

TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, July 2, 2019

Members present: K. Fitzgerald, R. Troy, C. Diderrich, E. Kranick, N. Dickenson, C. Dionisopoulos

Members absent: T. Frank

Also present: T. Barbeau, *Town Engineer, 5 citizens*

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

Chairman Fitzgerald 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 June 4, 2019

MOTION MADE BY MR. TROY, SECONDED BY MR. KRANICK TO APPROVE AS PRESENTED. MOTION CARRIED.

Third order of business: Communications (for discussion and possible action): None

MOTION MADE BY MR. TROY, SECONDED BY MR. KRANICK TO TAKE ITEMS 5A AND 5B OUT OF ORDER. MOTION CARRIED.

Fifth Order of Business: New Business:

A. Wallace and Ann Burt, W282 N3398 Taylors Woods Road, Re: Consideration and possible action on the re-approval (originally approved 9/13/16) of a Certified Survey Map to combine two properties into one property at W282 N3398 Taylors Woods Road.

Engineer Barbeau stated the subject re-approval request is due to the fact that the certified survey map was never executed because the project was delayed for various reasons. State law does not allow recording of the document if the last approval by the governing body was greater than 12 months prior to recording the document. Waukesha County has approved and signed the subject certified survey map.

MOTION MADE BY MR. TROY, SECONDED BY MR. KRANICK TO APPROVE THE CERTIFIED SURVEY MAP TO COMBINE TWO PROPERTIES INTO ONE AT W282 N3398 TAYLORS WOODS ROAD WITH THE REVISION DATE OF 6/26/19. MOTION CARRIED.

B. Town of Delafield, Re: Consideration and possible action on the consideration of a zoning code amendment to allow Taxidermy Studios in the A-2 Rural Residential zoning district.

Chairman Fitzgerald stated that the Town Code does not define taxidermy studio. When the Plan Commission made changes to the code, they knew of the possibility of missing some areas and would address them as necessary.

Engineer Barbeau drafted an ordinance for consideration. The Plan Commission provided the following suggested revisions: 1. Remove quality materials verbiage under building material standards; 2. Metal siding may be permitted; 3. Include the pitched roof requirement; 4. Applicant shall provide a color scheme to Plan Commission for review; 5. Applicant shall prepare and submit a landscaping plan; 6. Remove all verbiage starting at "Access doors"; 7. Remove the sentence, "The plan shall be prepared and stamped by a licensed landscape architect" referenced in #3; 8. Remove the requirement in #4; 9. Add under letter m. "No outside storage and no taxidermy waste shall be buried or burned on the property. He stated that this matter would go to the Town Board for a public hearing. A joint public hearing could be held with the Town Board prior to the August Plan Commission meeting and action taken at the August meeting.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. DIETRICH TO RECOMMEND, TO THE TOWN BOARD, TO HOLD A JOINT PUBLIC HEARING WITH THE PLAN COMMISSION AT THE AUGUST 6 PLAN COMMISSION MEETING. MOTION CARRIED.

Fourth Order of Business: Unfinished Business:

- A. Discussion and possible action regarding the Town of Delafield Land Use Plan and zoning code modifications

Chairman Fitzgerald suggested that the commission consider a new zoning code provision that would allow developers the opportunity to present "mixed use" proposals. Engineer Barbeau read the definition of mixed use. The Town would set the parameters for permitted uses and requirements. They could consist of a business park, senior housing, apartments, small grocery store, coffee shop or pharmacy. Discussion followed on not allowing "big box retail", strip malls and 3-story building height limits. He stated that the Town needs a better definition of light industrial zoning and requested that the commission think about ideas for the vision. He suggested that Engineer Barbeau obtain samples of mixed use definitions. This item will be placed on the next agenda for further discussion.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items:

Next meeting – Tuesday, August 6, 2019

Eighth Order of Business: Adjournment

**MOTION MADE BY MR. KRANICK, SECONDED BY MR. DIETRICH TO ADJOURN AT 8:25 P.M.
MOTION CARRIED.**

Respectfully submitted,

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

Minutes approved on: August 6, 2019