

ENROLLED ORDINANCE 177-96

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE DISTRICT ZONING MAP OF THE TOWN OF OTTAWA BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 17, T6N, R17E, TOWN OF OTTAWA, WAUKESHA COUNTY, WISCONSIN, FROM THE A-5 MINI FARM DISTRICT TO THE P-I PUBLIC AND INSTITUTIONAL DISTRICT
RZ111

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Town on February 6, 2023; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 59.692, Wis. Stats.


THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Waukesha County Shoreland and Floodland Protection Ordinance District Zoning Map for the Town of Ottawa, Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors on June 23, 1970, is hereby amended to rezone from the A-5 Mini Farm District to the P-I Public and Institutional District, certain lands located in part of the SE ¼ of Section 17, T6N, R17E, Town of Ottawa, 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 RZ111, is hereby approved.

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

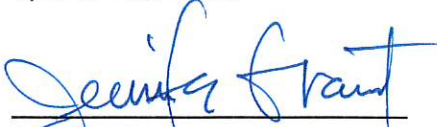
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE
DISTRICT ZONING MAP OF THE TOWN OF OTTAWA BY REZONING CERTAIN LANDS LOCATED IN
PART OF THE SE ¼ OF SECTION 17, T6N, R17E, TOWN OF OTTAWA, WAUKESHA COUNTY,
WISCONSIN, FROM THE A-5 MINI FARM DISTRICT TO THE P-I PUBLIC AND INSTITUTIONAL
DISTRICT RZ111

Presented by:
Land Use, Parks, and Environment Committee



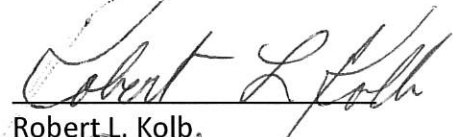
Tyler J. Foti, Chair



Jennifer Grant



Christine M. Howard



Robert L. Kolb



Brian Meier

Absent

Chris Mommaerts



Gary J. Szpara

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

Date: 4/3/2023, 
Margaret Wartman, County Clerk

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

Approved: X
Vetoed: _____


Date: 4/3/2023, 
Paul Farrow, County Executive

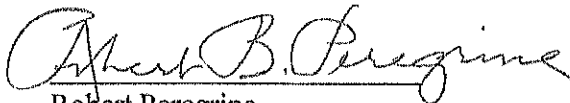
COMMISSION ACTION


The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Shoreland and Floodland Protection Ordinance hereby recommends **approval** of **RZ111 (School Section Lake Management District)** in accordance with the attached "Staff Report and Recommendation".

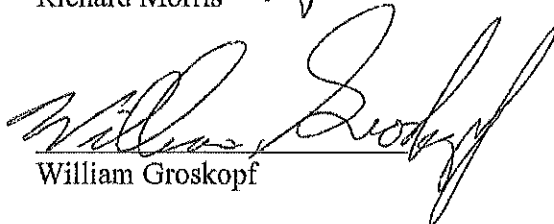
PARK AND PLANNING COMMISSION

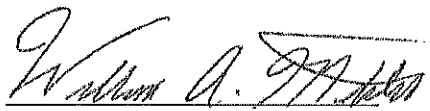
February 23, 2023


James Siepmann, Chairperson


Robert Peregrine


Richard Morris


William Groskopf


William Mitchell

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

DATE: February 23, 2023

FILE NO.: RZ111

OWNER/APPLICANT: School Section Lake Management District
c/o Paul Mainz, President
P.O. Box 310
Dousman, WI 53118-0310

TAX KEY NO.: OTWT 1652.994.002

LOCATION:

Parcel 8, Certified Survey Map 710, Volume 4, Page 291, part of the SE ¼ of Section 17, T6N, R17E, and also a 1/6th interest in the 60 foot strip located east of and adjacent to Parcel 8, Town of Ottawa. More specifically, the approximately six acre parcel is located at the end of Dolmar Park Road adjacent to the northwest portion of the cul-de-sac, containing approximately six acres.

EXISTING USE(S):

Existing weed harvesting program and recreational.

REQUESTED USE(S):

To continue the existing uses on the property and construct a 12' x 16' shed to store tools and equipment related to the School Section Lake Management District (SSLMD) activities. Accessory buildings are a permitted accessory use in the P-I District as long as they are used in conjunction with the permitted use of the property.

EXISTING ZONING DISTRICT CLASSIFICATION(S):

A-5 Mini Farm District, and EC Environmental and C-1 Conservancy Overlay Districts.

PROPOSED ZONING DISTRICT CLASSIFICATION(S):

P-I Public and Institutional District (the EC Environmental and C-1 Conservancy Overlay Districts will not be amended).

CONFORMANCE WITH THE WAUKESHA COUNTY COMPREHENSIVE DEVELOPMENT PLAN (WCCDP) AND THE TOWN OF OTTAWA COMPREHENSIVE DEVELOPMENT PLAN (CDP):

The Town and County CDPs designate the parcel as Government and Institutional, Other Open Lands to be Preserved, and Primary Environmental Corridor. Both plans were recently amended to accommodate the proposed zoning change – the County's plan in 2021 and the Town's plan in 2019. Therefore, the proposed rezone will comply with both plans.

PUBLIC HEARING DATE: February 6, 2023

PUBLIC COMMENT:

One adjacent resident asked if the property will be open to the public. He is concerned about trespassers. The response was that the District is a private organization, and only members of the District are currently allowed to use the property and that will continue even if the property is rezoned. If there are trespassers, the District is willing to install some 'no trespassing' signs if it is thought that it will help.

TOWN PLAN COMMISSION ACTION:

On February 6, 2023, the Town of Ottawa Plan Commission unanimously recommended approval of the zoning amendment request subject to the Town Planner's report and recommendation.

STAFF ANALYSIS:

The SSLMD, a nonprofit, privately owned organization serving the needs of the District, is created by state statute and is a special purpose unit of government focused on lake management and the provision of services to property located within its established boundaries. Current uses on the property include, but are not limited to, lake weed composting and related storage, and recreational uses. The approximately six acre property is located at the end of Dolmar Park Road and contains PEC, wetland, floodplain, an unnamed ditch, a small pond, and hydric soils.

The District wishes to continue the existing lake district uses of the property. The SSLMD also wants to construct a 12' x 16' shed to store tools and equipment related to the District's activities. Improvements to the property will require the necessary permits, including a Site Plan/Plan of Operation review, Environmental Health Division review, and Zoning and Building Permits.

The current zoning of A-5 permits primarily agricultural and rural residential uses and is the reason for the proposed zoning amendment to the P-I District so that the existing uses are in conformance with the zoning district and the Town and County CDPs.

STAFF RECOMMENDATION:

Based on the above analysis, the Planning and Zoning Division staff recommends **approval** of the request. The proposed amendment rezones the property to the P-I District which is consistent with the current and planned uses of the property. The amendment will better serve both the current uses and future plans the SSLMD has for the property, conforms with both the Town and County CDPs, and complies with the purpose and intent of the Waukesha County Shoreland and Floodland Protection Ordinance.

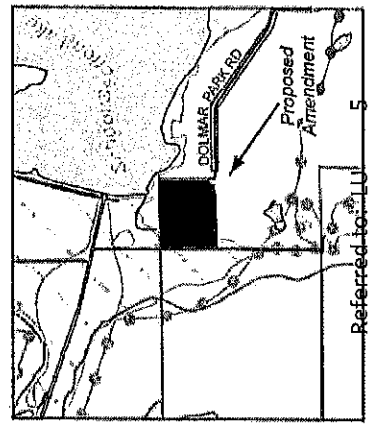
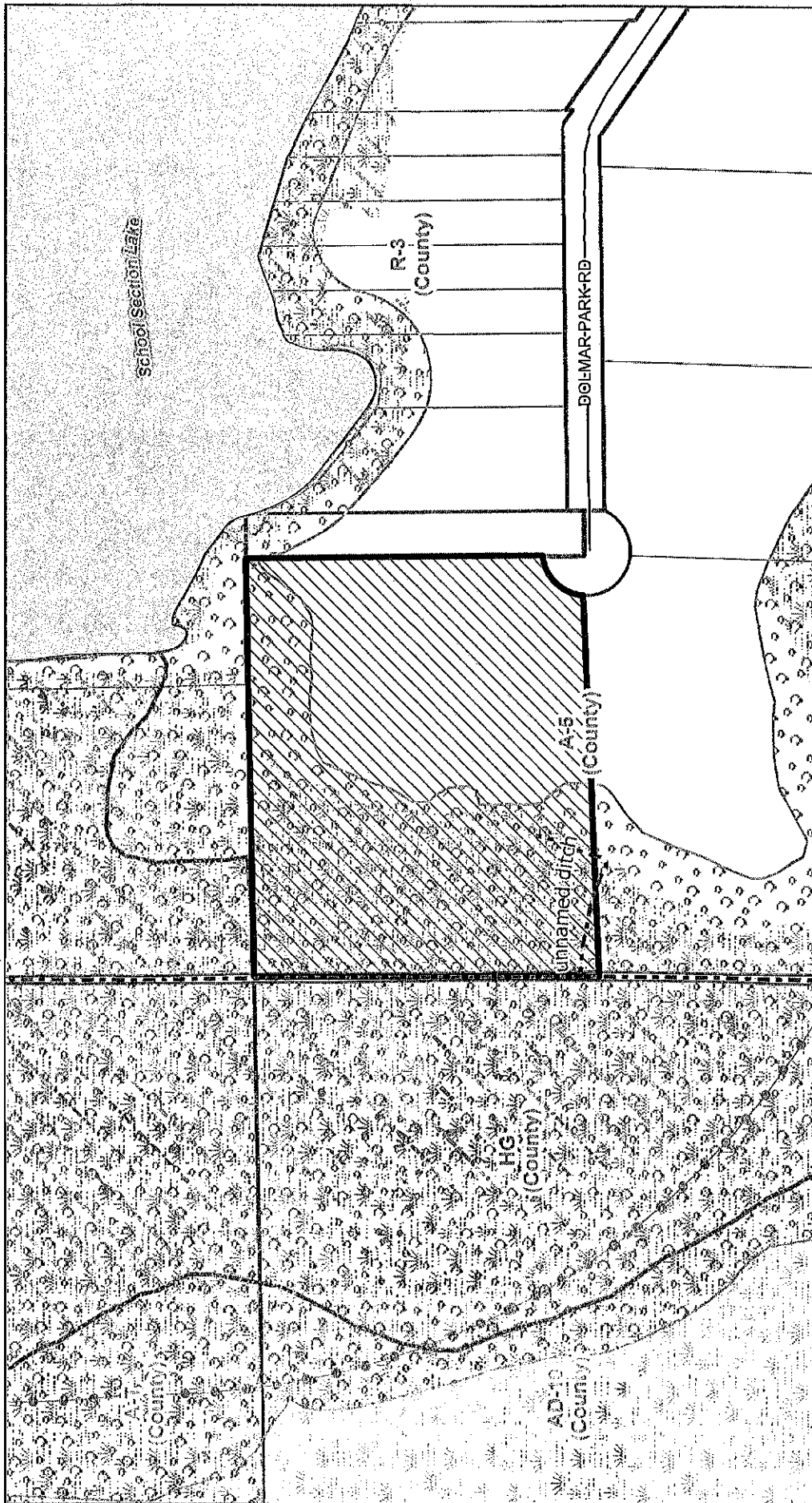
Respectfully submitted,

Sandra L. Scherer

Sandy Scherer
Senior Planner

Attachment: Map

N:\PRKANDLU\Planning and Zoning\Rezoning\Staff Reports\RZ111 Mainz_SSLMD owt.doc



COUNTY ZONING CHANGE FROM A-5 MINI FARM DISTRICT TO P-1 PUBLIC AND INSTITUTIONAL DISTRICT

EC Environmental Corridor Overlay

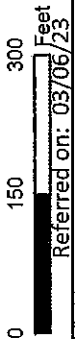
C-1 Conservancy Overlay

FILE.....RZ111
 DATE OF PLAN COMMISSION.....2/23/23
 AREA OF CHANGE.....5.9 ACRES
 TAX KEY NUMBER.....OTWT 1652.994.002



ZONING AMENDMENT

PART OF THE SE 1/4, SECTION 17,
 TOWN OF OTTAWA



Referred on: 03/06/23

File Number: 177-O-103

Prepared by the Waukesha County Department of Parks and Land Use

VOTE RESULTS

23

YES

0

NO

0


ABSTAIN

2

ABSENT

Ordinance 177-O-103

Ordinance 177-O-103: Amend the Waukesha County Shoreland and Floodland Protection Ordinance District 7
Certain Lands Located in Part of the SE 1/4 of Section 17, T6N, R17E, Town of Ottawa, Waukesha County, Wisconsin, from the A-5 Mini Farm District to the P-1
Public and Institutional District (RZ1111)

 **Passed By Majority Vote**

D1 - Foti	AVE	D10 - Thieme	AVE	D19 - Enriquez	AVE
D2 - Weil	AVE	D11 - Howard	AVE	D20 - Schellinger	AVE
D3 - Morris	AVE	D12 - Wolff	AVE	D21 - Gaughan	AVE
D4 - Batzko	AVE	D13 - Decker	AVE	D22 - Szpara	AVE
D5 - Grant	ABSENT	D14 - Mommarts	AVE	D23 - Hammitt	AVE
D6 - Walz	AVE	D15 - Kolb	AVE	D24 - Bangs	AVE
D7 - LaFontain	AVE	D16 - Crowley	AVE	D25 - Johnson	AVE
D8 - Koremenos	AVE	D17 - Meier	ABSENT		
D9 - Heinrich	AVE	D18 - Nelson	AVE		

13th Meeting, 177th Year of the County Board Supervisors - March 28 2023 07:04:27 PM

March 28 2023



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2 ORDINANCE DISTRICT ZONING MAP OF THE TOWN OF OTTAWA BY REZONING
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4 OF OTTAWA, WAUKESHA COUNTY, WISCONSIN, FROM THE A-5 MINI FARM
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6 RZ111
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