

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, February 5, 2008**

Members present: T. Oberhaus, C. Dundon, E Gratz, M Tagtow, G. Meyer

Members absent: P. Kanter, L Cunningham

Also Present: T. Barbeau, Town Engineer, P. Mortimer, Code Enforcement Officer, 4 citizens

First order of business: Call to Order

Chairman Oberhaus called the meeting to order at 7:06 PM.

Second order of business: Minutes of January 15, 2008

Motion by Ms. Dundon, seconded by Mr. Tagtow to approve the minutes. Motion carried.

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

A. Waukesha County Department of Parks and Land Use (1/15/08) Conditional Approval of the CSM from THLC, LLC (Westridge Builders) on property located in the SE1/4 of Section 15. *Engineer Barbeau stated that the County required that no buildings be shown on the CSM since they are no longer there.*

B. Waukesha County Department of Parks and Land Use (1/29/08) Conditional Approval of the CSM from Charles and Ernestina Cousland on property located in the NW1/4 and SW1/4 of Section 31. *None*

C. Waukesha County Department of Parks and Land Use (1/29/08) Filling operation on the Michael Krause, Jr. property located at N44 W28122 CTH JJ.

D. Tim Barbeau, Town of Delafield Engineer to Michael Krause, Jr. (1/31/08) Request for information related to filling on property located at N44 W28122 CTH JJ. *Engineer Barbeau provided a history of the work at the site and stated that with the additional fill, a grading plan was necessary.*

Fourth order of business: Unfinished Business

None

Fifth order of business: New Business

A. Apple Leasing & Rental, Brookside Motors, Re: Consideration of the Plan of Operation for the operation of a vehicle leasing and rental business along with the pre-owned car dealership at Brookside Motors N47 W28229 Lyndale Road.

Mr. Barbeau stated that the only change in the plan of operation to Brookside Motors was the addition of leasing at their site. Mr. Walter Steffen was present and explained that he has sold Brookside Chevrolet in Pewaukee and is moving some cars and the leasing operation to the Brookside Motors site. Mr. Steffen anticipates a total of 80 cars on the site. He may pave the gravel parking area currently occupied by Midwest Landscaping. He has moved the landscape business offices out of the showroom; however, they have a lease until spring to move stock. The Commission discussed the plan of operation and went through the existing plan on file for Brookside Motors with Mr. Steffen to make the necessary changes. Engineer Barbeau will revise the plan of operation document to reflect the changes.

Motion made by Mr. Tagtow, seconded by Ms. Dundon to approve the revised Plan of Operation to allow the operation of vehicle rental and leasing subject to the addition of the building dimensions and the fire inspection date to the document. Motion carried

B. Tim Mantz, Verizon Wireless, on behalf of AAT (now SBA) Communications, Re: Consideration of adding a permanent generator for emergency back-up power at the communication tower site located at S12 W28925 Summit Avenue and determination whether this request is significant to require a public hearing.

Tim Mantz of Verizon Wireless stated that the addition of the generator is a requirement of the FCC. The Commission expressed concern with the noise impact to the adjacent houses. The Commission discussed the addition of other generators at the site. The tower was originally built to accommodate 9 users. If generators are placed on the site for all users as it exists today, there may not be room for more users. It would be better to have the generator supplied by the tower owner so all operators can use it, or come in with a plan as to how the generators from other users (assuming they make the same request as Verizon) can be accommodated on site. The Commission favored putting the generator inside a building.

Motion made by Mr. Gratz, seconded by Ms. Dundon to direct the clerk to send a letter to the tower owner telling them that we expect them to regulate with users to provide back-up power and that we will not approve generators for individual users. A copy of the letter should be sent to all users on the tower. Motion carried

Motion by Ms. Dundon, seconded by Mr. Gratz to table. Motion carried

The Commission stated that a public hearing should be held for any requests for a generator since the noise could affect neighbors.

C. Evaluation of Conditional Uses that are slated for review in 2008:

Pewaukee Yacht Club – *Engineer Barbeau reviewed the proposed changes requested by the PYC. Carl Spencer was present to elaborate on and clarify some of the changes. Motion by Ms. Dundon, seconded by Mr. Tagtow to approve the revised Conditional Use permit dated 1/31/08 with the addition of “Inc” after Pewaukee Yacht Club; clarification of the hours of operation (Condition 3(H) by replacing “Monday” with “Sunday” and “through Sunday” with “and Saturday”; and the clarification to Condition 9, second to last line, add “with the exception of a portion of Lot 1, see Condition 4(D). Motion carried.*

Lakeview Lanes – no change in operation

Ameritech (Williams farm) – no change in operation

American Green – *During the review of American Green Conditional Use permit, Engineer Barbeau discovered that the Klawitter’s do not own 13.9 acres of land as stated in their permit. A three-acre parcel was somehow created on which the main house and office are located. Mr. Klawitter appears to be operating on a large portion of the adjacent property. Engineer Barbeau was not aware of any lease agreements in place. The Plan Commission was very concerned that lot lines were reconfigured and a new parcel was created without the Town being notified. They requested that staff notify the Town Board of this concern. Motion by Mr. Gratz, seconded by Mr. Meyer to request that Mr. Klawitter provide proof of a lease agreement with the adjacent owner to operate and use all 13.9 acres of land stated in the Conditional Use permit. Motion carried.*

Horneck Taxidermy – no change in operation

Tom & Joan Oberhaus – no change in operation

Quilted Decoy Bed and Breakfast (out of business)

Buck Rub – no change in operation

Molkentin Hobby Kennel – no change in operation

Motion by Mr. Meyer, seconded by Mr. Tagtow to acknowledge the review of the following Conditional Use permits and no further action is needed on them: Ameritech (Cingular Tower at Lloyd Williams property), Lakeview Lanes, Horneck Taxidermy, Tom & Joan Oberhaus, Buck Rub and Debbie Molkentin Hobby Kennel. Motion passed 4-0 with Tom Oberhaus abstaining

Sixth order of business: Discussion
None

Seventh order of business: Announcements and Planning Items
A. Next business meeting – March 4, 2008

Eighth order of business: Adjournment
Motion by Mr. Tagtow, seconded by Mr. Meyer to adjourn at 9:33 PM. Motion carried

Respectfully submitted,

Tim Barbeau, P.E., R.L.S.
Town Engineer

Minutes were approved on March 4, 2008