

*Enrolled* 157-59  
PROPOSED ORDINANCE 157-60

AMEND THE TOWN OF OCONOMOWOC DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF OCONOMOWOC BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NE ¼ OF THE NE ¼ OF SECTION 8, T8N, R17E, TOWN OF OCONOMOWOC, FROM THE A-T AGRICULTURAL LAND PRESERVATION TRANSITION DISTRICT TO THE A-3 SUBURBAN ESTATE AND R-1 RESIDENTIAL DISTRICTS (CZ-1454)

WHEREAS the subject matter of this Ordinance having been duly referred to and considered by the Waukesha County Park and Planning Commission, after Public Hearing, and the giving of requisite notice of said hearing, and a recommendation for approval thereon reported to the Land Use, Parks and Environmental Committee, and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Town of Oconomowoc District Zoning Map of the Waukesha County Zoning Code, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26, 1959, is hereby amended to conditionally rezone certain lands from the A-T Agricultural Land Preservation Transition District to the A-3 Suburban Estate and R-1 Residential Districts, located in part of the NE ¼ of the NE ¼ of Section 8, T8N, R17E, Town of Oconomowoc, and more specifically described in the "Staff Report and Recommendation" and map on file in the office of the Waukesha County Department of Parks and Land Use, and made a part of this Ordinance by reference (CZ-1454), subject to the following conditions:

1. A Certified Survey Map of the proposed division be submitted and approved.
2. Payment to the Town of Oconomowoc for all costs and assessments, including reimbursement for professional fees.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Oconomowoc.

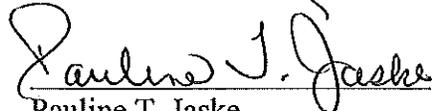
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

AMEND THE TOWN OF OCONOMOWOC DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF OCONOMOWOC BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NE ¼ OF THE NE ¼ OF SECTION 8, T8N, R17E, TOWN OF OCONOMOWOC, FROM THE A-T AGRICULTURAL LAND PRESERVATION TRANSITION DISTRICT TO THE A-3 SUBURBAN ESTATE AND R-1 RESIDENTIAL DISTRICTS (CZ-1454)

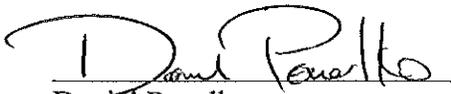
Presented by:  
Land Use, Parks, and Environment Committee

  
Walter L. Kolb, Chair

  
Pauline T. Jaske

  
James Jeskewitz

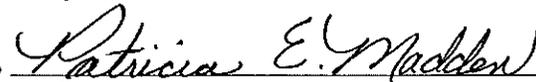
  
Scott J. Klein

  
Daniel Pavelko

  
Vera Stroud

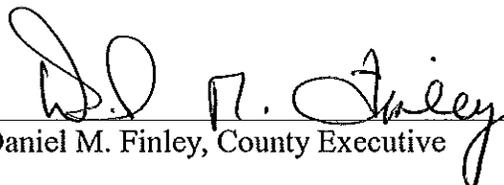
  
Matt Thomas

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: October 11, 2002,   
Patricia E. Madden, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved:  \_\_\_\_\_  
Vetoed:  \_\_\_\_\_

Date: 10-18-02,   
Daniel M. Finley, County Executive

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION**  
**ZONING MAP AMENDMENT**

**FILE NO.:** CZ-1454

**DATE:** September 5, 2002

**PETITIONER:** John Roth  
28077 Beaman Street  
Oconomowoc, WI 53066

**OWNER:** Richard C. and Arnold Roth  
N83 W37876 Division Street  
Oconomowoc, WI 53066

**TAX KEY NO.:** OCOT 0461.999.002

**LOCATION:**  
The property is located in part of the NE ¼ of the NE ¼ of Section 8, Town of Oconomowoc, and more specifically located south of N87 W38083 Mapleton Road, containing approximately 3.77 acres.

**PRESENT ZONING:**  
A-T Agricultural Land Preservation Transition and C-1 Conservancy Districts (not proposed to be rezoned).

**PRESENT LAND USE:**  
Single-family home/vacant.

**PROPOSED ZONING:**  
A-3 Suburban Estate District and the R-1 Residential District.

**PROPOSED LAND USE:**  
Single-family residential.

**PUBLIC HEARING DATE:**  
July 25, 2002.

**PUBLIC REACTION:**  
None.

**TOWN PLAN COMMISSION AND TOWN BOARD ACTION:**  
The Town of Oconomowoc Plan Commission, at their meeting of July 25, 2002, recommended approval of the proposed rezoning subject to the following conditions:

1. A Certified Survey Map of the proposed division be submitted and approved.
2. Payment of all costs and assessments, including reimbursement for professional fees.

The Town of Oconomowoc Board, at their meeting of August 19, 2002, voted unanimously for approval of the rezoning request subject to the conditions listed above.

**COMPLIANCE WITH THE TOWN OF OCONOMOWOC LAND USE PLAN AND THE WAUKESHA COUNTY DEVELOPMENT PLAN:**

The Town of Oconomowoc Land Use Plan designates this area in the Low Density Residential category consisting of single-family detached dwelling units of .67 to 2.1 dwelling units per acre, which represents lot sizes ranging from 20,000 sq.ft. to 1.5 acres. The Waukesha County Development Plan designates the property in the Low Density Urban Residential category, allowing residential development at 20,000 sq. ft. to 1.4 acres of lot area per dwelling unit. The proposal complies with both the Town and County Plans.

**OTHER CONSIDERATIONS:**

The applicants are proposing to rezone approximately 2.75-acres of land from the A-T Agricultural Land Preservation Transition District (35-acre minimum) to the A-3 Suburban Estate District (2-acre minimum) and approximately one (1) acre from A-T Agricultural Land Preservation Transition District to R-1 Residential District (1-acre minimum). The purpose for the rezoning is to allow the petitioner to construct a new single-family residence on the land being rezoned to the A-3 Suburban Estate District and to allow for a transfer of one acre to the adjacent neighbor to the north for a potential secondary septic site for the existing residence on the southwest corner of CTH "CW" and Mill Street. The lands surrounding this area are already developed, or are under development, with a new subdivision recently approved to the west.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning Staff that this request be approved. The proposed land divisions and rezoning as approved by the Town, will result in a land use consistent with other uses in the area and serves to implement the County and Town Land Use Plans.

Respectfully submitted,

*Brian Depies / Kab*

Brian P. Depies  
Senior Land Use Specialist

BPD:smv

Attachments: Map

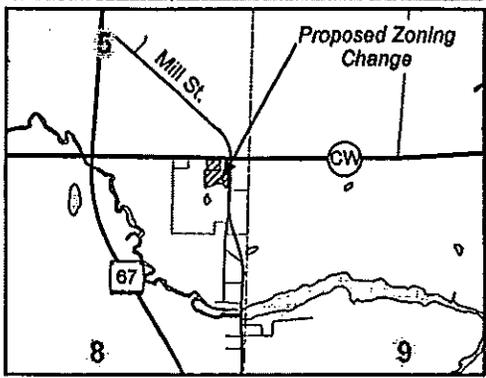
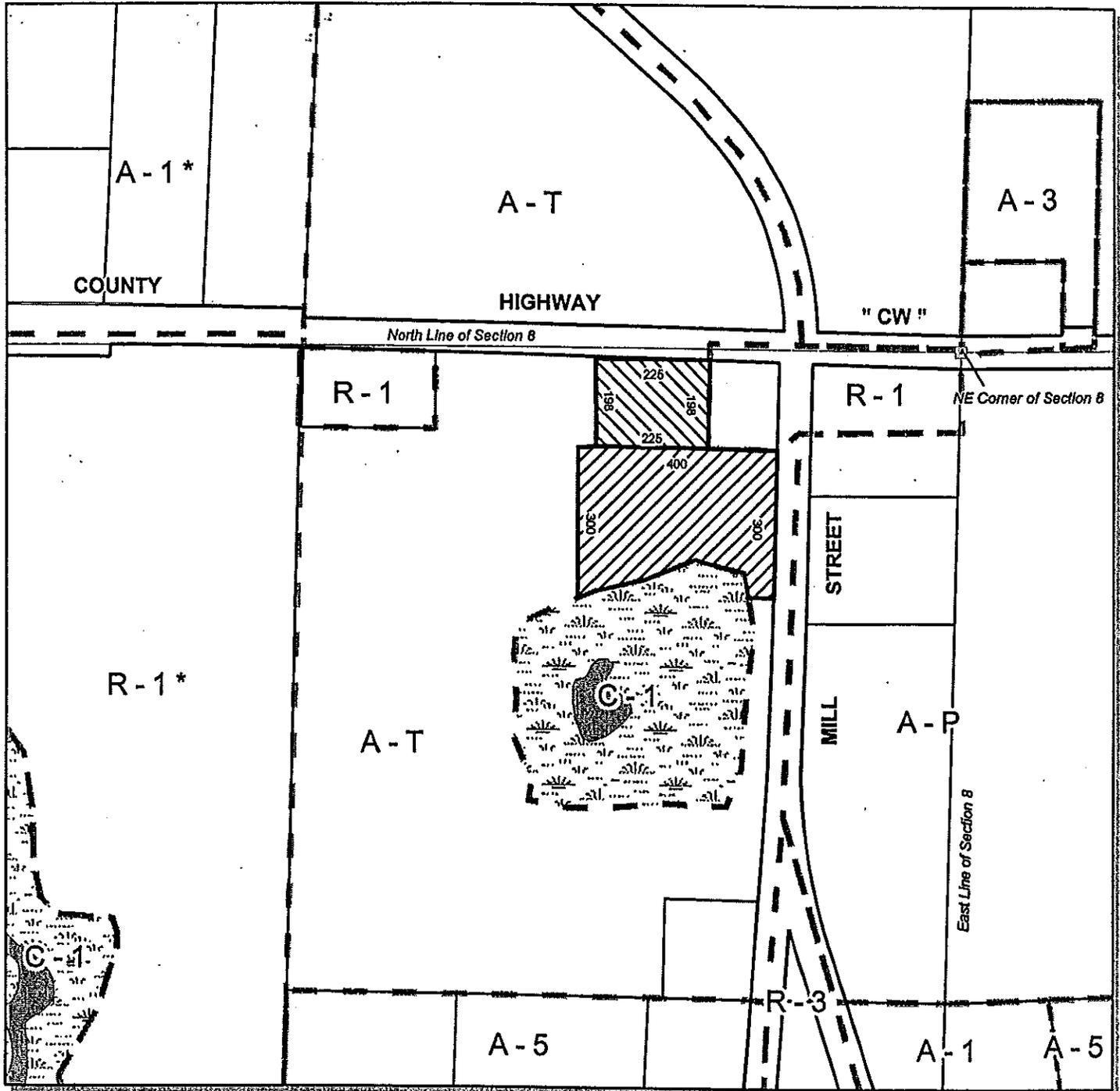
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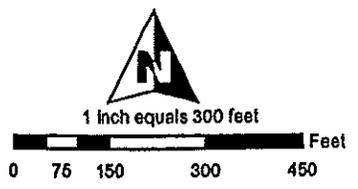
# ZONING MAP AMENDMENT

PART OF THE NORTHEAST 1/4 OF SECTION 8  
TOWN OF OCONOMOWOC



-  ZONING CHANGE FROM A-T TO A-3 (2.38 ACRES)
-  ZONING CHANGE FROM A-T TO R-1 (0.92 ACRES)

FILE.....CZ-1454  
 DATE.....9-5-02  
 AREA OF CHANGE.....3.30 ACRES  
 TAX KEY NUMBER.....OCOT 0461.999.002



Prepared by the Waukesha County Department of Parks and Land Use

157-0-063

5.

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/08/02

(ORD) NUMBER-1570063

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 M. SONNENTAG.....AYE
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 M. THOMAS.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....AYE
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....AYE
- 16 R. MANKE.....AYE
- 18 D. FANFELLE.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-33

TOTAL NAYS-00

CARRIED X

DEFEATED \_\_\_\_\_

UNANIMOUS X

TOTAL VOTES-33