

ENROLLED ORDINANCE 160-123

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 NE ¼ OF SECTION 3, T5N, R19E, TOWN OF VERNON, FROM THE R-1A RESIDENTIAL, RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5 AND THE A-5 MINI FARM DISTRICTS TO THE R-1 RESIDENTIAL DISTRICT (CZ-1601)

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 R-1a Residential, RRD-5 Rural Residential Density District 5 and the A-5 Mini-Farm Districts to the R-1 Residential District, located in part of the NE ¼ of Section 3, 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-1601), subject to the following conditions:

1. All lots must comply with the dimensional requirements of the R-1 Residential District.
2. No more than twelve (12) new lots in substantial compliance with the proposed layout as depicted on Exhibit “A” are permitted.
3. The development must comply with the Waukesha County Stormwater Management and Erosion Control Ordinance.
4. Wetland Preservation Restrictions prohibiting disturbance of all wetlands must be added to the plat.
5. Any lot identified by the Waukesha County Environmental Health Division as requiring a pre-planned septic site, must be identified on the Preliminary Plat.
6. All basements must clear seasonal high groundwater conditions by a minimum of one (1) foot. A Certified Soil Engineer must certify that drain tile systems are appropriate for lots shown as being served by drain tile systems. A Certified Soil Engineer must also certify that proposed basement floor elevations will clear seasonal high groundwater by at least one foot and that soils are suitable to support foundations on all lots.
7. Basement floor elevations and proposed yard grades must be submitted to and approved by the

Town and Waukesha County as being in substantial compliance with the Final Master Grading Plan approved by the Waukesha County Land Resources Division, the Waukesha County Planning and Zoning Division, and the Town of Vernon Engineer.

8. For all proposed lots the maximum grade change permitted from pre-development existing grade is four feet. Proposed lot grades must be designated on a Master Grading Plan. Most lots will require raised floor plans as presented by the developer at the public hearing.
9. Outlot 4, as designated on the Preliminary Site Plan/Final Master Grading Plan for Maple Vista with a revised date of 01/06/06, shall be designated on the Preliminary and Final Plat as being dedicated to the Town of Vernon for future park and open space purposes only.
10. The Developer's Agreement and deed restrictions for the proposed plat must allow for the reconfiguration of the stormwater management easement proposed for the outlot to be dedicated to the Town of Vernon, if park facilities are proposed in the future. The Town of Vernon Attorney, the Waukesha County Land Resources Division, and the Waukesha County Planning and Zoning Division Staff must review and approve the Developer's Agreement and Deed Restrictions.

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.

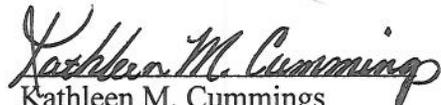
BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the provisions of this Ordinance are hereby repealed.

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 NE ¼ OF SECTION 3, T5N, R19E, TOWN OF VERNON, FROM THE R-1A RESIDENTIAL, RRD-5 RURAL RESIDENTIAL DENSITY DISTRICT 5 AND THE A-5 MINI FARM DISTRICTS TO THE R-1 RESIDENTIAL DISTRICT (CZ-1601)

Presented by:
Land Use, Parks, and Environment Committee



Walter L. Kolb, Chair



Kathleen M. Cummings

Absent

Pauline T. Jaske



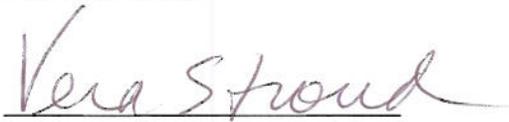
Scott J. Klein



Bill Kramer

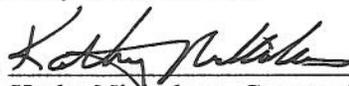
Absent

Daniel Pavelko



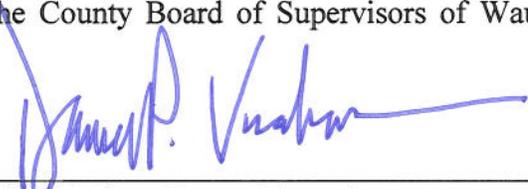
Vera Stroud

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

Date: 3/31/06, 

Kathy Nickolaus, County Clerk

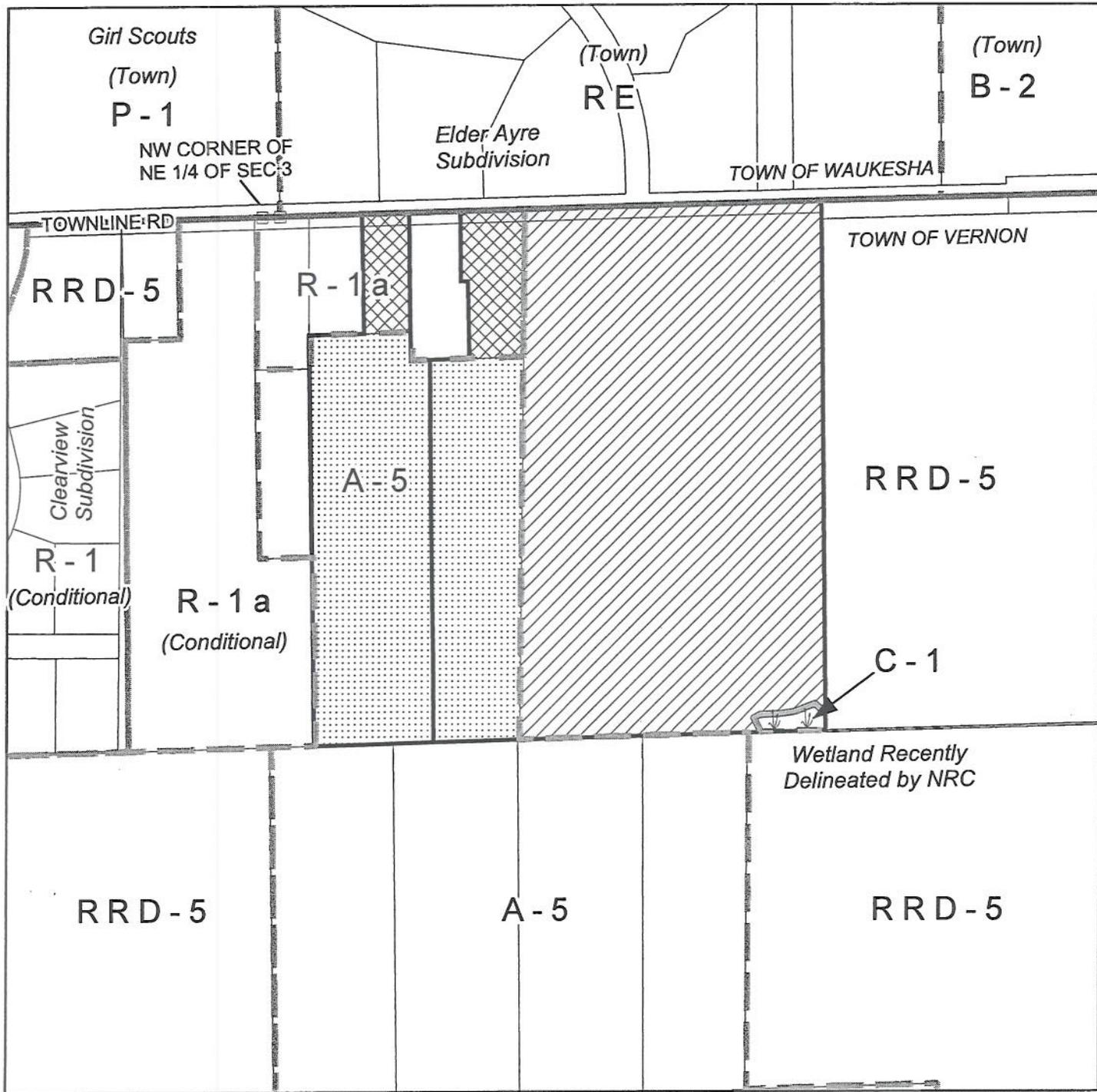
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved: _____
Vetoed: _____
Date: 4/3/06, 

Daniel P. Vrakas, County Executive

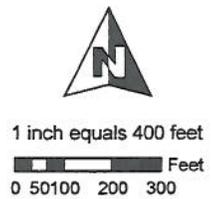
ZONING MAP AMENDMENT

PART OF THE NE 1/4 OF SECTION 03
TOWN OF VERNON



-  CONDITIONAL COUNTY ZONING CHANGE FROM R-1a TO R-1 (2.4 AC)
-  CONDITIONAL COUNTY ZONING CHANGE FROM A-5 TO R-1 (14.1 AC)
-  CONDITIONAL COUNTY ZONING CHANGE FROM RRD-5 TO R-1 (26.7 AC)

FILE.....CZ-1601
 DATE.....2-16-06
 AREA OF CHANGE.....43.2 ACRES
 TAX KEY NUMBER.....VNT 2025.989 & .992



Prepared by the Waukesha County Department of Parks and Land Use

160-0-129

8.

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-03/28/06

(ORD) NUMBER-1600129

- 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.....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.....AYE
- 31 V. STROUD.....
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 R. HUTTON.....AYE
- 6 D. BROESCH.....
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....
- 12 B. RONCKE.....AYE
- 14 A. KALLIN.....AYE
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....AYE
- 24 B. KRAMER.....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 _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-32