

ENROLLED ORDINANCE 175-3

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR  
WAUKESHA COUNTY (3A – WAUKESHA COUNTY PARK AND PLANNING  
COMMISSION, COMPREHENSIVE LAND USE MAPPING, 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 February 20, 2020, 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 March 19, 2020, a summary of the Public Hearing comments and a Staff Recommendation 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 March 19, 2020, 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.

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.

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

- A. *The Waukesha County Park and Planning Commission*, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Vernon. The proposed amendments are being brought forward in response to recent amendments adopted by the town relative to the Town of Vernon Comprehensive Plan.

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.


**COMMISSION ACTION**

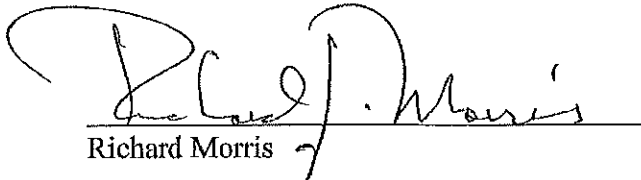
The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance entitled "Year 2020 Amendment to the Comprehensive Development Plan for Waukesha County, (3A – Waukesha County Park and Planning Commission/Comprehensive Land Use Mapping, Town of Vernon) hereby recommends **approval**.

**PARK AND PLANNING COMMISSION**

**March 19, 2020**

  
\_\_\_\_\_  
Robert Peregrine, Chairman

  
\_\_\_\_\_  
William Mitchell, Vice Chairman

  
\_\_\_\_\_  
Richard Morris

**James Siepmann via teleconference**

\_\_\_\_\_  
James Siepmann

Absent  
\_\_\_\_\_  
William Maslowski

Absent  
\_\_\_\_\_  
Thomas Michalski

**Robert Hamilton via teleconference**

\_\_\_\_\_  
Robert Hamilton

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**  
**STAFF REPORT AND RECOMMENDATION FOR A YEAR 2020 AMENDMENT TO THE**  
**COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY**  
**(3A-WAUKESHA COUNTY PARK AND PLANNING COMMISSION,**  
**TOWN OF VERNON**

**DATE:** March 19, 2020

**PUBLIC HEARING DATE:**  
Thursday, February 20, 2020, 1:00 p.m.

**REQUEST:**  
3 (A) Year 2020 amendment to the Comprehensive Development Plan.

*The Waukesha County Park and Planning Commission, 515 West Moreland Blvd., Waukesha, WI 53188, requests comprehensive amendments to the land use plan mapping for various properties within the Town of Vernon. The proposed amendments are being brought forward in response to recent amendments adopted by the town relative to the Town of Vernon Comprehensive Plan.*

**EXISTING LAND USE CATEGORY**  
Multiple.

**PROPOSED LAND USE CATEGORY**  
Multiple.

**PUBLIC REACTION**  
None.

**TOWN PLAN COMMISSION ACTION**  
At their meeting of June 12, 2019, the Town of Vernon Plan Commission unanimously recommended approval of parallel amendments to their town land use plan.

**TOWN BOARD ACTION**  
The Town of Vernon Board unanimously approved the related town plan amendments at their August 1, 2019, meeting.

**STAFF ANALYSIS:**  
The Town of Vernon initiated an effort to update its land use plan mapping last year. The town chose to focus this first phase of map updates on areas in the relative vicinity of the Village of Big Bend. The town expressed a desire to be competitive to the Village of Big Bend in being able to offer comparable densities to what the village would allow in near-boundary areas. In addition, the town felt that a number of properties that are well located near major highways and the I-43/S.T.H. 164 interchange area had potential for either mixed or commercial uses. The town consulted with county planning staff and relied upon the recently completed county business park study to jointly identify properties that might have commercial or mixed use potential. In addition, town and county staff worked together to identify other changes to bring plan category consistency to neighborhoods.

The areas of change are identified with sub-areas being outlined in black and labeled numerically. A corresponding list of all affected parcels is provided on Exhibit "A".  
Referred on: 05/07/20 File Number: 175-O-002 Referred to: LU 3

**STAFF RECOMMENDATION:**

It is the opinion of the Planning and Zoning Division Staff that this request be **approved**. The proposed map changes modernize the land use designations for numerous properties in the northeast part of Vernon. The map changes bring consistency to plan designations in various neighborhoods and allow for economic development opportunities, with a number of well-located properties along major highways being designated for mixed or commercial use.

Respectfully submitted,

*Jason Fruth*

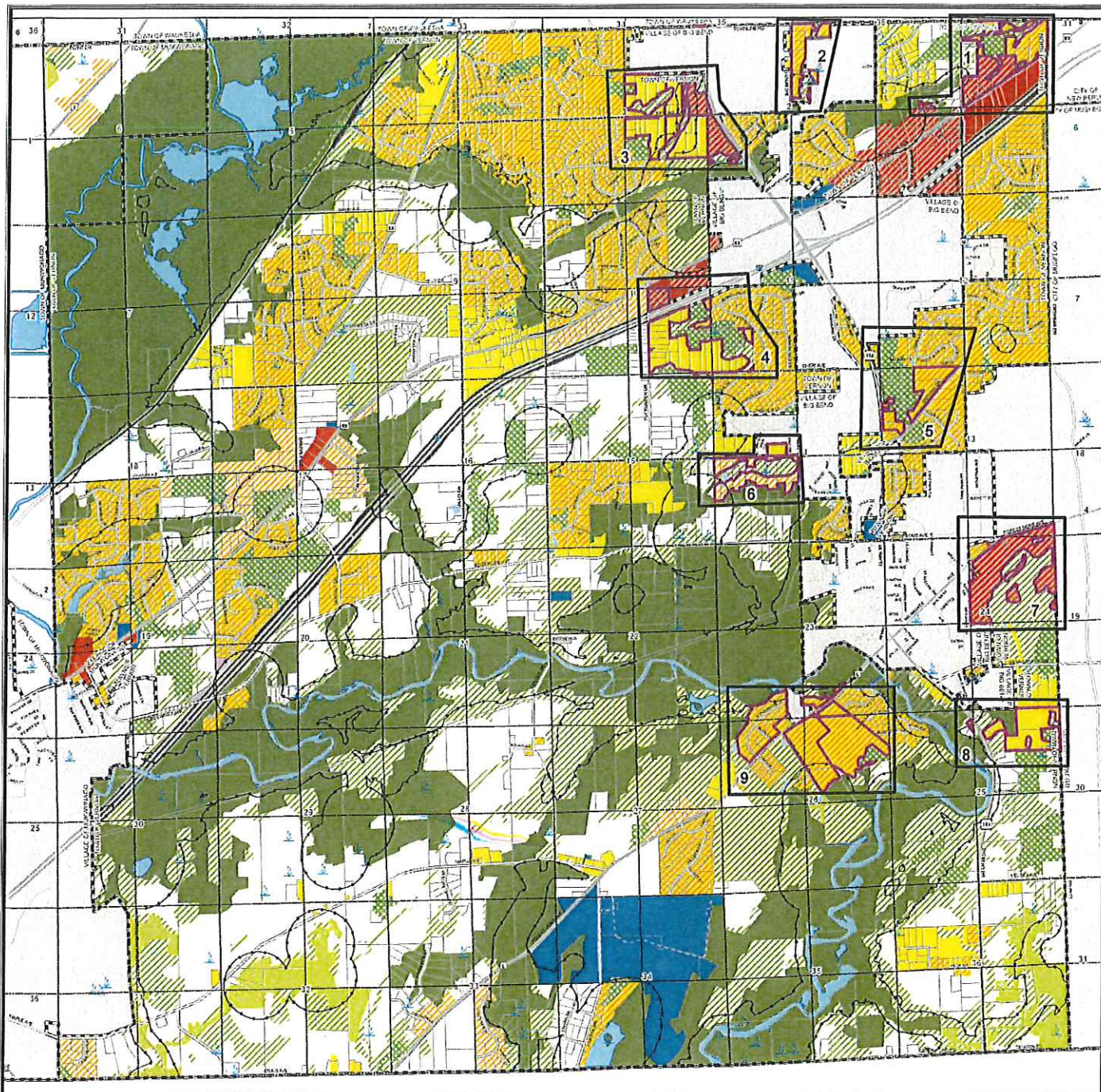
Jason Fruth  
Planning and Zoning Manager

Attachment: Exhibit "A"  
Map

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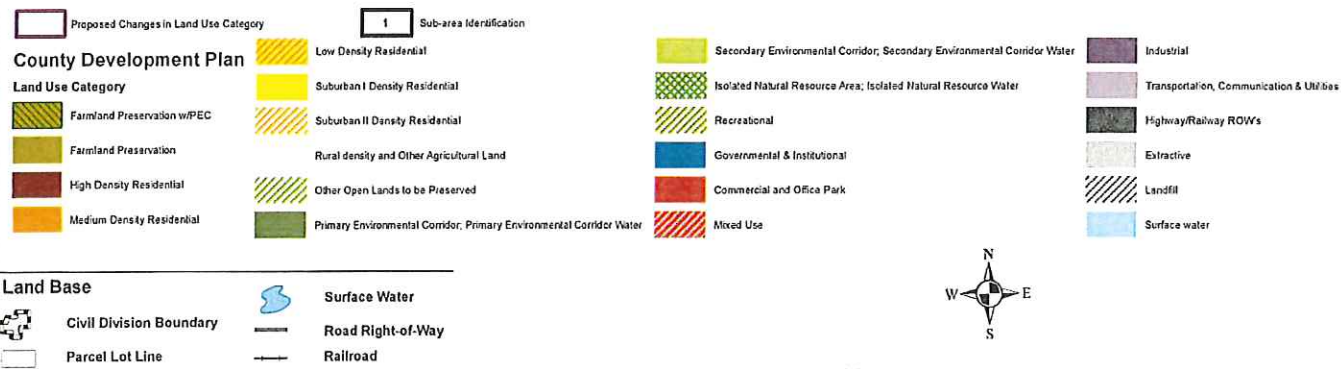
# EXHIBIT "A"

Proposed Comprehensive Map Changes, Town of Vernon						
Area No.	Location	Nearest Road	Tax Key(s)	Existing LUP	Proposed LUP	Area of Change
1	NE 1/4 of Section 1	N of CTH ES and E of CTH U	VNT 2017999, VNT 2017998, VNT 2017997, VNT 2017996,	Rural Density and Other Ag.	LDR	35.92
1	NE 1/4 of Section 1	N of CTH ES and E of CTH U	VNT 2017996, VNT 2017982, VNT 2017983, VNT 2017989, VNT 2019784, VNT 2017985, VNT 2017986, VNT 2017988, VNT 2017987	Rural Density and Other Ag.	Mixed Use	30.65
1	NW 1/4 of Section 1	W of CTH U and N of CTH ES	VNT 2018999007	Rural Density and Other Ag.	Mixed Use	1.65
2	NE 1/4 of Section 2	Big Bend Road	VNT 2021998, VNT 2021999003, VNT 2021999001, VNT 2021999002, VNT 2021999, VNT 2021990, VNT 2021997, VNT 2021995, VNT 2021994, VNT 2021993, VNT 2021992	Rural Density and Other Ag.	LDR	27.65
3	E 1/2 of Section 3	Skyline Ave	VNT 2028999001, VNT 2028999003, VNT 2028999004, VNT 2028999, VNT 2025991008, VNT 2025991007, VNT 2025991005, VNT 2025991006, VNT 2025991004, VNT 2025991003, VNT 2025991002, VNT 2028995001, VNT 2028995002, VNT 2028998003, VNT 2028998002, VNT 2028998004, VNT 2028998	Rural Density and Other Ag.	SDR I	96.76
3	NE 1/4 of Section 3	N of Skyline Ave	VNT 2025991005	SDR I	Mixed Use	14.33
3	SW 1/4 of Section 2	S of Skyline Ave and west of Hwy 164	VNT 2023999001, VNT 2023999002, VNT 2023999003	LDR	Mixed Use	17.31
4	SE 1/4 of Section 10	N of I-43 and S of CTH ES	VNT 2056997, VNT 2056996, VNT 2056995, VNT 2056994, VNT 2056993	Rural Density and Other Ag.	Mixed Use	8.78
4	SE 1/4 of Section 10 and SW 1/4 of Section 11	W of Evergreen, N of Cheri Ave and S of I-43	VNT 2059992, VNT 2059993, VNT 2059994, VNT 2059995, VNT 2059996, VNT 2059997, VNT 2056964, VNT 2056965, VNT 2056966, VNT 2056967, VNT 2056968, VNT 2056969, VNT 2056982, VNT 2056983, VNT 2056984, VNT 2056986, VNT 2056987, VNT 2056988, VNT 2056989, VNT 2056990, VNT 2056998, VNT 2056998002, VNT 2056999, VNT 20569065001, VNT 20569065002	Rural Density and Other Ag.	SDR I	76.79
5	NW 1/4 of Section 13	W of CTH U and E of Hwy 164	VNT 2066994001, VNT 2066992001, VNT 2066992, VNT 2066991, VNT 2066990, VNT 2066989008, VNT 2066989, VNT 2066988, VNT 2066988001, VNT 2066995001, VNT 2066995, VNT 2060996001	SDR I	LDR	36.79
6	NW 1/4 of Section 14	Artesian Ave and Scenic Dr	VNT 2070997006	Rural Density and Other Ag.	SDR I	5.02
6	SW 1/4 of Section 14	S of Artesian Ave	VNT 2071999, VNT 2071997, VNT 2071996, VNT 2071995004, VNT 2071995003, VNT 2071995002, VNT 2071995007, VNT 2071995009, VNT 2071995008, VNT 2071995005, VNT 2071995006	Rural Density and Other Ag.	SDR II	35.18
7	NE 1/4 of Section 24 and SE 1/4 Section 13	South of Janesville Rd	VNT 2109985, VNT 2068994, VNT 2109997, VNT 2109998	SDR I	Mixed Use	81.6
8	NE 1/4 and NW 1/4 and SW 1/4 of Section 25	S of Henneberry Dr and Hwy 164	VNT 2113999, VNT 2113982, VNT 2113997001, VNT 2114998	Rural Density and Other Ag.	SDR I	41.81
9	SE 1/4 of Section 23 and NE 1/4 and NW 1/4 of Section 26	NW and S of Rural Home Cemetary	VNT 2117999, VNT 2108998, VNT 2108998001	Rural Density and Other Ag.	LDR	59.73
9	SW 1/4 of Section 23 and NW 1/4 of Section 26	River Bend Heights	VNT 2121010, VNT 2121011, VNT 2121012, VNT 2121013, VNT 2121014, VNT 2121015, VNT 2121016, VNT 2121017, VNT 2121018, VNT 2121019, VNT 2121020, VNT 2121021, VNT 2121022, VNT 2121023, VNT 2121024, VNT 2121025, VNT 2121032, VNT 2121031, VNT 2121033, VNT 2121030, VNT 2121034, VNT 2121035, VNT 2121001, VNT 2121002, VNT 2121003, VNT 2121004, VNT 2121005, VNT 2121006, VNT 2121007, VNT 2121008, VNT 2121009, VNT 2108989, VNT 2117997001, VNT 2117997002	Rural Density and Other Ag.	LDR	91.17
Total						661.14



# WAUKESHA COUNTY LAND USE PLAN-TOWN OF VERNON

## Request 3A, Proposed 2020 Land Use Plan Amendments



Waukesha County Shoreland Zoning Jurisdictional Limits<sup>4</sup>

Referred on: 05/07/20

File Number: 175-O-002

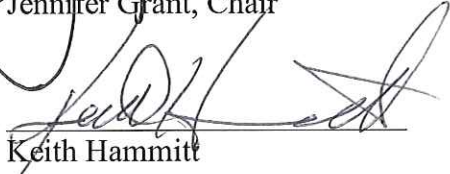
Prepared by Waukesha Co. Dept. of Parks and Land Use: February 11, 2020

Referred to: LU 6

YEAR 2020 AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT PLAN FOR  
WAUKESHA COUNTY (3A – WAUKESHA COUNTY PARK AND PLANNING  
COMMISSION, COMPREHENSIVE LAND USE MAPPING, TOWN OF VERNON)

Presented by:  
Land Use, Parks, and Environment Committee

  
Jennifer Grant, Chair

  
Keith Hammitt

  
Thomas J. Michalski  
A.

  
William A. Mitchell

  
Chris Mommaerts

  
Richard Morris

  
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: 5/29/2020,   
Margaret Wartman, County Clerk

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

Approved: X

Vetoed: \_\_\_\_\_

Date: 6/1/2020,   
Paul Farrow, County Executive



VOTE RESULTS: Passed By Majority Vote

AYE: **25** NAY: **0** ABSENT: **0**

D1 - Foti	Yes
D2 - Zimmermann	Yes
D3 - Morris	Yes
D4 - Batzko	Yes
D5 - Dondlinger	Yes
D6 - Walz	Yes
D7 - Grant	<b>Motion</b> Yes
D8 - Michalski	Yes
D9 - Heinrich	Yes
D10 - Swan	Yes
D11 - Howard	Yes
D12 - Wolff	Yes
D13 - Decker	Yes

D14 - Mommaerts	Yes
D15 - Mitchell	Yes
D16 - Crowley	Yes
D17 - Paulson	Yes
D18 - Nelson	Yes
D19 - Cummings	Yes
D20 - Schellinger	Yes
D21 - Gaughan	Yes
D22 - Wysocki	Yes
D23 - Hammitt	Yes
D24 - Whittow	Yes
D25 - Johnson	<b>Second</b> Yes