

PLAN COMMISSION MEETING
Tuesday, October 3, 2017

Prior to the start of the scheduled Plan Commission meeting a public hearing was held. The hearing was in front of the Town Board and the Plan Commission to solicit public input. The purpose of the hearing is to consider a request by John VanZeeland, 1016 Eton Ct., Hartland, WI, to rezone a 6.48 acre parcel of land located at S11 W30412 Summit Avenue from A-1 Agricultural District to A-2 Rural Home District. The purpose of the rezoning is in anticipation of a two-lot land split on the property. The property is also known as Tax Key No. DELT 0856-997.

There was no public comment or participation in the discussion. The regularly scheduled Plan Commission meeting began immediately following the conclusion of the public hearings.

1.) Call to Order and Pledge of Allegiance

Chairperson Oberhaus called the meeting to order at 7:07 p.m. All members present: Tom Oberhaus, Larry Krause, Clare Dundon, Kevin Fitzgerald, Garrett Reich, Ed Kranick and Paul Kanter.

2.) Approval of the minutes of September 5, 2017

Motion made by Mr. Krause seconded by Mr. Reich to approve the minutes with the correction of Ms. Kranick to Mr. Kranick under item #8 Adjournment. Motion Carried.

3.) Communications- (for discussion and possible action): **None**

4.) Unfinished Business - **None**

5.) New Business

- A. Day Spring Baptist Church, N14 W29489 Silvernail Road, Daniel Reehoff, pastor, Re: Consideration and possible action on a request to approve the landscape plan for DaySpring Baptist Church

The landscape designer for Dayspring Church (Melissa) presented the landscape plan which included vegetation for all seasons, disease free, low maintenance and based the design on what the Town of Delafield requires. She included large groupings of plantings around the property for a higher impact look.

Mr. Reich inquired about the lighting plan- the designer explained that all lights are surrounded by landscaping. Town Engineer Barbeau clarified that there will be no light poles that are standing alone without something planted around the base.

Mr. Kanter asked what plantings will be along Silvernail, in front of the parking lot. The designer explained areas bordering the parking lot included groupings of tall grasses, crabapple trees which grow to approximately 20 feet tall as well as wide and junipers breaking up the open space.

Motion made by Mr. Reich seconded by Mr. Fitzgerald to approve the landscaping plan as presented by the DaySpring Baptist Church. Discussion of the motion:

Mr. Kanter stated that when the Dayspring Church originally sought approval, he as a Plan Commission member did not vote to allow the construction to begin because there was no landscape plan submitted. He also included that he was disappointed to see that the property has now been clear cut because it was not his understanding at the time of the earlier petition for beginning construction that the clear cutting was going to occur. Mr. Kanter also stated that he felt the parking lot should be completely screened with vegetation and that the presented landscape plan is not consistent with the Town of Delafield's ideals.

Pastor Reehoff, of the Dayspring Church addressed Mr. Kanter's concerns stating that the clearing of the lot was due to the need to meet grade and storm drainage needs of the project, adding that the swale in the front of the lot didn't allow for plantings and that the designer

mimicked the style of the Orthopedic office (OAW) and the Waldroff School just down the road which has little to no plantings.

Mr. Kranick, Ms. Dundon agree that the vegetation in the front of the parking lot needs to be increased from what was presented.

Question called on motion on the table: Mr. Reich and Mr. Fitzgerald-aye, Mr. Krause, Mr. Oberhaus, Mr. Kranick, Ms. Dundon and Mr. Kanter-nay. Motion fails.

Petitioner was instructed to make changes as directed to the landscape plan and bring it back for review before the Plan Commission.

- B. John Van Zeeland, 1016 Eton Ct., Hartland, Re: Consideration and possible action on the following items for the property located at S11 W30412 Summit Avenue:
 1. Rezoning from A-1 Agriculture to A-2 Rural Home District
 2. Allowance of a building on a lot which does not abut a public road
 3. Certified Survey Map splitting the land into two parcels.

An updated CSM was submitted late but was not included in the packets to the Commission members. Town Engineer Barbeau explained the differences to the Commission as being a slight change in the location of the northern property line.

Mr. Reich stated his concern about splitting the property in the stacked configuration including an easement which may not be consistent with the Town’s overall plan and has noticed that this type of request has been more frequent.

Mr. Krause agrees with Mr. Reich that the requests for stacked lots has been more frequent and some have been approved and is concerned about setting a precedent although the requests have been slightly different.

Mr. Reich recognizes that the Town Ordinance allows for easements and that it has been done in the past but feels that the petitioner’s property is unique due to its location and the status of adjacent properties.

Mr. Kranick stated that he would like to see a planned neighborhood among these properties.

Motion made by Mr. Reich to table the request for rezone made by John Van Zeeland seconded by Mr. Kanter. Motion carried.

6.) Discussion- None

7.) Announcements and Planning Items:

Next meeting – Tuesday, November 7, 2017

8.) Adjournment

Motion made by Mr. Krause and seconded by Mr. Reich to adjourn at 7:43pm. Motion carried.

Respectfully submitted,

Robin Untz
Deputy Clerk/Treasurer

Minutes approved on: November 7, 2017