

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, June 3, 2014**

Members present: T. Oberhaus, P. Kanter, C. Dundon, M. Tagtow, B. Cooley, E. Kranick

Member absent: G. Reich

Also present: T. Barbeau, *Town Engineer*, L. Krause, *Supervisor*, P. Van Horn, *Supervisor*, John Mann, *Consultant*, Amy Barrows, *Waukesha County Senior Land Use Specialist*, K. Smith, *Lake Country Reporter*, 19 citizens

Public Hearing: Prior to the start of the scheduled Plan Commission meeting there will be a joint public hearing between the Town Plan Commission and Waukesha County Department of Parks and Land Use to solicit comments regarding a request for Conditional Use under Waukesha County Shoreland and Floodland Protection Ordinance to allow for land altering activities in association with the construction of a single-family house at W303 N2595 Maple Avenue. Chairman Oberhaus called the public hearing to order at 7:05 p.m.

Amy Barrows, Senior Land Use Specialist from Waukesha County Parks and Land Use, read the notice.

Santino Bando, agent for Brook Investments Global Limited and Cedar Square, explained this hearing regards grading for a single family dwelling on a 10 acre site of which 3+ acres are buildable. The property is zoned A-2 by the Town and R-2, A-2 and EC by the County. The owner's daughter lives nearby. This site was originally approved as a condo development.

Ms. Barrows explained that the CU was revoked. The property and all grading are outside of the environmental corridor. The site will have 3+ acres of grading and an underground storage facility for drainage which water will enter into before it reaches Maple Ave. The storage facility will have an outlet into the storm sewer. Additional drainage will be directed into a swale. The lower level will be exposed from the road side of the dwelling. A 6 ft. retaining wall on the southwest side will enable there to be a flat area to enter the garage level. A storm water permit will be needed from the State which will be permitted through the County. She read an email from the DNR regarding this hearing which stated the DNR has...."no comments regarding the shoreland zoning..."

She questioned Mr. Bando regarding the status of the sewer lateral and easements. He has no answer at this time.

Ms. Barrows explained the agreements which will need to be revoked and an easement will need to be redone before a permit is issued. A landscape plan showing trees which will be removed is needed. She also needs the Town's position on the drainage going to Maple – is the plan sufficient to prevent road issues? Engineer Barbeau will look into this, complete an engineering review and determine any impact the project will have on the storm sewer and the road.

Ms. Barrows stated the plan shows grading within the environmental corridor (EC) by 2-3 feet, so the plans need to be revised so there is no impact on the EC. Fencing may be needed to be sure there's no impact in the EC. From the road the development will have visibly have the same slope as is currently on the property.

In response to questions, Mr. Bando stated the road will not be opened during this project and grading on the property will not destabilize the back of the lot.

Public Comments:

Robert Dierkes, W303N2598 Maple Ave.: The property directly across the street has been his summer place for 23 years. He has no great objections to this project and says this is a better option than the condos originally proposed. His concern is that his water supply is from a spring that is 13 ft. deep. Since a well will be needed for the new home, he wants it on record that if this new project causes his water source to go away someone needs to be accountable. He says tonight his spring water is cold, wonderful and working on his property as his water source. Someone needs to be responsible for him having water – spring or otherwise.

Rex Miller, W303N2610 Maple Ave., lives across Maple Ave., as well. He stated he had a river coming across the street which came thru the subject property from northwest to southeast; this came directly across the street into the Dierks and Millers property. Ms. Barrows stated she thinks that water would be directed into the proposed water storage facility but the County will take note of this concern.

Larry (Lawrence) Knauf, W303N2594 Maple Ave., also lives across the street from the proposed development. He, too, is concerned with the flow of water across property and with the groundwater. He states his well runs dry and replenishes. He hopes that will be taken into account and no one runs into problems with the flow of water to other properties or with the groundwater supply.

Ms. Barrows asked about the project's cut and fill – will material be taken in or out? Mr. Bando thinks the materials will be staying on site but he will find out.

Mr. Oberhaus closed the Public Hearing at 7:23 p.m.

Public Hearing: A hearing in front of the Plan Commission and possible a quorum of the Town Board at the request of Manchester Hills, Inc./Siepmann Development Co. to solicit comments regarding a Residential Planned Unit Development Conditional Use permit for the development of an eight lot single-family subdivision on lands located west of Mozart Road and north of North Shore Drive (CTH KE).

Jim Siepmann, developer, explained that the 17.61 acre parcel was rezoned at time of the creation of Summerhill subdivision. The Manke Farm had a driveway between the two areas involved in this total development so the developer waited until the Enclave subdivision was developed. He hopes to dovetail this land into Kranick development. The Town was looking for property for a town park and Mr. Siepmann had promised to give 10 acres to the Town for park use. The proposal is for 8 lots to be developed in the same configuration as the previous Summerhill lots with two outlots being 2 acres and 8.6 acres. He is concerned with the storm water and wants to keep in it on the Summerhill property. He's not sure he'll need all of the 2 acre land and would put any unused land toward park land. The subdivision will have the same deed restrictions as Summerhill since he considers it an addition to Summerhill. Identification of the subdivision would be put on the west end of Summerhill so it is defined from the Kranick development.

Mr. Kranick questioned the ability to approve this as a planned use development since it is less than 20 acres. Engineer Barbeau stated the Town knew about this future plan at the time Summerhill was developed and considers it an amendment to the Summerhill subdivision. Concern was expressed as to whether 1½ acre lots would fit the proposed configuration and allow adequate parkland.

Public Comments:

Michael Zambodini, N33W29328 Millridge Rd., (lot 22 of Summerhill subdivision) stated he is concerned with the water which he has seen coming out of the Manke property. Once it goes north he's wondering where the water will go. He suggested there should be a dry pond. He has a partially exposed basement and is concerned the water will drain into his basement.

Mr. Oberhaus closed the Public Hearing at 7:32 p.m.

Public Hearing: A hearing in front of the Town Board and Plan Commission to consider the request of James Marx, W296 N1926 Glen Cove Road to rezone his property from A-1 Agricultural District to R-1 Residential District.

James Marx requested a change in Zoning from A-1 to R-1. He believes this is the last property listed as Agricultural. The minimum lot area for R-1 is 1.5 acres which is what he currently owns.

Mr. Oberhaus stated this situation goes back approximately 20 years. He closed the Public Hearing at 7:35 p.m.

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

Chairman Oberhaus called the meeting to order at 7:35 p.m. and led all in the Pledge of Allegiance.

Second order of business: Approval of the minutes of May 6 and May 20, 2014

A motion was made by Mr. Kranick and seconded by Mr. Cooley to approve the May 6, 2014 minutes as corrected and the May 20, 2014 minutes as presented. The motion carried.

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

A. High Ridge Homeowners Association (4/28/14), Updates to the High Ridge Covenants

There were no comments on the document presented.

Fourth order of business: Unfinished Business:

- A. James Cadd, owner, James Roberts, operator of JR Motorsports (tabled 5/6/14)
Re: Consideration and possible action on a request for a Conditional Use permit for the operation of a motorsports sales operation with outdoor display of motorsports vehicles to include ATV's, UTV's, jet skis, cars, trucks, trailers, dirt bikes, motorcycles, snowmobiles, mopeds and vans on lands located at N47 W28229 Lynndale Road.

Ms. Dundon made a motion to remove this item from the Table. Mr. Cooley seconded. The motion carried.

The CU permit will be issued to Mr. Cadd, Watercrest Investments. He will be the licensed dealer. JR Motorsports is a tenant of the property. Mr. Cadd has clarified the hours of operation. The neighbors say there is no longer an issue with noise. Engineer Barbeau suggests the following conditions be included in the CU:

- A statement regarding the orderly display of vehicles;
- Service Department vehicles are to be parked east of the building. The suggestion is to install a 8 ft. high cedar fence. The business can have outside storage if it has a screen or fence to block the vehicles waiting to be serviced from Hwy. 16. This will allow a clear break between the service and sale vehicles and reduce the visual impact of vehicles to be serviced. There will need to be an opening to move vehicles through for service. The fence will not have an impact on the environmental corridor. A fence permit is needed. The intent is to keep the fence close to the building on the upper level of ground.
- He recommends a one year review for renewal of the permit.

Mr. Cadd stated he thinks the fence is a great idea which fits with what should be done on the property. He states he and Engineer Barbeau agreed on a pressure treated wood, board-on-board decorative fence to be 6-8 ft. tall because of the landscape shift. Mr. Cadd walked out 58 ft. off the main SE corner of the building and stated the fence would extend directly east in line with the main building, 120 ft. further east. He could have the fence up by Friday if the building permit is issued Wednesday. There is a 35 ft. elevation drop to Hwy. 16. As the landscape drops, Mr. Cadd will put either a berm or timbers with flowers or shrubs.

Added comments/concerns raised by Plan Commission members include:

- There are so many things Mr. Cadd and his tenants want to sell that the PC members don't want it to look like a hodgepodge of vehicles and sale items displayed. Since this is an entrance to our Town it shouldn't look like a collection of random things.
- Appropriate signage; only one of the JR Motorsports signs lists "Sales"
- "Town of Delafield" must be on the signs in a large, readable size
- Commended Mr. Cadd on the spirit of his letter dated 5/20/14 and said the Town will hold him to his words, "...our goal is to make all of Lake Country feel good when they see an attractive business with appealing landscaping."
- Usually the Town receives a very detailed plan and vision for a business and the property involved. PC members are still confused as to how many businesses can operate from this

facility; the signs suggest at least 3 businesses but members would like more information. The number of cars involved was questioned as was the identity of the person/business who will be managing the auto/truck dealership. Plan Commission members agreed to allow 100 vehicles, referring to "automobiles owned by the dealership for resale – not for service". Mr. Cadd said he would be willing to start with 100 sales vehicles. Mr. Oberhaus stated that once Mr. Cadd has a manager and 100 cars and the place is looking good, he can get back on the agenda at any time to discuss this and the number could get raised if things are looking good everyone is happy.

- The fence will work well to shield vehicles under service from view from the front and eastbound traffic but will it block them from view for the westbound vehicles or does there need to be a north/south fence, as well? Will this fence be adequate when there are no leaves on the trees?
- The PC is happy to see the building being used, operated and occupied but there are loose ends before members will be comfortable with the vision for this property.

Mr. Cadd responded that his focus for the property at this time is obtaining the CU since it is the final item he needs in order to receive the dealer's license for the property. His company, Watercrest Investments, will be in control of the property and responsible for the permits. This location will be a niche for higher-end, used vehicles for people in the area. The specific types of vehicles will be dictated by market demand. There is a negative perception of what's gone on at this location in the past. He hopes to change that and have people interested in coming there. Right now there will be two different companies on this property and he would like to come back for approval of additional businesses on this 16-acre site in the future. He purchased the property as a turnkey business and envisions approximately 200 vehicles for sale at the dealership.

JR Motorsports services and sells motor sport vehicles/equipment. JR Motorsports will continue to service vehicles in the service area. Separate auto mechanics will also be servicing the sales vehicles in the same area the previous owners used to service autos. Regarding signage, they would be adding to the existing signage in the future – not adding signs. He intends to develop a self-storage facility to the east and have other buildings surrounding the business while maintaining the open space requirement. He does not want a gas station, strip mall or high traffic business on this property. Regarding north/south fencing he said right now the view is blocked by shrubs and trees. If the area became visible in other seasons he'd want to shroud it with more fence.

Engineer Barbeau reminded the PC members that the only item on the table at this time is the CU to allow sales of vehicles on this site. Apple Chevrolet and Brookside Chevrolet had two businesses in the same building which were managed by someone who wasn't the property owner. The Town Plan Commission has not required the operator/manager to come before the PC in the past. This request is basically the same as that of the previous owner but involves motorsports vehicles. JR Motorsports can currently repair vehicles but needs a sales license. The license is not needed for non-street vehicles. Both businesses need the sellers permit from the State.

Mr. Kranick made a motion to table the revised CU and direct Engineer Barbeau to update the language of the document for presentation at the next Plan Commission meeting on June 17, 2014. Mr. Cooley seconded the motion. The motion passed 5/1 with Mr. Kanter opposing the motion.

(Revisions on p. 1 will reflect the discussion of the fence. On p. 2, section A. the last sentence re parking vehicles will be modified. P. 2, section I "residential subdivision" will be replaced with "commercial property".

Engineer Barbeau explained Mr. Cadd has requested a variance to the sign code since the plans show 190 sq. ft. of signage and Town code allows 120 sq. ft. Pictures of the existing signs were viewed. New tenants would need to get their portions of the signs approved.

Mr. Cooley made a motion to approve the signs with the addition of Town of Delafield in a readable size. Mr. Kranick seconded the motion. The motion carried 5/1 with Mr. Kanter opposing the motion.

- B. Town of Delafield, (tabled 5/20/14) Re: Consideration and possible action on a request for a Conditional Use permit to construct and operate a fire station and Town Hall on lands located at the southeast corner of Maple Avenue and Silvernail Road, known as the Sports Commons.

Ms. Dundon made a motion to remove this item from the Table. Mr. Cooley seconded. The motion carried.

Engineer Barbeau explained this item was tabled due to open space requirements. The Town Board has now approved an ordinance that allows the open space in the P-1 district to be reduced to not less than 60% for public and semi-public buildings under a Conditional Use permit. He has incorporated language into the CU to reflect that action. Other items added to the CU to include the property addresses, specific reference to the plans to be considered by the Plan Commission, and several technical items and comments from the May 20, 2014 Plan Commission meeting. A handicapped parking stall has been added. He stated that Don Roberts, Highway Superintendent, suggested that the one-way driveway to the lower parking lot have a mountable curb on both sides and stripe the asphalt to create a walkway. This would make it easier to maintain than having a sidewalk or mountable curb. The Highway Department would need to purchase additional equipment to care for a raised sidewalk. Plan Commission members indicated they thought a raised sidewalk would be safer, especially due to the severe grade change between the lower and upper parking lots. John Mann, Consultant, stated the sidewalk isn't an issue since other sidewalks need to be maintained, as well. The proposed sidewalk has an interval curb and would need to be cleared in a different way than the roadway. It cannot be done with the regular plow.

Engineer Barbeau suggested that the Plan Commission recommend the approval of the Conditional Use permit to the Town Board subject to the incorporation of the technical comments noted at the May 20 Plan Commission Meeting into the plans. He has updated plans for C101-C102 dated 6/2/14 (p. 2, letter A of the CU). Letter B was changed to read, "*Hours of operation for the Town Hall and fire station shall be as determined by resolution of the Town Board.*" Language for the open space is included in letter D.

Mr. Kranick moved to recommend the approval of the CU to the Town Board with the amendments as stated by the Plan Commission and Engineer Barbeau. Mr. Cooley seconded the motion. The motion carried.

Fifth order of business: New Business:

- A. Brook Investments Global Limited, Santino Bando, agent, Re: Consideration and recommendation to Waukesha County Department of Parks and Land Use to allow land altering activities at W303 N2595 Maple Avenue in association with the construction of a single-family home

Engineer Barbeau stated the owner of this property is preparing to start construction of the single family home. Since the land is in the County's Shoreland jurisdiction, the owner must get a conditional use permit to perform land altering activities. Tonight's public hearing met the requirement of a joint public hearing between the County and the Town Plan Commission. He recommended the approval of the grading plan prepared by CJ Engineering dated 3/28/2014. He said it is well explained and the underground storage of storm water runoff plan is similar to the condominium plan previously approved for this property. The driveway slopes to direct water into the storage facility. The water will go into the storm water storage facility and be released at a slower rate, so some will be stored. The public is concerned about ground water levels in the area, as well as drainage from the property. The well for this site is like those on other surrounding sites. Engineer Barbeau can't guarantee what will happen with the ground water level. There were originally eight or nine cottages on this site with 3-4 separate wells. All wells were capped long ago. The deepest excavation of this site for the proposed building is near the garage with about 6 ft. of cut. The back side of the building matches in close to the existing grade. The two-story front is exposed. The footprint of the house is about 15,000 sq. ft. Liveable space is approximately 21,000 sq. ft.

Mr. Oberhaus, Mr. Tagtow and Mr. Kanter raised questions regarding the amount of hard surface and requested Engineer Barbeau calculate the hard surface area, especially the driveway and its slope, and be sure the storm water is adequately directed into the storage facility. Engineer Barbeau was also requested to determine what will happen if the storage facility fills. Where will the overflow go? It appears it will overflow into Maple Ave. but this stormwater plan is more than was done when this property had multiple cottages on it.

Mr. Kanter moved to table this item. Ms. Dundon seconded the motion. The motion carried.

- B. Manchester Hills, Inc./Siepmann Development Co., by James Siepmann, Re: Consideration and possible action on a request for a Residential Planned Unit Development Conditional Use permit for the development of an eight lot single-family subdivision on lands located west of Mozart Road and north of North Shore Drive (CTH KE).

Engineer Barbeau stated this CU request is for a 17.61 acre parcel of land located west of the existing Summerhill subdivision which was shown as part of an overall land development scheme for this property and the Kranick property when Summerhill subdivision was developed. Part of the original preliminary plat showed both parcels in the development, so this may be considered another phased development for consideration but, in this case, the developer already owns the land. Eight lots will be developed. Mr. Siepmann is proposing to dedicate an 8.6 acre outlot to the Town for park purposes. Engineer Barbeau prepared a draft CU, similar to the conditions made part of the original Summerhill subdivision, for Plan Commission consideration.

Mr. Kranick is disappointed the park land is only 8.6 acres. He is also concerned that the code won't let the Town do this as a planned development since it involves less than 20 acres. Concerns were also raised by Mr. Kanter regarding an emergency access roadway and storm water overflow.

Engineer Barbeau suggested the Town should seek legal counsel as to how the property can be developed – possibly as an amendment to the previous development. Regarding stormwater management, the facilities will be placed in an outlot north of the proposed lots. He has asked Mr. Siepmann to consider minimizing Outlot 1 to contain only the stormwater facility which would allow additional park lands to be dedicated. He stated that water overflow has always been to the east over a driveway. In about 2008 the water went over that. The Siepmann Summerhill pond doesn't have an outlet but serves for overflow. It was to be a dry pond but that has not worked. There hasn't been an issue of flooding in this area since it was built in 2000.

Mr. Kranick added that the handling of stormwater in the surrounding area has improved. Mr. Kanter stated the Town may have maintaining issues for water storage and questioned if it is a good idea to use public parkland for temporary retention of storm water.

Mr. Siepmann believes there are better soils near the lots and he could use bio-swales for more infiltration and have a joint pond. His company is open to what the Town suggests and his company will come back to the Town with a soil report which Engineer Barbeau can review. He wants to put as many acres of parkland in the Town's hands as possible.

Engineer Barbeau questioned how this park will be developed by the Park & Recreation Commission. There is a low area in one corner of the park. Their decisions will determine what is needed for stormwater storage. They will begin discussing this at their June 9 meeting.

Mr. Oberhaus summarized the current issues (need to seek legal counsel regarding the 20 acre limit or amending the previous development; stormwater questions).

Ms. Dundon made a motion to table this item. Mr. Tagtow seconded the motion. The motion was carried.

- C. James Marx, W296 N1926 Glen Cove Road, Re: Consideration and possible action on a request to rezone property located at W296 N1926 Glen Cove Road from A-1 Agricultural District to R-1 Residential District to the Town Board.

Engineer Barbeau explained Mr. Marx owns a parcel of land that is zoned A-1 and he is requesting to rezone the property to R-1. The land is legal non-conforming and meets the requirements for the requested zoning district. He did notice a shed at the end of the property and Mr. Marx doesn't know how far it is from the property line. The change in zoning will allow Mr. Marx to do some improvements on the property and bring the property into conformance with the zoning code.

Mr. Kanter made a motion to recommend approval of this request for rezoning to the Town Board at its next meeting and then to the County for approval, as well. Mr. Kranick seconded the motion. The motion passed.

- D. James Horneck, S23 W33769 Morris Road, Oconomowoc, WI, Re: Consideration and possible action to approve a plan of operation for Pathways of Light Wellness Center in the structure located at W314 N720 STH 83, also known as Tax Key No. DELT 0829-998.

Prior to 1996, Mr. Horneck operated his taxidermy business under a special exception granted by the Town. In 1996, he was granted a CU permit allowing him to continue his business on this property as well as to use space as a professional or administrative office or studio not involving retail or commercial sales, or industrial uses. Approval of a plan of operation is required for a change in use of the property. Mr. Horneck has moved his business and wants to lease the building. The new use meets the criteria in the CU permit. Lisa Whittun, Pathways of Light Wellness Center, previously operated her business out of an office in the Old Lynndale Farms building and the Plan Commission approved her plan of operation for that location. Her proposed plan of operation to work at this location is similar to the previous one. No changes are proposed to the site or the exterior of the building but she will be requesting a wall sign. She may be renting space to 2-3 practitioners. Parking and access is adequate for the proposed use.

Engineer Barbeau recommended approval of the plan of operation and use of the building with the understanding that any other renters or practitioners shall submit a plan of operation for approval by the Plan Commission prior to the operation of their business.

Ms. Whittun stated all renters/practitioners will be wellness-related businesses. Business is by appointment only. Her husband is a landscaper who recently surprised her by installing a patio and fire pit area outside the building. She said her husband talked to the Fire Chief regarding the placement of the fire pit and he doesn't see any problem with it. Engineer Barbeau will check into the patio/fire pit area since he just found out about it today.

Plan Commission concerns are:

- Adequate parking
- The CU draft lists different hours of operation than the plan of operation (the Plan Commission suggested 7 a.m. to 6 p.m. with occasional evening hours)
- Page 2 item B needs rewording regarding "multiple tenants"

Mr. Kanter made a motion to approve the Plan of Operation with Engineer Barbeau working out the revised wording so it is consistent with the existing conditional use document. Mr. Kranick seconded. The motion was approved.

Engineer Barbeau will email Ms. Whittun regarding changes needed in her hours and Plan of Operation. Ms. Whittun understands she will need to have her sign approved by the Plan Commission and will work with Engineer Barbeau on this item.

Sixth order of business: Discussion:

- A. FRED-Tumblebrook Limited Partnership, Milwaukee, WI, owner, by Ryan Schultz, HSI Partners, LLC, agent, Re: Discussion regarding medical office/specialty clinic and future ambulatory surgery center on lands located at the northwest corner of CTH SS and Golf Road.

Speakers on this order of business were:

Craig Raddatz, Partner and VP of Acquisitions, Fiduciary

Ryan Schultz, President, HIS Properties

Jeff Holzhauer, AIA, Senior Project Manager, Eppstein Uhen : Architects

Fiduciary has been working with the Town on this property for 18 years. This 45 acre site has been envisioned as an office type site with entrances on Golf Rd. The goal was one large corporate user or 3 to 4 smaller ones. The property was rezoned in 1996. In April 2006, final zoning on this property was specified as B3 with the intent on office usage with four conditions that both the Town and County approved:

1. Not to exceed a maximum square footage of 250,000 sq. ft of office space.
2. A maximum of 1000 parking stalls to be allowed on the parcel
3. A landscape ratio to be a minimum of 72% based on the entire acreage of 50.9 acres less the improvements at the interchange
4. The developer may begin and complete up to 100,000 sq. ft. of buildings prior to the completion of the interchange (this has been done)

Fiduciary Corporate Development will be the master developer handling all landscaping, water retention, square footage, cross easements, etc. The applicant has a contractual agreement with a client to purchase the property. They want feedback from the Plan Commission since they are working with a tight timeframe for the client's space needs. The client has chosen this site as their preferred location for a 40-50,000 sq. ft. medical clinic with another 20,000 sq. ft. ambulatory surgery area which may or may not be built simultaneously. The proposal is for the client to purchase just under 6 acres of land for both phases with the building centered as close to Golf Rd. as possible. The first phase will be a single story structure for the clinic. Features include:

- a drop-off area with an arcade across the front for both handicapped and regular client drop-off
- use of natural building materials
- a mechanical system on the roof which will be screened
- well service with a fire pump and back-up well
- automatic sprinkler system
- sanitary sewer will be extended from Golf View Dr., utilizing gravity without using a pump
- Frank Lloyd Wright/prairie style (residential style) design is hoped for but has not yet been approved by the client

Plan Commission members provided the following feedback:

- The one-story structure is fabulous; the lower the building can be made, the better; the idea is only to be visible from I-94
- They like the idea of parking and drop-off areas on the interstate side so Town residents don't see the parking
- Underground parking should be considered instead of parking on the back side; parking could also be on the sides of the building
- Preserve as much of the woods as possible and construct the development in the open field
- Maintain daytime hours of operation; can't have a 24/7 business; must be a very traditional business plan of operation

Engineer Barbeau has talked with the Fire Chief who encourages a larger capacity well with a system of fire hydrants for the overall development of the entire property. Engineer Barbeau also stated the wetlands are outside this development and won't be impacted.

Mr. Raddatz stated they will take the existing master plan and revise it to a new plan for future development. They will work with the Town so the plan works with the Town's long-term goals of zoning for this property.

They have already requested a plan of operation from their client. Both the clinic and surgery areas will operate under normal business hours only (8 a.m.-6 p.m. Monday - Friday is anticipated). The tenant wants a memorable, high-quality building along the freeway. They will have a \$12-13 million investment in the building. The design will be a "Disney effect" structure with the public area in the front and the delivery area in the back. It is possible there may be a second story for the surgery area. Some trees will be gone, but Town landscaping requirements will be met for the overall development. The better specimen trees are near Golf View Drive. The developer is trying to determine the best building location and has already visited Golf View Drive to help determine what would be visible to residents. This facility and the hard surface areas will probably use approximately half of the development area that can be done on the total acreage in this location while still meeting open space requirements. The tenant is under a time constraint. They need to be in the building by the fall of 2015 so construction must start in 2014.

Seventh order of business: Announcements and Planning Items:
Next meeting- Tuesday, June 17, 2014 at 7 p.m.

Eighth order of business:

Mr. Cadd approached the Plan Commission with a procedural concern regarding Section 17.05 3. C. of the Town Code:

C. Public Hearing.

Within a reasonable time after an application and all required information has been filed, a public hearing shall be held by the Plan Commission pursuant to this chapter. Within 40 days after the public hearing and all investigation, the Plan Commission shall make a recommendation to the Town Board unless the time is extended by the Petitioner.

The next Plan Commission meeting in two weeks is past that 40 day time period. Mr. Oberhaus stated that Mr. Cadd's item is on the agenda for the June 17 Plan Commission meeting in two weeks. The Town Board will meet again the following Tuesday, so this could be addressed by the Board one week after the Plan Commission meeting. Mr. Cadd stated, "I'm fine with the extension of that past 40 days as long as we clarify any issues and questions before the meeting. My cell phone is available 24 hours-a-day, or you can email. If you have any concerns I will address them. Thank you very much."

Ninth order of business: Adjournment

Motion made by Mr. Tagtow, seconded by Mr. Cooley to adjourn at 10:08 p.m. The motion carried.

Respectfully submitted,
Lauren Beale

Minutes approved on: July 1, 2014