

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
ADMINISTRATION CENTER, ROOM AC 255/259
THURSDAY, APRIL 20, 2017, 1:00 P.M.**

CALL TO ORDER

Mr. Morris, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present: Richard Morris James Siepmann William Maslowski
 William Mitchell Robert Hamilton

Members Absent: Keith Hammitt Robert Peregrine

Staff

Members Present: Jason Fruth, Planning and Zoning Manager
 Kathy Brady, Support Staff Supervisor

Guests Present: Karrie Knaack: CZ-1845

CORRESPONDENCE: None.

MEETING APPROVAL None.

MINUTES Approval of the March 16, 2017, Minutes.

Mr. Mitchell moved, seconded by Mr. Siepmann and carried unanimously for approval of the March 16, 2017, Minutes.

PUBLIC COMMENT None

• **CZ-1845 (Adam and Karrie Knaack) Town of Oconomowoc, Section 11**

Mr. Fruth pointed out the location of the property in Section 11 of the Town of Oconomowoc on the aerial photograph. He indicated the request is to rezone the property from the FLP Farmland Preservation District to the R-1 Residential District.

Mr. Fruth explained that the 65-acre farm currently consists of two (2) adjacent tax key parcels. The petitioner is requesting to divide a three (3) acre parcel from the southern parcel, which currently contains a barn and outbuilding. The petitioner intends to construct a single-family residence on the newly created three-acre parcel. The Waukesha County Zoning Code provides a process for rezoning a limited part of a farm in the Farmland Preservation District to the R-1 Residential District in accordance with certain Siting Standards within the Code, which include:

- Locating parcels off of cultivated lands to the extent possible.
- Avoid prime agricultural soils to the extent possible.
- Cluster new lots near existing development or near roadways.

Mr. Fruth indicated that a few conditions are being recommended: A Deed Restriction stating that the balance of the lands are prohibited from additional development activities, so the farm would be able to stay within the 35 acre density and a Certified Survey Map be created.

Chairperson Morris confirmed that the newly created Lot 2 has no remaining development rights. Mr. Fruth replied, "Yes". Chairperson Morris asked if the farmlands have changed ownership over time, to which Mr. Fruth responded that he thought the same family has owned it, but was unaware if it has been farmed by someone else. Ms. Knaack, petitioner, introduced herself to the Commission and stated that the property has been family owned for as long as she remembered.

Mr. Fruth mentioned that this is only the second request since the Farmland Preservation provisions have been in place. He added that farm property owners are currently eligible for a \$7.50 per acre tax credit because of the Farmland Preservation Zoning designation. However, they could receive the maximum \$10 per acre credit if a 15-year agreement is signed. Since there are no additional development rights allowed on the property, he explained that the owners may wish to pursue the \$10 per acre credit by signing a 15-year agreement. Mr. Mitchell thanked the Planning and Zoning Division Staff for explaining the Farmland Preservation process pertaining to this request. He noted the information presented was helpful since the Farmland Preservation amendments were added a few years ago.

After discussion, Mr. Mitchell moved, seconded by Mr. Siepmann and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **ZT-1701C (Town of Lisbon Board)**

Mr. Fruth indicated the request is for text amendments to Chapter 11, Sections 4(h)31, 4(h)36, 26, 30, 31 and 32 of the Town of Lisbon Zoning Ordinance relative to mini-warehouses (self-service storage).

Mr. Fruth stated the Town of Lisbon wanted to change the way in which mini-warehouse/storage units were authorized. Presently, they are available by right in the B-3 General Business District only. The text amendment would allow them as a Conditional Use process in several zoning districts (Q-1 Quarrying, M-1 and M-2 Industrial/Manufacturing Districts). The Town also created more specific standards for the mini-warehouse/storage use, such as a screening plan being required, access and maneuverability for emergency vehicles, they should be located on collector/arterial street and that outside storage can be made available on a case-by-case basis. Chairperson Morris asked why in Exhibit “A”, Section 26, B-3 General Business District, “Self Service Storage (Mini-Warehouses)” was added then struck out? Mr. Fruth responded that the B-3 General Business District was already identified as a permitted use so the “strike through” is deleting it as a permitted use and bringing it instead as a Conditional Use. Mr. Hamilton confirmed that there would be no mini warehouses unless they are under a Conditional Use, to which Mr. Fruth replied, “Yes.” He added that some would be grandfathered under previously approved Site Plan/Plan of Operation permits.

After discussion, Mr. Hamilton moved, seconded by Mr. Maslowski and carried unanimously for approval, in accordance with the “Staff Report and Recommendation”.

ADJOURNMENT

With no further business to come before the Commission, Mr. Siepmann moved, seconded by Mr. Hamilton to adjourn at 1:15 p.m.

Respectfully submitted,

William Mitchell

William Mitchell
Secretary

WM:kb

