

ENROLLED ORDINANCE 161-63

AMEND THE TOWN OF GENESEE DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF GENESEE BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE SW ¼ OF SECTION 11, T6N, R18E, TOWN OF GENESEE, FROM THE R-1 RESIDENTIAL DISTRICT TO THE R-3 RESIDENTIAL DISTRICT (CZ-1617)

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 Genesee 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 located in part of the SW ¼ of Section 11, T6N, R18E, Town of Genesee, from the R-1 Residential District to the R-3 Residential District, 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-1617), subject to the following conditions:

1. The existing lot shall not be divided into more than two (2) lots.
2. A Certified Survey Map shall be required for any land divisions. Prior to recordation in the Waukesha County Register of Deeds office, the Certified Survey Map must be approved by the Town of Genesee and by the Waukesha County Department of Parks and Land Use - Planning and Zoning Division.
3. All conditions imposed by the Waukesha County Board of Adjustment on the variances granted on August 10, 2005 and on September 27, 2006 (File No. BA05:058) shall be adhered to. Those conditions are as follows:
 - The existing lot cannot be divided until and unless the property is rezoned to the R-3 Residential District.
 - If the property is rezoned to the R-3 Residential District, the lot may be divided by Certified Survey Map, provided each lot has a minimum average width of 150 ft.
 - The proposed vacant lot shall be used only for a single-family residence, not for an additional duplex.
 - Each unit of the duplex must meet the minimum floor area requirements, as set forth in the Conditional Use section of the Waukesha County Zoning Code, which are 900 sq. ft. for a one-bedroom unit, 1,000 sq. ft. for a two-bedroom unit, and 1,100 sq. ft. for a three-bedroom unit. Prior to the lot being divided, a floor plan, drawn to scale, of the duplex must be submitted to the Planning and Zoning Division Staff for review and approval. If either unit does not meet the above-

stated minimum floor areas, the building must be modified so that each unit meets the above-stated minimum floor areas or a variance from minimum floor area requirements must be obtained, prior to the lot being divided.

- Prior to the lot being divided, the commercial panel truck and the semi-trailer must be removed from the property or a Conditional Use for commercial truck parking must be obtained.
4. All lots shall comply with the Town of Genesee Land Division and Development Ordinance, unless waived by the Town Plan Commission and Town Board.
 5. Prior to the approval of a Certified Survey Map, soil tests shall be conducted on the proposed vacant lot to verify that the soil conditions are suitable for the installation of an on-site sewage disposal system. The existing septic system shall be inspected by the Waukesha County Environmental Health Division to ensure the system is properly sized and in good working order. The existing septic system shall be located on the same parcel as the duplex unless this requirement is waived by the Waukesha County Park and Planning Commission and there must be adequate space for a future replacement system.

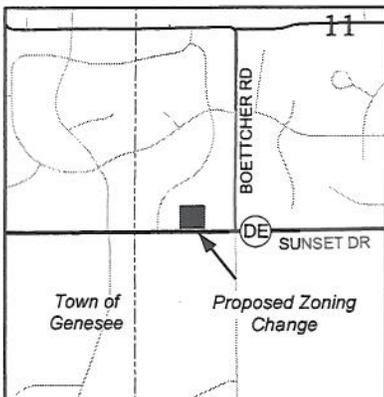
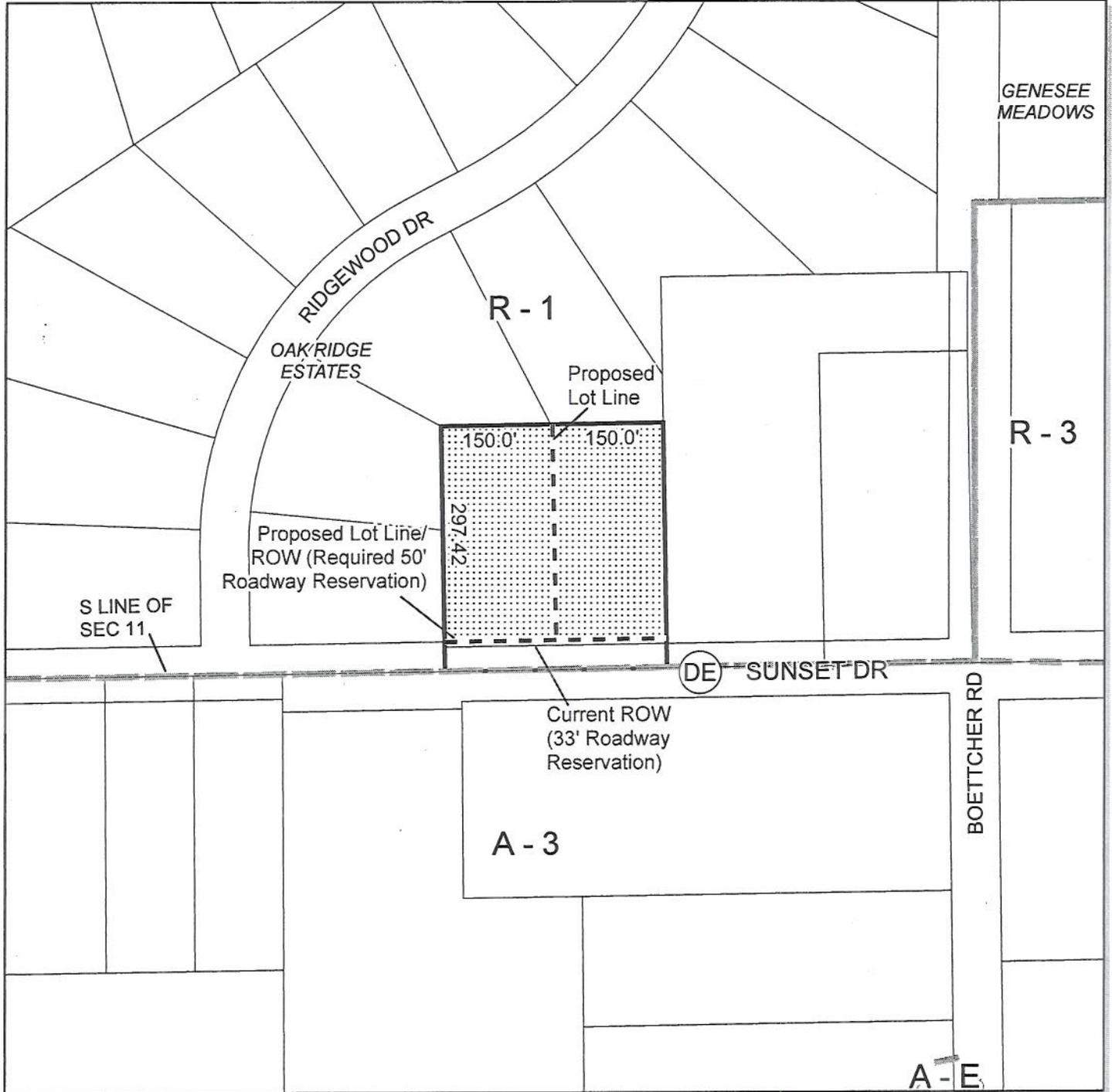
BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Genesee.

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.

ZONING MAP AMENDMENT

PART OF THE SW 1/4 OF SECTION 11
TOWN OF GENESEE



CONDITIONAL COUNTY ZONING CHANGE FROM R-1 RESIDENTIAL TO R-3 RESIDENTIAL

FILE.....CZ-1617

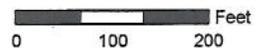
DATE.....10-26-06

AREA OF CHANGE.....1.93 ACRES

TAX KEY NUMBER.....GNT 1483.997



1 inch equals 200 feet



Prepared by the Waukesha County Department of Parks and Land Use

161-0-070

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-12/12/06

(ORD) NUMBER-1610070

- | | |
|-------------------------|--------------------------|
| 1 K. HERRO..... | 2 R. THELEN.....AYE |
| 3 T. ROLFS.....AYE | 4 R. HUTTON.....AYE |
| 5 J. MARCHESE.....AYE | 6 D. BROESCH.....AYE |
| 7 J. JESKEWITZ.....AYE | 8 J. DWYER.....AYE |
| 9 P. HAUKOHL.....AYE | 10 S. WOLFF.....AYE |
| 11 K. HARENDA.....AYE | 12 T. SCHELLINGER....AYE |
| 13 J. MORRIS..... | 14 S. WIMMER.....AYE |
| 15 D. SWAN.....AYE | 16 R. STEVENS.....AYE |
| 17 J. BEHREND.....AYE | 18 B. MORRIS.....AYE |
| 19 W. MITCHELL.....AYE | 20 P. WOLFF.....AYE |
| 21 W. KOLB.....AYE | 22 G. BRUCE.....AYE |
| 23 J. TORTOMASI.....AYE | 24 B. KRAMER..... |
| 25 K. CUMMINGS.....AYE | 26 F. RUF.....AYE |
| 27 D. PAULSON.....AYE | 28 P. JASKE.....AYE |
| 29 T. BULLERMANN..... | 30 K. NILSON.....AYE |
| 31 V. STROUD.....AYE | 32 P. GUNDRUM..... |
| 33 K. HAMMITT..... | 34 R. SINGERT.....AYE |
| 35 P. MEYER.....AYE | |

TOTAL AYES-29

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-29