

PLAN COMMISSION MEETING
Tuesday, November 1, 2016

Members present: T. Oberhaus, E. Kranick, K. Fitzgerald, P. Kanter, G. Reich, C. Dundon

Members absent: L. Krause

Also present: T. Barbeau, *Town Engineer*, 4 citizens

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 October 4, 2016

MOTION BY MR. FITZGERALD, SECONDED BY MS. DUNDON, TO APPROVE THE MINUTES OF THE OCTOBER 4, 2016 MEETING WITH ONE CORRECTION. MOTION CARRIED.

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

A. None

Fourth Order of business: Unfinished Business:

- A. Archibald and Judith Pequet, S4 W28701 Norms Road, (tabled 10/4/16), Re: Consideration and possible action on the rezoning of a 49.5 acre parcel of land located at S4 W28701 Norms Road from A-1 Agricultural District to A-2 Rural Home District

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

Engineer Barbeau stated that Mr. Spheeris submitted a 2-lot CSM that matches the master plan. We have a generalized plan on file for how future development could occur.

MOTION MADE BY MR. KANTER, SECONDED BY MR. REICH TO RECOMMEND APPROVAL OF THE REZONING TO THE TOWN BOARD WITH THE UNDERSTANDING THAT ANY FUTURE LAND DIVISION MAY NOT BE MORE THAN 8 LOTS AND THAT STUBBING THE ROAD AT THE PROPERTY LINE IS NOT SUFFICIENT TO ALLOW MORE THAN 14 UNITS WITHOUT A SECOND ACCESS. MOTION CARRIED.

Fifth order of business: New Business:

- A. Town of Delafield Plan Commission, Re: Consideration and recommendation to the Town Board regarding amendments to Chapter 17.08 Signs of the Town Zoning Code

The Plan Commission proposed the following revisions to the subject amendments:

- *Revise all references of "Village" to Town*
- *All signs over 11 sq. ft. require a permit in Section 8.C., D., and E*
- *Section 9 to be revised to read, "Notwithstanding the total square footage requirements described above, particular types of signs are subject to the following additional requirements"*
- *The definition of "Development Sign" to be revised to read, "means any sign used to identify future residential or nonresidential development, or such a development under construction or completed"*
- *Section 7.A. 2. : insert 4 square feet in the blank space for size*
- *Section 7. B. 2. To be revised to read, "The content of the sign message is not required and need not be submitted"*

- Sections 7.C.3. and 8.A. Reference to permanent signs to be reviewed by Attorney Larson for clarification
- 7. B. 4. G. to include, the Town has the right to review color and materials of all illuminated signs
- The reference to Wisconsin Statutes Section 62.23 in Section 17.08 4.A. to be reviewed as if applicable for Towns
- Insert definition for "Time and Temperature Sign"
- Re-institute Section 11 so there can be a duration; time limit shall be regardless of size

MOTION MADE BY MR. KANTER, SECONDED BY MS. DUNDON TO TABLE TO SEND BACK TO ATTORNEY LARSON FOR REVIEW AND REVISION, TO CREATE A NEW CLEAN AND RED-LINED VERSION AND ATTEND THE NEXT PLAN COMMISSION MEETING. MOTION CARRIED.

Sixth order of business: Discussion:

A. None

Seventh order of business: Announcements and Planning Items:

Next meeting - Tuesday, December 6, 2016

Eighth order of business: Adjournment

MOTION BY MS. DUNDON, SECONDED BY MR. REICH, TO ADJOURN AT 8:15 P.M. MOTION CARRIED.

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Clerk/Treasurer

Minutes approved on: December 6, 2016