

ENROLLED ORDINANCE 170-59

YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY (MINDEL CUSTOM GOLF/AMERICAN FRICTION WELDING), SECTION 10, T5N, R19E, TOWN OF VERNON

WHEREAS, on February 24, 2009, the Waukesha County Board of Supervisors in Enrolled Ordinance No 163-81, approved a Comprehensive Development Plan for Waukesha County, and

WHEREAS, said Comprehensive Development Plan for Waukesha County provides for annual update and amendment procedures, and

WHEREAS, on September 17, 2015, the Waukesha County Park and Planning Commission held a Public Hearing to receive testimony on proposed changes to the Comprehensive Development Plan for Waukesha County, and

WHEREAS, the staff has identified in a "Staff Report and Recommendation" dated September 17, 2015, a summary of comments and Staff Recommendations for the proposed change to the Comprehensive Development Plan for Waukesha County, and

WHEREAS, the "Staff Report and Recommendation" has been reviewed by the Waukesha County Park and Planning Commission on September 17, 2015, and a recommendation was reported to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors as required in the Comprehensive Development Plan for Waukesha County and as set forth in the attached "Chart of Actions"

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the following amendment is hereby approved to the Year 2035 Comprehensive Development Plan for Waukesha County.

In the Town of Vernon, the following request is being made:

- ***Mindel Custom Golf, LLC***, S74 W24255 National Avenue, Big Bend, WI 53103, American Friction Welding, Inc. (agent), 115 North Janacek Road, Brookfield, WI 53045, requests that property located in part of the NE ¼ and SE ¼ of Section 10, T5N, R19E, Lot 1, Certified Survey Map 10648, Town of Vernon (Tax Key No. VNT 2053.997.003), be amended from the Commercial and Office Park category to the Mixed Use category.

The request is approved subject to the following condition:

1. Authorized uses for the subject property shall be either commercial or light industrial uses.

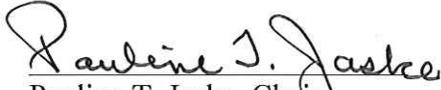
BE IT FURTHER ORDAINED that a more detailed description and map of the aforementioned amendment is on file in the office of the Waukesha County Department of Parks and Land Use.

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

Adopted by the Waukesha County Board: 10/27/15
Approved by the Waukesha County Executive: 10/30/15
Published: 11/07/15

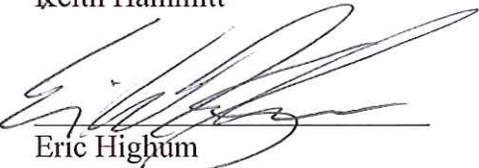
YEAR 2015 APPROVAL OF AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT
PLAN FOR WAUKESHA COUNTY (MINDEL CUSTOM GOLF/AMERICAN
FRICTION WELDING), SECTION 10, T5N, R19E, TOWN OF VERNON

Presented by:
Land Use, Parks, and Environment Committee


Pauline T. Jaske, Chair


Jim Batzko

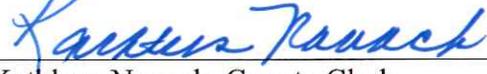

Jennifer Grant


Keith Hammitt


William Mitchell


Thomas J. Schellinger

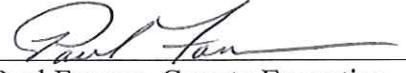
The foregoing legislation adopted by the County Board of Supervisors of Waukesha County, Wisconsin, was presented to the County Executive on:

Date: 10/29/15, 
Kathleen Novack, County Clerk

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

Approved: X

Vetoed: _____

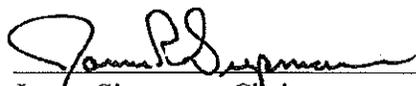
Date: 10-30-15, 
Paul Farrow, County Executive

COMMISSION ACTION

The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2015 Approval of Amendment to the Comprehensive Development Plan for Waukesha County, (Mindel Custom Golf/American Friction Welding.), Section 10, Town of Vernon, hereby recommends approval in concurrence with the attached chart entitled "Year 2015 Amendments to the Comprehensive Development Plan for Waukesha County" (actions taken by the Park and Planning Commission.)

PARK AND PLANNING COMMISSION

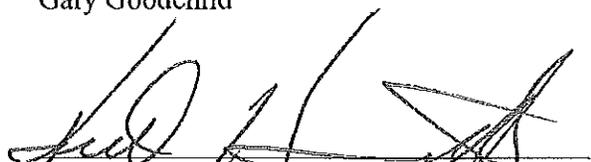
September 17, 2015

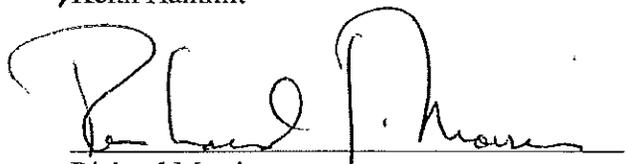

James Siepmann, Chairperson


William Mitchell, Vice Chairperson


Robert Peregrine

(Absent)
Gary Goodchild


Keith Hammit


Richard Morris

Absent
William Maslowski

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
STAFF REPORT AND RECOMMENDATION FOR A
YEAR 2015 AMENDMENT TO THE COMPREHENSIVE
DEVELOPMENT PLAN FOR WAUKESHA COUNTY

DATE: September 17, 2015

PUBLIC HEARING DATE:
Thursday, September 17, 2015, 1:00 p.m.

REQUEST:
Year 2015 amendment to the Comprehensive Development Plan for Waukesha County pursuant to the procedures outlined in the Plan.

1. In the Town of Vernon, the following request is being made:
 - A. *Mindel Custom Golf, LLC*, S74 W24255 National Avenue, Big Bend, WI 53103, American Friction Welding, Inc. (agent), 115 North Janacek Road, Brookfield, WI 53045, requests that property located in part of the NE ¼ and SE ¼ of Section 10, T5N, R19E, Lot 1, Certified Survey Map 10648, Town of Vernon (Tax Key No. VNT 2053.997.003), be amended from the Commercial and Office Park category to the Mixed Use category.

EXISTING USE
Commercial (golf driving range and mini-putt course).

PROPOSED USE
Manufacturing/industrial.

PUBLIC REACTION
Public testimony will be taken at the September 17, 2015 public hearing.

TOWN PLAN COMMISSION AND BOARD ACTION
The Vernon Town Plan Commission and Board, at their respective meetings on September 9, 2015, recommended approval of the request.

STAFF ANALYSIS:
The subject property is located on the south side of C.T.H. "ES" (National Ave.), approximately ½ mile west of the I-43/S.T.H. 164 interchange. The property currently houses the National Golf Center which includes a golf driving range and mini-putt course. The golf center was authorized via a Conditional Use permit.

The property, along with properties to both the east and west along National Avenue, are designated in the Commercial and Office Park land use category. Lands to the northeast are planned Mixed Use or Commercial and Office Park and the kennel club property to the north is planned Recreational. At present, the subject property is the lone property in the immediate vicinity in commercial use. However, a chiropractic clinic has been recently approved for the opposite side of National Avenue. An eight acre residential property abuts the property to the west. The owner of that property has expressed support for the proposal.

American Friction Welding, which is currently located in Brookfield, is looking to re-locate and is pursuing the purchase of the property. In the future, they would like to raze the existing improvements and construct a light manufacturing facility (See Exhibit "A"). The submitted concept site plan depicts a building of approximately 60,000 square feet. The facility would be expected to employ approximately 25 people initially with possibility for expansion over time (See Exhibit "B"). American Friction specializes in friction welding that serves a number of different industries. Friction welding does not produce fumes nor does it require gasses. The welding process requires little water and, according to the petitioner, is an environmentally responsible process.

Although the facility may not be constructed immediately, American Friction feels that it needs use approvals in order to be able to exercise the purchase of the property this year. A rezoning request has been submitted concurrently. The proposed request is to amend the zoning of the property from the A-5 Mini-Farm District to the M-1 Limited Industrial District. Soils are suitable for septic and storm water management purposes. The petitioner will need to work with the Department of Public Works relative to access and any necessary highway improvements during the Site Plan/Plan of Operation submittal process.

STAFF RECOMMENDATION:

It is the opinion of the Planning and Zoning Division Staff that this request be **conditionally approved, subject to the following condition.**

1. Authorized uses for the subject property shall be either commercial or light industrial uses.

The property is well located along a major arterial near a major interstate interchange in a mixed use setting. The plan amendment will allow the petitioner to seek additional approvals to ultimately create economic investment and jobs in the community with a new manufacturing facility.

Respectfully submitted,

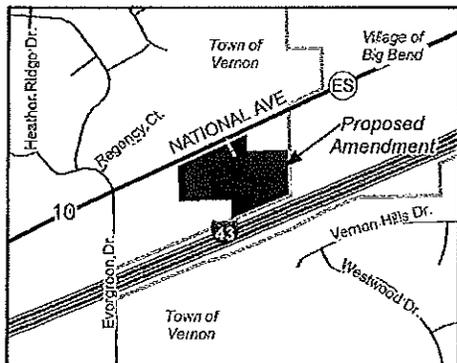
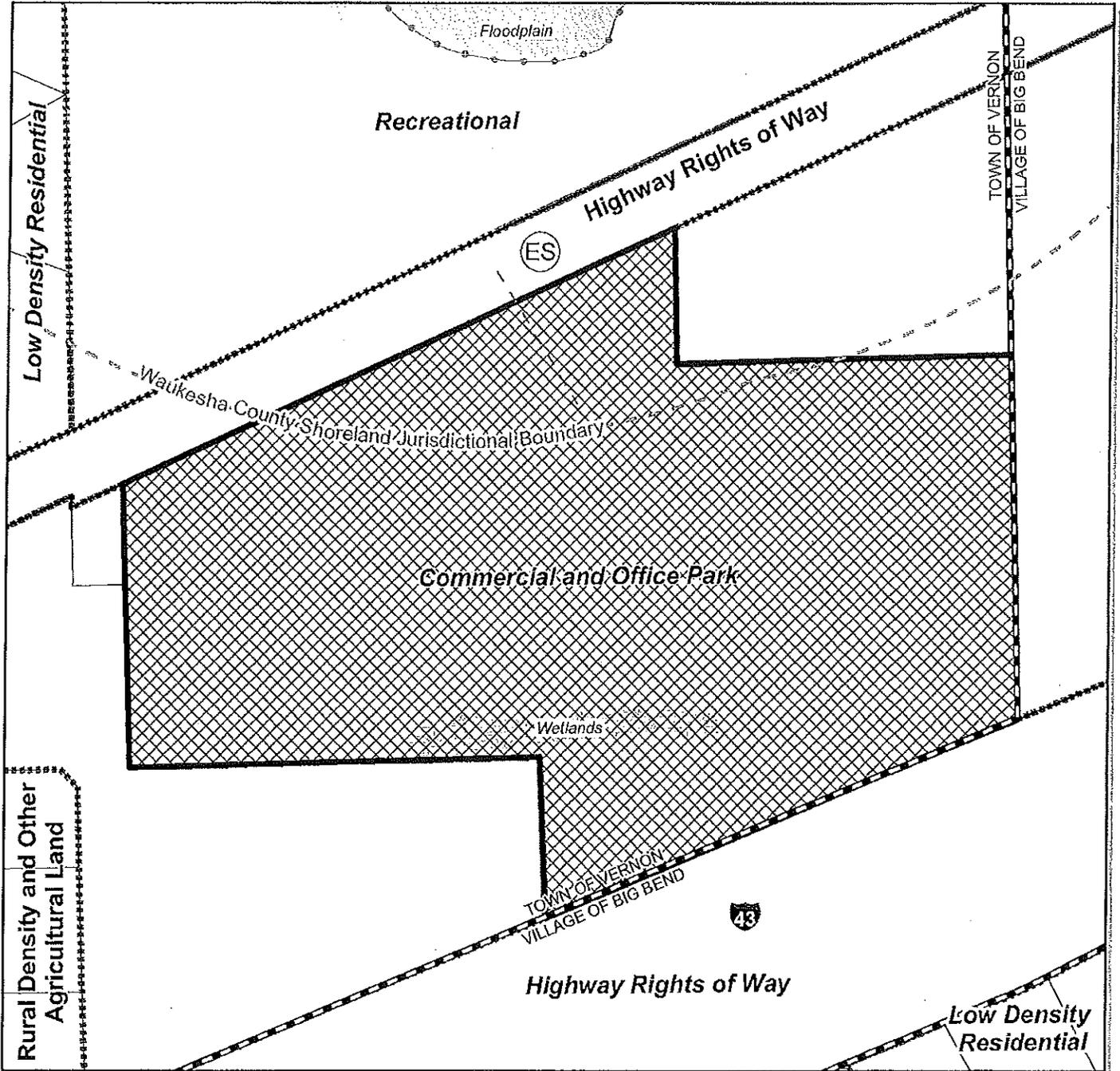
Jason Fruth

Jason Fruth
Planning and Zoning Manager

Attachments: Map
Exhibits "A" and "B"

DEVELOPMENT PLAN AMENDMENT

PART OF THE NE 1/4 & SE 1/4 OF SECTION 10
TOWN OF VERNON

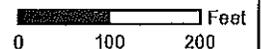


 COUNTY DEVELOPMENT PLAN AMENDMENT FROM COMMERCIAL AND OFFICE PARK TO MIXED USE

PETITIONER.....AMERICAN FRICTION WELDING, INC. (1A)
 DATE OF PLAN COMM. CONSIDERATION.....09/17/15
 AREA OF CHANGE.....16.81 ACRES
 TAX KEY NUMBER.....VNT 2053.997.003



1 inch = 200 feet



Prepared by the Waukesha County Department of Parks and Land Use

American Friction Welding, Inc.



115 N. Janacek Road
Brookfield, WI 53045
Ph.: 262-797-8840
Fax: 262-797-9932

EXHIBIT "B"

MINDEL CUSTOM GOLF
2015 LAND USE PLAN AMENDMENT

July 2, 2015

Business Plan of Operation

American Friction Welding Inc. is a Manufacturing Company that specializes in the process of Friction Welding. We provide our Customers a customized part that fits their unique application and serve many industries, such as the; Food, Medical, Agriculture, Construction, Gas & Oil, Electrical, Water Processing and Automotive Industries. Friction Welding is a machine controlled process that creates a full strength bond between similar or dissimilar metals. Friction welding is considered an environmentally responsible process because it does not produce any fumes or require any gasses or fluxes. This high technology process demands an image of success. Our welds are many times life and function dependent and are critical to the success of our customers.

The Current Number of employee per shift

1st Shift Office=7

1st Shift Manufacturing=14

2nd Shift Manufacturing=2

3rd Shift Manufacturing =2

Hours of Operation

Monday - Saturday

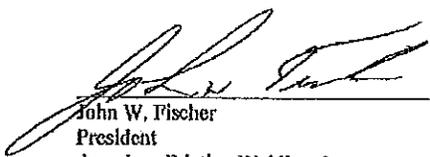
1st Shift Office 7:00am-4:30PM

1st Shift Manufacturing-7:00am-3:30pm

2nd Shift Manufacturing-3:30pm12:00am

3rd Shift Manufacturing- 11:30PM-7:30am

It is American Friction Welding's goal to grow in sales by 10% per year. In order to do this, we figure to double the number of employee in 5-7 year. This growth would require us to hire and add valuable job growth within the surrounding community.


John W. Fischer
President
American Friction Wolding, Inc.

7-2-15
Date

RECEIVED

JUL 21 2015

DEPT OF PARKS & LAND USE

Chart of Actions Year 2015 Amendments to the Comprehensive Development Plan for Waukesha County

Item No. (Outlined in the Staff Report and Recommendation)	Town	Staff Recommendation	Park and Planning Commission Decision and Vote 4/2/15	LUPE Decision and Vote 4/21/15	County Board Decision and Vote 4/28/15
1A – Terry and Jill Van Lare Living Trust	Oconomowoc	Approval	Approval: Unanimous	Approved: 7-0	Approved: 24-0
2 – Waukesha County Department of Parks and Land Use – Environmental Corridor Inventory Mapping	-----	Approval	Approval: Unanimous	Approved: 7-0	Approved: 24-0
Out of Sequence Oconomowoc Town Board	Oconomowoc	Approval	Approval: Unanimous (5/21/15 P & P Comm. Mtg.)	Approved: 7-0 (06/16/15 mtg.)	Approved: 25-0 (06/23/15 mtg.)
Out of Sequence Poplar Creek Club, LLC.	Brookfield	Approval	Approval: Unanimous (8/20/15 P & P Comm. Mtg.)		
Out of Sequence Mindel Custom Golf/American Friction Welding	Vernon	Approval	Approval: Unanimous (9/17/2015 P & P Comm. Mtg.)		

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/27/15

NUMBER-1700060

- 1 R. KOLB.....AYE
- 3 R. MORRIS.....AYE
- 5 J. BRANDTJEN.....
- 7 J. GRANT.....AYE
- 9 J. HEINRICH.....AYE
- 11 C. HOWARD.....AYE
- 13 P. DECKER.....AYE
- 15 B. MITCHELL.....AYE
- 17 D. PAULSON.....AYE
- 19 K. CUMMINGS.....AYE
- 21 W. ZABOROWSKI.....AYE
- 23 K. HAMMITT.....
- 25 G. YERKE.....

- 2 D. Zimmermann.....AYE
- 4 J. BATZKO.....AYE
- 6 J. WALZ.....AYE
- 8 E. HIGHUM.....AYE
- 10 D. SWAN.....AYE
- 12 P. WOLFF.....AYE
- 14 C. PETTIS.....
- 16 M. CROWLEY.....AYE
- 18 L. NELSON.....AYE
- 20 T. SCHELLINGER....AYE
- 22 P. JASKE.....AYE
- 24 S. WHITTOW.....AYE

TOTAL AYES-21

TOTAL NAYS-00

CARRIED _____

DEFEATED _____

UNANIMOUS X

TOTAL VOTES-21