

TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, June 5, 2018

Members present: T. Oberhaus, L. Krause, E. Kranick, C. Dundon, G. Reich (arrived at 7:11 p.m.), K. Fitzgerald, T. Frank

Also present: T. Barbeau, *Town Engineer*, E. Larson, *Town Attorney*, 1 citizen

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

Chairman Oberhaus called the meeting to order at 7:00 p.m. and led all in the Pledge of Allegiance.

Second order of business: Approval of the minutes of May 1, 2018

MOTION MADE BY MS. DUNDON, SECONDED BY MR. FRANK TO APPROVE AS PRESENTED. MOTION CARRIED.

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

A. None

MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO TAKE ITEM 5A OUT OF ORDER. MOTION CARRIED.

Fifth Order of Business: New Business

A. Church of the Resurrection, Randy Kohn, Council President on behalf of Lake Country Childcare, Cora Vinca, operator, Re: Consideration and possible action on the approval of a site plan and plan of operation for the operation of Lake Country Childcare located within the Church of the Resurrection W287 N3700 North Shore Drive

Engineer Barbeau stated that Waukesha County has no issues with access, and no additional permits are needed. There are no outstanding items.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO APPROVE THE SITE PLAN AND PLAN OF OPERATION FOR THE OPERATION OF LAKE COUNTRY CHILDCARE LOCATED WITHIN THE CHURCH OF THE RESURRECTION, W287 N3700 NORTH SHORE DRIVE. MOTION CARRIED.

Fourth Order of Business: Unfinished Business

A. Town of Delafield, Re: Discussion, consideration and possible action on amendments to the Town Zoning Code related to regulation of Conditional Uses.

Residential PUD's - The general consensus of the Plan Commission is to allow the ability to rezone out of the A-1 PUD zoning district to A-2 PUD zoning district (per Section 18.16 of the Town Code), 5 acre minimum lot size and waive common open space; change the current 120,000 s.f. density factor for A-2 to 3.5 acres (referenced in Table 18-1); and change the current 78,000 s.f. density factor in the A-3 PUD zoning district to 2.75 acres (referenced in Table 18-1), subject to staff review.

Engineer Barbeau was directed to provide a red-lined version of the suggested changes for review at the next meeting. An anticipated Public Hearing will be held in front of the Town Board in August.

Sixth Order of Business: Discussion

None

Seventh Order of Business: Announcements and Planning Items:
Next meeting - July 17, 2018

Eighth Order of Business: Adjournment

MOTION MADE BY MR. KRANICK, SECONDED BY MS. DUNDON TO ADJOURN AT 8:39 P.M. MOTION CARRIED.

Respectfully submitted,

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

Minutes approved on: July 17, 2018