

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
April 8, 2009**

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

Members absent: T. Oberhaus

Also present: T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 8 citizens

First order of business: Call to Order

Acting Chairman Kanter called the meeting to order at 7:00 PM

Second order of business: Minutes of March 3, March 17 and March 24, 2009

As the minutes of the March 24th meeting were not provided in the packet, they will be addressed at the next meeting.

The minutes of March 3 and March 27 will be filed as prepared by the Town Clerk.

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

A. Waukesha County Department of Parks and Land Use (3/10/09) Conditional Approval of Certified Survey Map for Jack & Linda Schwerman.

Engineer Barbeau stated that Mr. and Mrs. Schwerman are obtaining necessary signatures from the City of Delafield and Village of Wales.

B. Waukesha County Department of Parks and Land Use (3/31/09) Conditional Approval of Certified Survey Map for Michael and Donna Southard.

Engineer Barbeau did not have any additional information to report on this matter.

Fourth order of business: Old Business

A. Request from Waukesha County Department of Parks and Land Use to consider modifications to four conditions of the original Pewaukee Yacht Club Conditional Use permit approved by the Town on February 12, 2008 and an amendment approved by the Town on February 10, 2009.

Engineer Barbeau stated that Attorney Larson contacted him questioning whether or not the subject changes to the conditional use permit would require a public hearing. The Plan Commission did not feel that they are not significant enough to hold the hearing.

MOTION MADE BY MR. GRATZ, SECONDED BY MS. DUNDON TO APPROVE MODIFICATION OF PARAGRAPH #3, AS PRESENTED IN THE PROPOSED CONDITIONAL USE DOCUMENT DATED 4/2/09, TO STRIKE THE WORDS "MOTOR" AND "SAIL" IN REFERENCE TO BOATS AND MODIFICATION TO PARAGRAPH #8 TO STATE THE DATE OF 3/31/08 INSTEAD OF 9/17/07. MOTION CARRIED.

Fifth order of business: New Business

A. Kent Hanson, W311 N299 Paradise Valley Court, Re: Request for Condominium Plat approval of revised Addendum No. 1 to the Scuppernong Springs Condominium development for Units 1,2,3,5 and 6.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF ADDENDUM NO. 1 TO THE SCUPPERNONG SPRINGS CONDOMINIUM DEVELOPMENT FOR UNITS 1,2,3,5 AND 6 TO THE TOWN BOARD. MOTION CARRIED.

Sixth order of business: Discussion

- A. Alan L. Schultz, N23 W28990-2 Louis Avenue, Re: Discussion related to removal of two existing buildings that house 3 residential units and constructing a residential duplex.

The general consensus of the Plan Commission is that this property is zoned single family and should remain single family. They do not have authority to permit a conditional use to circumvent the code. Approval of this request would "open up a can of worms" for other requests of this nature.

- B. Aliota's Golden Anchor, N26 W30227 Maple Avenue, Re: Discussion related to parking lot expansion and signage.

Ms. Aliota stated the request to expand the subject parking lot to allow for a turnaround for emergency vehicles and add more parking spaces. She has been made aware by customers that they are being ticketed when parking on the street. The suggestion was made to also remove the existing garage on the property to alleviate the blind spot when turning onto Maple Avenue. The green space should not be reduced by this requested expansion.

Engineer Barbeau stated that the existing sign located on the garage is too large. Ms. Aliota was informed that this either needs to be taken down or replaced with a sign that is code compliant.

- C. Stormwater presentation by Town Engineer Barbeau

Engineer Barbeau presented a handout of examples of various storm water management practices and provided education on the issue.

Seventh order of business: Announcements

- A. Next meeting – Tuesday, May 5, 2009

Eighth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MS. CUNNINGHAM TO ADJOURN AT 8:50 P.M. MOTION CARRIED.

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Town Clerk

Minutes approved on May 5, 2009