

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
March 24, 2009**

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

Members absent: L. Cunningham

Also present: T. Barbeau, *Town Engineer*, 1 citizen

First order of business: Call to Order

Chairman Oberhaus called the meeting to order at 7:37 p.m.

Second order of business: Review of Town of Delafield Comprehensive Plan and consideration of resolution recommending the plan to the Town Board.

Engineer Barbeau provided a summary of Exhibit B, "Specific Town of Delafield Amendments to the Comprehensive Development Plan of Waukesha County – 2035". The following changes were recommended by the Plan Commission:

Change: Table 2-13 Figure II-12 to Page 2-13, Table II-12

Add statement to paragraphs on Page 2-28, 2-33 and 3-35 that amended the language related to maintaining a one foot separation between the basement and the seasonal high groundwater level to read: "...unless an engineered drainage solution acceptable to the Town can be provided to alleviate groundwater concerns"

Add: **Page 2-33, 1. Soils, Standards Remove and replace No. 5 to read:**
5. Land use patterns should be designed to discourage development of below grade structures on soils with seasonally high groundwater less than 3 feet from the surface. The intent is to allow development on these marginal soils, providing below grade structures (including basements) maintain a minimum of one foot separation from the seasonally high groundwater level, **unless an engineered drainage solution acceptable to the Town can be provided to alleviate groundwater concerns**

Revise to read: **Page 2-35, Land Use Objective No. 2, Remove and replace standard No. 4. To read:**

4. Rural residential development is encouraged to be located adjacent to agricultural operations to maintain the rural character of the Town. Rural residential development should be located in such a way as to minimize conflicts attendant to dust, odors, and noise associated with farming activity that may arise when residences are located in the vicinity of agricultural operations. Rural residential development should also be located in such a way as to minimize impacts on the natural resource base including wildlife habitat.

Change: Page 2-43 Housing Objective No. 2: the word "insure" to "ensure"

Change: Page 5-463 Housing Mix: the word "insure" to "ensure"

Revise page 7-22 Basic Definitions to read: "Commercial and/or Office Park" is defined as land devoted to office parks and office buildings placed in a park like setting; park land, which includes golf courses and recreational facilities that are compatible with the surrounding residential character; and agricultural uses compatible with the surrounding area.

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Reformat the table proposed for page 7-39 by adding a dark line splitting the two sections of the table and including a title above the left side stating that it is the calculation of units per the County's density requirement and the right side stating that it is the Town's calculation based on zoning. Also add a table number and a note explaining the table.

Revise: Page 8-19 Map VIII-5 language such that the second from last word in that paragraph reads "Town" not "County"

Eliminate: New language proposed for Page 8-21

MOTION MADE BY MR. TAGTOW, SECONDED BY MR. MEYER TO ADOPT THE RESOLUTION TO ADOPT A COMPREHENSIVE PLAN FOR THE TOWN OF DELAFIELD PURSUANT TO APPLICABLE SECTIONS OF THE WISCONSIN STATUTES WITH THE SUGGESTED CHANGES TO EXHIBIT B. MOTION CARRIED UNANIMOUSLY.

Third order of business: Announcements and Planning Items

A. Next meeting – Wednesday, April 8, 2009

Fourth order of business: Adjournment

MOTION MADE BY MR. GRATZ, SECONDED BY MS. DUNDON TO ADJOURN AT 9:27 P.M. MOTION CARRIED.

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Town Clerk

Minutes approved on May 5, 2009