

PROCEEDINGS OF THE TOWN OF VERNON PLAN COMMISSION

Thursday, June 14, 2007

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. Chairman Paff called the Plan Commission meeting to order. The Plan Commission recited the pledge of allegiance.
2. Roll Call. Commissioners Benkowski, Craig, Johnson, Bauer, Bartholomew, Kunert, Chairman Paff, Town Planner Brian Turk, Waukesha County Representative Mary Finet, Deputy Clerk Stefanich. Fire Chief Phil Buchholtz had an excused absence. Engineer Ludwig arrived at 6:33 p.m.
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, June 14, 2007, 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 (File No. SZ-1655) of **Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103, to amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance, from the RRD-5 Rural Residential Density District 5 and the C-1 Conservancy Districts to the A-2 Rural Home and the C-1 Conservancy Districts.** The RRD-5 Rural Residential Density 5 District requires a maximum density of five acres and the A-2 Rural Home District requires a minimum lot area of three acres. The property to be rezoned is a 9.89-acre parcel, located at the Artesian Ave. address cited above, in the SW ¼ of the NW ¼ of Section 14, Town of Vernon. More specifically, the property is located on the north side of Artesian Ave., approximately one-half mile east of Evergreen Dr. The property also has frontage on Sunset View Drive.

Chairman Paff called the public hearing to order at 6:32 p.m. and read the published notice.

Planner Turk stated the applicant owns approximately 9.89 acres of land on Artesian Avenue, with "back lot frontage" on Highland Drive (the Mark Wesner subdivision of 2004). The applicant proposes to divide the rear of the property fronting on Highland Drive to create one new parcel. The property is currently zoned RRD-5 and C-1. During the May 10, 2007 conceptual review, it was noted that a rezoning would be required. In consultation with the County Zoning Agency, it was determined that A-2 zoning would be appropriate for the proposed land division. The C-1 lands would not be rezoned. He stated the Certified Survey Map is attached for review. Planner Turk stated the Master Plan permits medium density residential and the proposal is consistent with the Master Plan. He also stated the proposed A-2 District permits three acre lots with a minimum width of 200 feet. Both lots are approximately five acres and 330 feet in width. No further redivision would be permitted under the proposed A-2 zoning. He explained the sounding zoning as follows: North: R-1 (one acre lots) East: RRD-5 (one acre lots at five acre densities) South: RRD-5 (one acre lots at five acre densities) West: A-5 (five acre lots). Planner Turk also stated based upon the majority of the surrounding properties being five acre densities, the requested land division and rezoning appears appropriate.

Waukesha County Representative Mary Finet stated this proposed rezoning does conform to both the Town and the County Land Use Plan. The consensus among the Plan Commission was favorable. Mr. Meyers explained there was a minor issue with drainage and he would address this concern with the construction of three 24" culverts in the drainage areas. Engineer Ludwig stated he wanted the 100 year flood elevation of the ditch to be determined to reassure that the building house pad was above and beyond the two foot requirement. Mr. Meyers reassured the Plan Commissioners that he only is requesting to build one home and his plan is to keep the rest of the area a green, open area.

PUBLIC COMMENTS:

Greg Winters, W239 S8085 Sunset View Drive. Mr. Winters questioned the location of the building pad and stated he sees no immediate problems with Mr. Meyers' proposal. Planner Turk questioned Mr. Winters knew if Mr. Wesner ever addressed the drainage issues with their development. Mr. Winters stated the issues were never addressed and the standing water doesn't dry up. He stated in

the spring one can find water along the western edge of his property from the north. Planner Turk stated the development originally took place in the Town of Vernon and then was annexed to the Village of Big Bend. The water issues were required to be addressed at the Town of Vernon Plan Commission level and after the land was annexed, the Town of Vernon lost their control. He stated with the Letter of Credit in the Town's possession, he questioned if the Town could work with the Village of Big Bend to resolve the issues. Engineer Ludwig stated to his recollection the permanent proposed road was to address the water issues. Mr. Winters explained the history of the water issues which caused an excess flow of water into his yard. Engineer Ludwig stated he and Department of Public Works Director Salentine had visited the site once before and would revisit and review the issues again if needed and will report his findings.

Dan Schimke S82 W24000 Artesian Avenue. Mr. Schimke questioned the three culvert locations. He stated since the Wesner's development he has had additional water on his property that caused his pond to overflow twice and questioned if the additional culverts would cause more water. Chairman Paff explained that wouldn't be the case, the culverts would allow the water to flow through not cause more water. There was discussion regarding peak water flow, impervious land, and increased water volume. Mr. Schimke stated the water flow keeps the algae low, but in turn overflows the pond as well as the surrounding area. Engineer Ludwig reiterated that the additional culverts would only allow the water to flow and not affect Mr. Meyers' building pad.

Chairman Paff stated there are no further public comments and adjourned the public hearing at 6:50 p.m.

Commissioner Benkowski suggested the petitioner only construct the minimum amount of culverts. Planner Turk stated there are three culverts in two different areas on Sunset View and stated if Mr. Meyers constructed less than three the water flow may be hindered, he recommended keeping three as planned. There was discussion regarding sizing the area for the amount of culverts, the lack of cover, and to obtain an engineer's recommendation. Mr. Meyers questioned when he could begin construction on the culverts, Engineer Ludwig explained the process. Waukesha County Representative Finet stated the County has yet to do a technical review of the Certified Survey Map. Planner Turk and Waukesha County Representative Finet explained the steps needed following the meeting. There was additional discussion on the culverts creating additional water to Mr. Winter's property. Engineer Ludwig explained the concerns of velocity of water, the flow of water and the impacts of those issues.

4. **Discussion and action** to consider the rezoning request (File No. SZ-1655) of **Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103**, to amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance, **from the RRD-5 Rural Residential Density District 5 and the C-1 Conservancy Districts to the A-2 Rural Home and the C-1 Conservancy Districts.**

Planner Turk reviewed the five conditions he would recommend if the Plan Commission was inclined to approve the rezone.

MOTION Commissioner Bauer moved to recommend to the Town of Vernon Board of Supervisors and Waukesha County Zoning Agency approval of the rezoning request (File No. SZ-1655) of Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103, to amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance, from the RRD-5 Rural Residential Density District 5 and the C-1 Conservancy Districts to the A-2 Rural Home and the C-1 Conservancy Districts, subject to the following Planner's conditions:

- a. Prior to the rezoning being in full force and effect, the applicant shall obtain approval of soil boring logs and data from the County Environmental Health Division and Town Engineer. Such borings and logs must demonstrate that the soil conditions on Parcel one is suitable for residential development with approvable on-site sanitation systems. Said soil logs and data must also demonstrate that there are no basement elevation restrictions caused by hydric soil conditions, seasonal high ground water conditions, or any other condition deemed unacceptable by the County Environmental Health Division or Town. No assurance of sanitary systems or basement elevation approval is included herein.
- b. Prior to the rezoning being in full force and effect, the applicant shall obtain SEWRPC concurrence with all wetland boundaries, and the applicant shall provide written evidence of same to the Town Planner and County Zoning Agency.
- c. Professional Fees. Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
- d. Payment of Charges. Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
- e. Subject to the Applicant satisfying all of the aforementioned conditions within one year of granting this conditional approval.

Seconded by Commissioner Kunert, carried by voice vote.

5. Discussion and action to consider the following for **Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103:**
 - a. Certified Survey Checklist

MOTION Commissioner Bauer moved to approve the Certified Survey Checklist for Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103, subject to the Planner's following conditions:

- a. Prior to the rezoning being in full force and effect, the applicant shall obtain approval of soil boring logs and data from the County Environmental Health Division and Town Engineer. Such borings and logs must demonstrate that the soil conditions on Parcel one is suitable for residential development with approvable on-site sanitation systems. Said soil logs and data must also demonstrate that there are no basement elevation restrictions caused by hydric soil conditions, seasonal high ground water conditions, or any other condition deemed unacceptable by the County Environmental Health Division or Town. No assurance of sanitary systems or basement elevation approval is included herein.

- b. Prior to the rezoning being in full force and effect, the applicant shall obtain SEWRPC concurrence with all wetland boundaries, and the applicant shall provide written evidence of same to the Town Planner and County Zoning Agency.
- c. Professional Fees. Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
- d. Payment of Charges. Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within 30 days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
- e. Subject to the Applicant satisfying all of the aforementioned conditions within one year of granting this conditional approval.

Seconded by Commissioner Craig, carried by voice vote.

b. Certified Survey Map

MOTION Commissioner Bauer moved to recommend to the Town of Vernon Board of Supervisors approval of the Certified Survey Map for Larry Meyers, S82 W23950 Artesian Ave., Big Bend, Wisconsin 53103, subject to the Planner's following conditions:

1. The Applicant satisfying all comments, conditions and concerns of the Town Engineer, the Town Planner and all reviewing, objecting and approving bodies, including the Waukesha County Environmental Health Division and Waukesha County Land Resources Division, and Waukesha County Zoning Agency.
2. Receipt of all other required signatures being inscribed on the submittal, including the Village of Big Bend and Waukesha County signatures, prior to the Town affixing any required signatures to the approved survey document.
3. The Applicant reimbursing the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
4. The Applicant paying any unpaid bills owed to the Town of Vernon for the Subject Property or by the Applicant or his or her agents, tenants,

operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

5. Subject to the Applicant satisfying all of the aforementioned conditions within one (1) year of the Town Board granting this conditional approval.

Seconded by Commissioner Bartholomew, carried by voice vote.

6. **Immediately following the above noticed public hearing** another Public Hearing will be held by the Town of Vernon Plan Commission, at approximately 6:45 p.m., at the Vernon Town Hall, located at W249 S8910 Center Drive, Big Bend, WI, 53103, to consider the **waiver/modification** request of **Mike Doble, W249 S7180 Center Drive, Waukesha**, to approve the size of the accessory building 56' x 24' (1,344 square feet).

Chairman Paff called the public hearing to order at 7:04 p.m. and read the published notice.

Planner Turk stated the applicant proposes to remove an existing 1,240 square foot accessory building and replace it with a new building totaling 1,344 square feet. The parcel is 1.24 acres in size, permitting 1,200 square feet by right. Therefore, the applicant has requested a waiver and modification for building size.

Planner Turk stated in discussions with the applicant, he has indicated that the colors will match the residence. He also stated construction plans have been supplied and the architectural plans do match the residence.

Mike Doble, W249 S7180 Center Drive. Mr. Doble explained the reason for replacing his existing accessory building. He stated the building is rotting and needs to be taken down. There was discussion regarding the amount of accessory buildings on his property, the plans for the existing shed, and the septic crock in the work shop.

PUBLIC COMMENTS: None

Chairman Paff stated there are no further public comments and adjourned the public hearing at 7:10 p.m.

7. **Discussion and action** to consider the waiver/modification request for **Mike Doble, W249 S7180 Center Drive, Waukesha, to approve the size of an accessory structure, 56'x24' (1,344 square feet).**

MOTION Commissioner Kunert moved to approve the waiver/modification request, relating to accessory building location, for Mike Doble, W249 S7180 Center Drive, Waukesha, to approve the size of an accessory structure, 56'x24' (1,344 square feet), subject to the following Planner's conditions:

1. The applicant receiving all required permits from the Building Inspector and the County Zoning Agency.
2. The Town of Vernon Building Inspector shall withhold permits for the accessory buildings until a deed restriction is placed on the subject property in a form as

approved by the Town Attorney giving notice that the accessory building cannot be used for any commercial or industrial purpose.

3. **Professional fees.** Petitioner shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
4. **Payment of Charges.** Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

Seconded by Commissioner Johnson, carried by voice vote.

8. **Discussion and action** to consider the following items for **John Kobussen and Kim Schneeweis for Fox River Woods, S95 W32645 Forest Home Avenue, Big Bend:**

- a. Final Condominium Plat

Planner Turk stated he is satisfied with the plans and that they are far enough along in order to conditionally approve the following for Fox River Woods.

MOTION Commissioner Kunert moved to recommend to the Town Board of Supervisors approval of the Final Condominium Plat for John Kobussen and Kim Schneeweis for Fox River Woods, S95 W32645 Forest Home Avenue, Big Bend, subject to the following Planner's conditions:

1. The applicant satisfying all comments, conditions and concerns of the Town Engineer and Town Planner.
2. The applicant satisfying all comments, conditions and concerns of all reviewing, objecting and approving bodies, including, but not limited to, Wisconsin Statutes and Ch. Comm. 85, Wisconsin Administrative Code; Wisconsin Statutes; the Waukesha County Department of Parks and Land Use and the Waukesha County Department of Public Works.
3. The applicant applying for and receiving from the Plan Commission for the Town of Vernon, the Town Board for the Town of Vernon and Waukesha County all necessary waivers and modifications and / or variances (if any) to the Waukesha County Zoning Code, the Waukesha County Shoreland and Floodland Protection Ordinance and the Town of Vernon Land Division and Development Ordinance.
4. Subject to the Developer and Owner satisfying all comments, conditions and concerns of all rezoning ordinances which have been approved in regard to the subject property.
5. **Professional Fees.** Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional

services for this application as well as to enforce the conditions in this conditional approval due to a violation of these conditions.

6. **Payment of Charges.** Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
7. **Subject to the Developer satisfying all of the aforementioned conditions within one year of granting this conditional approval.**

Seconded by Commissioner Craig, carried by voice vote, with two nays from Commissioners Bartholomew and Bauer.

b. Declaration of Condominium

MOTION Commissioner Craig moved to approve the Declaration of Condominium for John Kobussen and Kim Schneeweis for Fox River Woods, S95 W32645 Forest Home Avenue, Big Bend, subject to the following Planner's conditions:

1. **Professional Fees.** Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
2. **Payment of Charges.** Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.

Seconded by Commissioner Johnson, carried by voice vote, with one nay from Commissioner Bauer.

c. Construction Plans

There was discussion regarding the requested notification prior to construction, elevations, construction timeline, finished floor elevation, drainage basins, and the relocating of utilities.

MOTION Commissioner Benkowski moved to approve the Construction Plans for John Kobussen and Kim Schneeweis for Fox River Woods, S95 W32645 Forest Home Avenue, Big Bend, subject to the following Planner's conditions:

1. **The applicant satisfying all comments, conditions and concerns of the Town Engineer and Town Planner.**

2. **Professional Fees.** Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Payment of Charges.** Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
4. **Subject to the Developer satisfying all of the aforementioned conditions within one year of granting this conditional approval.**

Seconded by Commissioner Kunert, carried by voice vote, with one nay from Commissioner Bauer.

d. **Landscape Plans**

MOTION Commissioner Kunert moved to approve the Landscape Plans for John Kobussen and Kim Schneeweis for Fox River Woods, S95 W32645 Forest Home Avenue, Big Bend, subject to the following Planner's conditions:

1. **Professional Fees.** Applicant shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town incurs in connection with this development, including the cost of professional services incurred by the Town (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
2. **Payment of Charges.** Any unpaid bills owed to the Town of Vernon by the Subject Property Owner or his or her agents, tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permit fees or any other fees owed to the Town; shall be placed upon the tax roll for the Subject Property if not paid within thirty (30) days of the billing by the Town, pursuant to Section 66.0627, Wisconsin Statutes. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Town, including possible cause for termination of the conditional approval.
3. **Subject to the Developer satisfying all of the aforementioned conditions within one year of granting this conditional approval.**

Seconded by Commissioner Bartholomew, carried by voice vote, with one nay from Commissioner Bauer.

9. **Discussion** of being able to do site plans and plans of operation without county oversight.

Chairman Paff stated the Four Towns Association has been in meetings working to gain control of County Zoning for four to five years now. Commissioner Kunert stated this would be a step in the right direction to get out of County Zoning. Chairman Paff stated enforcement of the Site Plan and Plan of Operations will be the issue. He stated years ago, the Town had control of the site plans and the County took it over because they became the enforcing agency. Chairman Paff stated we are now asking for oversight of Site Plans and Plans of Operation and the County stated they would consider it only if the Town would become responsible for the enforcement of them. There was discussion on the amount of Site Plans the Town approves per year. Chairman Paff also stated the only site plans the Town would oversee would be those that are not attached to a Conditional Use. He stated he would like to see this amendment to the ordinance approved by September of 2007. The consensus among the Plan Commission was favorable and that there would be some additional cost to the Town, but in turn, the Town of Vernon residents would save time as well as money.

10. Correspondence:

- a. Letter from Attorney Macy regarding: Model Developer's Agreement relocation of existing facilities reimbursement obligation.

Chairman Paff stated this is for the Plan Commissioner's reading pleasure and no action is needed at this time. He briefly explained the contents of the letter.

Commissioner Johnson questioned if there was any update on Roemer's Subdivision. Chairman Paff stated he had spoken with Parks and Land Use Director Dale Shaver and he stated the meeting was positive and he was impressed with the submitted information from Brian Turk and Tom Ludwig. He stated the information would be passed on to LUPE on June 19, 2007. He also stated that Waukesha County Board Supervisor Singert also spoke favorably of the project.

11. Minutes for Approval: May 24, 2007

MOTION Commissioner Johnson moved to approve the May 24, 2007 minutes as printed, seconded by Commissioner Bartholomew, carried by voice vote with one abstention from Commissioner Kunert.

12. Next Meeting: June 28, 2007

13. Adjourn.

MOTION Commissioner Kunert moved to adjourn, seconded by Commissioner Bartholomew, carried by voice vote.

Meeting adjourned at 7:40 p.m.

Christine Stefanich
Deputy Clerk/Plan Commission
Town of Vernon
Waukesha County

APPROVED:

As printed ()
With corrections ()

Brian Paff, Chairperson
Town of Vernon

Date

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