

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
TUESDAY, AUGUST 1, 2023, 6:30 P.M.**

**Video Link:** <https://www.youtube.com/watch?v=sU79dueG9o0>

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

Chairperson Fitzgerald called the meeting to order at 6:30 p.m. and led all in the Pledge of Allegiance.

Members present: Chairperson Kranick, Supervisor Michels, Commissioner Dickenson, Commissioner Mihalovich, Commissioner Cummings, Commissioner Janusiak, and Plan Commission Chairperson Fitzgerald.

Also present: Engineer Tim Barbeau and Administrator Dan Green.

**Second order of business:** Approval of the minutes of July 11, 2023.

Motion by Supervisor Michels to approve the minutes from July 11, 2023. *Seconded by Commissioner Cummings. Motion passed 7-0.*

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

**Fourth order of business:** Unfinished Business: NONE

**Fifth order of business:** New Business:

- A. Russell and Lora Wankowski, W293 N3112 Poplar Drive, Re: Consideration and possible action on the approval of a Certified Survey Map to reconfigure multiple existing lots located at W293 N3112 Poplar Drive into two lots. Tax Key Nos. DELT0764-022 and 0764-040.

Engineer Barbeau reviewed the request from Mr. Wankowski. He explained that there have been some road vacations throughout the years in this area. The proposal is to create a CSM that takes a portion of outlot 9 from Woodridge Estates. Incorporating this land will address the approach of the driveway. When Woodridge was considered in 2013, this was discussed. The Town's attorney had some questions as to if this could be done, and who would sign off on the release of the land. Would each property owner in the subdivision, or the officers of the HOA. If the land is deeded to the Wankowski's, only the officers of the corporation that own the outlot would need to sign. The remaining outlot 9 would remain an outlot of Woodridge Estates. The engineer stated he recommends approval subject to outstanding comments by Waukesha County and Village of Hartland. He also explained the CSM shall not be executed unless the land from Woodridge Estates is added to his property. Both the quit claim deed and the CSM can be recorded at the same time.

Supervisor Kranick stated the Plan Commission should be aware another lot to the south is being created as a result of this CSM (Tax key 041). Engineer Barbeau asked Mr. Wankowski if he considered what he was going to do with this lot being created. Mr. Wankowski stated at this point there are no plans for it.

*Motion by Chairman Kranick to approve the CSM prepared by V2G Surveying, LLC., dated July 3, 2023, subject to satisfaction of all outstanding review comments from the Town enumerated in the engineer's letter to the surveyor dated July 19, 2023, Village of Hartland and Waukesha County Department of Parks and Land Use, prior to the Town executing the document, and subject to a quit claim deed being recorded with Waukesha County. Seconded by Commissioner Dickenson. Motion passed 7-0.*

- B. US Cellular, by Gara Fluitt, Faulk and Foster, Re: Consideration and possible action on a request to install six new “short panel” antennas and one GPS antenna on the communication tower located at N44 W29190 Oxford Drive, Tax Key No. 0728-998-001.

Engineer Barbeau explained the tower is north of Prairie Wind Circle. It has an Oxford Drive address because the access comes off of Oxford Drive in Hartland. There are three locations on the tower they are making changes to. The proposal is for 6 short panels and one GPS panel. No structural modifications are required. By definition this is not a substantial modification. The Town is able to go through the Plan Commission and Town Board process like any commercial development. They do not violate any limitations in the State Statutes. The Town Code defers to the State Statutes in this situation. Engineer Barbeau recommends approval as proposed and recommend to the Town Board.

*Motion by Chairman Kranick to approve the installation of six antennas and provide a positive recommendation for approval to the Town Board. Seconded by Supervisor Michels. Motion passed 7-0.*

**Sixth Order of Business** Discussion: None

**Seventh Order of Business**: Announcements and Planning Items: Next meeting: September 5, 2023.

**Eighth Order of Business**: Adjournment

*Motion by Chairman Kranick to adjourn the August 1, 2023, Plan Commission meeting at 6:51 p.m. Seconded by Supervisor Michels. Motion passed 7-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer