discussed the Waukesha County Center for Growth collaborative fund development project charter, which is developing the framework for a collaborative fund by September 2017. This will serve as a tipping point fund to incentivize economic development and be leverage in the race to acquire businesses in the County.

MOTION: Mitchell moved, second by Wysocki to adjourn the meeting at 9:57 a.m. Motion carried 5-0.

Respectfully submitted,

Keith Hammitt
Secretary