

Enrolled 157-55
PROPOSED ORDINANCE 157-56

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF MERTON ZONING
ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN THE NW ¼ OF
SECTION 19, T8N, R18E, TOWN OF MERTON, FROM THE A-1
AGRICULTURAL DISTRICT TO THE P-1 PUBLIC DISTRICT
(ZT-1457)

WHEREAS the subject matter of this Ordinance having been approved by the Merton Town Board on July 29, 2002, after Public Hearing, and the giving of requisite notice of said hearing, and duly referred to and considered by the Waukesha County Park and Planning Commission, and a recommendation for approval, thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the District Zoning Map for the Town of Merton Zoning Ordinance, adopted by the Town of Merton on April 9, 1974, is hereby amended to rezone from the A-1 Agricultural District to the P-1 Public District, certain lands located in the NW ¼ of Section 19, T8N, R18E, Town of Merton, 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 (ZT-1457).

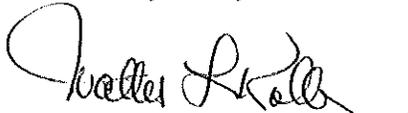
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Merton.

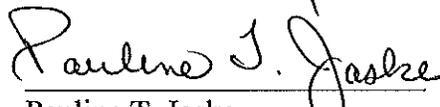
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

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FURTHER ORDAINED that all ordinances inconsistent with or in contravention of provisions of this Ordinance are hereby repealed.

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF MERTON ZONING
ORDINANCE BY REZONING CERTAIN LANDS LOCATED IN THE NW ¼ OF
SECTION 19, T8N, R18E, TOWN OF MERTON, FROM THE A-1
AGRICULTURAL DISTRICT TO THE P-1 PUBLIC DISTRICT
(ZT-1457)

Presented by:
Land Use, Parks, and Environment Committee


Walter L. Kolb, Chair


Pauline T. Jaske


James Jeskewitz

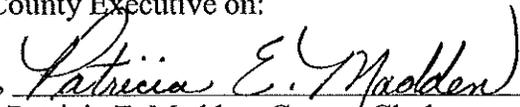

Scott J. Klein


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 14, 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: ZT-1457

TAX KEY NUMBER: MRTT 362.999.002

DATE: August 22, 2002

NAME OF PETITIONER: Stone Bank Volunteer Fire Department
W335 N6983 Stone Bank Road
Oconomowoc, WI 53066

LOCATION OF PROPERTY:

The property is located in the NW ¼ of Section 19, T8N, R18E, Town of Merton. More specifically the site is located on the west side of Stone Bank Road, north of the Stone Bank Community Park, containing 6.612 acres.

PRESENT ZONING:

A-1 Agricultural District.

PROPOSED ZONING:

P-1 Public District.

PRESENT LAND USE:

Vacant.

PROPOSED LAND USE:

New fire station.

PUBLIC HEARING DATE:

July 17, 2002.

PUBLIC REACTION:

None.

TOWN PLAN COMMISSION ACTION:

The Town of Merton Plan Commission voted unanimously at their meeting of July 17, 2002, to rezone the property to the P-1 Public District.

TOWN BOARD ACTION:

The Town of Merton Board, on July 29, 2002, voted unanimously to rezone the subject property.

COMPLIANCE WITH THE WAUKESHA COUNTY DEVELOPMENT PLAN:

The Waukesha County Development Plan (WCLDP) designates the area in the Rural Residential Density and Other Agricultural Lands use category requiring a five-acre density and recreational. The existing fire station facility to the south is in the Governmental and Institutional category. The relocation of the facility adjacent to the community park is consistent with the WCLDP.

157-0-059

OTHER CONSIDERATIONS:

The Stone Bank Volunteer Fire Department, which is a taxing entity, purchased the subject six-acre parcel in 1999. At that time, it was their intent to rezone the property to the P-1 Public District. The Fire Department is proposing to relocate the existing facility, which is located to the south of the proposed site and construct a 17, 320 sq. ft. structure, which will contain garages for fire equipment, offices and some community meeting rooms. It is intended this new building will be used for the unincorporated area of Stone Bank, for a polling place and the meeting rooms may be rented out. The Site Plan appears to have sufficient parking on the site for community type purposes. The applicant is in the process of having the Erosion and Stormwater Plan review by the Land Resources Division and has obtained a Sanitary Permit. The site is gently sloping and contains soils, which are suitable for on-site sewage disposal systems. The existing site will be sold for commercial purposes.

STAFF RECOMMENDATION:

It is the opinion of the Planning Staff that the request to rezone the property from A-1 Agricultural to P-1 Public District is appropriate and be approved. The parcel is to be used for a relocated Fire Department in an area designated in the Governmental and Institutional category on the WCLDP. It is also the recommendation of the Planning Staff that the Town consider rezoning the Stone Bank Community Park to the P-1 Public District at a future date.

Respectfully submitted,



Kathy Moore
Senior Planner

KM:kb

Attachments: Map

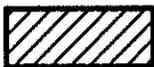
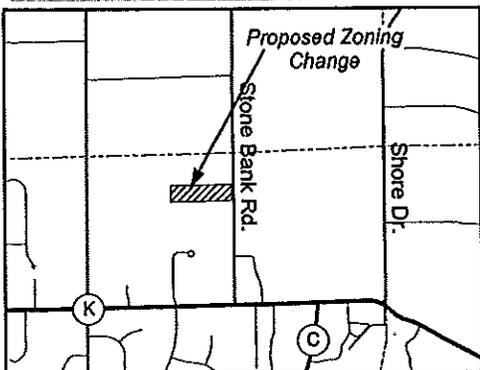
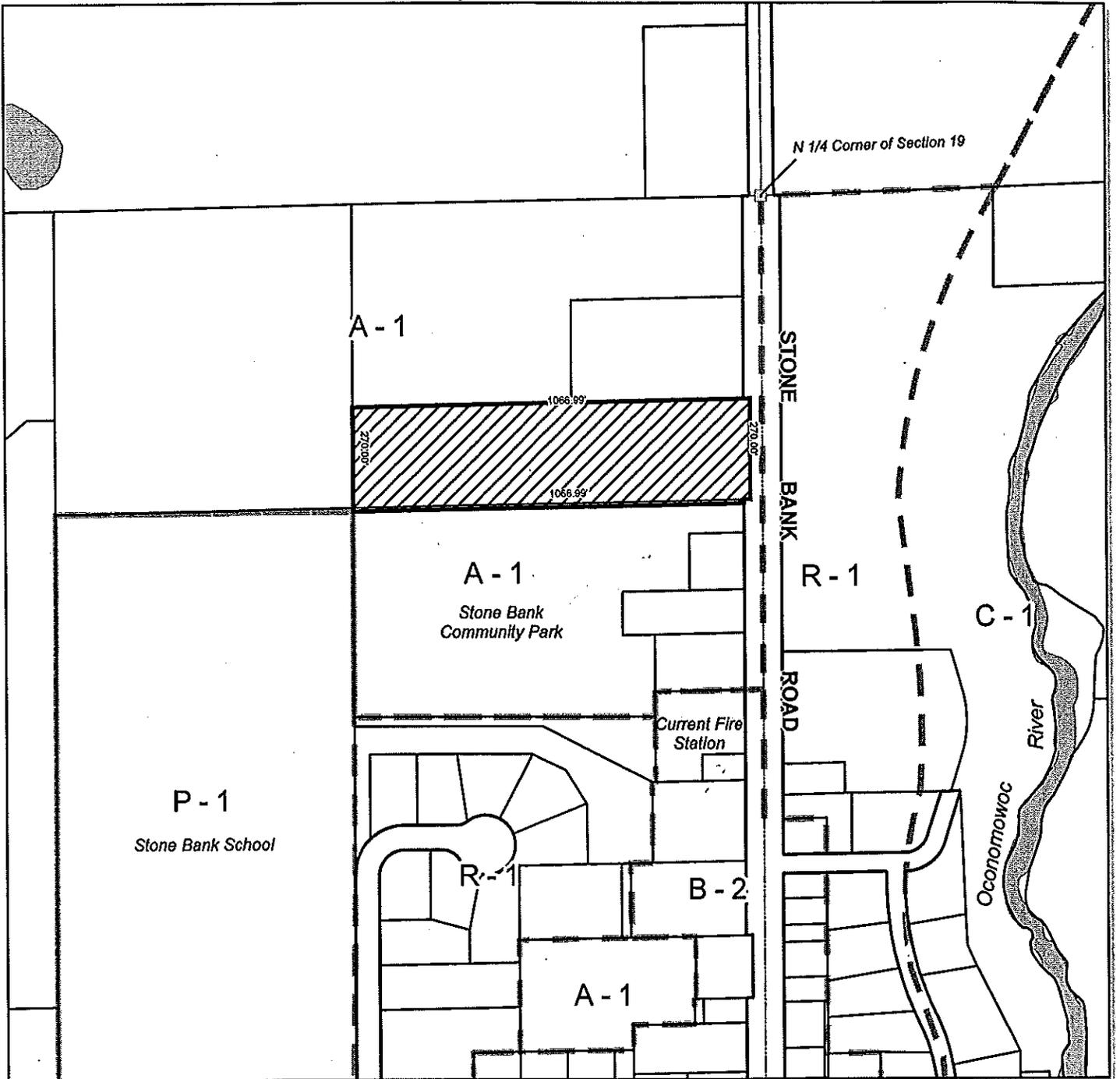
N:\PLU New File System (In-Progress)\Planning & Zoning\Rezones (RZ)\Staff Reports\1457.mri (Stone Bank Vol Fire Dept).doc

157-0-059

3.

ZONING MAP AMENDMENT

PART OF THE NORTHWEST 1/4 OF SECTION 19 TOWN OF MERTON



ZONING CHANGE FROM A-1 (AGRICULTURAL DISTRICT)
TO P-1 (PUBLIC DISTRICT)

FILE.....ZT-1457

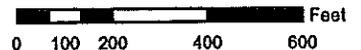
DATE.....8-22-02

AREA OF CHANGE.....6.6 ACRES

TAX KEY NUMBER.....MRTT 0362.999.002



1 inch equals 400 feet



Prepared by the Waukesha County Department of Parks and Land Use

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BOUNDARIES
OF THE P-1 PUBLIC DISTRICT AS SHOWN
ON THE DISTRICT MAP, TOWN OF MERTON,
WAUKESHA COUNTY, WISCONSIN
(STONE BANK VOLUNTEER FIRE DEPT. PROPERTY)

The Town Board of Supervisors of the Town of Merton, Waukesha County,
Wisconsin, do ordain as follows:

SECTION 1. The District Zoning Map of the Town of Merton, Wisconsin, dated
April 9, 1974, as revised, and notations and references thereon, is hereby amended to
transfer the following described lands from A-1 Agricultural District to P-1 Public
District:

Property Description

Lot 1, Certified Survey Map No. 8697, recorded in Volume 77 of Certified
Survey Maps on page 84, R2883/5047; 6.612 acres.

Tax Key No. MRTT 0362.999.002

SECTION 2. This ordinance shall take effect upon approval by the Waukesha
County Board and passage, posting and publication as required by law.

DATED: 7/29/02

TOWN OF MERTON
By: Richard Morris
Richard Morris, Chairman

ATTEST:

Jeanne Ann Frederikson
Jeanne Ann Frederikson, Clerk

Date Adopted: 7/29/02
Date Published: 7/29/02 POSTED
Effective Date: 8/1/02

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/08/02

(ORD) NUMBER-1570059

- 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.....
- 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-32

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-32