

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
May 5, 2009**

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

Members absent: C. Dundon

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 7:00 PM

Second order of business: Minutes of March 24 and April 8, 2009

MOTION MADE BY MR. TAGTOW, SECONDED BY MR. MEYER TO APPROVE. MOTION CARRIED.

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

A. Alan L. Schultz (4/10/09) Comments regarding discussion of property at the April meeting.

Engineer Barbeau stated that Mr. Schultz has been in contact with his neighbors, Town staff and Supervisor Ackley regarding this issue.

B. Town of Delafield to Alan Schultz (4/15/09) Response to his letter dated 4/10/09.

Fourth order of business: Old Business

A. None

Fifth order of business: New Business

A. Kent Hanson, W311 N299 Paradise Valley Court, Re: Approval of Architectural plans for Buildings 1,2,3,5,6,7,8,9,11 at the Scuppernong Springs Condominium development.

MOTION MADE BY MS. CUNNINGHAM, SECONDED MR. GRATZ TO APPROVE THE ARCHITECTURAL AND LANDSCAPING PLANS FOR BUILDINGS 1,2,3,5,6,7,8,9,11 DATED 4/4/07 AND TO DESIGNATE THE COLORS OF THE BUILDINGS AS EARTHTONE. MOTION CARRIED.

B. Dale Wawryzn, Rolling Hills Landscaping W331 S626 Erin Way, Re: Request for a Home Occupation permit to operate a landscaping service business.

Mr. Wawryzn stated that there is no square footage designated to the home occupation. The equipment, consisting of two trucks and three trailers used for the operation, is stored in the existing outbuilding. The proposed request is for a home occupation permit to run the business out of the home with the allowance to have employees pick up trucks and trailers and drive them to the job site. The business is not, technically, being operated out of the outbuilding. It is not heated and has no power running to it. Other items stored in the outbuilding are skid loaders, lawn mowers and lawn sprayers.

Discussion followed on the home occupation language stated in the Town code and whether or not this is truly a home occupation. It does not reference the operation of an external business out of the home. This could be referenced as a daily delivery, as trucks are coming in and out of the residence twice daily. If the home occupation is granted, the reference to signs should be eliminated. An annual review should be conducted on the permit.

MOTION MADE BY MS. CUNNINGHAM, SECONDED BY MR. MEYER TO APPROVE THE REQUEST FOR A HOME OCCUPATION PERMIT FOR THE BUSINESS OF ROLLING HILLS LANDSCAPING CONDITIONED UPON THE FOLLOWING: STRIKE #7 OF THE HOME OCCUPATION PERMIT; A YEARLY REVIEW OF THE PERMIT MUST BE COMPLETED

PRIOR TO MARCH 10; VEHICLE PICK-UP TO BE LIMITED TO ONE EMPLOYEE; ELIMINATE EMPLOYEE ON-STREET PARKING; THE ACCESSORY BUILDING MUST REMAIN AS STORAGE FOR EQUIPMENT, I.E., NOT TO BE USED AS A MAINTENANCE FACILITY; NO STORAGE OF SALT, CHEMICALS, FERTILIZERS OR HERBICIDES OTHER THAN THOSE USED THAT ARE INCIDENTAL TO THE MAINTENANCE OF THE PROPERTY, MR. KANTER – NO, MR. TAGTOW – NO, MR. GRATZ – ABSTAINED. MOTION CARRIED.

C. WE Energies, Request for a permit to install overhead electric lines and poles along the north side of Glacier Road, east of CTH KE (North Shore Drive).

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO DIRECT ENGINEER BARBEAU TO CONTACT WE ENERGIES AND DIRECT THEM TO INSTALL THE LINES UNDERGROUND ON THE SOUTH SIDE OF GLACIER ROAD WITH NO DAMAGE TO THE EXISTING TREES OR STRUCTURES. MOTION CARRIED.

Sixth order of business: Discussion

A. Bill Meyer, Meyer Electric, Re: Discussion of proposed office/warehouse development at S13 W33752 Summit Ave. (USH 18).

Engineer Barbeau submitted an aerial photo of the subject property with mapped floodplain.

Mr. Meyer presented photos of the building that he proposes to build on the SE corner of the subject property. He stated that 15 to 16 trucks will be parked inside the heated building. Employees will park their cars outside. He stated that the building will also be used for his retail business; selling pellets for pellet stoves. The pellets are delivered by semis, at approximately 10 deliveries per year). Engineer Barbeau stated that this would have to be included in his plan of operation.

Seventh order of business: Announcements and Planning Items

A. Next meeting – Tuesday, June 2, 2009

Eighth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MS. CUNNINGHAM TO ADJOURN AT 8:55 P.M. MOTION CARRIED.

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Town Clerk

Minutes approved on _____ June 2, 2009 _____