



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

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**AGENDA**  
**TOWN OF VERNON PLAN COMMISSION**  
**Thursday, February 8, 2007**  
**6:30 P.M.**

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

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1. Call Plan Commission meeting to order with the pledge to the flag.
2. Roll Call.
3. **PLEASE TAKE NOTICE** that the Plan Commission of the Town of Vernon, Waukesha County, Wisconsin, will hold a Public Hearing at 6:30 PM on Thursday February 8, 2007 at the Vernon Town Hall, W249 S8910 Center Drive, to consider the adoption of an amendment to the Master Plan's Land Use Map. Specifically, all areas currently designated as Agricultural (10 acres per dwelling unit) to be designated as Rural Residential (5 acres per dwelling unit). Said amendments are intended to be consistent with the Waukesha County Development Plan, which currently designates all said areas as having a density of 5 acres per dwelling unit. All interested parties will be given an opportunity to be heard.
4. **Discussion and action** to adopt Resolution #2007-01 to adopt of an amendment to the Master Plan's Land Use Map. Specifically, all areas currently designated as Agricultural (10 acres per dwelling unit) to be designated as Rural Residential (5 acres per dwelling unit).
5. **Immediately following the above noticed public hearing** another 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, at approximately 6:45 p.m., at the Vernon Town Hall, located at W249 S8910 Center Drive, Big Bend, WI, 53103, to consider the rezoning request (**CZ-1641**) of **Philip Link, S103 W24870 Forest Home Ave., Mukwonago, Wisconsin 53149** and Links Acres Inc., S101 W24575 Forest Home Ave., Big Bend, Wisconsin 53103, to amend the District Zoning Map of the Waukesha County Zoning Code, **from the AD-10 Agricultural Density-10 District to the R-1 Residential District** to allow the division of a 22.8-acre parcel into two (2) lots and to adequately zone an existing lot. All lands zoned C-1 Conservancy District will remain unchanged. The properties to be rezoned are Lot 1 and Lot 2 of Certified Survey Map No. 10169, located in part of the SW ¼ of the SW ¼ of Section 27, Town of Vernon. More specifically, the properties are located on the west side of C.T.H. "L", Forest Home Avenue.
6. **Discussion and action** and recommendation to the Town of Vernon Town Board of Supervisors and the Waukesha County Zoning Agency, to consider the rezoning request (**CZ-1641**) of **Philip Link, S103 W24870 Forest Home Ave., Mukwonago, Wisconsin 53149** and Links Acres Inc., S101 W24575 Forest Home Ave., Big Bend, Wisconsin 53103, to amend the District Zoning Map of the Waukesha County Zoning Code, **from the AD-10 Agricultural Density-10 District to the R-1 Residential District**.
7. **Discussion and action** to consider the following items for **Philip Link, S103 W24870 Forest Home Ave., Mukwonago**:
  - a. Town of Vernon Certified Survey Map Checklist
  - b. Final Certified Survey Map
  - c. Waiver and Modification of the Town of Vernon Land Division and Development Control Ordinance
  - d. Release of Deed Restriction
8. **Immediately following the above noticed public hearing**, another 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, at approximately 7:00pm, to consider and recommend to the Town of Vernon Town Board of Supervisors and the Waukesha County Zoning Agency, the rezoning request (**CZ-1640**) of **Mary Sipek, S88 W25530 Edgewood Avenue, Big Bend, Wisconsin**, to amend the District Zoning Map of the Waukesha County Zoning Code, **from the A-5 Mini-Farm District to the R-1 Residential District** to allow the division of a 16.1-acre parcel into two (2) lots. All lands zoned C-1 Conservancy District will remain unchanged. The property to be rezoned is located in part of the NE ¼ of the NW ¼ of Section 21, Town of Vernon. More specifically, the property is located at S88 W25530 Edgewood Avenue.

9. **Discussion and action** to consider the following items for **Mary Sipek, S88 W25530 Edgewood Avenue, Big Bend**:
  - a. Town of Vernon Certified Survey Map Checklist
  - b. Final Certified Survey Map
  - c. Waiver and Modification of the Town of Vernon Land Division and Development Control Ordinance
  - d. Deed Restriction
10. **Immediately following the above noticed public hearing** a public hearing will be held by the Town of Vernon Plan Commission to consider the Hobby Kennel License application of **Kevin Lucht of W273 S8840 Ridgeway Rd., Mukwonago** for a total of 3 dogs, which are: one (1) Labrador, one (1) Labrador mix and one (1) Boston Terrier, all dogs are proposed to be kept indoors.
11. **Discussion and action** on the Hobby Kennel License application for **Kevin Lucht of W273 S8840 Ridgeway Rd., Mukwonago**, for a total of 3 dogs.
12. **Waukesha County Zoning Code Violations Update**
13. **CORRESPONDENCES**:
  - a. Information submitted from Tim Ristow and Jeff Marena regarding the legality of firework permits
  - b. Letter from Attorney Macy regarding firework permits
  - c. Letter from Wisconsin Town's Association regarding firework permits
14. **Minutes For Approval**: January 11, 2007
15. **Next Meeting**: February 22, 2007
16. **Adjourn**.

**APPROVED:**

**Alan Kunert**

Alan Kunert, Chairperson

\*\* 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 & Email: 2/2/07

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