

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, July 17, 2018**

Members present: L. Krause, E. Kranick, C. Dundon, G. Reich (entered at 7:15), K. Fitzgerald, T. Frank
Members absent: T. Oberhaus
Also present: T. Barbeau, *Town Engineer*, 6 citizens

First order of business: Call to Order and Pledge of Allegiance
Acting Chairman Krause 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. KRANICK TO APPROVE AS PRESENTED.
MOTION CARRIED.**

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

**MOTION MADE BY MR. KRANICK, SECONDED BY MS. DUNDON TO MOVE ITEM 4A OUT OF ORDER.
MOTION CARRIED.**

Fifth Order of Business: New Business
A. Pat Leverence N48 W28320 Lynndale Road, Re: Consideration and possible action on a request for approval of a plan of operation to operation a retail facility in a portion of the farmhouse at N48 W28320 Lynndale Road.

Engineer Barbeau displayed the subject property identifying the existing 3 rental units. He stated the proposal for retail use to sell home décor in a portion of the existing farmhouse. The site plan is not changing, the proposed hours of operation are consistent with the other retail facilities on site and retail shops are a permitted use in the B-1 district.

Pat Leverence, N47W28270 Lynndale Road, stated that parking is controlled by signage and monitored by her. All parking is striped with the exception of the former garage east of the existing farmhouse.

MOTION MADE BY MR. FITZGERALD, SECONDED BY MS. DUNDON TO APPROVE THE CHANGE IN THE PLAN OF OPERATION AND DEVIATION IN THE NUMBER OF PARKING STALLS SUBJECT TO ONGOING MONITORING BY MS. LEVERENCE. MOTION CARRIED.

B. Richard Clark N47 W27547 CTH JK, Re: Consideration and possible action on a request to combine two parcels into one parcel located at W297 N2917 Oakwood Grove Road.

Engineer Barbeau stated the owner's proposal to combine 2 separate properties/tax key #'s into 1. The property on the south includes an original parcel along with small pieces of adjacent land. The house on the lower property part will remain and the older part of the home will be removed. In order to complete the work, the owner was required to combine the lands into one property and obtain variances from Waukesha County. The Village of Hartland approved this request last evening.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. FITZGERALD TO RECOMMEND APPROVAL OF THE CERTIFIED SURVEY MAP, DATED 7/17/18, TO COMBINE TWO PARCELS INTO ONE PARCEL LOCATED AT W297 N2917 OAKWOOD GROVE ROAD, TO THE TOWN BOARD. MOTION CARRIED.

- C. Watercrest Investments, James Cadd owner, Re: Consideration and possible action on a request to allow sale of mulch at the site of Lake Country Auto located at N47 W28229 Lynndale Road.

Joseph Corbett stated his request to sell mulch on a 20'x20' plot on the subject property during the months of June thru September. The proposed hours of operation are 8:00 a.m. – 5:00 p.m. The mulch will be removed by November. He stated that a 2'x2' sign is included in the proposal.

MOTION MADE BY MR. FITZGERALD, SECONDED BY MR. KRANICK TO APPROVE THE PLAN OF OPERATION CONDITIONED UPON A ONE-SEASON TRIAL.

AMENDED MOTION MADE BY MR. FITZGERALD, SECONDED BY MR. KRANICK TO INCLUDE THE REQUIRED REMOVAL OF THE MULCH BY SEPTEMBER 1.

AMENDED MOTION MADE BY MR. FITZGERALD, SECONDED BY MR. KRANICK TO INCLUDE THE HOURS OF OPERATION, MONDAY-SATURDAY, 8:00 A.M. – 5:00 P.M. MR. REICH – NAY, MR. FITZGERALD – AYE, MS. DUNDON AYE, MR. KRANICK – NAY, MR. KRAUSE – AYE, MR. FRANK – AYE. MOTION PASSED 4-2.

Sixth Order of Business: Discussion

- A. Discussion regarding potential land reconfiguration located at W297 N2910 and N28 W29718 Oakwood Grove Road, Owner is P&G 29700-28704, LLC and All Lots, LLC, Leigh Peterson Managing Partner.

Would the Town be in favor of combing the lots by CSM? The Plan Commission desired to incorporate the two adjacent lots to the east into the proposal to develop the lands.

- B. Discussion regarding development of self-storage units on lands located at N47 W28229 Lynndale Road, Watercrest Investments, James Cadd, owner.

Linda Saidon, Watercrest Investments, displayed the proposed plan for cold storage and climate controlled buildings on approximately 100,000 sq. ft. of the subject property to include 332 units.

The general consensus of the Plan Commission is that storage units are not a compatible use on this property, due to aesthetics and location. They do not fit in with existing shops and residential properties nearby. Traffic is also a concern.

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 (tabled 6/5/18)

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

The Plan Commission suggested the following revisions: Include building maintenance conditions and standards in the Ordinance; revise Chapter 18.16 Item 6.d., to read, "40% permanent common open space is not required if all lots in the PUD meet a minimum lot size of 5 acres or greater"; remove (8) in Chapter 18.16 and the reference to (8) (a) listed in 18.16 6. (6); recommend that R-1(A), R-3 and R-L be 75% minimum open space per lot; and, exclude drive-thru and drive-in restaurants.

The Plan Commission would like to review the pre-public hearing copy of the suggested revisions at the next meeting.

Seventh Order of Business: Announcements and Planning Items:
Next meeting – August 7, 2018

Eighth Order of Business: Adjournment

MOTION MADE BY MR. REICH, SECONDED BY MS. DUNDON TO ADJOURN AT 9:00 P.M. MOTION CARRIED.

Respectfully submitted,

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

Minutes approved on: August 7, 2018