

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
August 21, 2007**

Members present: T. Oberhaus, C. Dundon, E. Gratz, M. Tagtow, G. Meyer, L. Cunningham

Members absent: P. Kanter

Also present: T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 2 citizens

First order of business: Call to order

Chairman Oberhaus called the meeting to order at 7:04 PM.

Second order of business: Syed Hussain, W305 N2658 Ravine Court, (tabled 8/07/07) 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.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. GRATZ TO REMOVE FROM TABLE. MOTION CARRIED.

Mr. Barbeau directed attention to page 2 Letter C, the word "decides" shall be replaced with the word "elects". He suggested that in Letter G under Phase Two #4, sentence 1 be separated from the remaining. Mr. Tagtow directed attention to Letter J suggesting that the word "Sheriff" be replaced with "Law Enforcement".

Discussion followed on the abandonment of the easement (20-ft. strip of land). Mr. Gratz stated that he does not want the condo association to access this property. He suggested that Dr. Hussain abandon the easement including ownership rights. Mr. Barbeau will include verbiage in the conditional use document and the Certified Survey Map stating that the condo association cannot use the 20-ft. easement for ingress, egress or any other use.

MOTION MADE BY MR. GRATZ, SECONDED BY MR. TAGTOW TO RECOMMEND APPROVAL OF THE REQUESTED REZONING TO THE TOWN BOARD 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-SHORE OVERLAY DISTRICT ON THOSE LANDS NOTED ABOVE AND TAX KEY NOS. 780-040, 780-041 AND 780-042 CONDITIONED UPON MR. BARBEAU'S NOTES AND RECOMMENDATIONS. MS. CUNNINGHAM-NAY, MS. DUNDON-NAY. MOTION CARRIED.

MOTION MADE BY MR. GRATZ, SECONDED BY MR. MEYER TO RECOMMEND APPROVAL OF THE CONDITIONAL USE DOCUMENT TO THE TOWN BOARD CONDITIONED UPON ATTORNEY RIFFLE'S REVIEW, MR. BARBEAU'S TECHNICAL RECOMMENDATIONS, CORRECTION OF TYPOGRAPHICAL ERRORS AND ADDITIONS OF RESTRICTIONS TO THE 20-FT. EASEMENT ALONG THE NORTH BORDER OF LOTS 1 AND 2. MS. DUNDON-NAY, MS. CUNNINGHAM-NAY. MOTION CARRIED.

Third order of business: Jim Smukowski, J&J Construction, agent for Jan Mueller and Jim Sincere, N19 W28914 Golf Ridge Road, Re: Request for approval to modify their condominium to reconfigure and enclose a portion of their deck.

Mr. Barbeau summarized the proposed request stating that the conditional use permit for Golf Ridge requires all building plans to be submitted and approved by the Town of Delafield Architectural Control Committee if requested by the Town Building Inspector. He conferred with the Building Inspection Department, and they decided that this request be addressed by the Plan Commission, since they act as the Town Architectural Control Committee. The proposal is to construct an addition to the condominium unit, replacing the existing deck area. No additional green space will be lost. The deck is placed over a portion of the drainage easement. Mr. Gratz suggested that approval be conditioned upon the following: Determine where the 20 ft. easement is and stay out of it; do not increase the footprint unless the green space has been determined; obtain permission from the other condo owner (immediate neighbor); and written approval from the condo association.

MOTION MADE BY MR. GRATZ, SECONDED BY MS. DUNDON TO APPROVE THE SUBJECT REQUEST CONDITIONED UPON THE FOLLOWING: DETERMINE WHERE THE 20 FT. EASEMENT IS AND TO STAY OUT OF IT; DO NOT INCREASE THE FOOTPRINT UNLESS THE GREEN SPACE HAS BEEN DETERMINED; OBTAIN PERMISSION FROM THE OTHER CONDO OWNER (IMMEDIATE NEIGHBOR); AND WRITTEN APPROVAL FROM THE CONDO ASSOCIATION. MOTION CARRIED.

Fourth order of business: Status report on the progress of the Land Use, Housing and Transportation Element Subcommittee of the Waukesha County Comprehensive Plan.

Mr. Barbeau stated that a portion of the discussion revolved around the requirement of 1 unit per 5 acres in rural areas. He expressed concern about what is written in the document and how the County staff will implement the requirements. The document is still being developed. The Plan Commission encouraged Mr. Barbeau to continue to be an advocate for the Town's desires.

Fifth order of business: Educational presentation by Town Engineer Barbeau on stormwater issues in the Town of Delafield.

Mr. Barbeau presented a very informative power point on the subject issue.

Sixth order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MS. DUNDON TO ADJOURN AT 9:25 P.M. MOTION CARRIED.

Respectfully submitted,

Mary Elsner, CMC, WCMC
Town Clerk

Minutes approved on September 4, 2007