

ENROLLED ORDINANCE 176-3

YEAR 2021 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (2A – PETERSON, SECTION 13,
T8N, R17E, TOWN OF OCONOMOWOC)

WHEREAS, on February 24, 2009, the Waukesha County Board of Supervisors in Enrolled Ordinance No 163-81, approved a Comprehensive Development Plan for Waukesha County; and

WHEREAS, said Comprehensive Development Plan for Waukesha County provides for annual update and amendment procedures; and

WHEREAS, on February 25, 2021, the Waukesha County Park and Planning Commission held a Public Hearing to receive testimony on proposed changes to the Comprehensive Development Plan for Waukesha County; and

WHEREAS, the staff has identified in a "Staff Report and Recommendation" dated March 18, 2021, a summary of the Public Hearing comments and a Staff Recommendation for the proposed change to the Comprehensive Development Plan for Waukesha County; and

WHEREAS, the "Staff Report and Recommendation" has been reviewed by the Waukesha County Park and Planning Commission on March 18, 2021, and a recommendation was reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required in the Comprehensive Development Plan for Waukesha County.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the following amendment is hereby **approved** to the Year 2035 Comprehensive Development Plan for Waukesha County.

2. In the Town of Oconomowoc, the following requests are being made:
 - A. **Scott Peterson**, W343 N7205 North Pole Lane, Oconomowoc, WI 53066, representing property owned by Cyrus Peterson, W343 N7303 North Pole Lane, Oconomowoc, WI 53066-1369, requests property located in part of the SW ¼ and SE ¼ of Section 13, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 0484.990.003), be amended from the Farmland Preservation category to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), to allow for two new lots and the existing residence to be divided from the balance of the property.

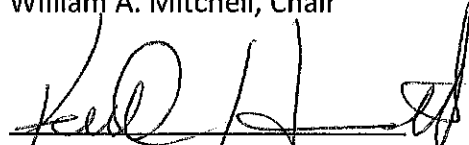
BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendment is on file in the office of the Waukesha County Department of Parks and Land Use.


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

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PLAN FOR WAUKESHA COUNTY (2A – PETERSON, SECTION 13,
T8N, R17E, TOWN OF OCONOMOWOC)

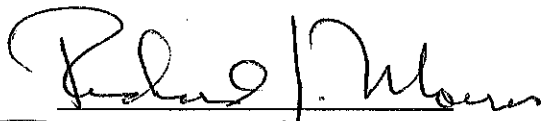
Presented by:
Land Use, Parks, and Environment Committee

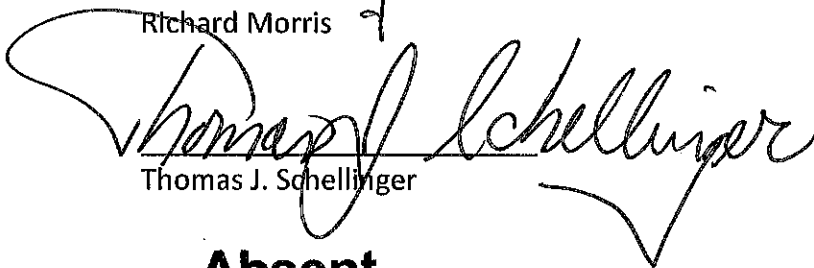

William A. Mitchell, Chair


Keith Hammitt


Thomas A. Michalski


Chris Mommaerts

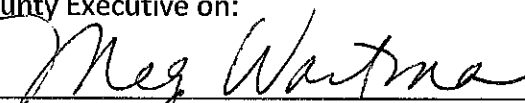

Richard Morris


Thomas J. Schellinger

Absent

Steve Whittow

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

Date: 4/30/2021, 
Margaret Wartman, County Clerk

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

Approved: X

Vetoed: _____

Date: 5/3/2021, 
Paul Farrow, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled “Year 2021 Amendment to the Comprehensive Development Plan for Waukesha County, (2A – Peterson, Section 13, T8N, R17E, Town of Oconomowoc) hereby recommends **approval.**

PARK AND PLANNING COMMISSION

March 18, 2021

William Mitchell (via Microsoft Teams)

William Mitchell, Chairperson

James Siepmann (via Microsoft Teams)

James Siepmann, Vice Chairperson

Robert Peregrine (via Microsoft Teams)

Robert Peregrine

Richard Morris (via Microsoft Teams)

Richard Morris

Thomas Michalski (via Microsoft Teams)

Thomas Michalski

Bonnie Morris (via Microsoft Teams)

Bonnie Morris

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A YEAR 2021 AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY
2(A) SCOTT PETERSON, TOWN OF OCONOMOWOC

DATE: March 18, 2021

PUBLIC HEARING DATE:
Thursday, February 25, 2021, 1:00 p.m.

REQUEST:
2(A) Year 2021 amendment to the Comprehensive Development Plan.

Scott Peterson, W343 N7205 North Pole Lane, Oconomowoc, WI 53066, representing property owned by Cyrus Peterson, W343 N7303 North Pole Lane, Oconomowoc, WI 53066-1369, requests property located in part of the SW ¼ and SE ¼ of Section 13, T8N, R17E, Town of Oconomowoc (Tax Key No. OCOT 0484.990.003), be amended from the Farmland Preservation category to the Suburban 1 Density Residential category (1.5 to 2.9 acres of area per dwelling unit), to allow for two new lots and the existing residence to be divided from the balance of the property.

EXISTING LAND USE CATEGORY:
Farmland Preservation category.

PROPOSED LAND USE CATEGORY:
Suburban 1 Density Residential category.

PUBLIC REACTION:
None.

TOWN ACTION:
The Town of Oconomowoc Board unanimously approved the related town plan amendment request on January 18, 2021.

STAFF ANALYSIS:
The petitioner owns a 36-acre parcel at the north end of North Pole Ln. His residence is located on the west side of the parcel. A similar request was approved several years ago to create a new lot for a family member immediately to the southeast. The proposal is to remove approximately 7.6 acres from the Farmland Preservation category to allow for the existing home to be split from the property and allow for two additional potential future lots either side of the home. Much of the area to be re-classified is currently uncultivated and vegetated with grass. A small area of the farm field is requested to be removed from farmland preservation.

Most all farmland within the area north of CTH K in the Town of Oconomowoc is planned and zoned for farmland preservation. This is a small farm property with a limited area in cultivation. Because the property has no density remaining, the only way to consider additional units is by amending the plan. The town has signaled their support of the proposal given the unique conditions of the property and the effort to avoid uncultivated lands.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The proposal will allow for two potential additional lots for family members while leaving the vast majority of the cultivated land within the farmland preservation category.

Respectfully submitted,

Jason Fruth

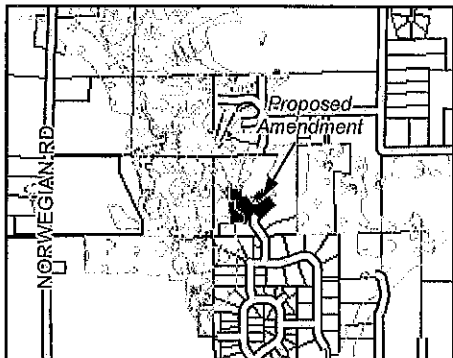
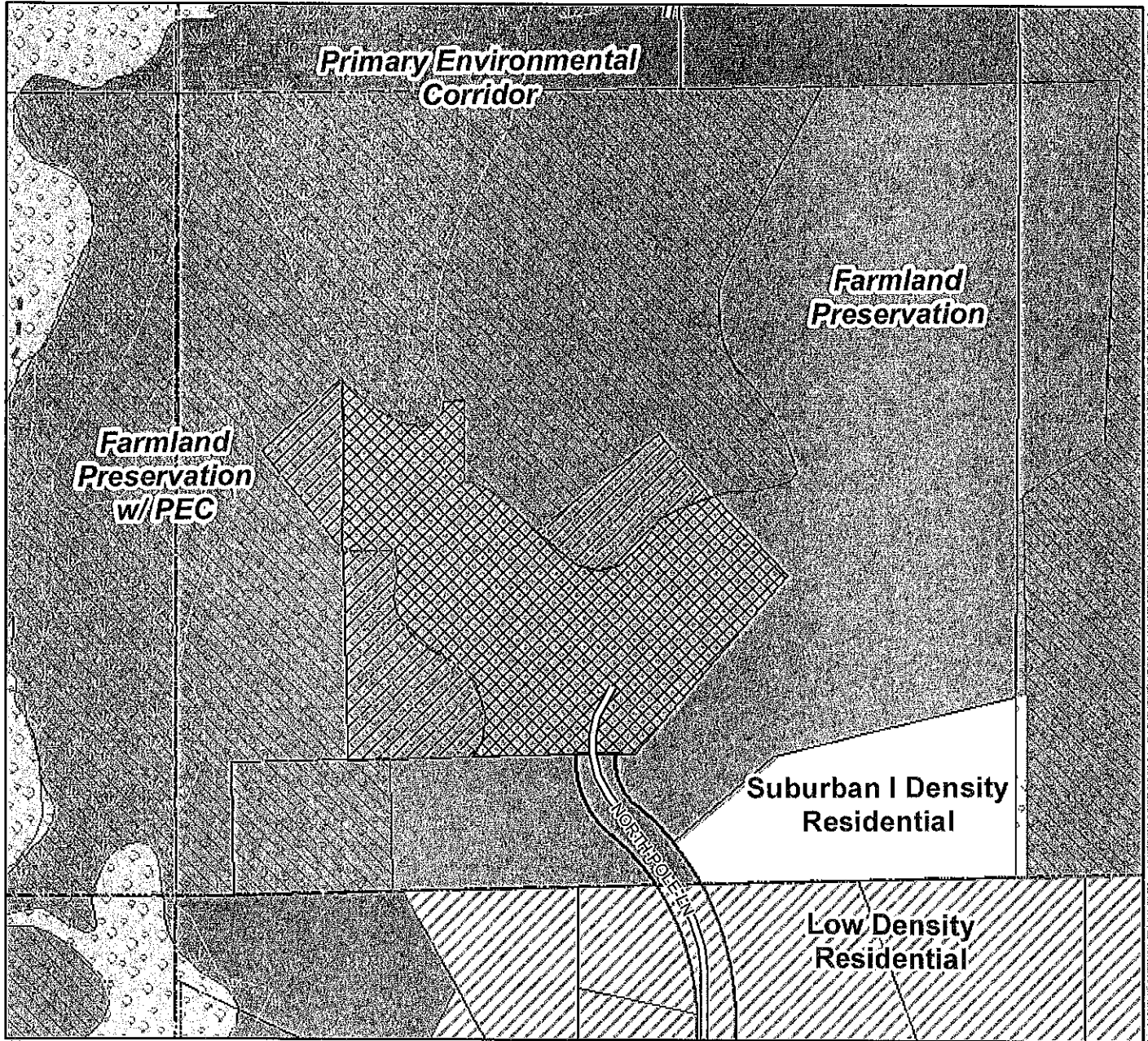
Jason Fruth
Planning Manager






Attachment: Map

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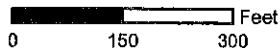
DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 13,
TOWN OF OCONOMOWOC



-  COUNTY DEVELOPMENT PLAN AMENDMENT FROM FARMLAND PRESERVATION TO SUBURBAN I DENSITY RESIDENTIAL
-  COUNTY DEVELOPMENT PLAN AMENDMENT FROM FARMLAND PRESERVATION W/ PEC TO PRIMARY ENVIRONMENTAL CORRIDOR
-  ENVIRONMENTAL CORRIDOR
-  WETLANDS
-  WATER

PETITIONER.....Scott Peterson
 DATE OF PUBLIC HEARING.....03/18/21
 AREA OF CHANGE.....7.6 ACRES



Prepared by the Waukesha County Department of Parks and Land Use

VOTING RESULTS

AYE 22 NAY 0 ABSTAIN 0 ABSENT 3

Ordinance 176-O-002

Ordinance 176-O-002: Year 2021 Amendment To The...

Passed By Majority Vote

D1 - Foti	AYE
D2 - Zimmermann	AYE
D3 - Morris	AYE
D4 - Batzko	AYE
D5 - Dondlinger	AYE
D6 - Walz	AYE
D7 - LaFontain	AYE
D8 - Michalski	AYE
D9 - Heinrich	AYE
D10 - Swan	AYE
D11 - Howard	AYE
D12 - Wolff	AYE
D13 - Decker	AYE

D14 - Mommaerts	AYE
D15 - Mitchell	AYE
	ABSENT
D17 - Paulson	AYE
D18 - Nelson	AYE
D19 - Cummings	AYE
D20 - Schellinger	AYE
D21 - Gaughan	AYE
D22 - Wysocki	AYE
	ABSENT
	ABSENT
D25 - Johnson	AYE

April 27 2021 - April 27 2021 07:18:34 PM

