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2
3 AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA
4 COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY
5 REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ OF THE
6 NE ¼ OF SECTION 36, T5N, R19E, TOWN OF VERNON, FROM THE A-2 RURAL
7 HOME DISTRICT TO THE A-1a AGRICULTURAL DISTRICT (CZ-1486)
8

9 WHEREAS the subject matter of this Ordinance having been duly referred to and considered by
10 the Waukesha County Park and Planning Commission, after Public Hearing, and the giving of
11 requisite notice of said hearing, and a recommendation for approval thereon reported to the Land
12 Use, Parks and Environmental Committee, and the Waukesha County Board of Supervisors,
13 Waukesha County, Wisconsin, as required by Section 59.69 of the Wisconsin State Statutes.
14

15 THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA DOES
16 ORDAIN that the Town of Vernon District Zoning Map of the Waukesha County Zoning Code,
17 Waukesha County, Wisconsin, adopted by the Waukesha County Board of Supervisors, on
18 February 26, 1959, is hereby amended to conditionally rezone certain lands from the A-2 Rural
19 Home District to the A-1a Agricultural District, located in part of the NW ¼ of the NE ¼ of
20 Section 36, T5N, R19E, Town of Vernon, and more specifically described in the "Staff Report
21 and Recommendation" and map on file in the office of the Waukesha County Department of
22 Parks and Land Use, and made a part of this Ordinance by reference (CZ-1486), subject to the
23 following condition:
24

25 The property be limited to a total of two (2) parcels and be divided in accordance
26 with the Town of Vernon's Land Division Control Ordinance.
27

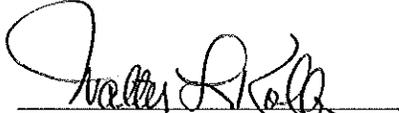
28 BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of
29 this Ordinance with the Town Clerk of Vernon.
30

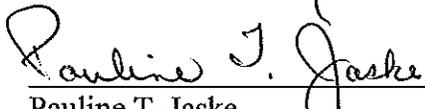
31 BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage,
32 approval and publication.
33

34 BE IT FURTHER ORDAINED that all Ordinances inconsistent with or in contravention of the
35 provisions of this Ordinance are hereby repealed.

AMEND THE TOWN OF VERNON DISTRICT ZONING MAP OF THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NW ¼ OF THE NE ¼ OF SECTION 36, T5N, R19E, TOWN OF VERNON, FROM THE A-2 RURAL HOME DISTRICT TO THE A-1a AGRICULTURAL DISTRICT (CZ-1486)

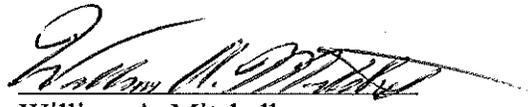
Presented by:
Land Use, Parks, and Environment Committee

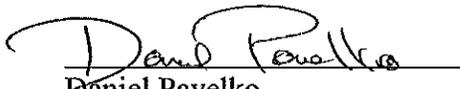

Walter L. Kolb, Chair

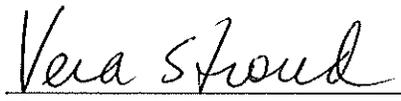

Pauline T. Jaske


James Jeskewitz

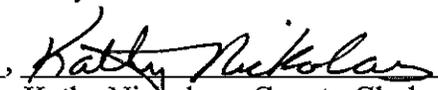

Scott J. Klein


William A. Mitchell

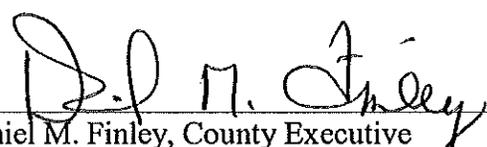

Daniel Pavelko


Vera Stroud

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 8-15-03, 
Kathy Nickolaus, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, is hereby:

Approved:
Vetoed:
Date: 8-15-03, 
Daniel M. Finley, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission, after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Zoning Code, hereby recommends approval of (CZ-1486 Donald and Corrine Manske) in accordance with the attached "Staff Report and Recommendation".

PARK AND PLANNING COMMISSION

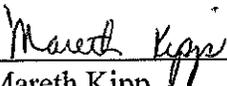
June 19, 2003



Betty Willert, Chairperson



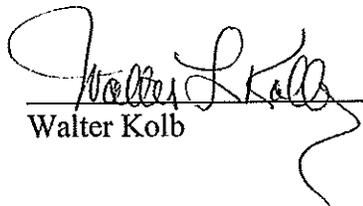
Vy Janusonis



Mareth Kipp

Absent

Ellen Gennrich



Walter Kolb

Absent

Joseph LaPorte



Walter Baade

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION
ZONING MAP AMENDMENT

FILE NO: CZ-1486

TAX KEY NUMBER: VNT 2157.997

DATE: June 19, 2003

NAME OF OWNER: Donald and Corrine Manske
S103 W22285 Kelsey Avenue
Big Bend, WI 53103

LOCATION OF PROPERTY:

Part of the NW ¼ of the NE ¼ of Section 36, T5N, R19E, Town of Vernon. More specifically, the property is located at the address cited above. The property contains 3.67 acres.

PRESENT ZONING:

A-2 Rural Home District, allowing three-acre minimum lot sizes.

PRESENT LAND USE:

Single-family residential.

REQUESTED ZONING CLASSIFICATION AND USE:

A-1a Agricultural District (1-acre minimum lot size) to allow the property to be divided into two (2) parcels.

PUBLIC HEARING DATE:

May 19, 2003.

PUBLIC REACTION:

None.

TOWN PLAN COMMISSION ACTION:

The Town of Vernon Plan Commission, at their meeting on May 19, 2003, recommended to the Town Board, approval of the rezoning request from the A-2 Rural Home District to the A-1a Agricultural District.

TOWN BOARD ACTION:

The Town of Vernon Board, at their meeting on June 5, 2003, voted to approve the rezoning request, subject to the property being limited to a total of two (2) parcels and being divided in accordance with the Town of Vernon's Land Division Control Ordinance.

COMPLIANCE WITH THE TOWN OF VERNON LAND USE PLAN AND THE WAUKESHA COUNTY DEVELOPMENT PLAN:

The Waukesha County Development Plan designates the parcel in the Suburban I Density Residential category, allowing residential development at 1.5 to 2.9 acres of lot area per dwelling unit. The Town of Vernon Master Land Use Plan designates the parcel in the Low Density category, allowing residential development at 1.5 to 4.9 acres of lot area per dwelling unit. The proposed rezoning is consistent with both plans.

158-0-039

OTHER CONSIDERATIONS:

The property in question consists of 3.67 acres and is improved with a single-family residence, detached garage and sheds. The owners are proposing to divide the property into two (2) lots for the construction of a new home for their daughter. The surrounding area consists of residences to the north, east and southeast on lots ranging from one (1) to five (5) acres in size, and tilled agricultural lands to the south and west. Surrounding zoning consists of AD-10 Agricultural District to the north and the south, allowing lots as small as 1-acre with a ten (10) acre density, A-5 Mini-Farm District to the west and southeast, requiring a minimum lot size of five (5) acres, and A-2 Rural Farm District to the east, requiring a minimum lot size of three (3) acres.

The Town of Vernon's Land Use Plan was changed for this property in October 2001, per the request of the owners, to allow the potential division of the property. At the time of the request, the Town felt they should encourage the redivision of existing parcels of record, as proposed, rather than create new subdivisions with greater densities while attempting to maintain the fairly low density of the Town. The Town of Vernon's overall density, according to the Land Use Plan Amended Table 139 of the County Development Plan, is 8.8 acres per dwelling unit. The Town's Plan, as well as the County Development Plan in the more rural areas of Towns, are attempting to maintain a "one unit per five acre" density and, at the present time, the "8.8 acres per dwelling unit" is well below this standard.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**, subject to the property being limited to a total of two (2) parcels and being divided in accordance with the Town of Vernon's Land Division Control Ordinance. The request, as proposed, is consistent with other land uses and lot sizes within the area. The division of this property will not adversely affect the overall density of rural areas within the Town of Vernon, which meets the intent of the Town of Vernon Master Land Use Plan and the Waukesha County Development Plan.

Respectfully submitted,



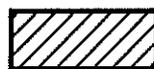
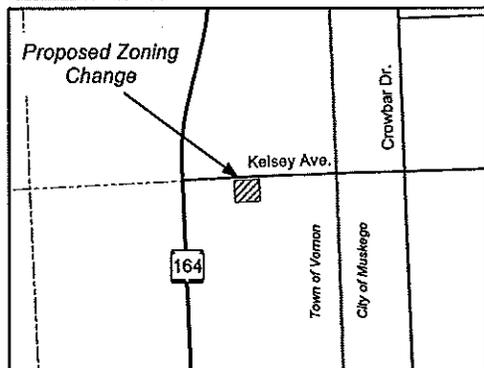
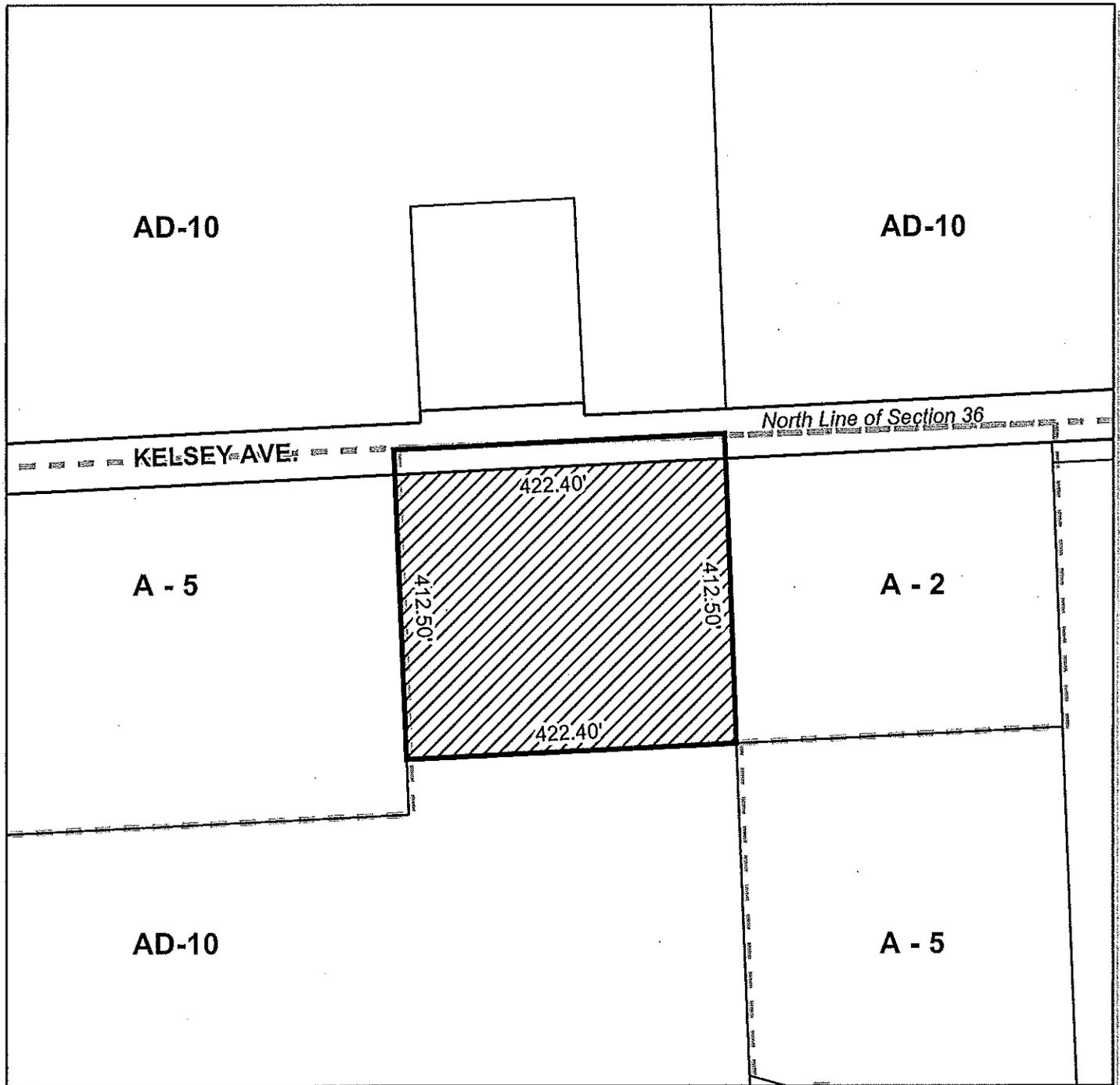
Brian Depies
Senior Land Use Specialist

BD

Attachment: Map

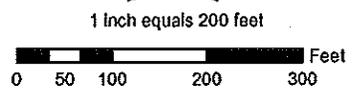
ZONING MAP AMENDMENT

PART OF THE NE 1/4 OF SECTION 36
TOWN OF VERNON



CONDITIONAL ZONING CHANGE FROM A-2 (RURAL HOME DISTRICT) TO A1-a (AGRICULTURAL DISTRICT- 1 ACRE)

FILE.....CZ-1486
 DATE.....6-19-03
 AREA OF CHANGE.....3.67 ACRES
 TAX KEY NUMBER.....VNT 2157.997



Prepared by the Waukesha County Department of Parks and Land Use

158-0-039

WAUKESHA COUNTY BOARD OF SUPERVISORS *ED 158-42*

V

DATE-08/12/03

(ORD) NUMBER-1580039

- 1 K. HERRO.....AYE
- 3 D. STAMSTA.....AYE
- 5 J. MARCHESE.....AYE
- 7 J. JESKEWITZ.....AYE
- 9 P. HAUKOHL.....AYE
- 11 K. HARENDA.....AYE
- 13 J. MORRIS.....AYE
- 15 D. SWAN.....AYE
- 17 J. BEHREND.....
- 19 W. MITCHELL.....AYE
- 21 W. KOLB.....AYE
- 23 P. PRONOLD.....AYE
- 25 K. CUMMINGS.....AYE
- 27 D. PAULSON.....AYE
- 29 M. THOMAS.....AYE
- 31 V. STROUD.....AYE
- 33 D. PAVELKO.....AYE
- 35 C. SEITZ.....AYE

- 2 R. THELEN.....AYE
- 4 H. CARLSON.....AYE
- 6 D. BROESCH.....
- 8 J. DWYER.....AYE
- 10 S. WOLFF.....AYE
- 12 J. GRIFFIN.....AYE
- 14 J. LA PORTE.....AYE
- 16 R. MANKE.....AYE
- 18 B. MORRIS.....AYE
- 20 M. KIPP.....AYE
- 22 G. BRUCE.....AYE
- 24 A. SILVA.....AYE
- 26 S. KLEIN.....AYE
- 28 P. JASKE.....AYE
- 30 K. NILSON.....AYE
- 32 P. GUNDRUM.....AYE
- 34 R. SINGERT.....AYE

TOTAL AYES-33

TOTAL NAYS-00

CARRIED X

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-33