

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, December 15, 2015**

Members present: T. Oberhaus, L. Krause, E. Kranick, B. Cooley, C. Dundon, P. Kanter, G. Reich
Also present: T. Barbeau, *Town Engineer*, 3 citizens

First order of business: Call to Order and Pledge of Allegiance

Chairman Oberhaus called the meeting to order at 7 p.m. and led all in the Pledge of Allegiance.

Second order of business: New Business:

- A. Jeremiah W. Williams Family Limited Partnership, R.A. Williams Way, LLC, First Congregational Church of Society, and Judith Williams,
Re: Consideration and possible action to approve three Certified Survey Maps in the Southeast ¼ of Section 26 and the Northeast ¼, Northwest ¼ and Southeast ¼ of Section 35, Town of Delafield, created to dedicate Bryn Drive and CTH G to the public for road purposes.

Engineer Barbeau explained that a potential buyer of the lands owned by the parties noted above, except for the First Congregational Church of Society property (Tabernacle Cemetery), desires to have Bryn Drive formally dedicated rather than accept the right of way as being present due to prescriptive rights in the State Statutes. The Town Attorney and Engineer Barbeau have determined that the best vehicle to dedicate the land and meet the Town Code is to have the entities create a Certified Survey Map with the dedication of the roadway on the recorded document. The potential owner has created three separate CSM's based on ownership of the lands. The only "new" lots that were created are on the Jeremiah Williams property, which are lots that were created due to Bryn Drive cutting through the land. Engineer Barbeau's comments have been incorporated into the document. He recommended approval of the three CSM's subject to any additional comments determined prior to the meeting or any input from the Town Plan Commission.

Mr. Kanter requested a detailed explanation on the project after which discussion took place regarding the buyer's intention for the property; the location of the road dedication in the areas where the buildings, a well, and graves are located (the road won't be centered but the space is there to shift the road if necessary in the future); the ownership of each parcel; the hope of the Plan Commission members that all of the lots will eventually be combined into one parcel; limited information about the entity purchasing the property (Greenhill Preservation LLC); and why there are multiple lots included in two of the CSM's. Those participating in the discussion were: Keith Kindred, SEH, representing Judith Williams; Lloyd Williams, property owner, representing the Jeremiah W. Williams Family Limited Partnership, the R.A. Williams Way, LLC and Tabernacle Cemetery Association (First Congregational Church of Society), and Sarah Schenck, Reinhardt Boerner Van Deuren S.C. Law Firm representing Greenhill Preservation LLC.

Mr. Kindred explained that Waukesha County has added a restriction regarding Lot 7 to limit access to HWY. G from the intersection with Bryn Dr. to 500 ft. south of that intersection. A note states that any change in access regarding the use of Lot 7 shall require County approval. The note will be corrected and will reflect Lot 7 instead of Lot 3 as is currently referenced.

Mr. Kanter and Mr. Reich expressed concern that this request is driven by the request of the purchaser rather than by Town property owners and therefore it is relevant who the purchaser is and what the intent for the property is long-term in order to best serve and protect the interests of the Town and its residents.

MOTION BY MR. KRAUSE, SECONDED BY MR. COOLEY, TO RECOMMEND TO THE TOWN BOARD APPROVAL OF THE CSM FOR LOTS 1, 2, AND 3 AS PREPARED AND DATED 12/10/2015.

MOTION CARRIED (5/2) WITH MR. OBERHAUS, MR. KRAUSE, MR. KRANICK, MS. DUNDON AND MR. COOLEY VOTING YES AND MR. KANTER AND MR. REICH VOTING NO.

MOTION BY MR. KRAUSE, SECONDED BY MS. DUNDON, TO RECOMMEND TO THE TOWN BOARD APPROVAL OF THE CSM FOR LOT 7 AS PREPARED AND DATED 12/10/2015 WITH TWO TECHNICAL CORRECTIONS.

MOTION CARRIED (5/2) WITH MR. OBERHAUS, MR. KRAUSE, MR. KRANICK, MS. DUNDON AND MR. COOLEY VOTING YES AND MR. KANTER AND MR. REICH VOTING NO.

MOTION BY MR. KRAUSE, SECONDED BY MS. DUNDON, TO RECOMMEND TO THE TOWN BOARD APPROVAL OF THE CSM FOR LOTS 4, 5, AND 6 AS PREPARED AND DATED 12/10/2015 WITH THE AMENDMENTS:

- THAT BRYN DRIVE BE ADJUSTED TO GO AROUND THE SHED AND WELL, AND
- THAT THE 66 FT. WIDTH BE MAINTAINED, AND
- THAT THE FINAL CSM IS SUBJECT TO THE APPROVAL OF THE TOWN ENGINEER.

MOTION CARRIED (5/2) WITH MR. OBERHAUS, MR. KRAUSE, MR. KRANICK, MS. DUNDON AND MR. COOLEY VOTING YES AND MR. KANTER AND MR. REICH VOTING NO.

Third order of business: Announcements and Planning Items

Next meeting - Tuesday, January 5, 2016 (Mr. Kranick will not be in attendance.)

Fourth order of business: Adjournment

**MOTION BY MR. KRAUSE, SECONDED BY MR. COOLEY, TO ADJOURN AT 8:08 P.M.
MOTION CARRIED.**

Respectfully submitted,

Lauren Beale
Deputy Clerk/Treasurer

Minutes approved on: January 5, 2015