

ENROLLED ORDINANCE 162-26

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE DISTRICT ZONING MAP OF THE CITY OF PEWAUKEE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ AND SW ¼ OF SECTION 1, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, FROM THE A-E EXCLUSIVE AGRICULTURAL CONSERVANCY AND C-1 CONSERVANCY DISTRICTS TO THE R-3 RESIDENTIAL AND C-1 CONSERVANCY DISTRICTS (SVZ-1647)

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 thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.692 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Waukesha County Shoreland and Floodland Protection Ordinance adopted on June 23, 1970, for the Town of Pewaukee, Waukesha County, is hereby amended to conditionally rezone certain lands located in part of the NW ¼ and SW ¼ of Section 1, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin, from the A-E Exclusive Agricultural Conservancy and C-1 Conservancy Districts to the R-3 Residential and C-1 Conservancy Districts, 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 (SVZ-1647), subject to the following conditions:

1. There shall be no increase in flood staging as a result of this project, and flood storage compensation must be provided at a minimum ratio of two (2) cubic feet for every one (1) cubic foot lost pursuant to City of Pewaukee requirements. Compensatory storage must be provided prior to any floodplain fill commencing.
2. All terms and conditions of the SEWRPC review letter dated April 26, 2007 regarding the proposed floodplain fill must be adhered to.
3. A Letter of Map Revision must be obtained from FEMA and presented to the Waukesha County Planning and Zoning division for the proposed floodplain fill prior to Waukesha County certifying no objection to the associated Final Plat for the phase of the development that will encompass the creation of residential lots within the previously mapped 100-year floodplain.
4. The wetland areas within the Shoreland jurisdictional area shall be preserved in their entirety, and all required wetland setbacks or buffers required by the DNR and/or the City of Pewaukee shall be reflected on subsequent plat submittals.
5. For all proposed residences within the development, lowest floor elevations, including exposed basements, must be constructed a minimum of two (2) feet above the 100-year floodplain elevation, which in this case would require lowest floor elevations to be established at a minimum elevation of 843.8 feet above mean sea level.

6. The Primary Environmental Corridor lands must be owned in an undividable fractional interest by all lot owners within the proposed subdivision, and the future homeowner's association shall be responsible for the long-term ordinary maintenance of said lands.
7. Conservancy/Wetland/Floodplain/Primary Environmental Corridor Preservation Restrictions must be added to any future land division document restricting various disturbance activities within the modified floodplain area.
8. Proper erosion control methods must be implemented during the full duration of any land disturbing activities.
9. Lands to be graded within the modified 100-year floodplain must be re-vegetated in a manner consistent with Primary Environmental Corridor lands. A re-vegetation plan must be provided to the Waukesha County Planning and Zoning Division prior to the rezone becoming effective and prior to Waukesha County certifying no objection to the Final Plat. The re-vegetation plan must be implemented within six (6) months of fill or grading occurring. Documentation of implementation shall be provided to the Waukesha County Planning and Zoning Division.
10. The petitioner shall secure all required regulatory permits from the DNR, U.S. Army Corps of Engineers and the City of Pewaukee prior to the rezoning becoming effective.

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

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 provisions of this Ordinance are hereby repealed.

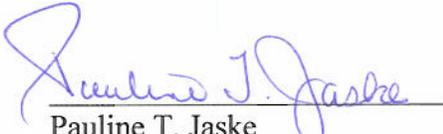
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WAUKESHA COUNTY, WISCONSIN, FROM THE A-E EXCLUSIVE
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TO THE R-3 RESIDENTIAL AND C-1 CONSERVANCY DISTRICTS (SVZ-1647)

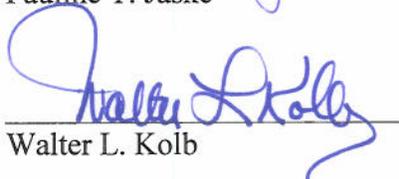
Presented by:
Land Use, Parks, and Environment Committee


William A. Mitchell, Chair

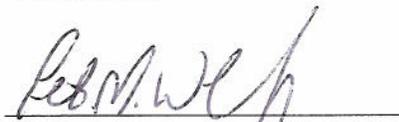

Keith Hammitt


Keith Harenda

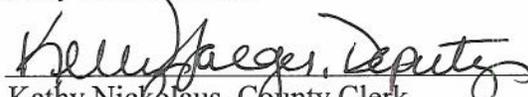

Pauline T. Jaske


Walter L. Kolb


Vera Stroud


Peter M. Wolff

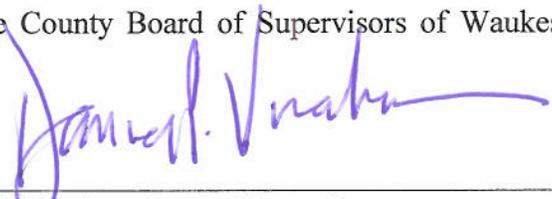
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

Date: June 29, 2007, 
Kathy Nickolaus, County Clerk

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

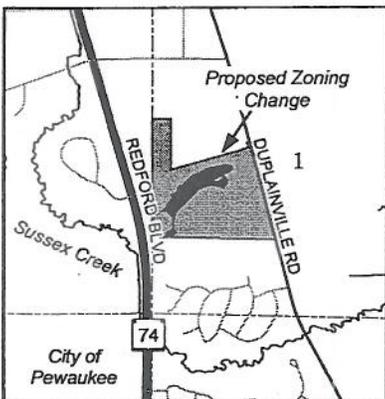
Approved:

Vetoed:

Date: 7-9-07, 
Daniel P. Vrakas, County Executive

ZONING MAP AMENDMENT

PART OF THE SW 1/4 OF SECTION 01
CITY OF PEWAUKEE



-  CONDITIONAL SHORELAND ZONING CHANGE FROM A-E EXCLUSIVE AG CONSERVANCY TO R-3 RESIDENTIAL (1.97 ACRES)
-  CONDITIONALLY ESTABLISH C-1 CONSERVANCY SHORELAND ZONING (2.12 ACRES)
-  A-E AREA REVERTING BACK TO C-1 (4.68 ACRES)

FILE.....SVZ-1647
 DATE.....05-24-07
 AREA OF CHANGE.....8.77 ACRES
 TAX KEY NUMBER.....PWT 0866.992.005



1 inch equals 400 feet

0 100 200 400 Feet

Prepared by the Waukesha County Department of Parks and Land Use

162-0-020

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-06/26/07

(ORD) NUMBER-1620020

- 1 K. HERRO.....AYE
- 3 T. ROLFS.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....AYE
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....AYE
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 J. TORTOMASI.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 T. BULLERMANN.....
- 31 V. STROUD.....AYE
- 33 K. HAMMITT.....
- 35 P. MEYER.....AYE

- 2 R. THELEN.....AYE
- 4 R. HUTTON.....AYE
- 6 D. BROESCH.....
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 T. SCHELLINGER....AYE
- 14 S. WIMMER.....AYE
- 16 R. STEVENS.....AYE
- 18 B. MORRIS.....AYE
- 20 P. WOLFF.....
- 22 G. BRUCE.....
- 24 J. VITALE.....
- 26 F. RUF.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-28

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-28