



A PERFECT ENVIRONMENT

Residential ♦ Recreational ♦ Responsible

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TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, February 6, 2018, 7:00 p.m.

Town of Delafield Town Hall

W302 N1254 Maple Avenue, Delafield, WI 53018

Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Town Board and a quorum of the Plan Commission to solicit public input on a request to change the Town Land Use Plan from Governmental and Institutional to Suburban I Residential (1.5 to 3.9 acres per unit) on a portion of land known as Tax Key No DELT 0766-034 owned by Church of the Resurrection and located at W287 N3700 North Shore Drive. The hearing is also to solicit public input on an amendment to the Conditional Use Permit for the Church of the Resurrection due to a reduction in their land area. The regularly scheduled Plan Commission meeting will begin immediately following the conclusion of the public hearings.

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of January 2, 2018
3. Communications (for discussion and possible action):
 - A. Municipal Law and Litigation Group, S.C. (1/15/18) New Statutory Variance Standards
 - B. Municipal Law and Litigation Group, S.C. (12/27/17) Conditional Use Authority, New Preemptions, 2017 Wisconsin Act 67 (appearance by Town Attorney Larson)
4. Unfinished Business:
 - A. Anthony Fronczak, S11 W29586 Summit Avenue, by Jon Spheeris, agent, (tabled 9/5/17) Re: Consideration and possible action on a request to rezone a 48.92 parcel of land located at S11 W29586 Summit Avenue from A-1 to A-2 in anticipation of a two-lot land split.
5. New Business:
 - A. Anthony Fronczak, S11 W29586 Summit Avenue, by Jon Spheeris, agent, Re: Consideration and possible action on the approval of the Certified Survey Map to split a 48.92 parcel of land located at S11 W29586 Summit Avenue into two parcels.
 - B. Church of the Resurrection W287 N3700 North Shore Drive, Re: Consideration and possible action on the following items:
 - a.) Change in the Town Land Use Plan from Governmental and Institutional to Suburban I Residential (1.5 to 3.9 acres per unit on a 1.5 acre portion of Tax Key No. DELT 0766-034
 - b.) Amendment of the Conditional Use Permit for changes due to a reduction in the land area for the Church.
 - c.) Approval of a certified Survey Map to split the existing Church of the Resurrection land into two parcels, one being 1.5 acres in size.
 - C. Jay T. Stueber, N20 W28598 Louis Avenue, Re: Consideration and possible action on the approval of a Certified Survey Map to combine three "lots of record" into one lot located at N20 W28598 Louis Avenue.

- D. Iron Pipe Development, southwest corner of Cushing Park Road and Abitz Road, Re: Consideration and possible action on the approval of a Certified Survey Map to split the proposed White Oak Conservancy lands from the remnant lands to be retained by Iron Pipe Development.
- E. Town of Delafield, Re: Consideration and possible action to recommend the repeal and re-creation of Section 9.14(5) of the Town of Delafield Municipal Code, concerning the regulation of Vacation Rentals.

- 6. Discussion: None
- 7. Announcements and Planning Items: Next meeting- Tuesday, March 6, 2018
- 8. Adjournment

Mary T. Elsner, CMC, WCMC
Town Clerk