

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, November 18, 2014**

Members present: Chairman T. Oberhaus, P. Kanter, C. Dundon, B. Cooley, E. Kranick, G. Reich, M. Tagtow
Also present: T. Barbeau, *Town Engineer*, 5 citizens

First order of business: Call to Order and Pledge of Allegiance
Chairman Oberhaus called the meeting to order at 7:05 p.m. and led all in the Pledge of Allegiance.

Second order of business: Approval of the minutes of October 7, 21 and 28, 2014

Motion made by Mr. Tagtow, seconded by Mr. Cooley, to approve the minutes of October 7, 21, and 28, 2014 with one correction. Motion Carried.

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

Fourth order of business: Unfinished Business:

- A. Fiduciary Real Estate Development Co., by Craig Raddatz, and HSI Properties, by Ryan Schultz, (tabled 10/21/14) Re: Consideration and possible action on the site, site grading, landscape and revised architectural plans for the development of a medical office facility to be located on the north side of Golf Road, approximately 1800 feet west of CTH SS.

Motion made by Ms. Dundon, seconded by Mr. Cooley, to remove this item from the Table.

Engineer Barbeau updated the Plan Commission as to what needs to be considered at this meeting. Plans have been forwarded to the County; a detailed review is in process. The Developer and Mr. Essig have reached an agreement on the drainage. The pond will be larger with the outflow to the northwest toward the wetland instead of toward the golf course. Perforated drain tile installed along the boundary of the golf course, leading toward the ponds will address drainage concerns at the golf course. The golf course will maintain the drains. Engineer Barbeau is satisfied with the drainage decisions. Materials to be used on the building are unchanged. The site plan meets requirements. The ring road provides emergency access to all sides of the building. The fire cistern will be on the east side. The dumpster will be located near the building and screened instead of being placed toward the back of the property as previously planned. The landscaping plan is acceptable and will enhance the site and the building. Some natural "no mow" areas are incorporated in the design. Engineer Barbeau suggests the site grading and stormwater plan be subject to Waukesha County review. The building should be completed by the end of 2015.

Motion made by Mr. Kranick, seconded by Ms. Dundon, to approve the site plan, architectural plan and landscape plan dated 11/11/14. Motion Carried.

Motion made by Mr. Kranick, seconded by Mr. Cooley, to approve the site grading and stormwater plans dated 11/10/14 subject to review by Waukesha County. Motion Carried.

Fifth order of business: New Business:

- A. Woodridge Estates Subdivision by Matt Neumann, Neumann Companies, Re: Consideration and possible action on the approval of the final plat for Woodridge Estates and request for an exception to allow more than 14 lots on a street without a secondary access.

Mr. Kranick recused himself and left the room.

Engineer Barbeau stated two of the lots don't meet the minimum requirements. Approvals should be subject to changes on lots 24 and 29. He called attention to a note on the plat regarding a landscape easement placed on Outlot 6 requiring a landscape buffer. The Park & Recreation Commission may not be aware of this

restriction and this may hinder their plans for that area. The intent is not to bring the public next to the home which will remain on the adjoining property. Plan Commission members want to ensure that the Park & Recreation Commission has flexibility to determine what is done on this dedicated parkland. Improvements like a paved walking path and playground equipment should be allowed in this area. Also, the language used should reflect terminology used by the Town. "Buffer" is not used by the Town.

After discussion, Mr. Neumann stated he will modify the note. He suggested that parking lots, buildings, and driveways be prohibited within 30 ft. of the property line. Engineer Barbeau stated that driveways have a 10 ft. offset in Town Code. The building offset is 50 ft.

Engineer Barbeau said the hydrant on Outlot 1 is already in place on the west side of the entrance.

Mr. Neumann explained that he expects to return to the Plan Commission with a revised CSM for Outlot 9 since there is a boundary dispute in that area which he wants to resolve before dedicating the property to the Homeowners' Association (HOA) as part of Phase 2 of the development. The area includes a ravine which cannot be used without DNR permits. Engineer Barbeau stated that since no one can do anything with that property he would prefer that Outlot 9 remain part of the Homeowner's Association. The Plan Commission members agreed the property should stay with the Homeowner's Association.

Engineer Barbeau explained the request for an exception to Section 18.06 (1)(d)7 to allow more than 14 units to be connected to the existing street network by less than two streets in Woodridge Estates Phase 1.

Mr. Neumann said Woodridge Ct. has 12 home sites on a conforming cul-de-sac. But the phasing of the subdivision has resulted in 4 homes on the west side of Woodridge Circle which temporarily become part of that cul-de-sac. Summerhill Subdivision had a similar situation as did the Enclave. Eventually, the necessary connection was made so there are adequate roads/emergency access as required by Town Code. The same will happen here.

Engineer Barbeau stated a ¾ vote of the Town Board would be needed to approve this exception.

Motion made by Mr. Reich, seconded by Ms. Dundon, to recommend to the Town Board the acceptance of an exception to Section 18.06(1)(d)7, to allow more than 14 units to be connected to the existing street network by less than two streets in Woodridge Estates Phase 1. Motion Carried.

Motion made by Mr. Reich, seconded by Mr. Cooley, to recommend to the Town Board the approval of the Final Plat for Woodridge Estates Phase 1 subject to the Town Engineer receiving all required approvals from all required agencies, the required revisions of the appropriate notes regarding the landscape buffer on Outlot 6, as well as the revision of the technical lot width for Lots 24 and 29. Motion Carried.

Mr. Kranick returned to the meeting.

- B. Summerhill West subdivision by Jim Siepmann, Lake Country Land, LLC. Re: Consideration and possible action on the approval of the final plat for Summerhill West.

Engineer Barbeau explained the final plat has been submitted and it is in substantial conformance to the preliminary plat.

He has reviewed the final plat and offered several technical comments to the developer's surveyor. As part of this plat, Outlot 1 will be dedicated to the Town for park purposes. Outlot 1 is designated a drainage easement in its entirety. The easement is for stormwater management. No filling or grading will be allowed. The Town will be able to prepare the ground for lawn type seeding. The land is wet at certain times of the year. There can only be greenspace-type recreation there. The Park & Recreation Commission will need to be creative in designing the development of this park.

Prior to the Park & Recreation Commission's December 8th meeting, Mr. Siepman will go with Engineer Barbeau to discuss with the County what can be done on this property.

Plan Commission members agreed the terminology "no grading or filling" must be changed prior to approving the final plat.

Motion made by Mr. Cooley, seconded by Mr. Kranick, to Table this item to change the verbage used. Motion Carried.

Mr. Siepman stated he is OK with tabling this since he is not planning to record the plat until after January 1, 2015.

Sixth order of business: Discussion: None

Seventh order of business: Announcements and Planning Items:

Next meeting - December 2, 2014

Town Budget Hearing - 7 p.m. November 19, 2014

Engineer Barbeau distributed a map illustrating shoreland areas within the Town of Delafield impacted by the recent court case in the Town of Eagle.

Third order of business: Adjournment

Motion made by Mr. Tagtow, seconded by Mr. Cooley, to adjourn at 8:36 p.m. Motion Carried.

Respectfully submitted,

Lauren Beale
Deputy Clerk/Treasurer

Minutes approved on: December 2, 2014