

ENROLLED ORDINANCE 170-60

AMEND THE DISTRICT ZONING MAP OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE AND THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NE ¼ AND SE ¼ OF SECTION 10, T5N, R19E, TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN, FROM THE A-5 MINI-FARM DISTRICT TO THE M-1 LIMITED INDUSTRIAL DISTRICT (SCZ-1815)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Vernon Town Board on September 9, 2015, and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.61, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the Waukesha County Shoreland and Floodland Protection Ordinance adopted on June 23, 1970, for the Town of Vernon, Waukesha County, Wisconsin, and the Waukesha County Zoning Code adopted by the Waukesha County Board of Supervisors, on February 26, 1959, are hereby amended to conditionally rezone certain lands located in part of the NE ¼ and SE ¼ of Section 10, T5N, R19E, Town of Vernon, Waukesha County, Wisconsin from the A-5 Mini Farm District to the M-1 Limited Industrial District, and more specifically described in the “Staff Report and Recommendation” and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference SCZ-1815, is hereby approved subject to the following conditions:

1. This rezoning is contingent upon the pending Town and County land use plan amendments to the Mixed Business Park Use and Mixed Use categories, respectively, being approved by the Town and County.
2. This rezoning shall be effective upon the petitioner acquiring title to the property.
3. A Site Plan & Plan of Operation request must be approved by the Town and County prior to construction.
4. Town Attorney Review. The Town of Vernon Plan Commission’s recommendation shall not be in full force and effect until such time that the Town Attorney has reviewed the conditions and placed them in final form.

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

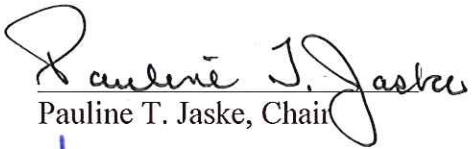
BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.

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

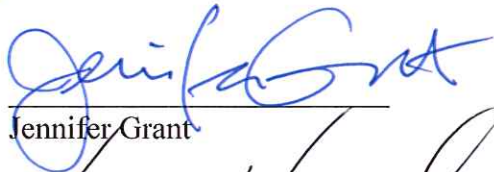
Adopted by the Waukesha County Board: 10/27/15
Approved by the Waukesha County Executive: 10/30/15
Published: 11/07/15

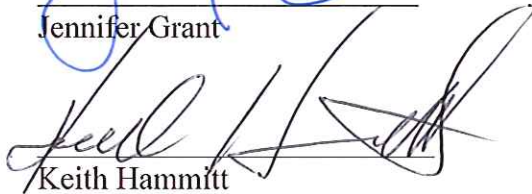
AMEND THE DISTRICT ZONING MAP OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE AND THE WAUKESHA COUNTY ZONING CODE FOR THE TOWN OF VERNON BY CONDITIONALLY REZONING CERTAIN LANDS LOCATED IN PART OF THE NE ¼ AND SE ¼ OF SECTION 10, T5N, R19E, TOWN OF VERNON, WAUKESHA COUNTY, WISCONSIN, FROM THE A-5 MINI-FARM DISTRICT TO THE M-1 LIMITED INDUSTRIAL DISTRICT (SCZ-1815)

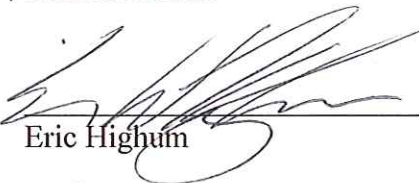
Presented by:
Land Use, Parks, and Environment Committee

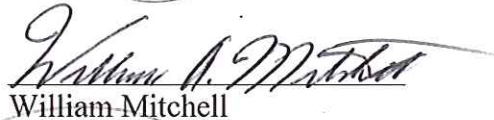

Pauline T. Jaske, Chair


Jim Batzko


Jennifer Grant



Keith Hammitt


Eric Highum


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: 10/27/2015, 
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

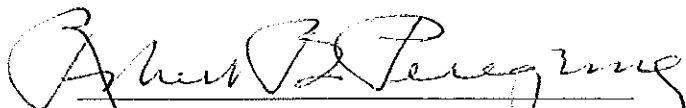
COMMISSION ACTION


The Waukesha County Park and Planning Commission after giving consideration to the subject matter of the Ordinance to amend the Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code, hereby recommends **approval** of (SCZ-1815 Mindel Custom Golf) in accordance with the attached "Staff Report and Recommendation."

PARK AND PLANNING COMMISSION


September 17, 2015


James Siepmann, Chairperson

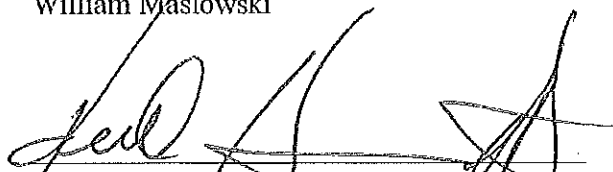

Robert Peregrine


Richard Morris

(Absent)
Gary Goodchild


William Mitchell

(Absent)
William Maslowski


Keith Hammitt

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

DATE: September 17, 2015

FILE NO: SCZ-1815

OWNER: Mindel Custom Golf, LLC
S74 W24255 National Avenue
Big Bend, WI 53103

TAX KEY NO: VNT 2053.997.003

LOCATION:

Part of the NE ¼ and SE ¼ of Section 10, T5N, R19E, Town of Vernon. More specifically, the property is located at the National Avenue address cited above containing 16.71 acres.

PRESENT ZONING:

A-5 Mini Farm District.

PRESENT LAND USE:

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

PROPOSED ZONING:

M-1 Limited Industrial District

PUBLIC HEARING DATE:

September 9, 2015

PUBLIC REACTION:

None.

TOWN PLAN COMMISSION AND TOWN BOARD ACTION:

At their meeting on September 9, 2015, the Town of Vernon Plan Commission and the Town of Vernon Board recommended approval of this request subject to several conditions (See Exhibit "C").

CONFORMANCE WITH THE TOWN OF VERNON LAND USE PLAN AND THE COMPREHENSIVE DEVELOPMENT PLAN FOR WAUKESHA COUNTY:

Amendments to the Town and County Plans are pending final approval. The pending County Plan amendment would bring the property into the Mixed Use category. The Town has recommended approval of said change.

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. A Town Plan Amendment request is pending final approval to bring the property into the Mixed Business Park Uses category, while a County Plan Amendment application is also pending to bring the property into the Mixed 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 and zoning approvals in order to be able to exercise the purchase of the property this year. 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 conditions:**

1. This rezoning is contingent upon the pending Town and County land use plan amendments to the Mixed Business Park Use and Mixed Use categories, respectively, being approved by the Town and County.
2. This rezoning shall be effective upon the petitioner acquiring title to the property.
3. A Site Plan & Plan of Operation request must be approved by the Town and County prior to construction.

4. Town Attorney Review. The Town of Vernon Plan Commission's recommendation shall not be in full force and effect until such time that the Town Attorney has reviewed the conditions and placed them in final form.

Respectfully submitted,

Jason Fruth

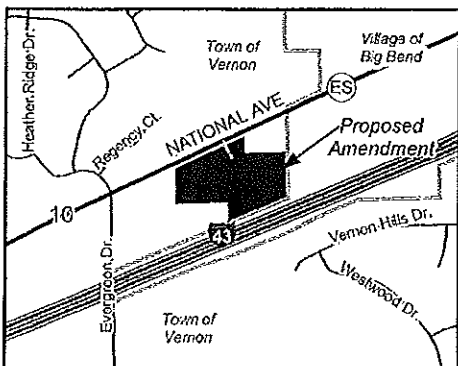
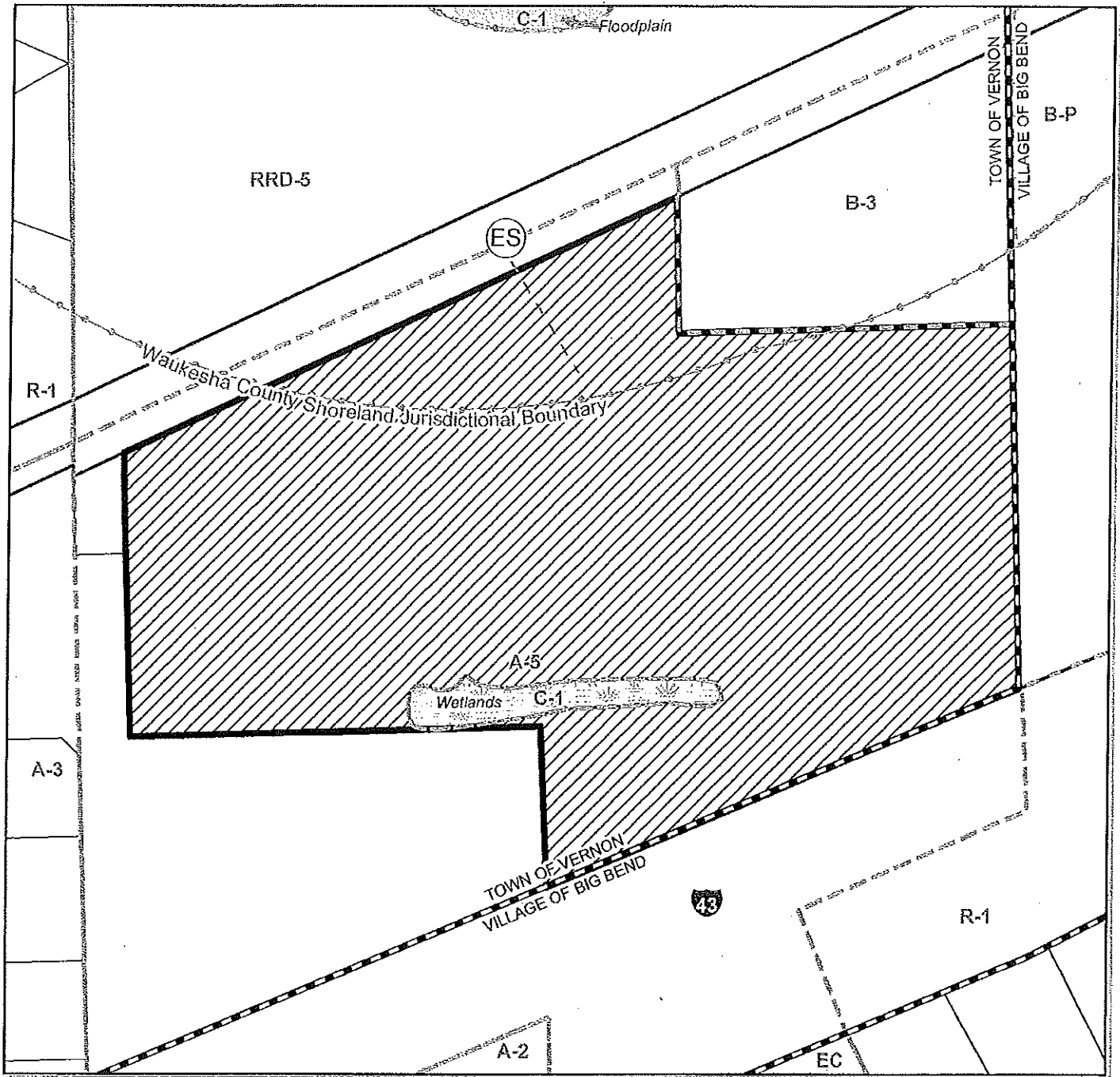
Jason Fruth
Planning and Zoning Manager


cc: Map, Exhibits "A", "B", and "C"

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ZONING AMENDMENT

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



 CONDITIONAL COUNTY AND SHORELAND ZONING CHANGE FROM A-5 MINI-FARM DISTRICT TO M-1 LIMITED INDUSTRIAL DISTRICT

FILE NO. SCZ-1815

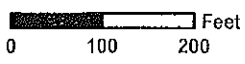
PETITIONER..... AMERICAN FRICTION WELDING, INC.

DATE OF PLAN COMM. CONSIDERATION.....09/17/15


AREA OF CHANGE.....16.4 ACRES

TAX KEY NUMBER.....VNT 2053.997.003

1 inch = 200 feet

 Feet

0 100 200

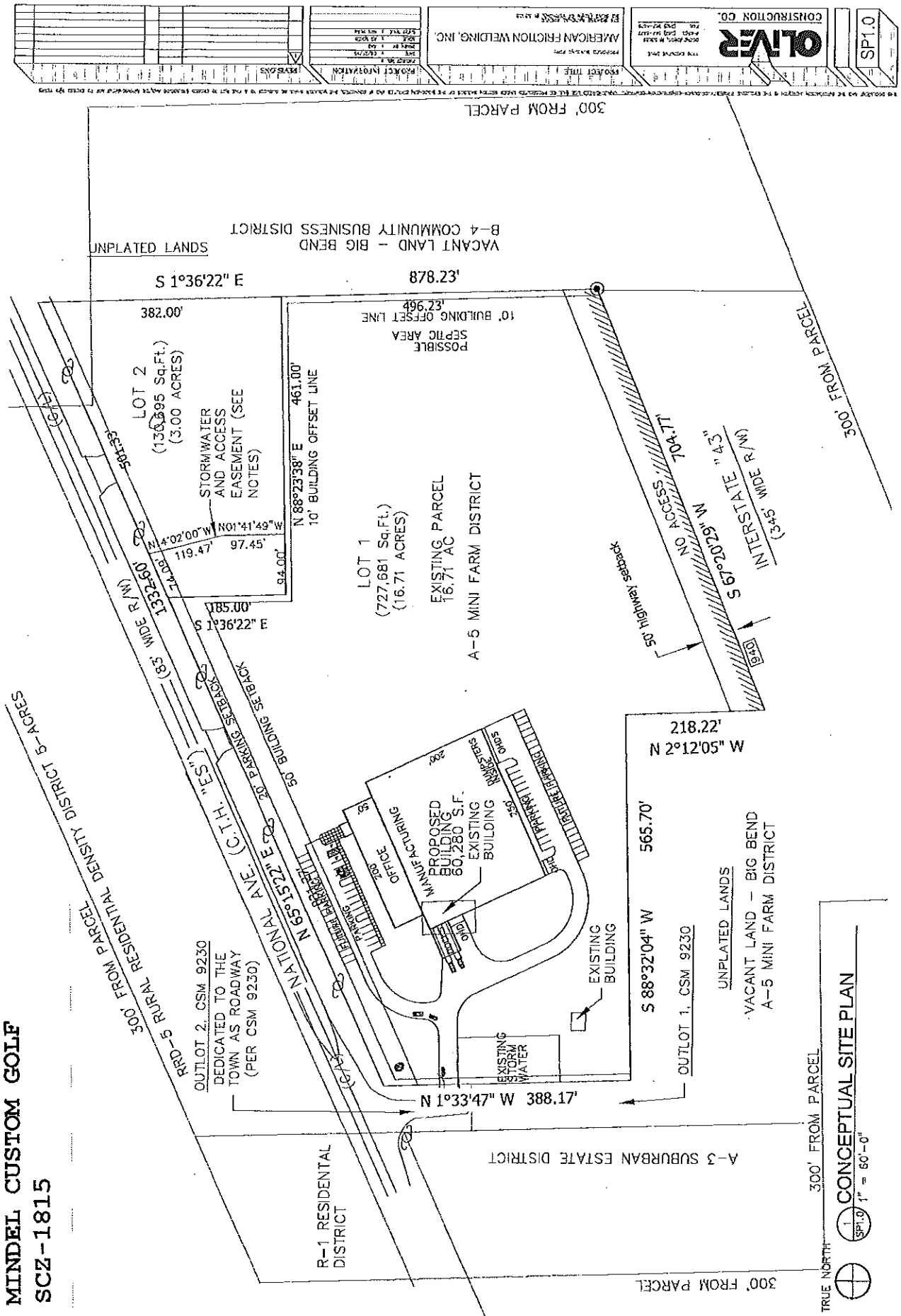


Prepared by the Waukesha County Department of Parks and Land Use

EXHIBIT "A"

MINDEL CUSTOM GOLF

SCZ-1815



REV.	DATE	DESCRIPTION
1	10/08/15	ISSUED FOR PERMIT
2	10/08/15	REVISIONS

PROJECT TITLE: **MINDEL CUSTOM GOLF**
 PROJECT LOCATION: **SCZ-1815**
 PROJECT NUMBER: **170-O-061**
 CLIENT: **AMERICAN FRICTION WELDING, INC.**
 DRAWN BY: **AMERICAN FRICTION WELDING, INC.**
 CHECKED BY: **AMERICAN FRICTION WELDING, INC.**

OLIVER CONSTRUCTION CO.
 1700 W. 100th St.
 Suite 100
 Overland Park, MO 66211
 Phone: 913-241-2222
 Fax: 913-241-2223

American Friction Welding, Inc.



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

EXHIBIT "B"

MINDEL CUSTOM GOLF
SCZ-1815

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

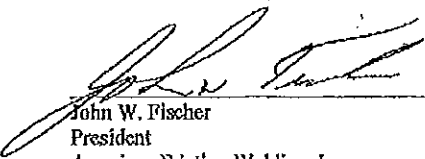
1st Shift Office 7:00am-4:30PM

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

2nd Shift Manufacturing-3:30pm-12:00am

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 Welding, Inc.

7-2-15
Date

RECEIVED

JUL 21 2015

DEPT OF PARKS & LAND USE

EXHIBIT "C"
MINDEL CUSTOM GOLF
SCZ-1815

* Motion: Commissioner Rod Johnson moved that the Town of Vernon Plan Commission recommends to the Vernon Town Board of Supervisors and the Waukesha County Planning and Zoning Division Staff to amend the District Zoning Map of the Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code from the A-5 Mini-Farm District to the M-1 Limited Industrial District. For the property owned by Mary Ann and Paul Mindel for the subject property described as follows: Lot 1, Certified Survey Map No. 10648 in part of the NE ¼ and SE ¼ of Section 10, T5N, R19E, Town of Vernon. More specifically, the property is located at S74 W24255 National Avenue, that is located within the Town of Vernon municipal limits; subject to the following conditions:

1. The Rezone shall not be in full force and effect until such time the petitioner receives approval of a Master Plan Amendment Request.
2. The rezoning shall be effective upon the petitioner acquiring title to the property.
3. A Site Plan & Plan of Operation request must be obtained by the petitioner prior to construction.
4. Town Attorney Review. The Town of Vernon Plan Commission's recommendation shall not be in full force and effect until such time that the Town Attorney has reviewed the conditions and placed them in final form.
5. Professional Fees. The petitioner shall, on demand, reimburse the Town of Vernon for all costs and expenses of any type that the Town of Vernon incurs in connection with this approval, including the cost of professional services incurred by the Town of Vernon (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 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 and/or Agent, 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 of Vernon; shall be placed upon the tax roll

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for the Subject Property if not paid within thirty (30) days of the billing by the Town of Vernon, 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 of Vernon, including possible cause for termination of the conditional approval.

Motion was seconded by Commissioner Merl Wagner. Motion carried by unanimous voice vote.

WAUKESHA COUNTY BOARD OF SUPERVISORS

V

DATE-10/27/15

NUMBER-1700061

- 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