

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, July 2, 2013**

Members present: T. Oberhaus, P. Kanter, C. Dundon, M. Tagtow, B. Cooley, G. Reich, E. Kranick
Also present: T. Barbeau, *Town Engineer*, 4 citizens

First order of business: Call to Order

Chairman Oberhaus called the meeting to order at 7:05 p.m. and welcomed Edward Kranick to the Plan Commission.

Second order of business: Approval of the minutes of June 4, 2013

MOTION MADE BY MR. REICH, SECONDED BY MS. DUNDON TO APPROVE. MOTION CARRIED.

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

A. Public Service Commission of Wisconsin (6/7/13), ATC Reconstruction of Transmission Line

Engineer Barbeau submitted concerns on behalf of the Town, as requested, regarding the environmental impact statement.

Fourth order of business: Unfinished Business

A. None

Fifth order of business: New Business

A. Bonnie and John Meerschaert, N70 W23150 Homestead Ct., Sussex, WI,

1. Consideration and possible action on a request for a zoning amendment on property known as Tax Key No. DELT 0841-997-001 located on Cushing Park Road from A-1 Agricultural to A-2 Rural Home District.

Engineer Barbeau recommends approval of the rezoning to A-2 based on the fact that the request brings the lot into conformance with the zoning code and that it is below the maximum density shown on the land use plan. Furthermore, the land will not be able to be split without another rezoning.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO RECOMMEND TO THE TOWN BOARD TO REZONE THE PROPERTY KNOWN AS TAX KEY NO. DELT 0841-997-001 LOCATED ON CUSHING PARK FROM A-1 AGRICULTURAL TO A-2 RURAL HOME DISTRICT. MOTION CARRIED.

2. Consideration and possible action on a request for a base height increase to 34.3 feet maximum eave height.

MOTION MADE BY MR. KANTER, SECONDED BY MR. KRANICK TO APPROVE THE REQUEST FOR A BASE HEIGHT INCREASE TO 34.3 FEET MAXIMUM EAVE HEIGHT FOR THE PROPERTY KNOWN AS TAX KEY NO. DELT 0841-997-001 LOCATED ON CUSHING PARK ROAD. MOTION CARRIED.

B. Nate Marshall, W284 N3256 Lakeside Road,

1. Consideration and possible action on a request to install a retaining wall within five (5) feet of the property line.

Robert Truelove, W284 N3234 Lakeside Road, stated that he would like to see pictures of what the retaining wall will look like. He is concerned about water runoff. Scott Bence, JBJ Construction,

provided necessary information to Mr. Truelove, and he stated his approval of the proposed project.

MOTION MADE BY MR. KANTER, SECONDED BY MR. COOLEY TO APPROVE. MOTION CARRIED.

2. Consideration and possible action for approval of a fence greater than 3 feet in height located between their house and Maple Avenue.

The subject property owner is requesting approval of an 8-foot high fence along the northeast side of the court where they are proposing a basketball hoop. The other sides would be fenced in with a 4-foot high fence. The material for the fence is black chain link. Any fence greater than 6 feet in height may be permitted, providing it conforms to the height, offset and setback requirements of the district in which it is located, subject to the approval of the Plan Commission.

Due to the Plan Commission's objection to an 8-foot high fence, the applicant formally requested to change to his proposal of an 8-foot high fence to a 6-foot high fence around the entire court.

MOTION MADE BY MR. COOLEY, SECONDED BY MS. DUNDON TO APPROVE A 6-FOOT HIGH FENCE AROUND THE WHOLE COURT. MOTION CARRIED.

Sixth order of business: Discussion

- A. Paul Morris, 1322 S. 89th Street, West Allis, WI, Re; Discussion related to proposed land split of vacant lands located on the west side of Paradise Valley Court, south of Lexington Lane.

The applicant withdrew his request.

- B. Peter and Terri Ogden, W290 N2171 Happy Hollow Road, Re: Discussion related to the rezoning and reconfiguration of their land located at W290 N2171 Happy Hollow Road to accommodate an accessory building.

Mr. Ogden stated that the subject property is an 18.6 acre parcel of land. He is proposing to rezone 12.5 acres to A-2 and 1.2 acres to R-L. Their existing home is located on 5.2 acres and is zoned R-3, R-2 and R-L.

Seventh order of business: Announcements and Planning Items:

Next meeting – Tuesday, August 6, 2013

Eighth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MR. REICH TO ADJOURN AT 8:50 P.M. MOTION CARRIED.

Respectfully submitted,

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

Minutes approved on September 3, 2013