

ENROLLED ORDINANCE 175-2

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT  
PLAN FOR WAUKESHA COUNTY (2A – PHYLLIS CRAMER,  
SECTION 9, T6N, R17E, TOWN OF OTTAWA)

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 20, 2020, 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 19, 2020, 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 19, 2020, 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 Ottawa, the following request is being made:

- A. **Phyllis B. Cramer**, W380 S2602 County Road Z, Dousman, WI 53118-9555, requests property located in part of the SW ¼ of Section 9, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1619.999.005), be amended from the Primary Environmental Corridor category to the Farmland Preservation with Environmental Corridor Overlay category, to complete a transfer of lands process.

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 Ottawa.

**COMMISSION ACTION**

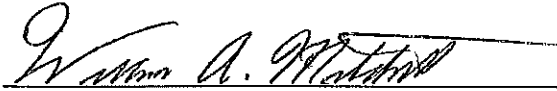
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2020 Amendment to the Comprehensive Development Plan for Waukesha County, (2A – Phyllis Cramer, Section 9, T6N, R17E, Town of Ottawa) hereby recommends **approval**.

**PARK AND PLANNING COMMISSION**

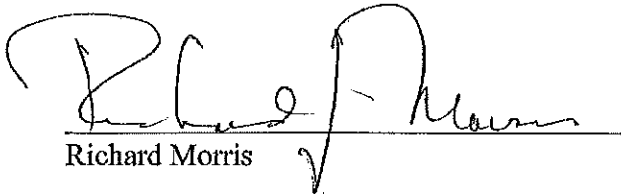
**March 19, 2020**



Robert Peregrine, Chairman



William Mitchell, Vice Chairman



Richard Morris

**James Siepmann via teleconference**

James Siepmann

Absent

William Maslowski

Absent

Thomas Michalski

**Robert Hamilton via teleconference**

Robert Hamilton

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION FOR A YEAR 2020 AMENDMENT TO THE**  
**COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY**  
**2(A) PHYLLIS CRAMER, TOWN OF OTTAWA**

**DATE:** March 19, 2020

**PUBLIC HEARING DATE:**  
Thursday, February 20, 2020, 1:00 p.m.

**REQUEST:**  
2(A) Year 2020 amendment to the Comprehensive Development Plan.

*Phyllis B. Cramer*, W380 S2602 CTH Z, Dousman, WI, 53118-9555, requests property located in part of the SW ¼ of Section 9, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1619.999.005), be amended from the Primary Environmental Corridor category to the Farmland Preservation with Environmental Corridor Overlay category, to complete a transfer of adjacent lands process.

**EXISTING LAND USE CATEGORY:**  
Primary Environmental Corridor (PEC).

**PROPOSED LAND USE CATEGORY:**  
Farmland Preservation with Environmental Corridor Overlay category.

**PUBLIC REACTION:**  
The petitioner indicated she would like to add a 3.5 acre property to the existing 147 acre farm.

**TOWN ACTION:**  
The Town of Ottawa's Comprehensive Development Plan (CDP) is superseded by the Border Agreement with the Village of Dousman for the parcels involved in this transfer of adjacent lands. Therefore, no action was taken by the Town of Ottawa regarding this amendment request. The act of a land transfer is further listed as an exemption in the Border Agreement and therefore the lands remain in the Town of Ottawa.

**STAFF ANALYSIS:**  
The subject 3.5 acre parcel is entirely wooded and designated as PEC. The 147 acre receiving parcel contains a residence and accessory buildings, wetland, a pond, hydric soils, steep slopes, PEC and Isolated Natural Resource Area. The sending parcel contains wetland, an unnamed navigable stream, hydric soils, steep slopes, and PEC. All three parcels are within the Dousman Sewer Service Area.

The 3.5 acre parcel was conveyed by the owner of the sending parcel in 2016 without consulting the Town of Ottawa. The Town has a conveyance ordinance whereby the Town Plan Commission must review and approve of all conveyances in the Town. The conveyance was subsequently approved by the Town in 2019 after being notified of the transfer of adjacent lands by the County Tax Listing office.

In order to have the land transfer comply with the County CDP, the County required the applicant to update the Farmland Preservation Plan through the CDP process and attach the 3.5 acre parcel to the larger 147 acre farm parcel, which is designated as Farmland Preservation on the CDP, through a new boundary description. Plan recommendations for PEC are that densities not exceed one dwelling unit per five acres. The merger of the 3.5 acres mitigates this issue.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The approval of the land transfer of the 3.5 acre parcel and attaching it to the 147 acre parcel while amending the CDP category resolves the tax listing, land use and zoning issues for these parcels while also updating the Farmland Preservation Plan component of the CDP. Therefore, the request complies with the purpose and intent of the Waukesha County Comprehensive Development Plan.

Respectfully submitted,

*Sandy Scherer*

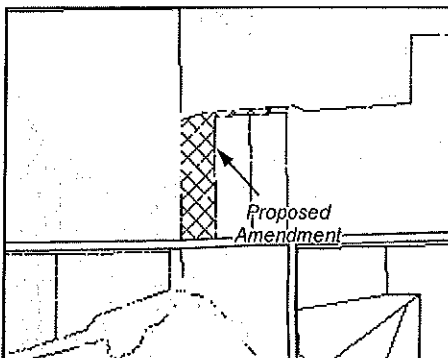
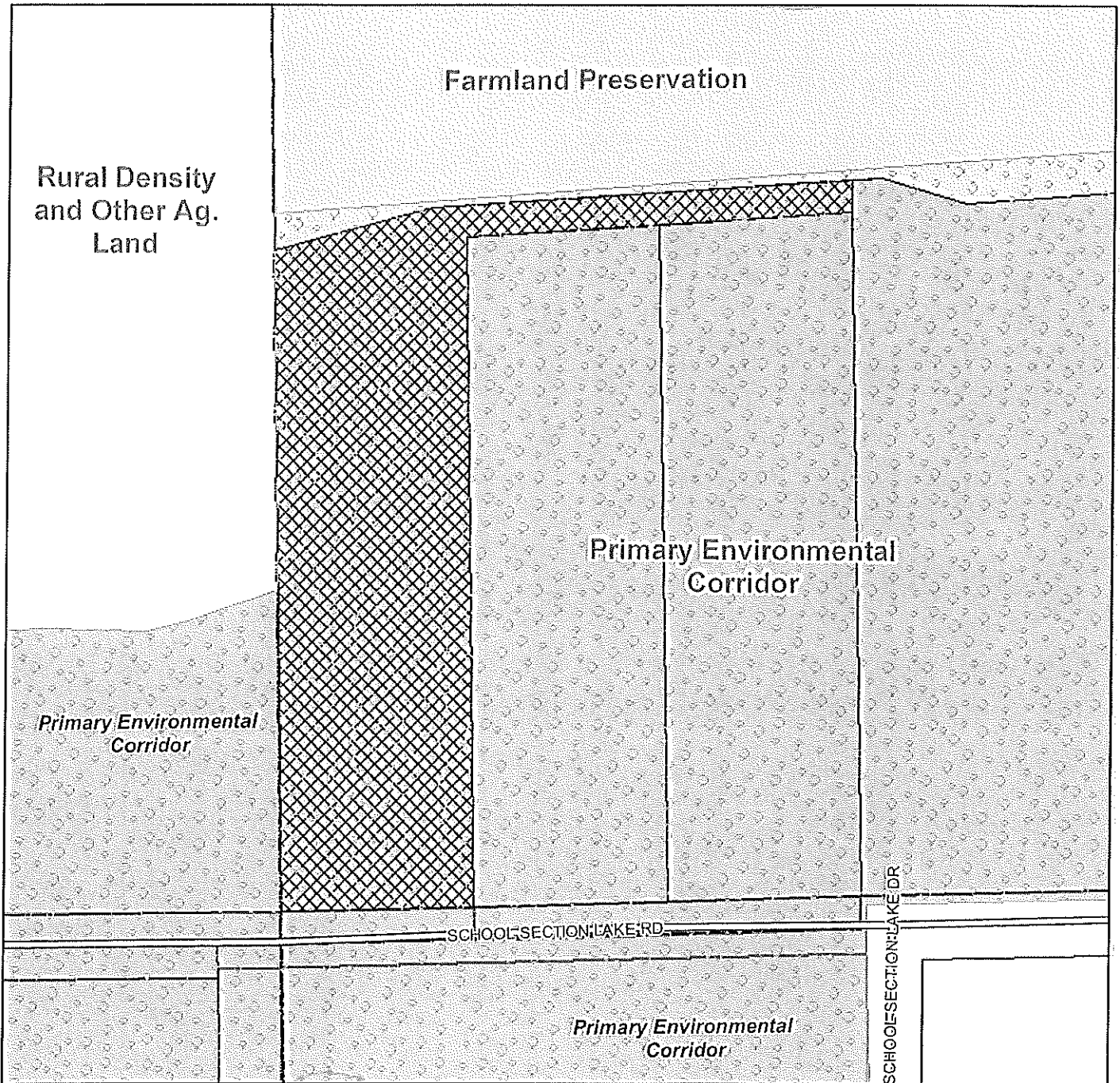
Sandy Scherer  
Senior Planner

Attachment: Map

N:\PRKANDL\Planning and Zoning\Waukesha County Land Development Plan\STAFF REPORT AND RECOMMENDATION2020\2A Phyllis Cramer owt.doc

# DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 9,  
TOWN OF OTTAWA



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM PRIMARY ENVIRONMENTAL CORRIDOR TO FARMLAND PRESERVATION WITH ENVIRONMENTAL CORRIDOR OVERLAY

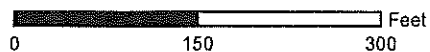
 ENVIRONMENTAL CORRIDOR OVERLAY

PETITIONER.....2A Phyllis B. Cramer

DATE OF PARK & PLANNING COMMISSION MEETING .....03/19/20

AREA OF CHANGE..... 3.5 ACRES

1 inch = 150 feet



Prepared by the Waukesha County Department of Parks and Land Use

File Number: 175-O-001

Referred to: LU

5

Referred on: 05/07/20

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT  
PLAN FOR WAUKESHA COUNTY (2A – PHYLLIS CRAMER,  
SECTION 9, T6N, R17E, TOWN OF OTTAWA)

Presented by:  
Land Use, Parks, and Environment Committee

  
Jennifer Grant, Chair

  
Keith Hammitt

  
Thomas J. Michalski  
A


  
William A. Mitchell

  
Chris Mommaerts

  
Richard Morris

  
Thomas J. Schellinger

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

Date: 5/29/2020,   
Margaret Wartman, County Clerk

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

Approved: X

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

Date: 6/1/2020,   
Paul Farrow, County Executive

Ordinance 175-O-001



Ordinance 175-O-001: Tax 2020 Amendment To The Comprehensive Development Plan For Waukesha County (2A - Public Order, Section 5, T6N, R17E, Town Of Ottawa)

VOTE RESULTS: Passed By Majority Vote

AYE: 25 NAY: 0 ABSENT: 0

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

D14 - Mommaerts	Yes
D15 - Mitchell	Yes
D16 - Crowley	Yes
D17 - Paulson	Yes
D18 - Nelson	Yes
D19 - Cummings	Yes
D20 - Schellinger	Yes
D21 - Gaughan	Yes
D22 - Wysocki	Yes
D23 - Hammitt	Yes
D24 - Whittow	Yes
D25 - Johnson	Yes