

ENROLLED ORDINANCE 161-42

AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ OF THE NE ¼ OF SECTION 17, T5N, R19E, TOWN OF VERNON, FROM THE A-5 MINI FARM DISTRICT TO THE R-1A RESIDENTIAL DISTRICT (CZ-1627)

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 for approval thereon reported to the Land Use, Parks and Environmental Committee, and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Town of Vernon District Zoning Map of the Waukesha County Zoning Code, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on February 26, 1959, is hereby amended to conditionally rezone certain lands from the A-5 Mini Farm District to the R-1a Residential District, located in part of the NW ¼ of the NE ¼ of Section 17, T5N, R19E, Town of Vernon, 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 (CZ-1627), subject to the following conditions:

1. The proposed two (2) lots shall be deed restricted against any further division, until and unless the Waukesha County Development Plan and the Town of Vernon Land Use Plan are amended to permit a density of less than five (5) acres per dwelling unit. Said deed restriction shall be in a form to be approved by the Town Attorney.
2. Professional Fees. Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions. This condition is only enforceable by the Town of Vernon.
3. Payment of Charges. Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town, shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval. This condition is only enforceable by the Town of Vernon.
4. Subject to the Developer satisfying all of the aforementioned conditions within one (1) year of granting this conditional approval.

5. A Certified Survey Map (Exhibit "A") showing the reconfigured lot lines must be recorded in the Waukesha County Register of Deeds office within one year of the effective date of the rezoning. Prior to recordation of the Certified Survey Map, said survey shall be submitted to the Town of Vernon and the Waukesha County Department of Parks and Land Use - Planning and Zoning Division Staff for review and approval.

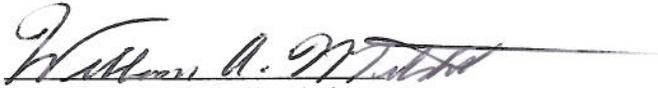
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Vernon.

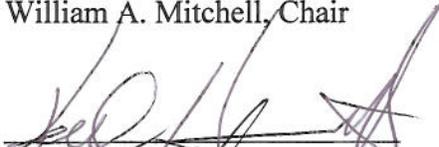
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

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

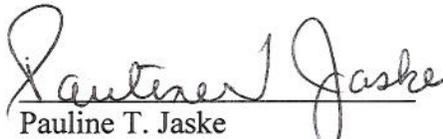
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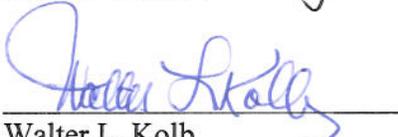
Presented by:
Land Use, Parks, and Environment Committee

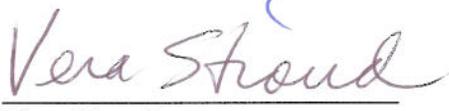

William A. Mitchell, Chair


Keith Hammit


Keith Harenda


Pauline T. Jaske


Walter L. Kolb

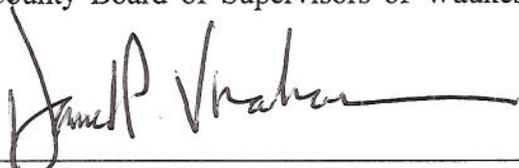

Vera Stroud


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: 10/13/09, 
Kathy Nickolaus, County Clerk

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

Approved: X
Vetoed: _____
Date: 10-17-09, 
Daniel P. Vrakas, County Executive

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/10/06

(ORD) NUMBER-1610046

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.....AYE
 35 P. MEYER.....AYE

2 R. THELEN.....AYE
 4 R. HUTTON.....AYE
 6 D. BROESCH.....AYE
 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.....AYE
 22 G. BRUCE.....AYE
 24 B. KRAMER.....AYE
 26 F. RUF.....AYE
 28 P. JASKE.....AYE
 30 K. NILSON.....
 32 P. GUNDRUM.....AYE
 34 R. SINGERT.....AYE

TOTAL AYES-33

TOTAL NAYS-00

CARRIED_____

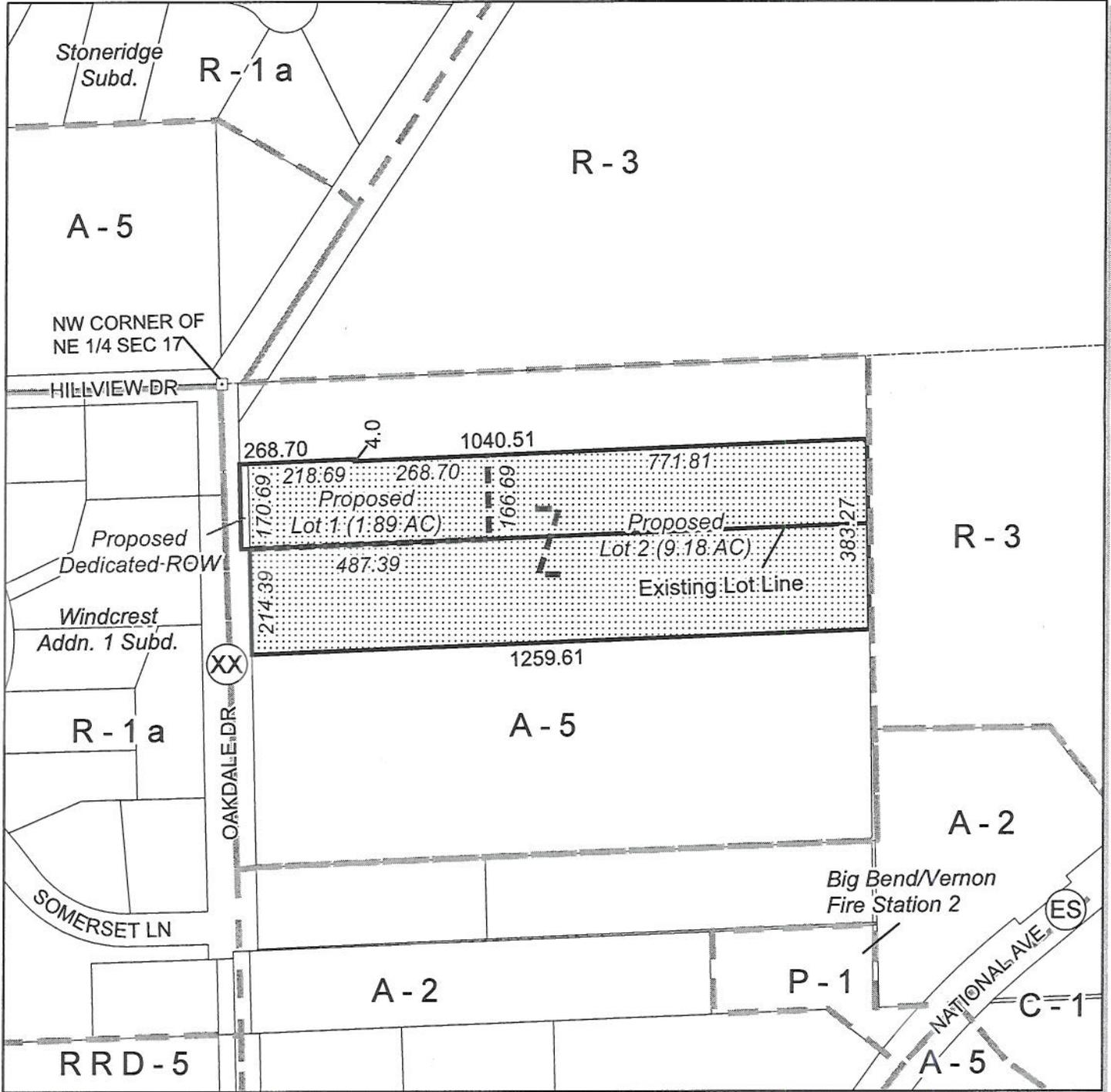
DEFEATED_____

UNANIMOUS_____

TOTAL VOTES-33

ZONING MAP AMENDMENT

PART OF THE NE 1/4 OF SECTION 17
TOWN OF VERNON



 CONDITIONAL COUNTY ZONING CHANGE FROM A-5 MINI-FARM TO R-1a RESIDENTIAL

FILE.....CZ-1627

DATE.....09-07-06

AREA OF CHANGE.....11.1 ACRES

TAX KEY NUMBER.....VNT 2081.996 &
2081.996.001



1 inch equals 300 feet



Prepared by the Waukesha County Department of Parks and Land Use

161-0-096

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