ENROLLED ORDINANCE 160-69

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE DISTRICT ZONING MAP IN THE VILLAGE OF DOUSMAN BY REZONING CERTAIN LANDS RECENTLY ANNEXED AND LOCATED IN PART OF THE SW ¼ AND SE ¼ OF SECTION 33, T7N, R17E, TOWN OF SUMMIT, FROM THE A-P AGRICULTURAL LAND PRESERVATION DISTRICT TO THE R-3 RESIDENTIAL DISTRICT
(SVZ-1589)

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 thereon reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, Waukesha County, Wisconsin, as required by Section 59.692 of the Wisconsin State Statutes.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES ORDAIN that the Waukesha County Shoreland and Floodland Protection Ordinance adopted on June 23, 1970, for the Town of Summit, Waukesha County, is hereby amended to rezone certain lands recently annexed and located in part of the SW ¼ and SE ¼ of Section 33, T7N, R17E, Village of Dousman, from the A-P Agricultural Land Preservation 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 (SVZ-1589).

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

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FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of provisions of this Ordinance are hereby repealed.

AMEND THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE DISTRICT ZONING MAP IN THE VILLAGE OF DOUSMAN BY REZONING CERTAIN LANDS RECENTLY ANNEXED AND LOCATED IN PART OF THE SW ¼ AND SE ¼ OF SECTION 33, T7N, R17E, TOWN OF SUMMIT, FROM THE A-P AGRICULTURAL LAND PRESERVATION DISTRICT TO THE R-3 RESIDENTIAL DISTRICT
(SVZ-1589)

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: 11-11-05, Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:
Approved: ✓
Vetoed:
Date: 11/15/05, Daniel P. Vrakas, County Executive

Maintenance

ny is hereby subject to the following covenants, conditions and restrictions

nance Agreement. There shall be a separately recorded document entitled "Stormwater Management Practice Maintenance Agreement" ("Maintenance Agreement") ber the stormwater management practices located on this Settlement at Utica Lake Addition 1 and their maintenance needs.

n Easements. All areas designated as "Drainage Easements" are reserved for stormwater collection, conveyance, and treatment in accordance with approved plans h the Department of Parks and Land Use or Village of Dousman. Unless otherwise noted in the Maintenance Agreement, drainage easements shall be maintained in ful preserves unimpeded flow of surface runoff. No grading or filling is allowed. There must shall be kept free of buildings, sheds or other structures and shall be d in permanent vegetation or other approved cover to prevent soil erosion.

Lawn. Areas lawn, as designated on this Settlement at Utica Lake Addition 1, are restricted and reserved for heavy equipment that may be required to complete nance activities, as described in the Maintenance Agreement. These lawn shall be kept free of obstructions to maintenance vehicles, such as trees and other ptation. Any gates or other access restrictions must be approved by the Village of Dousman.

Me and Maintenance. The Subdivider(s) or Village of Dousman shall be responsible for the routine and extraordinary maintenance of all drainage easements and r management practice(s), in accordance with the Maintenance Agreement.

and Inspections. The Village of Dousman is authorized to access the property as necessary to conduct inspections of the stormwater management practices to compliance with the Maintenance Agreement.

ive Actions. Upon notification to the Responsible Party by the Village of Dousman of maintenance problems which require correction, the specified corrective all be performed by the Responsible Party within a reasonable time frame as set by the Village of Dousman. Access for maintenance equipment shall be limited to and lawn as shown on the Settlement at Utica Lake Addition 1.

Assessments. The Village of Dousman is authorized to perform the corrective actions identified in the inspection report or its notice if the Responsible Party does not required corrections within the specified time period. The costs and expenses of such corrective actions shall be entered on the tax roll as a special assessment r Property and enforced with any other taxes levied thereon for the year in which the work is completed.

s on Future Owners. The terms and conditions contained in these covenants shall run with the Property and be binding upon all the successors and assigns.

NOTES:

1. TOTAL AREA = 1,181,949 S.F. 28.67 acres
2. PROPOSED ZONING S-F(SINGLE FAMILY)
3. SETBACKS
   FRONT = 30'(SHORELAND 35')
   SIDE = 25' ADD / 10' MIN. (SHORELAND 14')
   REAR = 25'
4. MINIMUM LOT SIZE 12,000 SF.
5. MINIMUM LOT WIDTH = 100'
6. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE FRACTIONAL OWNERSHIP IN OUTLOTS TO BE OWNED IN COMMON BY LOT OWNERS, AND WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THE COUNTY BECOMES THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
7. ALL PROPOSED RIGHT-OF-WAY TO BE 66 FEET UNLESS OTHERWISE NOTED.
8. OUTLOT 6 AND 7 ARE ENCOMPASSED ENTIRELY BY DRAINAGE EASEMENTS. THEY ARE TO BE USED FOR STORM WATER MANAGEMENT PURPOSES AND TILL BE MAINTAINED BY THE LOT OWNERS.
9. ALL DRAINAGE EASEMENTS TO BE GRANTED TO THE VILLAGE OF DOUSMAN.
10. THERE SHALL BE NO ACCESS TO GRAMLING LANE OR SUMMIT AVE. (S.T.H. "16") FROM ANY LOTS OR OUTLOTS.
11. THOSE AREAS WITHIN THE FORMER WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS ARE SUBJECT TO THE REQUIREMENTS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE IN ACCORDANCE WITH SECTION 59.692 OF THE WISCONSIN STATE STATUTES.
12. ALL BASEMENTS MUST BE 1 FOOT ABOVE THE GROUND WATER.
13. THE MUNICIPALITY HEREBY TEMPORARILY WAIVES PLACING INTERIOR MONUMENTS PER 5.23(6.15)(b)(4) WIS. STATS. BY APPROVING THIS PRELIMINARY PLAT
14. THE 100 YEAR FLOODPLAIN LIMITS DO NOT FALL ON THIS PARCEL PER FLOOD STUDY BY YAGGY COLBY ASSOCIATES (SPRING 2005) AND APPROVED BY THE W. DNR AND THE VILLAGE OF DOUSMAN AUGUST/SEPTEMBER 2005.
15. NO WETLANDS EXIST ON THIS PARCEL OF LAND.
16. THIS LAND DIVISION IS TO BE SERVED BY PUBLIC SANITARY SEWER AND WATER.

AVE. LOT SIZE = 21039 S.F.

PRELIMINARY PLAT OF

SETTLEMENT AT UTICA LAKE ADDITION 1

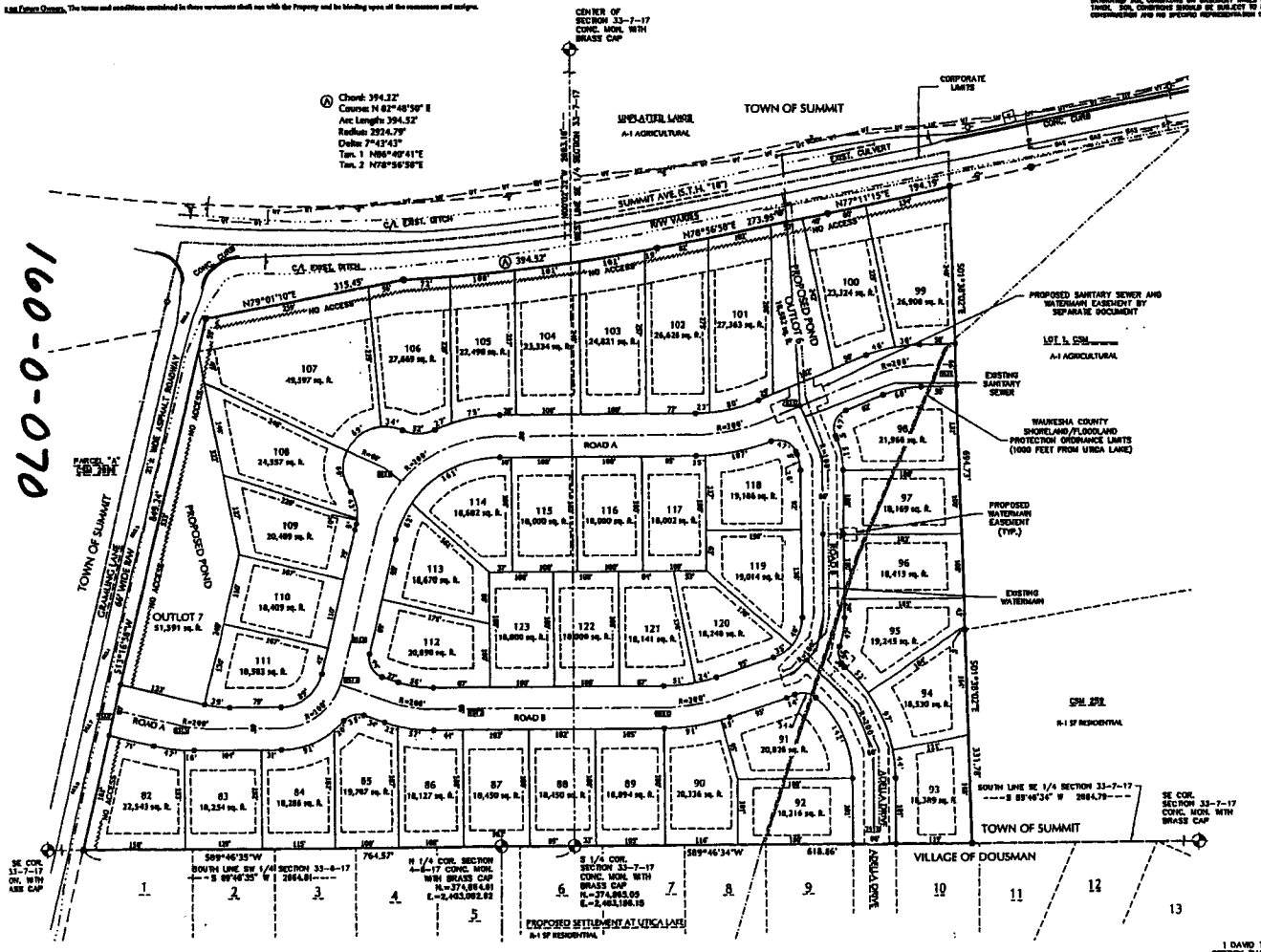
BEING ALL OF LOT 2, CSM_____, LOCATED IN PART OF THE SE. ¼ OF THE SW. ¼ AND THE SW. ¼ OF THE SE. ¼ OF SEC. 33, T.7N., R.17E., VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
DAVID T. BOSSHARD, RLS 2041
YAGGY COLBY ASSOCIATES
PO BOX 190550
DELAFIELD, W 53018
(262) 646-6855

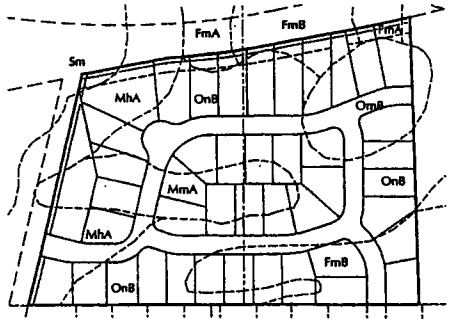
SURVEY FOR:
UTICA LAKE, LLC
434 N. LAKE ROAD
OCONOMOWOC WI. 53066
262-569-5304

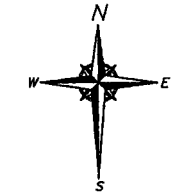
BASEMENT GROUNDWATER RESTRICTION
ALTHOUGH ALL LOTS IN THE SUBDIVISION HAVE BEEN REVIEWED AND APPROVED FOR DEVELOPMENT WITH SINGLE-FAMILY RESIDENCES, THE IN ACCORDANCE WITH SECTION 236 WISCONSIN STATUTES, SOME LOTS CONTAIN SOIL CONDITIONS WHICH MAY PRESENT ADDITIONAL SOIL CONDITIONS AND FOUNDATION DESIGN WITH REGARD TO BASEMENT CONSTRUCTION. IT IS RECOMMENDED THAT EACH A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, OR OTHER SOILS EXPERT DESIGN A BASEMENT AND FOUNDATION WHICH WILL BE SUITABLE TO WITHSTAND THE VARIOUS PROBLEMS ASSOCIATED WITH SATURATED SOIL CONDITIONS OR BASEMENT WALLS OR FLOORS OR WHAT SPECIAL MEASURES BE TAKEN. SOIL CONDITIONS SHOULD BE SUBJECT TO EACH OWNERS SPECIAL INVESTIGATION PRIOR TO CONSTRUCTION AND NO SPECIFIC REPRESENTATION IS MADE HEREIN.

LEGEND
- SECTION CORNER FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 2" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- UNDERGROUND GAS LINE
- UNDERGROUND TELEPHONE
- BOC
- POWER POLE
- TELE BOX
- ROAD SIGN
- PROPOSED C/L ELEVATION
- EXISTING PAVEMENT ELEVATION
- SANITARY MANHOLE
- HYDRANT

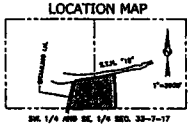


SOILS DETAIL
NOT TO SCALE





LOCATION MAP



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW. 1/4 OF SECTION 33-7-17 AS S89°46'35"W.

TOPOGRAPHIC DETAIL
NOT TO SCALE

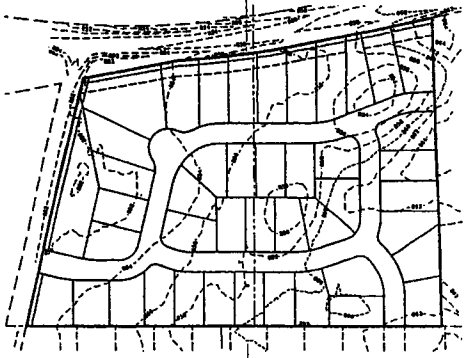


EXHIBIT "A"

I, DAVID T. BOS
CERTIFY THAT THI
OF ALL EXISTING
WITH ALL AP

RIBY
NTATION
COMPLIED
MC

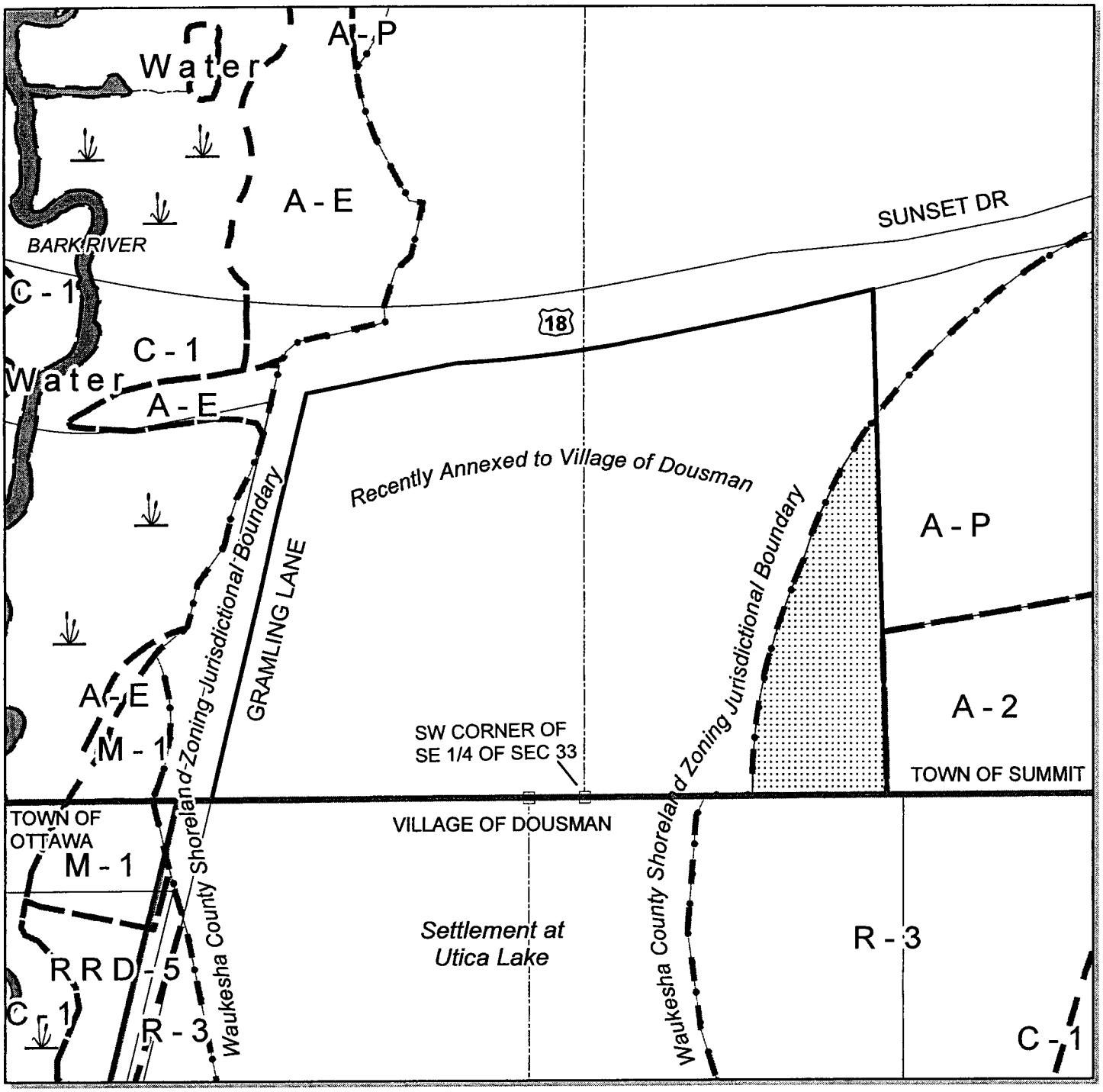
PROJECT: 14437
FILE: 14437 PRPL
PATH: P:\14437
W-HO:TGW
DATED: SEPT. 12, 2005
SHEET 1 OF 1

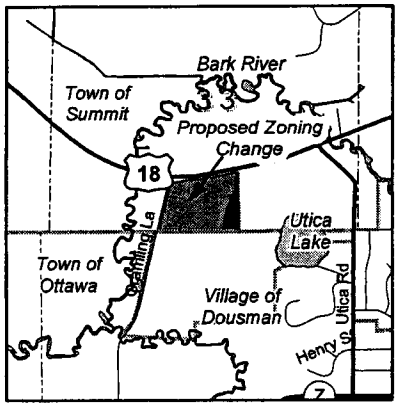
100-0-070

6

ZONING MAP AMENDMENT

PART OF THE S 1/2 OF SECTION 33
VILLAGE OF DOUSMAN





SHORELAND ZONING CHANGE FROM A-P AGRICULTURAL TO R-3 RESIDENTIAL

FILE.....SVZ-1589

DATE.....09-28-05

AREA OF CHANGE.....3.2 ACRES

TAX KEY NUMBER.....SUMT 0707.997.001

N

1 inch equals 300 feet

0 50 100 200 300 Feet

Prepared by the Waukesha County Department of Parks and Land Use

7

160-0-070

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-11/08/05

(ORD) NUMBER-1600070

1 K. HERRO.....AYE

2 R. THELEN.....AYE

3 D. STAMSTA.....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 B. RONCKE.....NAY

13 J. MORRIS.....AYE

14 A. KALLIN.....AYE

15 D. SWAN.....AYE

16 R. MANKE.....AYE

17 J. BEHREND.....AYE

18 B. MORRIS.....AYE

19 W. MITCHELL.....AYE

20 M. KIPP.....NAY

21 W. KOLB.....AYE

22 G. BRUCE.....

23 J. TORTOMASI.....AYE

24 B. KRAMER.....AYE

25 K. CUMMINGS.....AYE

26 S. KLEIN.....AYE

27 D. PAULSON.....AYE

28 P. JASKE.....AYE

29 T. BULLERMANN.....AYE

30 K. NILSON.....NAY

31 V. STROUD.....AYE

32 P. GUNDRUM.....

33 D. PAVELKO.....AYE

34 R. SINGERT.....AYE

35 C. SEITZ.....AYE

TOTAL AYES-30

TOTAL NAYS-03

CARRIED X

DEFEATED_____

UNANIMOUS_____

TOTAL VOTES-33