

**ORDINANCE NO. 2025-02**

**ORDINANCE TO CREATE SECTION 40.367.4A(2) OF THE MUNICIPAL CODE OF THE VILLAGE OF PEWAUKEE REGARDING THE CONVERSION OF AN OUTLOT TO BUILDABLE SINGLE-FAMILY RESIDENTIAL USE STATUS IN THE RESIDENTIAL INFILL-REDEVELOPMENT OVERLAY DISTRICT**

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The Village Board of the Village of Pewaukee, Waukesha County, Wisconsin do ordain as follows:

**SECTION I**

Section 40.367.4A(2) of the Municipal Code of the Village of Pewaukee is created to read as follows:

Section 40.367.4A(2) – Conversion of an outlot to buildable Single Family Residential Use Status may occur if all of the following are demonstrated by the applicant:

- a. The minimum lot area of any converted outlot shall not be less than 6,000 square feet.
- b. The converted outlot must be consistent with the size and dimension of the adjoining lots and lots in the immediately surrounding area/neighborhood as determined in the sole discretion of the Planning Commission.
- c. A single-family residence meeting the dwelling and garage standards as set forth in Sections 40.367.11 and 40.367.4 may be constructed on the converted lot, such site and dwelling plans being subject to review and approval by the Planning Commission to ensure compatibility in size and design with existing homes in the immediately adjacent and surrounding area.
- d. Outlots shall not be subdivided, and an appropriate deed restriction and/or notation on the plat shall be recorded at the applicant's expense.
- e. No more than one outlot may be converted to single-family residential status in any platted subdivision.
- f. Any easements or restrictions on the use of the outlot which may be of record and in conflict with its conversion to single family residential use may be released at the sole discretion of the Planning Commission and the Village Board.
- g. As a prerequisite to any outlot conversion as described in this section, the Village Engineer shall first confirm that existing sanitary sewer and water services are readily available and directly adjacent to the outlot proposed to be converted.
- h. All requirements of Chapter 236 Wis. Stats., as amended, and applicable Village ordinances for the conversion of an outlot to use for single-family residence purposes/status must be satisfied by the applicant before receiving any approval under this section. Any consent required from the Village may be given at the sole discretion of the Planning Commission and the Village Board.

## SECTION II

All Ordinances or parts of Ordinances contravening the terms and conditions of this Ordinance are hereby to that extent repealed;

## SECTION III

The several sections of this Ordinance shall be considered severable. If any section shall be considered by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other portions of the Ordinance.

## SECTION IV

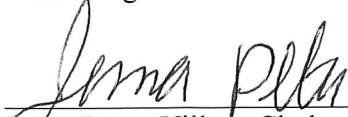
This Ordinance shall take effect upon passage and publication as approved by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Pewaukee, and shall indicate the date and number of this amending Ordinance therein.

Passed and adopted this 18<sup>th</sup> day of March, 2025 by the Village Board of the Village of Pewaukee.

APPROVED:

  
Jeff Knutson, Village President

Countersigned:

  
Jenna Peter, Village Clerk