

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
February 3, 2009**

Members present: T. Oberhaus, P. Kanter, C. Dundon, E. Gratz, and M. Tagtow

Members absent: G. Meyer and L. Cunningham

Also present: L. Krause, *Town Board Supervisor*, T. Barbeau, *Town Engineer*, A. Barrows, *Waukesha County*, P. Mortimer, *Code Enforcement Officer*, 9 citizens

Public Hearing: Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Town Plan Commission and a representative of the Waukesha County Department of Parks and Land Use to solicit public input on a request by Pewaukee Yacht Club to modify the size and location of an existing boat launch and approach located to the east of the clubhouse. The Plan Commission meeting will begin immediately following the conclusion of the public hearing. The public hearing opened at 7:03 p.m. Ms. Barrows read the public hearing notice.

Robert Stoltz spoke on behalf of the Pewaukee Yacht Club expressing their proposal to replace the existing boat ramp. The project will consist of the following: Removal and disposal of existing ramp material; Excavation of site to conform to DNR standards; Installation of base stone to conform to DNR standards; Installation of I-beams for ramp; Installation of pre-cast concrete ramp material; and, Asphalt patching to tie into existing asphalt. They would like to start the project at the beginning of April.

Amy Barrows stated that the Pewaukee Yacht Club has existed for a long time, prior to the town or county having any ordinances. In 1996, a conditional use was applied for and a current permit is on file. It has been amended various times. The existing ramp is 10'x14' with concrete and the pier is 6'x45' angled toward the right as it goes into the water. The proposed modification of the ramp includes a measurement of 12'x35' with pre-cast reinforced panels. The proposed pier will measure 6'x39' and it will be straightened out. There will be a small amount of asphalt and concrete approach going to the new ramp. The existing conditional use condition that needs to be modified tonight includes: The boat launch on the east side of the property shall be approximately 9' from the lot line. Mr. Stoltz stated that the dredging material will be placed offsite. Ms. Barrows stated that, as required by the DNR to protect fish spawning, the Pewaukee Yacht Club is not allowed to work on the project during high water levels or between March 15 and May 15.

Larry Krause, N30W28956 W. Lakeside Dr., stated that the Lake Pewaukee Sanitary District has reviewed all plans and agrees to support the reconstruction financially, as they use the subject launch approximately 6 months out of the year.

The public hearing closed at 7:22 p.m.

First order of business: Call to order
Chairman Oberhaus called the meeting was called to order at 7:22 p.m.

Second order of business: Minutes of January 6, 2009
MOTION MADE BY MR. GRATZ, SECONDED BY MR. TAGTOW TO APPROVE. MOTION CARRIED.

Third order of business: Communications (for discussion and possible action)
A. Waukesha County Department of Parks and Land Use (1/21/09) Conditional approval of the Guenther/Jablonski CSM.

Engineer Barbeau stated that Mr. Guenther is not moving ahead with removal of the existing garage at this time.

- B. Waukesha County Department of Parks and Land Use (1/21/09) Conditional Use request approval for Western Lakes Golf Club.

None

Fourth order of business: Unfinished Business

- A. Jack and Linda Schwerman, W309 N210 Maple Avenue, Re:

1. Request for approval to rezone a portion of their land from A-1 Agricultural to A-Rural Home district

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF THE REZONING TO THE TOWN BOARD FROM A-1 AGRICULTURAL TO A-2 RURAL HOME DISTRICT, AS INDICATED ON THE CERTIFIED SURVEY MAP DATED 2/3/09, MADE UP OF 5 SHEETS AND REFERENCED AS LOTS 2 AND 3. MOTION CARRIED.

2. Request for approval of a Certified Survey Map to create two residential parcels and a remnant parcel for the balance of the property.

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF THE CSM TO THE TOWN BOARD, AS PROPOSED AND PREVIOUSLY IDENTIFIED AND PRESENTED ON 2/3/09, INCLUDING SATISFACTION OF ALL OUTSTANDING TECHNICAL CORRECTIONS, THE 3 RECOMMENDATIONS MADE TO THE PLAN COMMISSION BY THE TOWN ENGINEER AS STATED IN HIS REPORT OF 2/3/09; AND, SPECIFICALLY THAT PRIOR TO ANY CONSTRUCTION ON LOT 3, A PLAN BE RETURNED TO THE PLAN COMMISSION FOR REVIEW OF PLACEMENT OF ANY STRUCTURE SO THAT IT NOT BE PLACED ON SLOPES GREATER THAN 12% AND THAT IT BE LOCATED TO MINIMIZE THE DISTURBANCE OR REMOVAL OF ANY TREES OR THE NATURAL ASPECTS OF THE LOT AND THAT THIS WORDING BE PLACED ON CSM. MOTION CARRIED.

Fifth order of business: New Business

- A. Connie Cudnohowski, W296 N615 Bryn Drive, Re: Request for approval of a home occupation to allow private yoga sessions within the home located at W296 N615 Bryn Drive.

Connie Cudnohowski, W296 N615 Bryn Drive, stated her request for a home occupation permit to allow individual appointment based yoga sessions within her dwelling unit, in a room which is less than 20% of the total living area. She will not hire any employees or schedule more than 2 customers within the residence at any one time. Her driveway allows for 2 parking spaces for clients.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. KANTER TO APPROVE THE HOME OCCUPATION TO ALLOW PRIVATE YOGA SESSIONS WITHIN THE HOME LOCATED AT W296 N615 BRYN DRIVE INCORPORATING THE TOWN ENGINEER'S RECOMMENDATIONS IN HIS REPORT DATED 2/3/09. MOTION CARRIED.

- B. Pewaukee Yacht Club, N22 W28204 Edgewater Drive, Re: Consideration for approval of an amendment to the Pewaukee Yacht Club Conditional Use permit to modify the size and location of the of an existing boat launch located east of the clubhouse.

MOTION MADE BY MR. KANTER, SECONDED BY MR. TAGTOW TO RECOMMEND APPROVAL, TO THE TOWN BOARD, OF THE PLANS AS REFLECTED ON THE DOCUMENT ENTITLED, "BOAT RAMP TOPO" DATED 9/17/07, FOR THE RECONSTRUCTION AND RELOCATION OF THE EASTERLY BOAT RAMP AND FLOATING PIER; TO MODIFY PARAGRAPH "A" OF THE CONDITIONAL USE TO REFLECT THAT THE EASTERLY BOAT LAUNCH AND PIER WILL BE IN CONFORMITY WITH THE PLANS SET FORTH ON THE

DOCUMENT ENTITLED, “BOAT RAMP TOPO” DATED 9/17/07; AND THAT THE TOPO MAP BE ATTACHED TO THE CONDITIONAL USE PERMIT. MOTION CARRIED.

C. Consideration of a proposed ordinance regulating outdoor furnaces.

Engineer Barbeau provided a copy of comments submitted by Chief Richards on 2/2/09 regarding outdoor furnaces. As the Plan Commission did not have adequate time to review them, it was suggested that this matter be tabled.

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO TABLE. MOTION CARRIED.

Sixth order of business: Discussion

A. Dale Bergman, RM100 510 Hartbrook Drive, Hartland Re: Discussion regarding lot reconfiguration and zoning on lands located at W300 N3317 Maple Avenue.

Discussion was held regarding the current conditional use. A land reconfiguration was completed without execution of a certified survey map, as would be required by the Town.

Seventh order of business: Announcements and Planning Items

A. Next Meeting – Tuesday, March 3, 2009

Eighth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO ADJOURN AT 9:25 P.M. MOTION CARRIED.

Respectfully submitted,

Mary Elsner, CMC, WCMC
Town Clerk

Minutes approved on March 3, 2009