

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, March 31, 2015**

Members present: T. Oberhaus, P. Kanter, C. Dundon, B. Cooley, E. Kranick, G. Reich, M. Tagtow
Also present: Eric Larson, *Town Attorney*, Amy Barrows, *Waukesha County Parks & Land Use Representative*, T. Barbeau, *Town Engineer*, Larry Krause, *Supervisor*, Cindi Duchow, *Supervisor*, Pete Van Horn, *Supervisor*, 34 citizens

Prior to the start of the scheduled Plan Commission meeting there were two public hearings as follows:

1. A hearing in front of the Town Plan Commission and as representative of the Waukesha County Department of Parks and Land Use to consider the request of John Werner, owner, Chaz Hastings, agent for a Conditional Use Permit under Waukesha County's Shoreland and Floodland Protection Ordinance to operate a restaurant at N26 W30227 Maple Avenue (former Dylon's Steakhouse).

Paul Kanter recused himself and left the room.

Chairman Oberhaus opened the Public Hearing at 7 p.m. and explained how the public hearing would proceed. Amy Barrows read the Public Hearing Notice and explained that Chaz Hastings now has ownership of the property. Mr. Hastings was not in attendance. Ms. Barrows stated Mr. Hastings was expected to attend tonight and that the petitioner usually comments at the beginning of the hearing. Mr. Hastings arrived at 7:04 p.m. Ms. Barrows told a brief history of the property and the proposal to be discussed tonight.

Mr. Hastings stated he wants to run the business as it was previously run. He purchased the property last Friday. He is not asking for any new conditions, but he would like to raze the garage.

Ms. Barrows commented that parking was approved as part of a variance. Mr. Hastings is proposing to change the signage. The CU will need to be cleaned up since it refers to such items as catamarans which are no longer applicable to the property. She questioned where the dumpster would be located. The existing CU allows maximum seating within the restaurant to be 60 people and maximum seating at the bar up to 20 people. She stated that the proposed Plan of Operation exceeds that. She asked for clarification as to the number of apartments, and bedrooms and baths in each. All signs need to be reviewed by the County. Any lakeside sign he proposes must be attached to the building and, again, must be reviewed by the County. She also requested clarification of the size of the patio and requested a survey of the exact measurements.

Mr. Hastings said the location of the dumpster will not change at this time. After the garage is razed he plans to install asphalt in that area with no added parking. The outdoor patio will be used for patrons waiting for restaurant seating. No tables or dining will be outdoors. Mr. Hastings stated he will stay with the seating maximums listed in the CU as described by Ms. Barrows. The building has three apartments, two apartments have two bedrooms and the third apartment has one bedroom. Each apartment has one bath. No structural changes have been made. He did get the required HVAC and Electrical Permits. He would like approval of the same size and type of signs allowed previously with their new Golden Anchor logo. He would eventually like to have a lakeside sign that would be the same as the front sign. Mr. Hastings said he will do whatever the County wants regarding the size of the patio and will provide her with the exact measurements of the current patio.

Engineer Barbeau asked for clarification as to the hours of operation for the bar and for the restaurant.

Mr. Hastings replied that the restaurant is to be open until 9 p.m. weekdays and 10 p.m. on weekends. The Bar will close when business dictates. If no one is there, it will close early. He follows the same rules at his Germantown establishment where he says he has a good reputation with his neighbors. His executive chef currently lives on the Golden Anchor property.

Plan Commission members raised questions and made comments regarding existing hours in the current CU; what will happen with the foundation of the garage and what will the slope of that area be? Removal of the garage will allow some added sight distance on Maple Ave. making entrance/exit of the property safer. Would Mr. Hastings be open to this establishment being more of a restaurant with a liquor license than a bar and restaurant? What type of lighting will be in the parking lot? Is outdoor lighting to be cut back or turned off during later hours of operation or after closing? What is planned regarding outdoor music, speakers, smoking areas, entertainment, dancing, landscaping, boat launching/docking, and lunch service?

Mr. Hastings said the garage will be removed after he receives the approvals and permits to do so. This is not a motorcycle-oriented business but clientele arriving on motorcycles will be welcome. He is requesting to run this establishment under the same rules for a bar and restaurant as the previous establishment. He is willing to revisit this in a year and would be willing to change the emphasis to a restaurant with a liquor license if there is a problem with the establishment as reported by the neighbors. He may use landscaping or yard signs to keep people from the boat/dock area. He'll monitor that area and any problems which occur. The property is not a public boat launch but tenants may have boats. He is not planning to have amplified music or dancing.

Both Ms. Barrows and Engineer Barbeau emphasized that lighting could be part of a condition in the CU, requiring that lighting be dimmed or shut down either when the restaurant closes or when the establishment closes could be specified. There isn't much lighting in the parking area now. Ms. Barrows stated that one of the current conditions does not allow amplified music or dancing. She suggests that the dancing condition should be more specific. Attorney Larson agreed.

Supervisor Van Horn stated there is no need for the garage area to be paved in asphalt following demolition. He would like to see it landscaped and not become another asphalted area. It would be safer and would be important for this operation to have more open space. He also asked if lunches would be served and encouraged Mr. Hastings to do so.

Mr. Hastings stated he plans to serve lunches in the summer but will probably scale back the lunch service in the winter.

Public Comments:

Anthony Waite, N27 W30113 Maple Ave.:

Mr. Waite asked if there will be outside waitress service. He sees that there are no plans for it at this time but he stated it is concerning and wants to be sure there are conditions in the CU on the property so these plans don't change a year from now.

Rob Frye, N26 30199 Maple Ave. (He shares a lot line with the Golden Anchor property.):

He stated the previous establishments have been great neighbors but he does have some concerns. Mr. Frye likes Mr. Van Horn's suggestion to increase the green space. He expressed a "chloride concern" regarding the amount of salt used on the parking lot running down the hill into the water. He questioned the 2 a.m. operational time and said historically the restaurant emptied out earlier. Because Mr. Hastings is a successful entrepreneur, Mr. Frye expects this business will expand beyond what has been there in the past. Mr. Frye has children who use his property's lake area and does not want the potential increased lake traffic going to the Golden Anchor to infringe on his lake area. He has done research on the Sandbar establishment in across the lake in Pewaukee where a lot of police presence has been needed. He could potentially be living next to a similar situation. He researched Mr. Hasting's other establishments and "Bottoms Up" also has police reports listed. He asked the Plan Commission to consider his concerns as to how to contain those behaviors. He is also concerned about parking and would like parking restricted so clientele cannot park on the lawn. The fence between the properties is on his lot and has been damaged due to cars parking at the establishment and by the snow plow clearing of the parking lot. He would like the establishment to prevent fence damage, respect the lot line, and be responsible for any repairs that are needed in the future. He asked if when a non-conforming property is changing ownership can the property be required to be brought closer to conforming?

Mark Remshak, W303N2652 Maple Ave.:

He stated that with only 3 boat slips available, lake access for the restaurant won't really be a benefit to people on the lake. People will be coming to the business from the road.

Tim Langer, W298N2778 Shady Lane:

Mr. Langer said the establishments in this location have been great and contribute to the lifestyle of the lake. It is the obligation of the Town to welcome new businessmen to the area. He is concerned that the license hasn't been issued yet since the fall. He is curious as to why boat slips were reduced on the lakefront and thinks it's unfortunate. He suggests that the benefit of the establishment is to serve boaters on the lake. He approved of comments made by Ms. Barrows identifying conditional uses that seemed improper or might need refinement. He believes people should start with the assumption that the business will be good for the community and create restrictions, if necessary, in the future.

Paul Hanson, N26W30235 Maple Ave. (shares lot line with restaurant):

He had a problem with customers using the establishment's pier. He is concerned that things may get elevated at the new business and that it may turn into something like the SandBar in Pewaukee. There should be contingencies to prevent that. This should be a restaurant. He knows the owners want to make money and the only way to do that is to increase clientele. He would appreciate controlling any expansion.

Jim Sweitzer, N14W30068 High Ridge Rd.:

Mr. Sweitzer said he has lived on the lake a long time. That restaurant has been a great, fun asset to all residents. He has concerns about "rowdyism" but the prices of this establishment won't be for that type of clientele.

Tom Brophy, N2730161 Maple Ave.:

He wanted Mr. Hastings to explain what's proposed and how he sees it operating differently than the previous owners operated it.

Mr. Hastings responded to the comments saying there are 4 boat slips but he could ask for up to 7. He clarified that this is not like the SandBar. Remodeling has been done. This is not a rowdy establishment or a dance club. The environment dictates the behavior the Town can expect of the clientele. His other restaurants show what he expects. His restaurant group includes his partner, Josh Neureuther, and his executive chef, Dennis Stukel, who both have ties to the area and have provided some of the decorations for this facility from items owned by their families. He stated his hours of operation for the restaurant will be similar to those of the previous restaurant and expects some people will stay for a nightcap after dinner. He says the establishment will be a great neighbor. He has not been issued a citation in Germantown. He has two locations called "Bottoms Up". His records are "spectacular" compared to other businesses in the area of his establishments. The Police Departments work with him and have access to his security cameras at any time. The Mayor of South Milwaukee has asked him to bring a beer garden there. West Bend and other municipalities want him to open businesses like the proposed Golden Anchor in their communities, as well. He does plan to put up new fences that he'll maintain between the establishment and his two neighbors. He would like to avoid any delays in opening which would be damaging to his business. He says his track record speaks for itself.

Ms. Barrows explained that, if the restaurant/bar ceases business for 12 months, it is no longer legal. In 2005, the Town granted additional mooring spaces for this location but the owner did not submit the paperwork to the County so the spaces were not approved. This could still be resubmitted and considered for the future.

This Public Hearing was closed at 7:48 p.m.

Mr. Kanter returned to the room.

2. A hearing at the request of Craig Raddatz, Fiduciary Real Estate Development Co. for a Commercial Planned Unit Development Conditional Use Permit for the development of 45 acres of land located north of Golf Road, between CTH SS and Elmhurst Road.

The Public Hearing Notice was read.

Engineer Barbeau explained that the Town Board adopted an Ordinance relating to this property and forwarded it to the County Plan Commission who approved it as well. It was then moved on to the LUPE Committee. The Ordinance will be brought to the County Board in late April for approval. This Public Hearing is not about the medical facility, it is about how that property can be developed. The proposal is for open space to be set aside and owned in common by property owners who would need to maintain 75% open space combined on the entire parcel. Lot sizes can be reduced. This gives flexibility for the development of the land.

Dan Kaminski, Fiduciary Real Estate Development, Co., was available to answer questions.

There were no questions from the Town Engineer or the Plan Commission members.

Public Comments:

Peter Buerosse, W291N2152 Elmhurst Dr.:

He asked about the reduction in lot size and how many lots would be allowed.

Engineer Barbeau explained that the minimum lot size in this zoning is 2 acres. There is no set number of lots allowed. The green space requirement will dictate how many lots can be created.

Lynn Serafin, W288S110 Elmhurst Rd.:

Ms. Serafin is disappointed with what she's hearing and believes the rural nature of the Town is going commercial. The Town is losing the country feeling which the Town of Delafield used to stand for. There are enough medical buildings in the area, including what is available at Hwy. 83 and in Oconomowoc. She does not like the large retail area at Hwy. 83. She would like a definition from the Plan Commission as to what is commercial. She understands the 2 acre minimum lot size.

Engineer Barbeau stated that the Town's Land Use Plan, which has been in place for at least 20 years, indicates that the property along Golf Road is designated for business park use. This development is following through with the Plan. The Comprehensive Plan is available on the Town website and is posted in the Town Hall. Mr. Oberhaus added that public hearings were held about this property and plan at the time when the Hwy. 83 interchange was redone.

John Goll, W285N2058 Louis Ct.:

Mr. Goll asked for clarification on the greenspace requirement for this property.

Engineer Barbeau explained that there is a requirement of 40% permanent open space on the property with each lot being required to have a minimum of 25% open space. The total greenspace for the whole development must be at least 75%. He stated that the Town is very strict on greenspace which is unusual among the area municipalities.

Nicole Dickenson, W288S290 Elmhurst Rd

She stated that the greenspace requirement is generous compared to other communities. She had questions pertaining to the medical facility, the clientele, and how OAW's presence here will benefit the greater neighborhood given the number of other medical facilities nearby, including one which is abandoned. She also asked what additional businesses will be building on this property and asked for clarification as to whether it would be Walmart-type businesses, boutiques, or other businesses. She wanted to know how this development enhances the Town.

Mr. Oberhaus responded that this is a Hearing about the CU for the land development, not about the medical facility. The property is zoned B-3 and encouraged Ms. Dickenson to read that section of the Town Code. He said that FRED doesn't know what else will go on the property. He briefly described OAW, it's owners and current location.

Mr. Oberhaus brought the Public Hearing to a close.

First order of business: Call to Order and Pledge of Allegiance

Chairman Oberhaus called the meeting to order and led all in the Pledge of Allegiance.

Second order of business: Approval of the minutes of March 3, 2015

A Motion was made by Mr. Cooley, seconded by Ms. Dundon, to approve the minutes of the March 3, 2015 meeting. Motion Carried.

Third order of business: Communications (for discussion and possible action)

A. Mike Moertl, Boatgas Marine Refueling Service, LLC (3/14/15)

Questions about this business and related permits were answered by Engineer Barbeau.

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business

A Motion was made by Mr. Reich, seconded by Ms. Dundon, to move Agenda Item 5C to be the next item of business. Motion Carried.

Mr. Kanter recused himself and left the room.

C. John Werner, owner, by Chaz Hastings, Golden Anchor Properties, LLC,
Re: Consideration and possible action to recommend conditions to Waukesha County Parks and Land Use Department related to site improvements and operation of the Golden Anchor restaurant located at N26 W30227 Maple Avenue.

Engineer Barbeau explained the conditions were written as they existed for the previous establishment. Those conditions can be used, with potential changes, as a basis for the new establishment. Discussion of the following items took place:

Item D: Josh Neureuther stated that the business would like to have the kitchen open from May through October from 11 a.m. to 11 p.m. at the latest and October through May from 3 p.m. to 9 p.m. Engineer Barbeau suggested changing this item to the restaurant and kitchen may be open from 10 a.m. to 10 p.m.

Item F: The patio size needs to be identified
Remove the statement regarding zoning and building permits.

Item G: It was decided to leave the statement about tables and picnic tables in the CU.
Outdoor seating is to remain at 32 people

Mr. Hastings stated that right now there is no outdoor seating, there is standing only.

Ms. Barrows thinks the current patio is 25' x 26'. During the Public Hearing she had requested clarification of the size of the patio and requested a survey of the exact measurements. Mr. Hastings said he will do whatever

the County wants regarding the size of the patio and will provide Ms. Barrows with the exact measurements of the current patio.

Item K: Engineer Barbeau stated sailboat storage no longer applies so this should be eliminated.

Item L: Leave this item in but add the word "Public" regarding trailer launching since tenants are able to have boats on the property.

Item M: The garage and the sign on it will be razed, so that statement could be removed.

Item O: Mr. Hastings will bring the dumpster plan for approval.
Plan Commission members said adding landscaping and green space where the garage currently is would be a good idea.

Item S: A fence is already installed. Change "install" to "maintain".

Item AA: The Town may require an annual review and, if there are complaints, a review may be done, as well. The County may also require a review. The County enforces the conditions of approval.
Plan Commission members requested that the document require an "annual review by the Town Plan Commission from the date below."

Ms. Barrows stated that the County's Ordinance requires that the Town be involved in the review, so the wording should include both the County and the Town of Delafield Plan Commission in the annual review requirement.

The Plan Commission asked for a date by which the garage will be removed. Mr. Hastings stated it will be razed as quickly as possible. The County needs to approve the razing of that building. Ms. Barrows recommends completion of the raze prior to the end of the growing season. She stated that if this item is on the County's April 16th or May meeting, Mr. Hastings will need to meet any outstanding conditions. A date of July 1, 2015 was set as the date by which the garage is to be razed.

Mr. Hastings will work with Engineer Barbeau and come back to the Plan Commission on May 5, 2015 with a site plan showing the landscape plans for the razed garage space, the dumpster plan, the fence and landscape plans for the property, the designated outdoor smoking area, and any lighting plans for the property and parking lot.

Ms. Barrows stated the Town could specify a lighting condition in the CU regarding times for dimming and extinguishing lights according to the hours of operation. Any upgraded lighting plans need to be submitted to Engineer Barbeau prior to the May 5th meeting. They will be reviewed and approved by Engineer Barbeau and the County.

Attorney Larson asked if Mr. Hastings will be adding new fences that he will own. Mr. Hastings would like to address this issue after opening. He wants to work with his two neighbors for a better plan and better fences. He was reminded that a permit is required for the fences.

The Town Attorney is to review all changes to the CU. He also wants a statement added that there is to be no adult entertainment at this establishment. The standard conditions regarding reimbursable fees, etc., should also be added.

Engineer Barbeau stated the site plan needs to be presented to him 3 weeks prior to the May 5 meeting.

A Motion was made by Mr. Tagtow, seconded by Mr. Kranick, to recommend approval of the CU permit to Waukesha County as modified and subject to Counsel's review. Motion Carried. Mr. Reich abstained. Ms. Dundon voted "No".

Ms. Barrows stated this item will probably be discussed at the County's April 16th meeting. She needs the Town Plan Commission's decision 1 week prior to that date.

The Liquor license could be addressed at the Town Board meeting following the County's approval of the CU permit which may be either the April 28 or May 12, 2015 meetings. The Clerk will call Mr. Hastings tomorrow to clarify when the license would then be issued to him following approval by the Town Board.

Mr. Kanter returned to the Plan Commission meeting.
Attorney Larson left the meeting.

Vicki Braden, W293 N3080 Poplar Drive

- A. Re: Consideration and possible action on a request to approve a road width reduction from 66 feet as shown on the Waukesha County Street and Highway Width map for Poplar Drive, to the platted 30 feet.

Mr. Kanter stated that he had been told by Sherman Dow, one of the original residents of that area, that all of the roads leading to this subdivision were originally private roads. He questions the County's ruling that this is a public road. Mr. Dow has always personally maintained the road.

Engineer Barbeau explained that Vicki Braden has requested approval for a Certified Survey Map (CSM) to combine three parcels into one parcel. The Town approved the CSM on February 3, 2015 and she took it to the County for review since the property is located in the County's Shoreland district. During the County's review, it was determined that Poplar Drive was not a private road is subject to the County's Street and Highway Width Map which indicates the road right-of-way should be 66 ft. The effect of that designation is that Ms. Braden would have to dedicate another 18 ft. of land along Poplar Drive (resulting in an encroachment to the existing house). The right-of-way shown on the 1926 subdivision plat is 30 ft. The County strongly recommended that Ms. Braden pursue a width reduction as an alternative to dedication. The County will consider the request after input from the Town Plan Commission.

The Town has considered similar requests in the past. There are only four homes that use the roadway and it has been considered private for many years. An extension to the north will not take place since that land is now the permanent open space associated with the Woodridge Estates subdivision. Many of the adjacent lake roads have rights-of-way that range from 30 ft. to 50 ft., with preference of the road width to be what the platted road width is, if platted. Engineer Barbeau recommends that the Town allow the right-of-way width reduction to the 30 feet based on that width being the platted width.

A Motion was made by Mr. Kanter, seconded by Mr. Kranick, to approve the right-of-way width reduction to the 30 foot width as requested. Motion Carried.

- B. Jason Wilke, Senior Landscape Architect, Waukesha County Parks and Land Use Department,
Re: Consideration and possible action on a request to add five (5) parking lot lights at the Nagawaukee War Memorial Golf Course clubhouse parking lot.

Engineer Barbeau explained that Waukesha County would like to install LED lighting in 5 locations in the parking lot adjacent to the clubhouse to provide better safety for those leaving the clubhouse after dark. The lights will not illuminate beyond the edges of the parking lot. A timer will shut off the lights at 10 p.m. He recommends approval of the lighting as proposed.

Dave Burch, Waukesha County Parks and Land Use, stated this is part of a County 6-year energy efficiency project involving conversion of lighting at County properties to higher efficiency lighting. This parking lot

lighting change is due to safety and security issues with the staff who arrive as early as 5 a.m. and leave at approximately 10 p.m.

A Motion was made by Mr. Kanter, seconded by Mr. Reich, to approve the request to add five parking lot lights at the Nagawaukee War Memorial Golf Course clubhouse parking lot. Motion Carried.

D. Fiduciary Real Estate Development Co., by Craig Raddatz,
Re: Consideration and possible action on the following:

1. Commercial Planned Unit Development Conditional Use Permit

In response to comments made during the Public Hearing, Mr. Kanter explained that the Plan Commission and Town Board are both trying to protect the rural character of the Town. There are currently only two commercial development buildings in the Town. The comprehensive development plan was highly publicized and is available to view both at the Town Hall and on the Town website. The Town leadership believed it would be irresponsible to place additional residential developments along the interstate and did not want to have barriers along the I-94 corridor like are used in the Milwaukee area. The Town has a 1000 ft. set-back rule from I-94. There are private landowners along the interstate who have a right to sell their land for development. The Town is trying to carefully develop the land in residential areas. There are large areas of common ownership for open space in subdivisions. Along I-94 the Town has planned for office campus developments. There will not be retail establishments in those areas.

Engineer Barbeau distributed an updated CU document and a site plan showing 5 parcels and 1 outlot for the parent property. He reviewed the changes in the CU:

- Item F: Sewer will be through LPSD
- Item G: CSM creates 3 lots and one outlot at this time. The 3rd lot is large enough to split into additional lots. The Outlot shown cannot be developed. If lot 3 is split, each owner would have a fractional share of interest in the Outlot. This is similar to Woodridge and is part of the deed restriction.
- Item J: Stormwater practices must be recorded with the CSM
- Item M: Preservation Area Restrictions (comes directly from the CSM)
- Item T: Refers to a specific document

Engineer Barbeau explained the overall document and the basis for which changes can take place by FRED. He will add the standard language for standard conditions to this document.

Engineer Barbeau explained the Ordinance upon which the CU is based. Items j 1-7 must be included in the recommendation to the Town Board. He will add language to Item j 2 stating that the architectural plans must be approved by the Plan Commission. This language is in the zoning code, but the Town wants it to be very clear that no building may be constructed without Plan Commission approval.

He clarified the language regarding the change of ownership "of the parent parcel" in the parent document since he knows the County will be recommending that this be changed following their recent review of the document. Engineer Barbeau agrees with this change. In this case, when FRED sells all 45 acres the Company must notify the Town of the change of ownership.

A Motion was made by Mr. Kanter, seconded by Ms. Dundon, in consideration of Section 17.05 5. AR 2. j. (1-7) excepting (2) which will be addressed when each individual development is presented to the Plan Commission, to recommend to the Town Board the approval of the document as updated subject to recommendations from Attorney Larson. Motion Carried.

- 2. Certified Survey Map on lands located on the north side of Golf Road, west of CTH SS.

A Motion was made by Mr. Kranick, seconded by Ms. Dundon, to approve the CSM and recommend approval to the Town Board subject to the incorporation of comments from Waukesha County and recommendations from Attorney Larson. Motion Carried.

- E. Consideration and possible action on sign proposals for the new Fire Station/Town Hall project.

Supervisor Krause explained that the previous signs which were approved were too expensive. He presented a new sign proposal for the Town Hall and Fire Station. The Fire Department sign is to be 2-sided. That entrance is for Fire Department related business and is not connected to the Town Hall parking lot. The Town Hall sign will be placed on the hillside near the appropriate entrance. This sign is 1-sided.

A Motion was made by Mr. Kanter, seconded by Mr. Reich, to approve the new sign proposal dated March 24, 2015 presented tonight. Motion Carried.

Sixth order of business: Discussion

- A. Dale Bergman, W300 N3317 Maple Avenue,
Re: Discussion regarding rezoning and development of 16 acres of land into eleven (11) single family home sites.

Mr. Bergman presented plans to develop 16.45 acres of farmland and residential property to an 11 lot, 1 acre minimum subdivision. He stated he is staying within the land use plan densities. He is proposing a buffer along Maple Ave. The proposed retention pond meets the requirements for the 100 year plan. He believes Hartland will provide sewer and water to the property since River Reserve subdivision is next to the property.

Engineer Barbeau stated this property is less than 20 acres. It is a conventional development with no open space requirements. An outlot for stormwater is needed and provided. Density is slightly under 1.5. Lot sizes for the neighboring Hawksnest subdivision are close to 1 acre. This proposal would require rezoning to R-1A.

Mr. Bergman said it would be cost-prohibitive to remove the berm which Mr. Klawitter had put up approximately 20 years ago. If the berm is removed the lots would back up to neighboring lots. He believes people would like the berm and the Plan Commission members agreed. It was suggested that Mr. Bergman could ask the neighbors about the berm.

Mr. Bergman proposes to build the roadway up a little bit and may keep the fill on the property. The road width is the required 66 ft. This is to be a high-end subdivision to correspond to Hawksnest. He will retain the Rookery Rd. name since it is an extension of a road from Hawksnest.

Mr. Kanter and Ms. Dundon stated the proposal is too dense by 3 lots. Engineer Barbeau stated the Hawksnest cul-de-sacs look just like this plan. He suggested that some landscaping be done to block the lots off from Maple Ave. Mr. Cooley likes the plan. Mr. Kranick suggested adding a walking trail in such a way as to connect to the Woodridge walking paths so that people can easily access the new Town park. He also suggested contacting Hartland to confirm the water and sewer connection. He stated that, at the very least, Mr. Bergman should have a fire hydrant installed as was done in Woodridge Estates. The walking trail suggestion was popular with all Plan Commission members. Mr. Bergman noted that there is a problem crossing Maple Ave. safely, even though the speed limit will be reduced.

Seventh order of business: Announcements and Planning Items:

Mr. Kranick talked about the short-term rental ordinance and referenced a letter from Attorney Larson which had been presented to the Town Board. The Town Clerk will send a copy of the Attorney's letter on this subject to all Plan Commission members.

Next meeting -Tuesday, May 5, 2015

New facility Open House - Sunday, May 31 beginning at 1 p.m.

Eighth order of business: Adjournment

A Motion was made by Mr. Kanter, seconded by Ms. Dundon, to adjourn at 10:10 p.m. Motion Carried

Respectfully submitted,

Lauren Beale
Deputy Clerk/Treasurer

Minutes approved on: May 5, 2015