



A PERFECT ENVIRONMENT

Residential ▲ Recreational ▲ Responsible

TOWN OF DELAFIELD PLAN COMMISSION MEETING
Wednesday April 6, 2011
7:00 p.m.
Town of Delafield Town Hall

Chair
Paul L. Kanter
Supervisors
Larry Krause
Clare Dundon
Russ Ackley
Pete Van Horn
Clerk/Treasurer
Mary Elsner

Prior to the start of the scheduled Plan Commission meeting there will be two public hearings in front of the Town Board and Plan Commission. The first hearing will be to solicit public input on a request by Todd and Shari Showers W315 N885 STH 83, Delafield, WI, for a Legal Non-Conforming Conditional Use permit to allow the construction of an addition to their house on their property at the address above which does not meet the current open space requirement of 90% in the A-3 Suburban Home zoning district and consideration of rezoning their property to R-1 Residential to bring the lot into conformance with the area requirements of the R-1 district. The second hearing will be at the request of Katie Williams, Green Life Charter School on lands owned by the Hartland Lakeside School District at N35 W29288 North Shore Drive to rezone lands from A-1 Agricultural and R-1 PUD to A-2 Rural Home District and for a Conditional Use permit to operate a school. The Plan Commission meeting will begin immediately following the conclusion of the public hearing.

AGENDA

1. Call to Order
2. Approval of the minutes of Tuesday March 1, 2011
3. Communications (for discussion and possible action)
 - A. Arenz, Molter, Macy and Riffle, S.C.,(3/8/11) Re: Zoning Code Interpretation issue related to legal non-conforming Conditional Use permits.
4. Unfinished Business
 - A. Tim & Christie Hentges, W306 N2657 Woods Edge Road, Re: Consideration and possible action on a request for a legal nonconforming Conditional Use permit to allow the construction of a garage on their property, which does not meet the current open space requirement of 90% in the R-1a zoning district.
 - B. Robert Stapleton, agent for AT&T, Re: Consideration and possible action on a request for a Conditional Use permit to construct a 130 foot tall monopole on property located at N13 W28620 Silvernail Road, owned by Greg Kazmierski and Nancy Downey
5. New Business
 - A. Dale Wawryzn, W331 N626 Erin Way, Re: Consideration and possible action on the request for renewal of his Home Occupation permit to operate Rolling Hills Landscaping Service
 - B. Sean & Beth Jochims, W292 N2137 Elmhurst Drive, Re: Consideration and possible action on a request for a Home Occupation to operate a home office for billing and general office services related to Dr. Jochims medical practice

- C. Todd and Shari Showers W315 N885 STH 83, Delafield, WI, Re: Consideration and possible action on:
 - 1. Legal Non-Conforming Conditional Use permit to allow the construction of an addition to their house at the address above which does not meet the current open space requirement of 90% in the A-3 Suburban Home zoning district.
 - 2. Rezoning request from A-3 Suburban Home District to R-1 Residential.
- D. Hartland Lakeside School District No. 3 Consideration and possible action on the following requests:
 - 1. To rezone lands at N35 W29288 North Shore Drive and an adjacent lot to the west from A-1 Agricultural and R-1PUD to A-2 Rural Home District.
 - 2. Certified Survey Map to combine school lands at N35 W29288 North Shore Drive and lands directly west of the noted address.
 - 3. Conditional Use permit for operation of the Green Life Charter School
 - 4. Site plan and plan of operation approval for a greenhouse adjacent to the school
- E. Architectural Development Services, Inc. on behalf of Mr. & Mrs. Swan, Lot 4 Lakeside Conservancy Subdivision, Re: Consideration and possible action on revisions to the Town of Delafield Zoning Ordinance related to the base height, and removal of options to vary the base height with the use of a sprinkler system.

6. Discussion

- A. None.

7. Announcements and Planning Items

Public Hearings: Tuesday April 19, 2011 American Messaging, Ogden, Carlsson
Next business meeting – Tuesday, May 2, 2011

8. Adjournment

The Plan Commission may take action on any item on the agenda. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Elsner, Town Clerk, at N14 W30782 Golf Road, Delafield, WI 53018-2117. This agenda is for informational purposes only. 3/31/11