

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
March 4, 2008**

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

Members absent: G. Meyer

Also present: S. Riffle, *Town Attorney*, P. Van Horn, *Town Supervisor*, L. Krause, *Town Supervisor*, R. Ackley, *Town Supervisor*, T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 3 citizens

Public Hearing: Prior to the start of the scheduled Plan Commission meeting there will be a public hearing at the request of Thomas and Nancy Crichton, W300 N3401 Maple Avenue to rezone their land from A-1 Agricultural to R-2 Residential. The Plan Commission meeting will begin immediately following the conclusion of the public hearing. Chairman Oberhaus called the Public Hearing to order at 7:05 p.m. The Town Clerk read the Public Hearing Notice.

Thomas Crichton, W300 N3401 Maple Avenue, summarized the proposed request to replace a shed on his property that he recently removed. As a result of his request for a building permit for the shed, he was informed by the Building Inspector that his existing open space did not meet the requirements of the Code. His land is currently zoned A-1, which requires 95% of the land area to be in open space. He stated that his lot is 1.72 acres requiring 71,209 square feet of open space; with the current calculation being 66,478 square feet. His request to change the zoning to R-2 would allow a minimum lot size of 30,000 square feet and an open space requirement of 85%.

Engineer Barbeau stated that although the adjacent property to the south is zoned A-1, the northeast on the east side of Maple Avenue is A-2 and the southeast on the east side of Maple Avenue is R-3, the lot size will remain compatible with surrounding zoning. He stated that this land would not be able to be split in the future under this zoning without a change in the code.

There was no public comment on this issue.

First order of business: Call to order
Chairman Oberhaus called the meeting to order at 7:15 PM.

Second order of business: Minutes of February 5, 2008
MOTION MADE BY MS. DUNDON, SECONDED BY MR. TAGTOW TO APPROVE THE SUBJECT MINUTES AS PRESENTED. MOTION CARRIED.

Third order of business: Communications (for discussion and possible action)
A. Mary Elsner, Town Clerk to Mr. David Wolfe, SBA Sites (2/11/08) Request to have Mr. Wolfe attend a Plan Commission meeting to discuss the use and location of generators on the communication tower site located at S12 W28925 Summit Avenue; and changes to the Conditional Use permit prompted by such requests.

None

B. Hans Meyer via e-mail (2/20/08) Comments related to proposed ordinance changes attached to a memo from Town Engineer Barbeau to the Town Plan Commission.

None

MOTION MADE BY MR. KANTER, SECONDED BY MS. DUNDON TO TAKE ITEM 5A OUT OF ORDER. MOTION CARRIED.

Fifth order of business: New business
A. Thomas and Nancy Crichton W300 N3401 Maple Avenue, Re: Request for zoning district amendment on their property located at W300 N3401 Maple Avenue from A-1 to R-2.

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF THE ZONING DISTRICT AMENDMENT ON THE PROPERTY LOCATED AT W300 N3401 MAPLE AVENUE FROM A-1 TO R-2 WITH THE CONDITION THAT THIS LOT NOT BE FURTHER SUBDIVIDED WITH THIS LANGUAGE BEING INCLUDED IN THE ZONING ORDINANCE. MOTION CARRIED.

Fourth order of business: Unfinished business

A. Consideration of ordinance changes related to open space, retaining walls, paved terraces and utility cabinets as structures (tabled 1/15/08)

MOTION MADE BY MS. DUNDON, SECONDED BY MR. GRATZ TO REMOVE FROM TABLE. MOTION CARRIED.

Attorney Riffle reviewed his comments to the subject changes.

WAITING FOR ATTORNEY RIFFLE’S REVISIONS AS SUGGESTED BY THE PLAN COMMISSION.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. GRATZ TO TABLE. MOTION CARRIED.

Sixth order of business: Discussion

A. Land Use Plan Update

Engineer Barbeau stated the Land Use Housing and Transportation Subcommittee is working on their last chapter of the subject plan. The goal is to have it completed by April followed by a public hearing and review by the Corporation Counsel. The subcommittee is also working on a new overall county land use plan map. All communities will provide input. He reviewed the Town map and figured out what the densities would be, particularly in the southern area of the Town that call for 6-acre density but with PUD allowance of 2.75. He will request that the “white zones” on the current map be identified as 2.1-3.9 acres per unit. He will look at the land use plan map and the text portion and compare it to the goals and objectives that were developed in Chapter 2 of the comprehensive plan. He informed the Plan Commission members that they will have the opportunity to provide input before the final map is completed. He stated that a typical starter home in Waukesha County costs approximately \$200,000. The total # of persons per dwelling unit is approximately 2.9 with an estimated 2.36 per dwelling by 2035. The population projection for 2035 does not match the density of 12,000+. Engineer’s Barbeau calculation is 10,860. He stated that there is nothing set aside in the land use plan for senior or low income housing. He is not pre-zoning our land to match density on the plan.

Seventh order of business:

A. Next business meeting – Wednesday, April 2, 2008 (due to the Spring Election)

Eighth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MS. CUNNINGHAM TO ADJOURN AT 10:05 P.M. MOTION CARRIED.

Respectfully submitted,

Mary Elsner, CMC, WCMC
Town Clerk

Minutes approved on April 2, 2008