

TOWN OF EAGLE
Planning & Zoning Commission Meeting
Held Jointly with the Town Board
January 5, 2004
Approved Minutes

Mr. Wilton called the meeting to order at 8 p.m. and led the Pledge of Allegiance.

Present: Wilton, Burton, Malek, Orchard, Kwiatkowski, Pasterski, Rudy and Morner. Excused: Samuels. Also present: Planners Tom DeLacy and Paul Launer, Atty. Adelman, Waukesha County Planning & Zoning Manager Dick Mace, Clerk McMillan.

Minutes- Motion by Wilton, seconded by Kwiatkowski to approve the minutes from December 1, 2003 as presented. Motion carried. Motion by Malek, seconded by Kwiatkowski to approve the minutes from December 17, 2003. Motion carried.

Strong, Shearer Road: Certified Survey- Duane and Darlene Strong submitted a Certified Survey, which had been revised per the Town Engineer's recommendations, dividing their approximately 35-acre property into four parcels. Discussion followed. Board members would like language shown on the survey stating that lots 3 & 4 cannot be divided further, as this was a condition of the rezoning of the property. Motion by Kwiatkowski, seconded by Rudy to table until the proper language is presented. Motion carried.

McAdams: "Eagle's Preserve" Preliminary Plat, Markham Road- Property owner Tom McAdams and Julie Sullivan from RSV Engineering were present to request approval for the preliminary plat of an 18-lot subdivision with 39.5-acre conservation outlot on Markham Road. The land has previously received Town approval for rezoning and a Conditional Use Permit for a PUD Overlay which allows 1.5-acre lots. According to Ms. Sullivan, corrections are being drawn per the Town Engineer's comments and will be incorporated on the final plat. Some board members would like passing lanes to be installed on Markham Road at the subdivision entrance. It was also clarified that consensus of the board is that ownership of the outlot should stay with the homeowners rather than being donated to Waukesha County Land Conservancy, and also a deed restriction be shown on the plat that the outlot will not be built on or divided further. The removal of several trees to allow for the sight distances and passing lanes at the proposed entrance location was also discussed. Motion by Wilton, seconded by Morner of the Planning & Zoning Commission that the preliminary plat be approved with the engineer's corrections and the bypass lanes on the east and west sides of the road. After further discussion regarding the passing lanes, drainage concerns, preservation restrictions and the conservation easement requirement across all of the primary environmental corridor areas, the motion carried 5-1. Motion by Burton, seconded by Wilton of the Town Board to follow the recommendation of the P & Z. Motion carried 3-2.

Simon: Conceptual Discussion for Forest Edge South Subdivision on Highway 67- Mr. Orchard stepped down from the Town Board for this portion of the meeting. Developer Scott Simon was present to explain plans and get feedback for a 17-lot subdivision on 86 acres with a five-acre density. The proposal includes the creation of a PUD with homes clustered in the intermittent tree area, with open space, horse trails, a recreational easement, a 10-acre farmette and a possible boarding stable. Mr. Simon also proposed a minimum lot size of 1.86 acres and minimum average lot width of 200 ft. He has consulted the State Dept. of Transportation regarding the accesses onto Highway 67. Consensus of the boards was to have 2-acre minimum lot size. Consensus was also to have both cul-de-sacs in the development be one-way turnarounds with an island, with the road wide enough to accommodate emergency vehicles. Bill Feder, a property owner from the first phase of Forest Edge, was present to voice concerns about the proposal and how it differs from what he understood to be the plan for the second phase. Mr. DeLacy advised the public comment will be heard at the hearing next month. Notices will be mailed to the adjacent property owners. Mr. Simon also stated he intends to meet with the homeowner's association within the next 30 days. Discussion followed regarding the inclusion of an easement for a possible future road to the west. Motion by Rudy, seconded by Pasterski of the P & Z to give conceptual approval of the drawing with many things that have been discussed. Motion carried. Clarification was there would be a 5-acre density, 2-acre minimum lot size, an overlay for a road to the west, and islands in the cul-de-sacs with 16-ft. wide, one-way road around them. Motion by Wilton, seconded by Malek of the Town Board to accept the recommendation of the P & Z. Motion carried 4-0, with Orchard abstaining.

Wis. DNR/McMiller Sports Center, CTH NN: Site Plan/Plan of Operations- Paul Sandgren, Supt. of the Southern Unit of the Kettle Moraine State Forest, appeared to present a Site Plan/Plan of Operations for the 300 yd. shooting range at the

McMiller facility, along with Lynette Check and Joel Peterson. Mr. Sandgren explained it had been determined that the County Shoreland Zoning Ordinance requirements apply to a small section of approx. 12,000 sq. ft. of the 300-yd. range. The installation of a proposed bullet catcher/safety baffle (used to keep the rounds that might ricochet contained within the range) would be affected, since the structure would be within the Shoreland District. Mr. Mace read a letter dated December 18, 2003, that he mailed to Mr. Sandgren, which basically stated that approval from the Town Plan Commission as well as the County Zoning Administrator for the Site Plan and Plan of Operations will be required for that portion of the range. Mr. Rudy asked that Mr. Mace request that the safety aspects for the areas other than the 12,000 sq. ft. be reviewed, since there was no permitting process used and it was not designed for law enforcement. He also inquired as to the new Olympic biathlon range and safety issues there. Lt. Paul Renkis and Detective Peter Libecki from the Waukesha County Sheriff's Dept. were present and explained how the range is used by law enforcement agencies for firearms training, describing McMiller's as a valid asset to the Sheriff's Dept. Discussion followed about several other issues, including safety precautions and the proximity of the range to ski and horse trails. Mr. Rudy would like to see a lead cleanup program, which had been promised previously. Motion by Pasterski, seconded by Malek to table until next month, so that Mr. Sandgren can provide overlays of all trails on the site plan. Motion carried, with Rudy abstaining.

Town Zoning Map Updates- Mr. DeLacy explained that the County reviewed the Town Zoning Map, and recommended nine adjustments. Corrections will be forwarded to the Town Engineer to finalize the map. Mr. Mace stated that in the future, County staff could maintain the Town Zoning Map and make amendments as they are approved.

Rudy: Memorandum of Understanding with Milwaukee County- Mr. Rudy requested that the Town Board direct Betty Adelman to send the same type of letter to Milwaukee County as was previously sent to Waukesha County regarding a Memorandum of Understanding with the DNR and both counties. Motion by Malek, seconded by Orchard to direct the Town Attorney to send a letter to Milwaukee County. Motion carried.

Motion by Burton, seconded by Pasterski to adjourn at 10:21 p.m. Motion carried.

Sally McMillan
Town Clerk/P & Z Secretary