

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
Tuesday, April 19, 2011**

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

Members Absent: E. Gratz

Also present: P. Van Horn, *Town Board Supervisor*, T. Barbeau, *Town Engineer*, 5 citizens

Prior to the start of the scheduled Plan Commission meeting, there will be three public hearings in front of the Town Board and Plan Commission to solicit public input.

**Public Hearing:** 1. Request of Peter and Terry Ogden, W290 N2171 Happy Hollow Road, to rezone a portion of their property from R-2 Residential to R-3 Residential and from R-2 Residential and R-3 Residential to A-2 Rural Home district. The hearing will also consider an amendment to the Town of Delafield Land Use Plan which designates the area to be residential wherein, they are requesting an agriculture use. Chairman Oberhaus called the Public Hearing to order at 7:03 p.m. The Town Clerk read the Public Hearing Notice.

*Peter and Terry Ogden submitted a letter to the Town Board and Plan Commission on April 17 withdrawing the request to rezone their property.*

**Public Hearing:** 2. Request of Mary Hufnagel, American Messaging, 1720 Lakepointe Dr., Lewisville, TX, for a Conditional Use permit to install an antenna and satellite dish on an existing communications tower located at S12 W28925 Summit Avenue owned by SBA Network Services. Chairman Oberhaus called the Public Hearing to order at 7:05 p.m. The Town Clerk read the Public Hearing Notice.

*Mr. Hufnagel stated that American Messaging is a provider of paging services to healthcare providers through Wisconsin. The subject proposal includes removal of their antenna on the existing tower at the Lloyd Williams farm, and the installation of a single antenna on the tower. A coax cable is proposed to be run down to a transmitter house inside an existing building located on the Tessman property at Hwy G and USH 18. He stated that a 1.2 meter satellite dish will be mounted on an existing ice bridge. Mr. Hufnagel presented a photo of the proposed cabinet.*

*There was no public comment on this matter.*

*The public hearing closed at 7:13 p.m.*

**Public Hearing:** 3. Request of Christer and Siw Carlsson, W303 N2665 Maple Avenue, for a Legal Non-Conforming Conditional Use permit to install a deck. Chairman Oberhaus called the Public Hearing to order at 7:13 p.m. The Town Clerk read the Public Hearing Notice.

*Ms. Carlsson stated the proposal to install a deck to access the back of their house. There is a door to the rear of their lot but no deck or patio to walk onto. The home is built on a hill and the grades along the sides make it treacherous to get from the front of the house to the rear.*

*Engineer Barbeau stated that the existing 77.6% open space does not meet the requirement of 84%, due to the lot size. The house was constructed in 2001, and the building file does not reflect that an open space calculation was done at the time of application. The structure is considered non-confirming due to an open space violation, and any addition would violate the open space requirement.*

*There was no public comment on this matter.*

*The public hearing closed at 7:23 p.m.*

**First order of business:** Call to Order  
*Chairman Oberhaus called the meeting to order at 7:23 p.m.*

**Second order of business:** New Business

- A. Dan Walk, N8 W28039 Northview Road, Re: Consideration and possible action on a request for an increase in the overall height of his accessory structure to 23.1 feet.

*In discussing this matter, the Plan Commission determined that the definition of A-2 zoning does not distinguish between garages and accessory buildings. The proposed garage is larger than allowed by Town Code. Engineer Barbeau was directed to draft an ordinance and schedule a public hearing.*

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

- B. Peter and Terry Ogden, W290 N2171 Happy Hollow Road, Re: Consideration and possible action on the following items:
1. An amendment to the Town of Delafield Land Use Plan which designates the area to be residential wherein, they are requesting an agriculture use.

*The applicants withdrew the request to rezone their property.*

2. Request to rezone a portion of their property from R-2 Residential to R-3 Residential and from R-2 Residential and R-3 Residential to A-2 Rural Home district.

*The applicants withdrew the request to rezone their property.*

- C. Marty Hufnagel, American Messaging, 1720 Lakepoint Dr., Lewisville, TX, Re: Consideration and possible action on a request for a Conditional Use permit to install an antenna and satellite dish on an existing communications tower located at S12 W28925 Summit Avenue owned by SBA Network Services.

*The Plan Commission stated that it is not their intention to approve cabinets. Mr. Hufnagel was directed to research the matter further and present another option.*

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. COOLEY TO TABLE. MOTION CARRIED.**

- D. Christer and Siw Carlsson, W303 N2665 Maple Avenue, Re: Consideration and possible approval on a request for a Legal Non-Conforming Conditional Use permit to allow the construction of a deck on their property.

*Staff was directed to contact legal counsel as the town allowed the structure to be built and permitted it; now how do we deal with this matter. If the structure is legal non-conforming, the town has code to back it up. At the present time, it is non-conforming due to an open space violation.*

**MOTION MADE BY MR. TAGTOW, SECONDED BY MS. CUNNINGHAM TO TABLE.  
MOTION CARRIED.**

**Third order of business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. COOLEY TO ADJOURN AT 8:22  
P.M. MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk/Treasurer

Minutes approved on May 3, 2011