

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
June 19, 2007**

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

**Members absent:** T. Oberhaus

**Also present:** T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 10 citizens

**First order of business:** Call to order

*Acting Chairman Kanter called the meeting to order at 7:10 PM.*

**Second order of business:** Eleanor Golla, W292 N2104 Elmhurst Drive, Re: Reconsideration of approval for a Certified Survey Map creating two parcels on Mrs. Golla's land (tabled 6/12/07 - referred back to Plan Commission from the Town Board due to citizen comments at the Town Board meeting).

*Mr. Barbeau stated that a grading plan was submitted today. He directed attention to 2 berms located to the north of the existing shed that currently deflect water to the south and away from properties to the north. The subject proposal includes removal of one berm to be relocated to the north side of the driveway to deflect water to the south. With the driveway being deflected to the south (toward Ms. Golla's current property) the water will run in a swale toward Elmhurst Drive under a culvert then under the driveway on an angle toward a location where it goes under the road and down to the lake. This concept is being proposed to make sure that water does not go toward homes north of the Golla properties (that had problems for many years in the past). To Mr. Barbeau's knowledge, the existing berms have solved water issues.*

*William Swansby W292N3122 Elmhurst Drive, stated that as long as water stays to the south of his property and the driveway is pitched correctly, he will be fine with this proposal. Also, he will be in favor if Mr. Barbeau accepts the subject grading plan.*

*Paula Horning, N22W29130 Elmhurst Drive, expressed concern about setting precedent in the neighborhood if this is approved and the effect it will have on property values and density. Mr. Barbeau stated that Ms. Golla owns two lots as part of the subdivision and a lot to the east. Currently, there are 3 legal lots of record as well as a 20-foot vacated road right-of-way. This proposal reduces the potential for 3 lots.*

*Pete Buerosse, W291N2152 Elmhurst Drive, stated that he will miss all the beautiful green space. He is concerned about water drainage, heavy snow run offs in the spring and that the proposed paved driveway will be pitched correctly.*

*Terry Ogden, W290N2171 Happy Hollow Rd., stated that she owns property directly across the street. She understands that Ms. Golla has the right to build but is concerned about drainage. She expressed appreciation for allowing the matter to be brought back to allow neighbors to gather additional information.*

**MOTION MADE BY MR. GRATZ, SECONDED BY MS. DUNDON TO APPROVE THE GRADING PLAN SUBJECT TO APPROVAL BY STAFF AND RECOMMEND APPROVAL OF THE CERTIFIED SURVEY MAP TO THE TOWN BOARD. MOTION CARRIED.**

**Third order of business:** Donna Bell, N41 W28582 Imperial Drive, Re: Request for approval of a home occupation to operate as a Mortgage Broker.

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO APPROVE THE HOME OCCUPATION FOR DONNA BELL TO OPERATE AS A MORTGAGE BROKER. MOTION CARRIED.**

**Fourth order of business:** WE Energies Gas Operations, Re: Request for permit approval for work related to the excavation and demolition of an underground gas pressure reducer pit and extension of new gas lines within the road right of way on Oakton Road, west of the Intersection with CTH SS.

*Mr. Barbeau summarized the subject proposal to eliminate pits for reducing a high pressure line; and install service lines and laterals. The pits and lines on the north side of the road that run 2 ft. into the pavement will be eliminated and a new line will be installed. Two new pits will also be installed for reducing pressure. The petitioner will purchase the easement from property owners that live on the corner. The road will have to be cut and the entire area of pavement removed and then re-paved. Acting Chairman Kanter expressed concern about the road never being the same after if it is cut into. He recalled that letters were sent out approximately 4 years ago to utility companies, as part of the Oakton Road re-paving, requesting completion of any projects before the Town completes their work.*

**MOTION MADE BY MR. GRATZ, SECONDED BY MS. DUNDON TO TABLE AND INVITE STAFF TO ATTEND FUTURE MEETING AND PROVIDE ADDITIONAL INFORMATION. MOTION CARRIED.**

**Fifth order of business:** Syed Hussain, W305 N2658 Ravine Court, Re: Request for approval of rezoning from A-2 to R-2 on lands known as Tax Key No. 780-057 (partial) and R-1A to R-2 on lands known as Tax Key No. 780-056.001; and PLO Pewaukee Lake Non-Shoreline Overlay District on those lands noted above and Tax Key Nos. 780-040, 780-041, and 780-042, and consideration of a Residential Planned Unit Development Conditional Use permit for the development of 13 condominiums on all parcels noted above (tabled 6/5/07).

*Mr. Barbeau stated that the site plan has been revised to reflect 18' of pavement along the sides of the horseshoe roadway. Curbing will still be on each side. The back portion of the loop is still at 22'.*

*Fauod Saab, Architect, stated that the proposed plan creates additional buffer area. Dr. Hussain is proposing to meet with the two property owners of Lots 5 & 9 to request that they abandon their existing driveway and access their property from the newly proposed driveway. This will be free of charge with no maintenance fees. The landscape architect displayed the proposed landscape plan to include rain garden plants, lower canopy trees with a storied concept, golden glory dogwoods, arborvitaes and large evergreen trees. An additional 158 trees were added to the plan.*

*The Plan Commission presented the following concerns: not enough room for a swale to be installed between the side of the horseshoe roadway and lots 5 & 9; parking enforcement; too many units on the property and proximity of the road. They requested to hear additional comments from the neighbors and directed Mr. Barbeau and a landscape architect from R.A. Smith to evaluate the proposed landscape plan.*

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

**Sixth order of business:** Town of Delafield, N14W30782 Golf Road, Re: Request for approval of the following elements related to the construction of a salt/sand storage building on Town Hall property:

- a. Site Plan, Grading Plan and general architectural plan
- b. Certified Survey Map combining Outlot 2 of The Arbors subdivision (dedicated to the public) with the currently un-platted land on which the Town Hall is located

*Mr. Barbeau summarized the proposed site plan for the subject salt/sand storage building to be built where the existing shelter is located. He stated that the dimensions are 60' wide by 80' long. The building will be built into the hill and will contain an 8' concrete wall on the rear and sides. The height of the building will be approximately 30' at the peak and include two overhead doors facing Golf Rd. Some*

*type of barrier will be used to separate salt and sand. As space has been set aside for future expansion of the existing DPW garage, the work will also consist of grading for a new pad in front of this expansion. A retaining wall is needed to the southeast of the new salt/storage building to resolve grading issues. The existing storage building and salt/storage building will be removed and paved, as well as the lower parking area west of the Town Hall. After all work is completed, the subject area will consist of 60.4% greenspace and approximately 18,000 sq. ft. will remain. The CSM has been developed to combine the existing un-platted Town lot with a strip of land dedicated to the Town by the Arbors subdivision.*

**MOTION MADE BY MR. GRATZ, SECONDED BY MR. TAGTOW TO APPROVE THE SITE PLAN AND RECOMMEND APPROVAL OF THE CERTIFIED SURVEY MAP TO THE TOWN BOARD.  
MOTION CARRIED.**

**Seventh order of business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO ADJOURN AT 9:30 P.M.  
MOTION CARRIED.**

Respectfully submitted,

Mary Elsner, CMC, WCMC  
Town Clerk

Minutes approved on July 17, 2007