

ORDINANCE NO. 194

AN ORDINANCE AMENDING THE
VILLAGE OF OCONOMOWOC LAKE
SUBDIVISION AND PLATTING ORDINANCE
TO INCORPORATE WAUKESHA COUNTY
DEVELOPMENT WORKGROUP RECOMMENDATIONS

WHEREAS, the Village has been advised that in July 1999, Waukesha County Executive Dan Finley convened a Land Development Workgroup to address issues created by current land division and development processes; and

WHEREAS, the Village has been advised that the Land Development Workgroup was compromised of Town, Village and City officials, a County Board Supervisor, representatives from the real estate development industry, land use planners and engineers, conservation groups and the agricultural community; and

WHEREAS, the Village has been advised that the Land Development Workgroup has prepared a development review checklist to set forth consistent minimum standards for the review of development proposals by local municipalities and the Village has reviewed those standards; and

WHEREAS, the Village has been advised that on the 11th day of April, 2000, the Waukesha County Board approved the recommendations of the Land Development Workgroup; and

WHEREAS, the Village has previously adopted a Resolution in support of the Waukesha County Board Land Development Workgroup recommendations; and

WHEREAS, the Village in the aforementioned Resolution notified the County of its intent to amend its Subdivision and Platting Ordinance to incorporate the components of the development review checklist to accomplish the goal of the Land Development Workgroup; and

WHEREAS, the matter has been submitted to the Village Plan Commission of the Village of Oconomowoc Lake for report and recommendation; and

WHEREAS, the Village Plan Commission for the Village of Oconomowoc Lake has recommended to the Village Board of the Village of Oconomowoc Lake that the recommendation of the Land Development Workgroup be followed and this ordinance adopted; and

WHEREAS, upon due notice being given as required by Section 236.45(4), Wisconsin Statutes, a public hearing was conducted by the Village Board of the Village of Oconomowoc Lake on April 23, 2001, as required by statute; and

WHEREAS, the Village Board of the Village of Oconomowoc Lake has carefully reviewed the recommendation of the Plan Commission of the Village of Oconomowoc Lake, has determined that all procedural requirements and notice requirements have been satisfied, and has given the matter due consideration,

NOW, THEREFORE, the Village Board of the Village of Oconomowoc Lake, Waukesha, Wisconsin, DO ORDAIN AS FOLLOWS:

SECTION 1: The Village of Oconomowoc Lake ordinance entitled "Subdivision and Platting Ordinance," Section 18.015 entitled "Compliance" is hereby created to read as follows:

18.015 COMPLIANCE.

No persons, firm or corporation shall divide any lands located within the jurisdictional limits of these regulations which results in a subdivision, minor land division or replat as defined herein; without compliance with all requirements of this ordinance, and:

1. Provisions of Chapter 236, Wisconsin Statutes; and
2. Rules of the Wisconsin Department of Transportation relating to safety of access and the preservation of the public interest and investment in the highway system, if the land owned or controlled by the subdivider abuts a state trunk highway or connecting street and all provisions of Wisconsin Administrative Code Section TRANS 233; and
3. State Department of Natural Resources Rules setting water quality standards, preventing and abating pollution and regulating septic systems; and
4. Duly Approved Village of Oconomowoc Lake Comprehensive Land Use Plan or comprehensive plan components including zoning ordinances, sanitary codes.
5. The Rules of the Waukesha County Department of Transportation Establishing Regulations for Access To and Work Within County Highway Rights-of-Way, Ordinance No. 146-56; Village of Oconomowoc Lake Official

Map; Village of Oconomowoc Lake Master Plan; and all other applicable Village ordinances; and

6. The Waukesha County Construction Site, Erosion Control and Stormwater Management Ordinance; and
7. The Waukesha Code of Ordinances Regarding Regulation of Private Sewage Systems, Ordinance No. 151-34, which regulates all land to be divided by Subdivision Plat process which is not served by public sewer and provisions for such services have not been made; and
8. The Land Division Review Checklist as adopted by separate Resolution of the Village Board, which is incorporated herein, including any amendments that can be made thereto from time to time by the Village Board by separate resolution.

SECTION 2: SEVERABILITY.

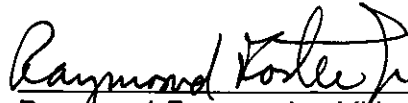
The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and posting or publication as provided by law.

This Ordinance passed this 23rd day of April, 2001.

BY ORDER OF THE VILLAGE BOARD OF THE
VILLAGE OF OCONOMOWOC LAKE, WAUKESHA
COUNTY, WISCONSIN



Raymond Foster, Jr., Village President

ATTEST:



Barbara Stern, Village Clerk-Treasurer

Published and posted on the 23rd day of April, 2001.

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Name _____
 Community _____
 Location _____

Submittal Date _____
 Review Date _____
 Reviewer _____

LAND DIVISION REVIEW CHECKLIST

Development Identification	Preliminary Plat (P)	Final Plat (F)	Certified Survey Map	Non-Compliant
Development Title				
Property Location (¼ - ¼ section, section, township, range, county)				
Location map showing section or a government subdivision of section in which subdivision lies, oriented the same as main drawing				
Name and address of owner and subdivider				
Surveyor's certificate signed, dated and sealed and revision dates on all pages				
Sheet numbers (total number of sheets notation)				
Project Engineer, name, address, phone number				
Signature Certificates				

Mapping Features				
North arrow and graphic scale				
100 year Floodplain limits (elevation and contour) as made available by FEMA and SEWRPC				
Topographic contours (existing and proposed) not to exceed 2' interval if available, if not available 5' interval				
Soil types				
Ordinary high water mark on any navigable water body				
Wetlands, (P – identify source of delineation; F – field delineation) lakes, streams, channels, ditches on or adjacent to the site				
Delineated shoreland jurisdiction				
Designated primary and secondary environmental corridors (P – identify source of delineation; F – field delineation), isolated natural areas (P), woodland features (P)				
Bearings and length of exterior boundaries				
Right-of-way and street locations, name, width, bearing (F), elevation, grades and existing access drives (P), including existing and proposed street extensions from adjacent parcels				

Note: shaded areas – not applicable

LAND DIVISION REVIEW CHECKLIST

Mapping Features (continued)	Preliminary Plat (P)	Final Plat (F)	Certified Survey Map	Non-Compliant
Structures existing on-site and within 50 feet of adjoining property and use of structures to be retained				
Existing easements, proposed easements (F) – type and dimensions, pre-planned building sites and other improvements and any preplanned waste disposal systems, when limited by existing physical features				
Vision corners and vision corner easement				
Lot numbers and dimensions (including outlots)				
Curve information on curve or in a table, street radius				
Public dedication parcels and right-of-way dedications				
Location of soil borings with numerical cross-reference to data (frequency, location and depth need to be determined)				
Building or setback lines from wetlands, floodplains, and state highways (when required by Trans 233)				
Historic or cultural features (i.e., Indian mounds)				
Foundation limitations due to high groundwater, bedrock, or stormwater management facilities				
Survey monumentation or other attributes as required by s. 236. Wis. Stats.				
Landfill, manure or other waste storage facility locations on site and consistent with existing Administrative rules				
Wells (onsite and within 100' of septic or stormwater facilities or as required by DNR Well Code)				
Drain tile location disclosure and function (if known)				
Stormwater management facilities				
Access easements, limitations, restrictions to adjacent roads and access for stormwater facility and open space maintenance				
Designation of source documents for mapping features				

Accompanying Documentation				
Letter of credit or other financial guarantee (verification from local municipality)				
Erosion and sediment control measures (i.e., site stabilization)				
Convenants and restrictions (if required by other actions)				

Note: shaded areas – not applicable

LAND DIVISION REVIEW CHECKLIST (LOCAL LAND DIVISION REQUIREMENTS)

Access and Street Design	Preliminary Plat(P)	Final Plat (F)	Certified Survey Map	Non-Compliant
Access limitations (local roads)				
Compliance with County Ordinance (Chapter. 24, Article III – Waukesha County Code of Ordinances)				
Access to lots, outlots, floodplains and wetlands				
DOT 233 approval				
County highway access permit				
Spite strips				
Conflicts with drainage patterns				
Existing use conforms to zoning ordinance				
Cul-du-sac length				
Right-of-way width				
Street extensions – temporary cul-du-sacs				
Vision corners and vision corner easement				
Street name conflicts				
Streets follow natural terrain				
Separation of intersections				

Layout				
Design and Lot Configuration				
Double or triple frontage lots				
Depth to width ratio problem				
Flag lots				
Lots served by ingress-egress easements				
Road frontage requirements				
Lot line angles				

Outlots				
Ownership				
Use of outlots				
Public access to water bodies (every 1/2 mile – 60 ft. wide)				

Note: shaded areas – not applicable

LAND DIVISION REVIEW CHECKLIST

Accompanying Documentation (continued)	Preliminary Plat (P)	Final Plat (F)	Certified Survey Map	Non- Compliant
Soil boring and testing data or sewer service letter from municipal clerk				
Stormwater management and practice design computations				
Stormwater facility and open space maintenance agreement with schedule and responsibility identified				
Stormwater system as-built engineering certification (after construction)				
County or state road access permit				
Outlot ownership				
Sediment control practice delineations – separate maps				
Watershed delineations (before and after development – separate maps)				
Developer agreements				
Other regulatory permits				
Approved construction plans			*	
Stormwater management and erosion control permit			*	

* only if public improvements

Planning and Zoning Document Consistency				
Locally adopted comprehensive land use plans				
Consistency with land use patterns and density standards set forth in the County Development Plan				
Street and Highway Width Map				
Jurisdictional Highway Systems Plan				
Park and Open Space Plan				
Official map compliance				
Local or county zoning				
Stormwater management system plans or water quality management plans				

Note: shaded areas – not applicable

STATE OF WISCONSIN)
)
COUNTY OF WAUKESHA)

AFFIDAVIT OF POSTING

ORD # 194 Sub. Plat Checklist

The undersigned, being first duly sworn, on oath deposes and states that on April 24, 20 01, at the direction of the Clerk of the Village of Oconomowoc Lake, he posted copies of the foregoing proceedings of the Village Board in the following public places in said Village:

to-wit:

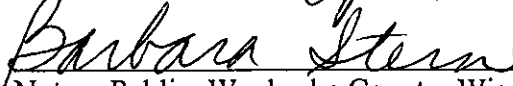
- (1) Opposite the entrance to the Oconomowoc Lake Club on the northern side of the road in front of the Club;
- (2) At the entrance to the Village Hall on West Pabst Road;
- (3) At the Village Boat Launch located at 35622 E. Wisconsin Avenue.



Posting Officer

Subscribed and sworn to before me

This 24th day of April, 20 01



Notary Public, Waukesha County, Wisconsin
My Commission expires: 4-20-03

VILLAGE OF OCONOMOWOC LAKE

35328 West Pabst Road, Oconomowoc, WI 53066

Phone: (262) 567-5301

Fax: (262) 567-7447

e-mail: clerk@oconlake.com

Web: www.oconlake.com

To: Dale R. Shaver, Director
Department of Parks and Land Use

From: Barb Stern, Village Clerk
Village of Oconomowoc Lake

Date: April 25, 2001

Re: Ordinance incorporating Waukesha County Development
Workgroup recommendations

Enclosed please find a copy of the above ordinance that was approved by the Village of Oconomowoc Lake Board of Trustees on April 23, 2001.