

ENROLLED ORDINANCE 176-4

YEAR 2021 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN  
FOR WAUKESHA COUNTY (3A – SCHOOL SECTION LAKE MANAGEMENT  
DISTRICT, SECTION 17, 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 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.

3. In the Town of Ottawa, the following request is being made:
  - A. **School Section Lake Management District**, P.O. Box 310, Dousman, WI 53118, represented by John Manthe, Treasurer, requests property described as Parcel 8, CSM No. 710, part of the SE ¼ of Section 17, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1652.994.002), be amended from the Suburban II Density Residential (3.0 to 4.9 acres of area per dwelling unit) to the Governmental and Institutional category to allow for lake district use 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.

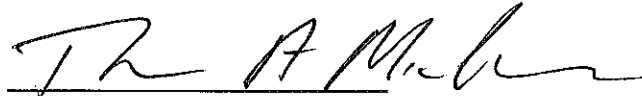
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Ottawa.

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FOR WAUKESHA COUNTY (3A – SCHOOL SECTION LAKE MANAGEMENT  
DISTRICT, SECTION 17, T6N, R17E, TOWN OF OTTAWA)

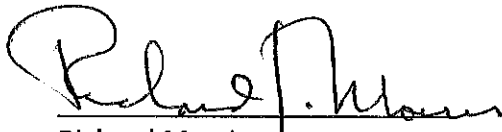
Presented by:  
Land Use, Parks, and Environment Committee

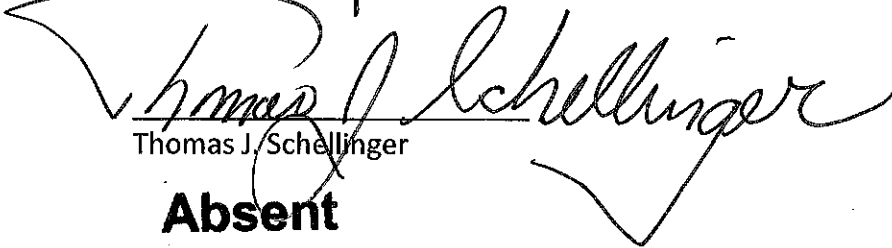
  
William A. Mitchell, Chair

  
Keith Hammitt

  
Thomas A. Michalski

  
Chris Mommaerts

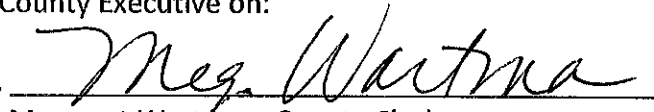
  
Richard Morris

  
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, (3A – School Section Lake Management District, Section 17, T6N, R17E, Town of Ottawa) 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**  
**3(A) SCHOOL SECTION LAKE MANAGEMENT DISTRICT,**  
**TOWN OF OTTAWA**

**DATE:** March 18, 2021

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

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

*School Section Lake Management District*, P.O. Box 310, Dousman, WI 53118, represented by John Manthe, Treasurer, requests property described as Parcel 8, CSM No. 710, part of the SE ¼ of Section 17, T6N, R17E, Town of Ottawa (Tax Key No. OTWT 1652.994.002), be amended from the Suburban II Density Residential and Other Open Lands to be Preserved category (3.0 to 4.9 acres of area per dwelling unit) to the Governmental and Institutional category to allow for lake district use of the property.

**EXISTING LAND USE CATEGORY:**  
Suburban II Density Residential and Other Open Lands to be Preserved category.

**PROPOSED LAND USE CATEGORY:**  
Governmental and Institutional category with Other Open Lands to be Preserved to remain.

**PUBLIC REACTION:**  
Mr. Manthe, Treasurer for the School Section Lake Management Board, indicated they have been using the property for weed storage for approximately 40 years. They would like the opportunity to construct a small building for the storage of tools and supplies to support the weed harvesting operation, currently everything is stored outside. A future pavilion is also being proposed, accessible for the residents included in the management district.

**TOWN ACTION:**  
The Town of Ottawa approved a related town plan amendment on November 11, 2019.

**STAFF ANALYSIS:**  
The School Section Lake Management District (SSLMD) purchased the vacant six-acre property in 2017, and it is currently used to overwinter a weed harvester, store a dump truck and store cut lake weeds.

The subject property is located at the west terminus of Dolmar Park Road and access to the property is achieved by crossing the 60-wide strip of land they own a 1/6 interest in. This strip of land is also used to gain access to the lake for the weed harvester. The SSLMD has a Land Use Permit (LUP)/MOU with the Waukesha County Department of Parks and Land Use - Parks System Division so that they can utilize the County property to physically access School Section Lake and dock the weed harvester because, while the 60 foot strip abuts the lake, it has wetland at the shore making the lake non-accessible from the SSLMD parcel. The County also maintains (mows) the SSLMD site through the LUP/MOU.

The six-acre SSLMD property contains wetland, PEC, floodplain, hydric soils, a stream along the west lot line and in the southwest corner of the property and is located within the Dousman Sewer Service Area. While a wetland and PEC delineation was conducted in 2010, that was more than 5 years ago and the SSLMD has requested the Southeastern Wisconsin Regional Planning Commission conduct a delineation or verify the 2010 delineation as they are proposing to construct a storage building in the near future and possibly a picnic pavilion in the more distant future, and will need to know where the specific building envelope is on the property as the buildable area is limited due to the abundance of natural resource features located on the parcel. The building will be used to store and maintain the weed harvester, dump truck, and other parts and equipment, and will require the necessary permits from the Town and the County. Lake weeds are currently disposed of on the site. The weeds are allowed to dewater and decompose. SSLMD estimates that 95% of the weed matter breaks down into soil. The petitioner intends to also seek rezoning of the parcel to P-I after the plan amendment is complete.

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The plan amendment brings the property into a category that is consistent with the current and planned use of the property. The property will serve both the maintenance functions and future passive recreational plans that the petitioner has for the property.

Respectfully submitted,

*Jason Fruth*

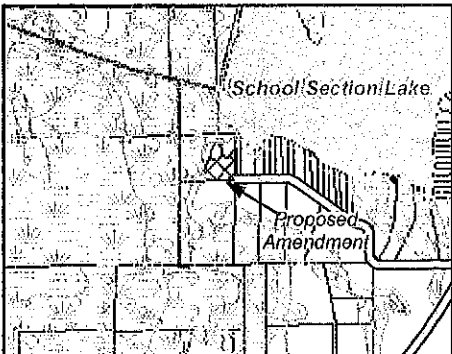
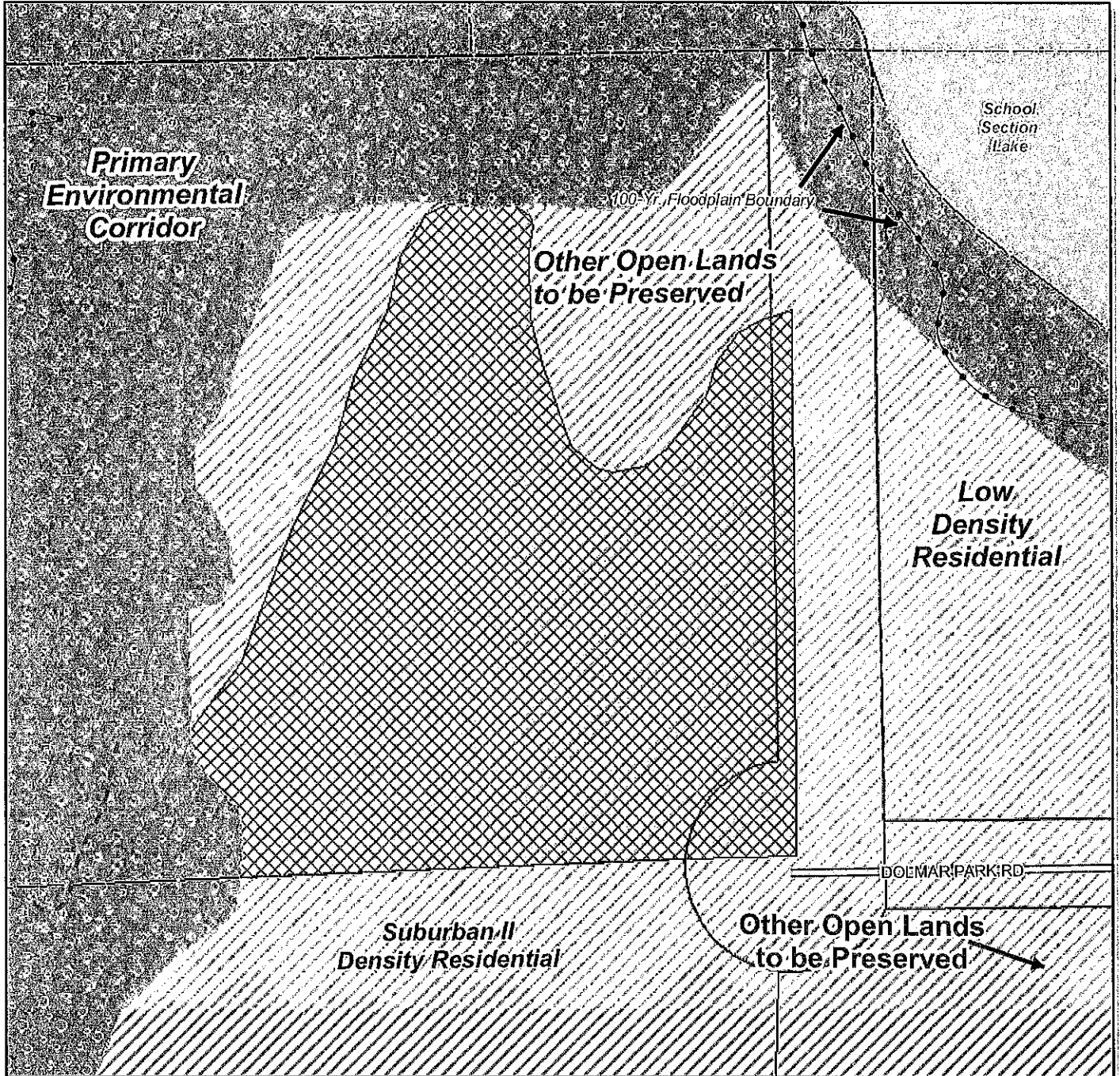
Jason Fruth  
Planning Manager

Attachment: Map

N:\PRKANDLU\Planning and Zoning\Waukesha County Land Development Plan\STAFF REPORT AND RECOMMENDATION\2021\3A School Section Lake Mgmt Dist owt.doc

# DEVELOPMENT PLAN AMENDMENT

PART OF SECTION 17,  
TOWN OF OTTAWA



 COUNTY DEVELOPMENT PLAN AMENDMENT FROM SUBURBAN II RESIDENTIAL TO GOVERNMENTAL AND INSTITUTIONAL

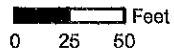
 ENVIRONMENTAL CORRIDOR

 WETLANDS

PETITIONER.....School Section Lake Management District

DATE OF PUBLIC HEARING.....03/18/21

AREA OF CHANGE.....2.8 ACRES



Prepared by the Waukesha County Department of Parks and Land Use

Referred on: 04/08/21

File Number: 176-O-003

Referred to: LU 5

VOTING RESULTS

AYE  22 NAY  ABSTAIN  ABSENT  3

# Ordinance 176-O-003

Ordinance 176-O-003: Year 2021 Amendment To The...



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 07:19:54 PM



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