



Vernon Town Hall • W249 S8910 Center Drive, PO Box 309 • Big Bend, WI 53103

AMENDED: January 20, 2006 @ 8:00am

AGENDA

TOWN OF VERNON PLAN COMMISSION

Thursday, January 26th, 2006

6:30 P.M.

**At the Vernon Town Hall in the Meeting Room
W249 S8910 Center Drive**

1. Call Plan Commission meeting to order with the pledge to the flag.
2. Roll Call.
3. **NOTICE IS HEREBY GIVEN** that a Joint Public Hearing will be held by the Town of Vernon Plan Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use on Thursday, January 26, 2006 at 6:30 p.m., at the Vernon Town Hall, located at W249 S8910 Center Drive, Big Bend, WI 53103, to consider the rezoning request of **Harmony Homes, 2727 N. Grandview Blvd., Suite 100, Waukesha, WI 53189 (CZ-1601)**, to amend the District Zoning Map of the Waukesha County Zoning Code, from the A-5 Mini Farm District, the RRD-5 Rural Residential Density District 5, and the R-1a Residential District to the R-1 Residential District on the property described as follows: Part of the NW ¼ and NE ¼ of the NE ¼ of Section 3, T5N, R19E, Town of Vernon. More specifically, the parcels are located south of Townline Road and west of S.T.H. 164 in the vicinity of the intersection of Townline Road and Elder Ayre Drive. The parcels in question contain 42 acres.
4. Discussion and action to consider the rezoning request of **Harmony Homes, 2727 N. Grandview Blvd., Suite 100, Waukesha, WI 53189 (CZ-1601)**, to amend the District Zoning Map of the Waukesha County Zoning Code, from the A-5 Mini Farm District, the RRD-5 Rural Residential Density District 5, and the R-1a Residential District to the R-1 Residential District on the property described as follows: Part of the NW ¼ and NE ¼ of the NE ¼ of Section 3, T5N, R19E, Town of Vernon.
5. Discussion and action of following items for Harmony Homes – Maple Vista Subdivision
 - a. Preliminary Plat Review Checklist
 - b. Preliminary Plat
6. **SUBSEQUENTLY FOLLOWING THE ABOVE NOTICED PUBLIC HEARING**, a second public hearing will be held to consider the conditional use request of **James and Jody Hunn, S77 W25235 National Avenue, Waukesha, WI 53189 (CU-1421)**, to change an existing non-conforming use from an antique shop and an apartment to office and retail space for the sale of frozen and dry food products on the property described as follows: Part of the SW ¼ of the SE ¼ of Section 9, T5N R19E, Town of Vernon. More specifically, the property is located at S77 W25235 National Avenue, Waukesha, WI 53189.
7. Discussion and action to consider the conditional use request of **James and Jody Hunn, S77 W25235 National Avenue, Waukesha, WI 53189 (CU-1421)**, to change an existing non-conforming use from an antique shop and an apartment to office and retail space for the sale of frozen and dry food products on the property described as follows: Part of the SW ¼ of the SE ¼ of Section 9, T5N R19E, Town of Vernon. More specifically, the property is located at S77 W25235 National Avenue, Waukesha, WI 53189.
8. Discussion and action on Site Plan and Plan of Operation for New Era Marketing for James Hunn, S77 W25235 National Avenue, Big Bend, WI.
9. Discussion and action on Conditional Use for New Era Marketing for James Hunn, S77 W25235 National Avenue, Big Bend, WI.

10. Discussion and action to approve 2 signs for Wayne's World of Recreation, S68 W22665 National Avenue, Big Bend, WI.
11. Discussion on revised conceptual land division for Alioto / Breen / Mainwaring properties, located in Section 1 (Garret Drive extended).
12. Discussion and action of the following items for Mike Doble for the property located at W249 S8910 Center Drive, Waukesha, WI
 - a. Waiver and Modification to Section 6.06(A) of the Land Division and Development Control Ordinance – lot lines
 - b. Waiver and Modification to Section 5.05(r) soil borings
 - c. Certified Survey Map Checklist
 - d. Final Certified Survey Map
13. Discussion and action of following items for Jim Rozeski, Sandhill Ridge Reserve Addition #1, S107 W25620 Forest Home Avenue, Mukwonago, WI
 - a. Preliminary Plat Review Checklist
 - b. Waiver and Modification to Section 6.03(A) of the Land Division and Development Control Ordinance-cul-de-sac length
 - c. Preliminary Plat
14. Discussion and action on allotment for Art and Pat Doll, Creekside Estates, located in Section 33 and 34 on Center Drive.
15. Discussion and action on allotment for Yaggy Colby Associates, Fox River Woods Condominiums, Section 26 on CTH L.
16. Planner's reports
 - a. Smart Growth Plan
 - b. County Development Plan
 - c. Moeller Disposal Site Update
 - d. Allotment ordinance revisions
18. Motion to approve Minutes:
 - a. October 27th, 2005
 - b. January 12, 2006
19. Next Meeting: February 9, 2006
20. Adjourn.

APPROVED:

Alan Kunert

Alan Kunert, Chairperson

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Please note, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request service, contact Town Clerk Gina Gresch at 662-2039. For TTY service, call 662-2039.

** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any other governmental body except the Town of Vernon Plan Commission.

Fax & Post: 1/20/2006

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