

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
September 4, 2007**

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

**Also present:** P. Van Horn, *Town Board Supervisor*, T. Barbeau, *Town Engineer*, P. Mortimer, *Code Enforcement Officer*, 15 citizens

**Public Hearing:** The first hearing is at the request of Todd Klassy, Skylink Networks, Inc. on behalf of T-Mobile for a Conditional Use permit to allow the installation of a telecommunications tower and equipment cabinets at W287 N1963 Oakton Road. The Public Hearing was called to order at 7:05 P.M. The Town Clerk read the Public Hearing Notice.

*Todd Klassy summarized the proposed request to install six antennas on a pole mounted platform in the middle of the existing 92' transmission tower to increase capacity and for coverage. The co-locating antennas on the tower will increase the height to 101'. To support the main lattice structure, the petitioner is proposing the addition of a 12" diameter tube through the center of the transmission tower and cross bracing. This will increase the overall height of the structure by approximately 9', so the antennas can be placed at a safe distance above the power lines. The dimensions of the existing fence do not increase, and the equipment being proposed to be installed is much smaller than what is located in the existing compound area. Construction time will depend on the weather; approximately 1-2 weeks for heavy construction and 1-2 weeks of "tweaking". He stated that once antenna sites are operational, they require very few visits, if any. The proposal also includes installation of a concrete slab on the land adjacent to the tower to contain three cabinets (initial installation to include only 1). Each cabinet will be approximately 4.5' wide, 7' tall and 2' deep.*

*There was no public comment on this matter.*

The Public Hearing closed at 7:30 P.M.

**Public Hearing:** The second hearing is at the request of Rob Conley, Lifestriders, Inc. for a Conditional Use permit under 17.05. 5. AO. Riding Academies or Commercial Stables to operate a therapeutic riding center at N14 W29503 Silvernail Road (Stoney Hill farm property). The Public Hearing was called to order at 7:35 P.M. The Town Clerk read the Public Hearing Notice.

*Rob Conley summarized the proposed request to relocate Lifestriders therapeutic riding center to the subject property owned by Pro Health. He stated that during their 3 years of operation, they have experienced success and are now looking for indoor facilities. He is of the opinion that the existing facilities on site can be restored. He wishes to use their existing conditional use, but requested an amendment to the special events issue. Because they are new, it is difficult for them to provide the Town with adequate notice or a schedule of events that will be held. He stated that the current facility would hold 25 horses. He would like to use the current lighting, but has not tested it yet. His goal is to restore the existing rustic barn to store hay. The riding arena is structurally good but will need some repairs. There will be a full-time property manager on site. He stated that he is hoping to begin working on the property this fall, and feels that the ideal time to begin operating would be next summer. This would also depend on how quickly funds can be raised and structures resurrected. He will continue living on the existing Lifestriders property, but will not conduct any business there.*

*Bob Henke, Pro Health, stated that they are committed for 15 yrs. There are no plans at this time for future use.*

*Discussion followed on the accessory building percentage and consideration of rezoning land from A1 to A2.*

*Pete Van Horn, N12W29134 Creekside Court, expressed concern regarding public access - getting in and out of Silvernail Rd. What arrangements will be made with Waukesha County? Mr. Barbeau responded by stating that a study will be need to be conducted first to determine the number of vehicles going in and out of the subject area.*

*Edward Cichosz, N12W29256 Cross Creek Court, is concerned about where the parking lot will be located. He also questioned how he will enter and exit if the entrance is the same as his, will they use the existing driveway at the farm.*

*Alden Roberts, N14W29661 Silvernail Rd. spoke on behalf of his mother. He stated that this organization is a wonderful thing. This property has been a farm since 1920. They will fix it up and it will look much nicer. This type of organization brings a very positive benefit to the community.*

*Bob Henke, Pro Health, stated that their organization is standing behind Lifestriders. They provide a very worthwhile service to the community.*

*Veronica Sosa stated that since they began operating Lifestriders, they have received tremendous support and pleasure from high school students, doctors, etc. They have grown year after year and provide a very safe program. This would do a huge service to the clients month after month.*

*Arnold Koch, N12W29242 Cross Creek Ct., questioned the use of the existing driveway, known as Cross Creek Ct., and access to the subject property.*

The Public Hearing closed at 8:10 p.m.

**First order of business:** Call to Order  
*Chairman Oberhaus called the meeting to order at 8:15 PM*

**Second order of business:** Minutes of August 7 and 21, 2007  
**MOTION MADE BY MS. DUNDON, SECONDED BY MR. TAGTOW TO APPROVE THE MINUTES AS PRESENTED. MOTION CARRIED.**

**Third order of business:** Communications (for discussion and possible action)  
A. Tim Barbeau, Town Engineer (8/29/07) Update on tree removal violation for the Leo Haideman property, Taylors Woods Road.

*Mr. Barbeau was directed to contact the County for clarification on Mr. Haideman's violation and whether or not citations were issued.*

**Fourth order of business:** Unfinished Business  
None

**Fifth order of business:** New Business  
A. Lakeview Lanes/Prestige Yachts, (John Meyer, agent), Re: General review of the Conditional Use permit and consideration of an amendment to the document to add a condition that the yacht shall be inspected by the Town Fire Department on an annual basis.

*Mr. Barbeau stated his recommendation to amend the subject document to include the following: "The cruise yacht shall be inspected by the Town Fire Department. The applicant shall make the yacht available for inspection by Town of Delafield officials or staff at any reasonable time and upon reasonable notice".*

*Discussion followed with the following suggested revisions: add the words, "of Delafield after Town and before Fire; add "Pewaukee Lake Patrol" as a party allowed to make inspections; and*

*“that the inspections be according to safety standards to be developed by the Town of Delafield and reviewed from time to time”.*

**MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT TO THE TOWN BOARD WITH THE AMENDMENTS TO LETTER 4C TO INCLUDE THE FOLLOWING: ADD “OF DELAFIELD” AFTER THE WORD TOWN IN THE FIRST SENTENCE; ADD PEWAUKEE LAKE PATROL AS PARTY ALLOWED TO MAKE INSPECTIONS AND THAT THE INSPECTIONS BE ACCORDING TO SAFETY STANDARDS TO BE DEVELOPED BY THE TOWN OF DELAFIELD AND REVIEWED FROM TIME TO TIME. MOTION CARRIED.**

- B. Nancy Jablonski & Neil Guenther, W284 N4160 North Shore Drive (CTH KE), Re; Consideration of their request to install a fence greater than 3 feet in height between the road right of way and the face of the principal structure located at W284 N4160 North Shore Drive.

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. TAGTOW TO APPROVE. MOTION CARRIED.**

- C. T-Mobile, (Todd Klassy, Skylink Networks, Inc., agent) Re: Consideration of approval of a Conditional Use permit under 17.05 5. M and AH. to allow the installation of a telecommunications tower and equipment cabinets at W287 N1963 Oakton Road.

**MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO TABLE AND DIRECT MR. BARBEAU TO PREPARE A CONDITIONAL USE DOCUMENT FOR FUTURE REVIEW BY THE PLAN COMMISSION. MOTION CARRIED.**

- D. Lifestriders, Inc., (Rob Conley and Veronica Sosa Agnoli, owners), Re: Consideration of approval of a Conditional Use permit under 17.05. 5. AO. Riding Academies or Commercial Stables to operate a therapeutic riding center on lands owned by Pro Health Care, Inc. located at N14 W29503 Silvernail Road (Stoney Hill Farm property).

*The following suggested revisions to the subject document were discussed: Letter A under special events to be revised to read, “require staff review and any concerns will be directed to the Plan Commission” (Mr. Barbeau will provide wording on this issue); Letter A to include the following, “the Plan Commission retains final authority over staff decisions”; Letter C to be revised to 10 horses on site require a nutrient management plan and implementation; Letter E to include, “prior to the beginning of operation” added to the first sentence; Letter K to include “or change in the use of the physical premises”; Also, the Plan Commission suggested that the following be added to the document, “Lifestriders has complete run of 35.8 acres until such time that Pro Health has other plans for the property”.*

*Mr. Conley was directed to work out the specifics of the lease with Pro Health and provide information to the Town on what buildings will be taken down and which are staying.*

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

- E. Town of Delafield, Re: Request for approval of the grading plan for the construction of a salt storage building on Town Hall property located at N14 W30782 Golf Road.

*Mr. Barbeau reviewed the grading plan dated 8/14/07. Chairman Oberhaus questioned whether or not a collection area would need to be built.*

**MOTION MADE BY MR. KANTER, SECONDED BY MS. CUNNINGHAM TO APPROVE THE GRADING PLAN CONDITIONED UPON FURTHER CLARIFICATION OF THE SLOPE AND COLLECTION AREA. MOTION CARRIED.**

**Sixth order of business:** Discussion

A. None

**Seventh order of business:** Announcements and Planning Items

B. Next business meeting – Tuesday, October 2, 2007

**Eighth order of business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO ADJOURN AT 10:10 PM. MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk

Minutes approved on October 2, 2007