



---

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

---

**AGENDA  
TOWN BOARD  
And  
TOWN OF VERNON PLAN COMMISSION  
Thursday, August 28, 2008  
6:00 P.M.  
At the Vernon Town Hall in the Meeting Room  
W249 S8910 Center Drive**

---

Call Plan Commission and Town Board meeting to order with the pledge to the flag.

Open Meeting Law Compliance Check.

1. Roll Call of the Town Board and Plan Commission Members.
2. **MOTION TO OPEN MEETING TO PUBLIC COMMENTS** (Please be advised per Wisconsin Act 123, the Town Board and the Town Plan Commission will receive information from the public for a three minute time period, per the Chairperson's discretion, per person; be further advised that the public comments must be agenda specific and after completed, the Town Board and the Plan Commission Members may have limited discussion on the information received, however, no action will be taken under public comments.)
4. **NOTICE IS HEREBY GIVEN** that a Joint Meeting will be held by the Town of Vernon Plan Commission and Board of Supervisors on **Thursday, August 28, 2008, at 6:00 p.m.**, at the Vernon Town Hall located at W249 S8910 Center Drive, Big Bend, WI, 53103, to consider the recommended Land Use Plan Amendments for the Town of Vernon in efforts to bring the land use classifications identified by the Town of Vernon's Smart Growth Plan to be consistent with the land use classifications identified by Waukesha County's Smart Growth Plan..
5. **Discussion and action** by the Town of Vernon Plan Commission to recommend to the Board of Supervisors to authorize the Town Planner to communicate the recommended Land Use Plan Amendments to the staff of Waukesha County in efforts to bring the land use classifications identified by the Town of Vernon's Smart Growth Plan to be consistent with the land use classifications identified by Waukesha County's Smart Growth Plan.
6. **Discussion and action** by the Board of Supervisors to authorize the Town Planner to communicate the recommended Land Use Plan Amendments to the staff of Waukesha County in efforts to bring the land use classifications identified by the Town of Vernon's Smart Growth Plan to be consistent with the land use classifications identified by Waukesha County's Smart Growth Plan.
7. Adjournment of the Town Board and the continuation of the regular Plan Commission Meeting.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Town of Vernon Plan Commission, at which a quorum of the Town Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held on **Thursday, August 28, 2008** beginning at **6:00 P.M.**, at Vernon Town Hall, W249S8910 Center Dr, Big Bend, WI 53103.

Notice of Town Board Quorum. (Plan Commission Chair to announce the following, if a quorum of the Town Board is in attendance at the meeting: Please let the minutes reflect that a quorum of the Town Board is present and that the Town Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.)

8. **MOTION TO OPEN MEETING TO PUBLIC COMMENTS** (Please be advised per Wisconsin Act 123, the Town Plan Commission will receive information from the public for a three minute time period, per the Chairperson's discretion, per person; be further advised that the public comments must be agenda specific and after completed, the Plan Commission Members may have limited discussion on the information received, however, no action will be taken under public comments.
9. **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 – Planning and Zoning Division on **Thursday, August 28, 2008, at 6:30 p.m.**, at the Vernon Town Hall located at W249 S8910 Center Drive, Big Bend, WI, 53103, to consider the Conditional Use request (**CU-639B**) of the **First United Presbyterian Church of Vernon**, S71 W32380 National Ave., to allow the installation of a new free-standing sign on the property described as follows: Part of the SE ¼ of Section 2, T5N, R19E, Town of Vernon. More specifically, the property is located at the National Avenue address listed above.
10. **Discussion and action** to consider the Conditional Use request (**CU-639B**) of the **First United Presbyterian Church of Vernon**, S71 W32380 National Ave., to allow the installation of a new free-standing sign on the property described as follows: Part of the SE ¼ of Section 2, T5N, R19E, Town of Vernon. More specifically, the property is located at the National Avenue address listed above.
11. **Immediately following the above public hearing**, another Joint Public Hearing will be held to consider the Conditional Use request (**CU-84B**) of the **German Shepherd Dog Club of Wisconsin Inc.**, W224 S6950 Guthrie Rd., to allow the construction of an addition to the existing training building to be used for additional space for dog training and exercise on the property described as follows: Part of the SE ¼ of Section 1, T5N, R19E, Town of Vernon. More specifically, the property is located at the Guthrie Rd. address listed above.
12. **Discussion and action** to consider the Conditional Use request (**CU-84B**) of the **German Shepherd Dog Club of Wisconsin Inc.**, W224 S6950 Guthrie Rd., to allow the construction of an addition to the existing training building to be used for additional space for dog training and exercise on the property described as follows: Part of the SE ¼ of Section 1, T5N, R19E, Town of Vernon. More specifically, the property is located at the Guthrie Rd. address listed above.
13. **Immediately following the above public hearing**, another Joint Public Hearing will be held to consider the Conditional Use request (**CU-121F**) of **Judy Greffer**, S75 W24580 National Ave., Mukwonago, Wisconsin 53149, to amend the existing Conditional Use Permit for a horse boarding facility to revise the trailer parking locations, allow additional signage, clarify the lessons and training provided on site and allow some limited special events on the property described as follows: Part of the W ½ of Section 10, T5N, R19E, Town of Vernon. More specifically, the property is located on the North side of C.T.H. "ES" at the National Avenue address cited above.
14. **Discussion and action** to consider the Conditional Use request **CU-121F**) of **Judy Greffer**, S75 W24580 National Ave., Mukwonago, Wisconsin 53149, to amend the existing Conditional Use Permit for a horse boarding facility to revise the trailer parking locations, allow additional signage, clarify the lessons and training provided on site and allow some limited special events on the property described as follows: Part

of the W ½ of Section 10, T5N, R19E, Town of Vernon. More specifically, the property is located on the North side of C.T.H. "ES" at the National Avenue address cited above.

15. **Immediately following the above public hearing**, another Joint Public Hearing will be held to consider the Conditional Use request (**CU-1111A**) of **Velocitel (c/o Dave Trost)**, 650 Devon Avenue, Suite157, Itasca, IL, 60143, on behalf of **Verizon Wireless**, 1515 E. Woodfield Road, Schaumburg, IL, **60173**, to allow the addition of a generator and associated wiring within the existing leased area for an existing communications tower located on the property owned by the **Jeff and Anne Sessner**, S82 W23810 Artesian Ave., Big Bend, WI, 53103 and described as follows: Parcel 1-D of Certified Survey Map No. 6084, Vol 50, Page 72, located in part of the NW ¼ of Section 14, T5N, R19E, Town of Vernon. More specifically, the property is located at the Artesian Ave. address listed above.
16. **Discussion and action** to consider the Conditional Use request (**CU-1111A**) of **Velocitel (c/o Dave Trost)**, 650 Devon Avenue, Suite157, Itasca, IL, 60143, on behalf of **Verizon Wireless**, 1515 E. Woodfield Road, Schaumburg, IL, **60173**, to allow the addition of a generator and associated wiring within the existing leased area for an existing communications tower located on the property owned by the **Jeff and Anne Sessner**, S82 W23810 Artesian Ave., Big Bend, WI, 53103 and described as follows: Parcel 1-D of Certified Survey Map No. 6084, Vol 50, Page 72, located in part of the NW ¼ of Section 14, T5N, R19E, Town of Vernon. More specifically, the property is located at the Artesian Ave. address listed above.
17. **Discussion and action** on the following items for **Falcon's View Estates (Roamer Property)**, located in part of the **SW ¼ of Section 8 and SE ¼ of Section 7, Hillview Drive**:
  - a. Waiver on maximum road slope
  - b. Waiver on beginning construction prior to final plat approval
  - c. Construction plans
  - d. Preliminary plat
18. **Discussion and action** on the following item for **Mark Cartwright**, located at **W223 S9890 Big Bend Road, Big Bend, WI 53103**:
  - a. Final Certified Survey Map
19. Minutes For Approval: None
20. Next Meeting: September 11, 2008
21. Adjourn.

**APPROVED:**



Brian Paff  
Brian Paff, 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 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.

Email & Post: August 22, 2008

X:\Agendas\Plan Commission\2008 Agendas\08-28-08.doc