

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
Tuesday, April 15, 2014**

Members present: T. Oberhaus, P. Kanter, C. Dundon, M. Tagtow, B. Cooley, G. Reich, E. Kranick  
Also present: T. Barbeau, *Town Engineer*, P. Tilley, *Waukesha County*, K. Smith, *Lake Country Reporter*,  
35 citizens

**Public Hearings:** Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Plan Commission to solicit public input on a request by St. Anthony's on the Lake Church and School, W280 N2101 CTH SS for an amendment to their Conditional Use permit for a building addition, improvements to the existing facility and site alterations. The Plan Commission meeting will begin immediately following the conclusion of the public hearing. Chairman Oberhaus called the public hearing to order at 7:00 p.m. Ms. Tilley read the public hearing notice.

*Tim Kneprath, MSI General, spoke on behalf of St. Anthony's on the Lake Church. He stated the three goals for improvements. 1. Construct a parish activity center on the south end of the property; 2. Construct a large meeting or presentation room; and, 3. Construct a 3,000 sq. foot office addition. Mr. Kneprath stated that the existing storm water pond, rectory building and garage will be removed. A parking lot will be added where the storm water pond, rectory and garage were located.*

*Ms. Tilley read a letter from the DNR (dated 4/14/14) into the record. She informed Mr. Kneprath that Waukesha County Park and Planning will be involved re: trails along the property. She asked for information on additional seating in the newly constructed presentation room.*

*Mr. Kneprath stated the plan to move the existing parking area to the west and pave by July 2014. The entire former bowling alley area will become greenspace. The construction of the parish activity center will be first, and the plan is to complete it by Christmas of 2014. The office addition will be built by summer of 2015.*

*Todd Wozniak, N21W28121 Domecki Ct., stated that St. Anthony's has a great plan, but he is concerned about the parking and golf carts running up and down SS.*

*The public hearing closed at 7:32 p.m.*

**First order of business:** Call to Order and Pledge of Allegiance  
*Chairman Oberhaus called the meeting to order at 7:32 p.m. and led all in the Pledge of Allegiance.*

**Second order of business:** Approval of the minutes of March 4, 2014.  
**MOTION MADE BY MR. KRANICK, SECONDED BY MR. TAGTOW TO APPROVE AS PRESENTED.  
MOTION CARRIED.**

**Third order of business:** Communications (for discussion and possible action):  
A. Mark Moertl, Boatgas Marine Refueling Service, LLC. (3/25/14) Annual report.  
*None*

**Fourth Order of Business:** Unfinished Business  
A. Scuppernong Associates, LLC, Curtis Podd agent, (tabled 3/4/14) Re: Consideration and possible action on a request for a Conditional Use permit to construct nine two-family condominium units in the development known as Scuppernong Springs and consideration and approval of the site, site grading and architectural plans.

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO REMOVE FROM THE TABLE.  
MOTION CARRIED.**

*Curtis Podd, stated that he separated the garages as requested at the last meeting. He directed attention to the fact that the materials key correctly identifies the siding as LP SmartSide.*

*The general consensus of the Plan Commission is they are in favor of the preliminary plans presented.*

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO APPROVE THE SITE PLAN, GRADING PLAN AND ARCHITECTURAL PLANS. MOTION CARRIED.**

**MOTION MADE BY MR. KRANICK, SECONDED BY MS. DUNDON TO RECOMMEND APPROVAL OF THE CONDITIONAL USE DOCUMENT TO THE TOWN BOARD. MOTION CARRIED.**

- B. Thomas and Polly Kranick, owner, by Cory O'Donnell, Neumann Properties, Inc., agent, (tabled 3/4/14)  
Re: Consideration and possible action on a request to rezone lands from A-2 Rural Home District to R-1 Single Family Home district on parcels known as Tax Key Nos. DELT 0763-983 and DELT 0764-997; also, to consider the request to develop lands noted above as a Planned Unit Development Conditional Use.

**MOTION MADE BY MR. REICH, SECONDED BY MS. DUNDON TO REMOVE FROM THE TABLE. MOTION CARRIED.**

*Mr. Neumann reviewed his letter to the Town Plan Commission and Town Board outlining the issues that were presented at the March 4 meeting. 1. Density, 2. Storm water, 3. Overall Design/Layout, 4. Architectural Requirements and 5. Aquifer/Wells. He stated that based on comments from the Plan Commission, Town Board and the public at the public hearing, he reduced the number of lots to 80 (the original design had 95 lots) on 151 acres of land. He provided an overview of the well reports adjacent to Woodridge Estates.*

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO RECOMMEND TO THE TOWN BOARD REZONING LANDS FROM A-2 RURAL HOME DISTRICT TO R-1 SINGLE FAMILY HOME DISTRICT SUBJECT TO THE TOWN ENGINEER'S COMMENT: I RECOMMEND APPROVAL CONDITIONED UPON THE LAND BEING DEVELOPED AS A PLANNED UNIT DEVELOPMENT CONDITIONAL USE IN GENERAL CONFORMANCE TO THE CONCEPT PLAN PREPARED BY YAGGY COLBY DATED APRIL 8, 2014. MR. KRANICK RECUSED HIMSELF. MR. COOLEY-AYE, MS. DUNDON-AYE, MR. REICH-AYE, MR. TAGTOW-AYE, MR. KANTER-AYE, CHAIRMAN OBERHAUS-AYE. MOTION PASSED 6-0.**

**MOTION MADE BY MR. REICH, SECONDED BY MS. DUNDON TO TABLE THE CONDITIONAL USE PERMIT TO ALLOW TIME FOR THE DEVELOPER AND TOWN ENGINEER TO STUDY THE TREES IN THE ENVIRONMENTAL CORRIDOR AND DRAFT WORDING ACCORDINGLY. MOTION CARRIED.**

*Engineer Barbeau directed attention to the Lot Allocation Review. The proposed subdivision appears to meet the 6 point threshold. He recommended that this matter be tabled until the Town receives additional information re: site alterations and surface drainage.*

**MOTION MADE BY MR. COOLEY, SECONDED BY MR. REICH TO ACKNOWLEDGE THAT A PRELIMINARY REVIEW OF THE LOT ALLOCATION FOR 80 LOTS MEETS THE MINIMUM THRESHOLD, BUT TABLE THE FINAL LOT ALLOCATION UNTIL ADDITIONAL INFORMATION AND THE PRELIMINARY PLAT IS SUBMITTED. MOTION CARRIED.**

**Fifth Order of Business:** New Business

- A. Matthew and Jenny Smith, 13530 Edgewood Ct., New Berlin, WI, by Bill Groskopf, Groskopf Builders, agent, Re: Consideration and possible action on a Certified Survey Map to combine portions of five lots that are associated with Tax Key No. DELT 0768-042 into one lot; property is located at W285 N3168 Lakeside Road.

*Engineer Barbeau provided an aerial photo of the subject property. He summarized the proposal to remodel the existing residence. Due to the existing lot lines that cut through the property, the house does not meet all the offset and setback requirements from those lines. By combining the lot into one CSM lot, the inner lines are*

erased and the result is that the residence is in conformance with the Town code. A note has been incorporated into the CSM that Outlot 1 must be owned by the owner of Lot 1 and shall not be sold or developed separately, and Lot 1 and Outlot 1 shall not contain more than one residence.

**MOTION MADE BY MR. KANTER, SECONDED BY MS. DUNDON TO APPROVE THE CERTIFIED SURVEY MAP WITH THE AMENDMENT TO NOTE 8. ON THE CSM WHICH STRIKES THE WORDS "EXCEPT TO THE OWNER(S) OF ANOTHER ADJACENT PARCEL". MOTION CARRIED.**

B. Todd Mokwa, Trustee for Leonard and Maria G. Mokwa Revocable Living Trust, Re: Consideration and possible action on a petition for determination of status of two lots (one tax key number) located at approximately W28415 Silvernail Road.

*Engineer Barbeau stated that that Tax Key No. DELT 0815-980 is made up of two CSM parcels (3 and 4). Mr. Mokwa is proposing to sell Lot 3, so he wants to confirm that the lots are legal and buildable before he proceeds. As the net acreage of Lot 3 is approximately 2.85 acres, it is considered non-conforming. Since parcel 4 was created prior to 1998 when the code definition of lot width was changed, the lot would be considered legal non-conforming and could be built on after evaluation. Engineer Barbeau stated that in order to increase the area of parcel 3, the land must come from either the easterly 60 feet of parcel 4 or an extension of parcel 3 to the south. One option is to extend parcel 3 to the east to encompass the pole portion of parcel 4, create a 33-foot private driveway easement along the easterly edge of the property for access to parcel 4, which would be the "flag" portion of the current parcel 4. This option allows parcel 3 to have the proper lot width and area to be conforming.*

**MOTION MADE BY MR. KANTER, SECONDED BY MR. KRANICK TO APPROVE THE EXTENSION OF LOT 3 TO THE SOUTH TO GAIN THE MINIMUM OF 3 ACRES. MOTION CARRIED.**

C. Rev. Anthony Zimmer, St. Anthony's on the Lake Church and School, W280 N2101 CTH SS by Tim Knepprath, MSI General, agent, Re: Consideration and possible action on a request for an amendment to their Conditional Use permit for a building addition, improvements to the existing facility and site alterations.

**MOTION MADE BY MR. KANTER, SECONDED BY MR. KRANICK TO TABLE TO ALLOW THE TOWN ENGINEER TO PREPARE THE CONDITIONAL USE DOCUMENT. MOTION CARRIED.**

**Sixth Order of Business:** Discussion

James Cadd, 2640 Bartlett Dr., Brookfield, WI, Re: Discussion related to development of the lands formerly known as Apple Automotive located at N47 W28229 Lynndale Road

*Engineer Barbeau stated that the applicant withdrew his request.*

**Seventh Order of Business:** Announcements and Planning Items:

Next meeting – Tuesday, May 6, 2014

**Eighth Order of Business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. KRANICK, TO ADJOURN AT 9:13 P.M. MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk/Treasurer

Minutes approved on: May 6, 2014