

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
Tuesday, March 19, 2013**

Members present: T. Oberhaus, P. Kanter, C. Dundon, M. Tagtow, L. Cunningham, B. Cooley, G. Reich  
Also present: T. Barbeau, *Town Engineer*, 6 citizens

**First order of business:** Call to Order  
*Chairman Oberhaus called the meeting to order at 7:05 p.m.*

**Second order of business:** Unfinished Business  
A. Town of Delafield Plan Commission, (tabled 3/5/13) Re: Consideration and possible action regarding an ordinance to address illegal, nonconforming uses and structures in the Town.

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

**MOTION MADE BY MR. KANTER, SECONDED BY MR. TAGTOW TO RECOMMEND TO THE TOWN BOARD TO HOLD A PUBLIC HEARING. MOTION CARRIED.**

**Third order of business:** New Business  
A. Sprint, Re: Consideration and possible action on a request to modify the existing antenna configuration and install new cabinets on and adjacent to the existing WE Energies tower located at N12 W29931 Silvernail Road.

*The general consensus of the Plan Commission is they do not view this proposal as a significant change to the existing conditional use permit.*

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO APPROVE WITH THE FOLLOWING CONDITION: THE APPLICANT REIMBURSE THE TOWN OF DELAFIELD FOR ALL COSTS AND EXPENSES OF ANY TYPE THAT THE TOWN INCURS IN CONNECTION WITH THIS DOCUMENT, INCLUDING THE COSTS OF PROFESSIONAL SERVICES INCURRED BY THE TOWN (LEGAL, ENGINEERING, PLANNING, CONSULTING) FOR THE REVIEW AND PREPARATION OF THE REQUIRED DOCUMENTS OR ATTENDANCE AT MEETINGS OR OTHER RELATED SERVICES FOR THIS APPLICATION, AS WELL AS ENFORCEMENT OF CONDITIONS ASSOCIATED WITH ANY CONDITIONAL APPROVAL IN THE EVENT OF A VIOLATION OF THE CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT. MOTION CARRIED.**

**AMENDED MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO INCLUDE THE REMOVAL OF UNUSED EQUIPMENT (ANTENNAS AND CABINETS) BY DECEMBER 1, 2013. MOTION CARRIED.**

B. Appearance by Dave Schilling of the Southeastern Wisconsin Regional Planning Commission to discuss and inform the Plan Commission about how environmental corridors are designated and possible regulation of them.

*Mr. Schilling provided a history of SEWRPC's principal recommendation in protecting environmental corridors stating that mapping has been available since 1966. Improvements to the maps have been made based on ongoing research and field records, local or project planning, and new tools such as detailed topographic maps, including computerized land records.*

*Identification of environmental corridors is based on the presence of one or more of the following important elements of the natural resource base: lakes, rivers and streams and their associated shorelands and floodplains; wetlands; woodlands; prairies; wildlife habitat areas; areas of wet, poorly drained and organic soils; areas of rugged terrain and high-relief topography. Secondary environmental corridors and isolated natural resource areas contain the same important natural resources as primary environmental corridors and differ due only to their size. It is up to each community to preserve primary*

*corridors and concentrate on preserving the secondary corridors and isolated areas. He identified the criteria for preservation of primary corridors as 17 trees per acre of 4" at breast height. Even if box elders are included on the lands, they are still considered "woods". Garlic mustard or buckthorn may be removed.*

*Primary environmental corridors are at least 400 acres in size, at least two miles long and at least 200 feet wide. Secondary environmental corridors are at least 100 acres in size and at least one mile long. Isolated natural resource areas are at least five acres in size and at least 200 feet wide.*

*Mr. Schilling stated options to preserve corridors by obtaining stewardship money or land trusts (ex. Tall Pines Conservancy). He discussed targeting pristine areas in the Town and communicating with the landowner to permanently preserve lands. SEWRPC will provide a map of the high quality areas in the Town for the Plan Commission to review at the next workshop.*

**Fourth order of business:** Announcements and Planning Items  
Next meeting – Tuesday, April 16, 2013

**Fifth order of business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. COOLEY TO ADJOURN AT 8:15 P.M.  
MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk/Treasurer

Minutes approved on April 16, 2013