

ENROLLED ORDINANCE 181-32

AMEND THE TEXT OF CHAPTER 14, ARTICLE XIII, DIVISION 3 OF THE WAUKESHA COUNTY CODE OF ORDINANCES TO UPDATE PROVISIONS REGARDING PRIVATE SEWAGE SYSTEM REQUIREMENTS FOR CONDOMINIUM STORAGE UNITS

WHEREAS, Chapter 14, Article XIII, Division 3 of the Waukesha County Code of Ordinances establishes requirements for private sewage systems, including provisions applicable to development served by private onsite wastewater treatment systems; and

WHEREAS, Section 14-582 of the Waukesha County Code of Ordinances sets forth requirements for different private sewage system types, including condominium private sewage systems; and

WHEREAS, the purpose of the requirements for condominium private sewage systems, anticipating residential dwelling use, is to protect public health, groundwater, surface water, and the environment by ensuring the operation and maintenance of any private sewage system serving multiple owners; and

WHEREAS, Section 14-582 currently requires the condominium owner or condominium association to accept responsibility for the operation and maintenance of a private sewage system serving multiple owners; and

WHEREAS, Section 14-582 currently requires the local municipality to provide written acceptance of that responsibility in the event the owner or association fails to do so; and

WHEREAS, Waukesha County has experienced an increase in development inquiries involving condominium storage units that are individually owned rather than rented or leased as traditional self-storage units; and

WHEREAS, private sewage systems serving condominium storage units typically serve only restroom and handwashing facilities and generate limited and intermittent wastewater flows; and

WHEREAS, condominium storage units that are not designed or used as a residence present different wastewater and septic system considerations than condominium dwellings; and

WHEREAS, condominium storage units can therefore be treated differently from condominium dwellings for purposes of operation and maintenance responsibility, provided a responsible party for the private sewage system is established in writing; and

WHEREAS, distinguishing between these uses requires that the terms “Dwelling” and “Storage Unit” be defined, that the definitions in Section 14-575 be expressly limited in application to Division 3 of the Waukesha County Code of Ordinances, and that the existing definition of “Private Residence” be amended to avoid inconsistency; and

WHEREAS, the proposed amendment differentiates between condominium storage units and condominium dwelling units for the application of Section 14-582 while continuing to protect public health and the environment through appropriate private sewage system regulation.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that Sec. 14-582(a)4. of Waukesha County Code is hereby repealed and recreated as follows:

4. *Condominium Private Sewage Systems*

- A. Condominium Dwellings: For a private sewage system serving multiple dwellings owned by multiple owners and located on the same property as the dwellings, the owner/association must accept responsibility for the operation and maintenance of the private sewage system, and the local municipality shall provide written acceptance of this responsibility should the owner/association fail to do so.
- B. Condominium Storage Units: For a private sewage system serving only storage units owned by multiple owners and located on the same property as the storage units, the owner/association must accept responsibility for the operation and maintenance of the private sewage system in writing.

BE IT FURTHER ORDAINED that Sec. 14-575 of the Waukesha County Code is hereby amended by creating introductory language preceding subsection (a) to read as follows:

In this division:

BE IT FURTHER ORDAINED that Sec. 14-575(cm) and Sec. 14-575(im) of the Waukesha County Code are hereby created as follows:

(cm) “Dwelling” means a building or portion thereof designed for and used, in whole or in part, as a residence by one (1) or more families.

(im) “Storage Unit” means a building, structure, or portion thereof, or a separately secured space therein, designed or used for the storage of personal property, goods, materials, or equipment, and not designed or used as a dwelling or the conduct of retail sales, manufacturing, or other business activities.

BE IT FURTHER ORDAINED that Sec. 14-575(f) of the Waukesha County Code is hereby amended as follows:

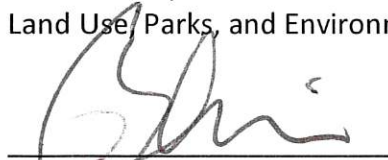
(f) “Private Residence” means a building designed for or used as a residence by not more than two (2) families.

BE IT FURTHER ORDAINED that the provisions of this ordinance shall be included and incorporated in the Waukesha County Code of Ordinances and may be appropriately renumbered to conform to the numbering system contained therein.

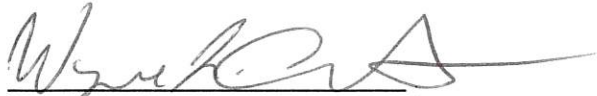
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CODE OF ORDINANCES TO UPDATE PROVISIONS REGARDING PRIVATE SEWAGE SYSTEM
REQUIREMENTS FOR CONDOMINIUM STORAGE UNITS

Presented by:

Land Use, Parks, and Environment Committee



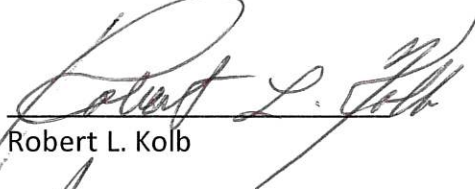
Brian Meier, Chair



Wayne Euclide



John G. Gscheidmeier



Robert L. Kolb



Joseph T. O'Brien

Absent

Thomas J. Schellinger

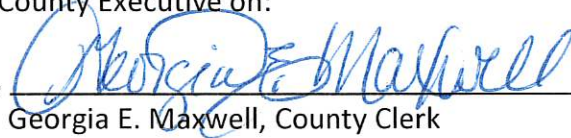


Steve Styza

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

Date:

8/28/26



Georgia E. Maxwell, County Clerk

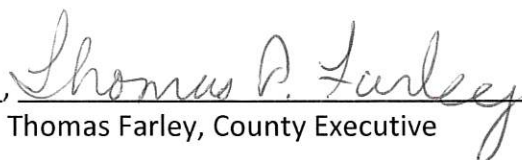
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: ☒

Vetoed: ☐

Date:

8-28-26



Thomas Farley, County Executive

VOTE RESULTS

22 AYE

0 NAY

0 ABSTAIN

3 ABSENT

Consent Agenda

Majority Vote of Members Present

 **Passed**

D1 - Styza	AYE	D10 - Thieme	AYE	D19 - Enriquez	AYE
D2 - Euclide	AYE	D11 - Howard	M AYE	D20 - Schellinger	ABSENT
D3 - Gscheidmeier	AYE	D12 - Wolff	S AYE	D25 - Johnson	AYE
D4 - Batzko	AYE	D13 - Leisemann	AYE	D21 - O'Brien	AYE
D5 - Dondlinger	AYE	D14 - Nissen	AYE	D22 - Gryczka	ABSENT
D6 - Walz	AYE	D15 - Kolb	AYE	D23 - Hammitt	AYE
D7 - LaFontain	AYE	D16 - Crowley	AYE	D24 - Schroeder	AYE
D8 - Koremenos	ABSENT	D17 - Meier	AYE		
D9 - Heinrich	AYE	D18 - Nelson	AYE		

08 25 2026 County Board Meeting
August 25, 2026 County Board Meeting

August 25, 2026 07:06:59 PM

OpenMeeting
TECHNOLOGY

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6 establishes requirements for private sewage systems, including provisions applicable to
7 development served by private onsite wastewater treatment systems; and
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9 WHEREAS, Section 14-582 of the Waukesha County Code of Ordinances sets forth
10 requirements for different private sewage system types, including condominium private sewage
11 systems; and
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13 WHEREAS, the purpose of the requirements for condominium private sewage systems,
14 anticipating residential dwelling use, is to protect public health, groundwater, surface water, and
15 the environment by ensuring the operation and maintenance of any private sewage system
16 serving multiple owners; and
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18 WHEREAS, Section 14-582 currently requires the condominium owner or condominium
19 association to accept responsibility for the operation and maintenance of a private sewage system
20 serving multiple owners; and
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22 WHEREAS, Section 14-582 currently requires the local municipality to provide written
23 acceptance of that responsibility in the event the owner or association fails to do so; and
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25 WHEREAS, Waukesha County has experienced an increase in development inquiries involving
26 condominium storage units that are individually owned rather than rented or leased as traditional
27 self-storage units; and
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29 WHEREAS, private sewage systems serving condominium storage units typically serve only
30 restroom and handwashing facilities and generate limited and intermittent wastewater flows; and
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32 WHEREAS, condominium storage units that are not designed or used as a residence present
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35 WHEREAS, condominium storage units can therefore be treated differently from condominium
36 dwellings for purposes of operation and maintenance responsibility, provided a responsible party
37 for the private sewage system is established in writing; and
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39 WHEREAS, distinguishing between these uses requires that the terms “Dwelling” and “Storage
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42 “Private Residence” be amended to avoid inconsistency; and
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44 WHEREAS, the proposed amendment differentiates between condominium storage units and
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46 public health and the environment through appropriate private sewage system regulation.
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