

PLAN COMMISSION MEETING
Tuesday, August 1, 2017

1.) Call to Order and Pledge of Allegiance

Chairperson Oberhaus called the meeting to order at 7:00 p.m. All members present.

2.) Approval of the minutes of July 18, 2017

Motion made by Ms. Dundon seconded by Mr. Krause to approve the minutes with the correction of the meeting date of July 18th, 2017. Motion Carried.

3.) Communications- (for discussion and possible action):

- A. DaySpring Baptist Church (7/25/17) Request for issuance of a building permit prior to approval of the landscape plan as required in the Conditional Use Permit.

Motion made by Mr. Krause to allow the issuance of a building permit for DaySpring Baptist Church prior to approval of the landscape plan as required by the Conditional Use Permit which will be discussed at the October 3, 2017 meeting. Motion seconded by Ms. Dundon. Aye's- Ms. Dundon, Mr. Krause, Mr. Oberhaus, Mr. Kranick; Nay's- Mr. Kanter, Mr. Reich and Mr. Fitzgerald. Motion approved 4 to 3. Motion carried.

Mr. Kanter commented that he felt there was no good cause as to why the landscape plan was not already completed and approved to meet the requirements.

4.) Unfinished Business

- A. Neumann Companies, Inc./Woodridge Estates LLC, by Cory O'Donnell, (tabled 2/7/17) Re: Consideration and recommendation to the Town Board regarding the transfer of ownership of Outlot 9 Woodridge Estates subdivision from Woodridge Estates, LLC to Woodridge Estates Homeowners Association, Inc.

Mr. Kranick recused himself from the discussion and left the meeting room.

Motion made by Ms. Dundon and seconded by Mr. Reich to remove from the item from the table (2/7/2017). Motion carried.

Cory O'Donnell representing Neumann Companies, Inc. explained that Woodridge Estates, LLC which currently is listed as the owner of Outlot 9 will at some point become resolved and there needs to be a determination as to who should own Outlot 9.

Motion made by Mr. Kanter to table the discussion of the transfer of ownership of Outlot #9, Woodridge Estates subdivision form Woodridge Estates, LLC to Woodridge Estates Homeowners Association, Inc. until the Town's Attorney reviews the request, seconded by Mr. Reich. Motion Carried.

Mr. Kranick returned to the room.

- B. Elizabeth Riemer Survivor's Trust/Larry and Judy Sheets Living Trust, owners, by Bill Zach, Iron Pipe Development, Re: Consideration and possible action on the following matter related to a single family development on lands located west of Cushing Park Road, south of Abitz Road and north of Scuppernong Creek in the Northwest ¼ and Southwest ¼ of Section 31, Town of Delafield, Tax Key No. 842-999:
- a.) Planned Unit Development Conditional Use Permit to allow the development of the land as a single family subdivision

Town Engineer Barbeau recapped last month's meeting and that after the meeting Mr. Zach submitted a revised plan that includes the following modifications:

- Moved Lot No. 19 to the cul-de-sac off of Abitz Road
- Removed the bike trail easement west of the house at W335 S939 Cushing Park Road.
- Prepared a conceptual landscape plan. The number of trees shown has been reduced from 100 to 38 evergreen and deciduous trees and 18 ornamental trees. Entrance and cul-de-sac landscaping is shown in concept. There is a notation for no-mow grass in the open space areas.
- Average lot size is 53,539 square feet (1.23 acres) vs. 1.12 acres on the previous version of the layout
- Common open space percentage is 62.6% (slightly lower than the previous plan of 63.2%)
- Location of storm water management facilities (ponds) are shown (not designed yet).

The proposed layout results in a density of 3.9 acres per unit, net of the wetland. The Commission discussed the grassland area and the type of grass to be planted as well as having the Fire Chief review the grass area for potential safety issues. The Commission also discussed what the next steps would be, such as the preliminary plat, how deed restrictions would be addressed and when the Conditional Use would be reviewed

Motion made by Mr Fitzgerald and seconded by Mr. Kanter to approve the concept plan as of July 25, 2017 for the Elizabeth Riemer Survivor's Trust/Larry and Judy Sheets Living Trust related to a single family development on lands located west of Cushing Park Road. Motion Carried.

The commission anticipates that the preliminary plat that will be submitted will be the same as the concept plan.

Mr. Kanter stated that they should reconsider the name of the subdivision and follow what has been done in the past by not using a family name as they did with the "Riemer Farm Estates"

The Commission commented on several line items within the deed restriction documents that need to be corrected or changed for clarification in the next draft of the documents.

Motion made by Mr. Kanter and seconded by Mr. Kranick to table action on the Conditional Use Permit. Motion carried.

5.) New Business

- A. Penny Wilkinson, W285 N3941 Old North Shore Drive, by Dillon Schulz, Schulz Services Unlimited, Inc. agent, Re: Consideration and possible action on a request to allow the installation of a six foot high stockade fence in an area that is between the front face of the existing house and the right of way line, along the north property line.

The Commission reviewed the request and the reasons presented for the request by Mr. Schulz. The Commission indicated that perhaps some Town Code Enforcement may need to occur to resolve the issue before considering approving the request for a stockade fence.

Motion made by Mr. Kanter to deny, seconded by Ms. Dundon. Question was not called on this motion.

Motion made by Mr. Kranick to table, and seconded by Mr. Oberhaus. Motion Carried.

- B. Lifestriders, Inc. S11 W29677 Summit Avenue, by Dr. Gary Ross, President, Re: Consideration and possible action on a request for approval to construct a parking lot addition; and request for exceptions to the parking regulations for 15-foot deep parking stalls, 18-foot deep parking stalls and a 22 foot wide parking aisle.

Motion made by Mr. Kanter to allow the exceptions as indicated and approve the plan, subject to the conditions in the Town Engineer’s report including the removal of the temporary banner signage, and seconded by Mr. Kranick. Motion Carried.

- C. Brook Investments Global Limited, owner, by John Siepmann, Siepmann Realty, agent, Consideration and possible action on a request for approval of a single lot Certified Survey Map (CSM) for a 10.129 acre parcel located north of W303 N2577 Maple Avenue.

Motion made by Mr. Kranick, and seconded by Mr. Fitzgerald to approve the CSM with the conditions as recommended by the Town Engineer to satisfying the following conditions prior to signing the CSM; to incorporate all technical comments made in my review memorandum to John Stigler dated July 26, 2017 and incorporation of comments from Waukesha County. Motion Carried.

6.) Discussion- None

7.) Announcements and Planning Items:

Next meeting – Tuesday, September 5, 2017

8.) Adjournment

Motion made by Mr. Krause and seconded by Ms. Dundon to adjourn at 8:28pm. Motion carried.

Respectfully submitted,

Robin Untz
Deputy Clerk/Treasurer

Minutes approved on: September 5, 2017