

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING**  
**January 9, 2007**

**Members present:** P. Kanter, L. Krause, C. Dundon, R. Ackley

**Members absent:** P. Van Horn

**Others present:** T. Barbeau, *Town Engineer*, D. Roberts, *Highway Superintendent*, K. Enders, *Waukesha County Sheriff*, 9 citizens

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

*Chairman Kanter called the Board of Supervisors meeting to order at 7:00 P.M.*

**Second order of business:** Pledge of Allegiance

**Third order of business:** Minutes of December 28, 2006

*The minutes will be filed as presented by the Town Clerk.*

**Fourth order of business:** Action on vouchers submitted for payment:

A. Report on budget sub-accounts and action to amend 2006 budget

B. 1) Accounts payable; 2) Payroll

Accounts Payable

**MOVED TO APPROVE PAYMENT OF CHECKS #42687 – 43067 IN THE AMOUNT OF \$172,786.52**

Payroll

**MOVED TO APPROVE PAYMENT OF CHECKS #17738 – 17791 IN THE AMOUNT OF \$30,331.16**

**MS. DUNDON/MR. KRAUSE**

**MOTION CARRIED**

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

A. Pete Van Horn (1/4/07), Re: Comments on Miscellaneous Items

None

**Sixth order of business:** Unfinished Business

A. None

**Seventh order of business:** New Business

A. Consideration of Plan Commission's recommendation to approve the request for rezoning (A-2 to A-3) and Residential Planned Unit Development Conditional Use permit for the development of a residential subdivision known as Northview Ridge

*Mr. Barbeau stated that this is a request for a 23-unit subdivision to be located north of Northview Road and east of Cherry Lane. The density for this development has been determined by using the A-2 zoning (1 unit per 120,000 sq. ft.); however, the re-zoning request has been made so that the lot size can be reduced from 60,000 sq. ft. min. to 40,000. This provides additional green space for the subdivision. The Plan Commission recommended approval of the rezoning with conditions that have been incorporated into the ordinance. Under Condition B., the additions of an interior trail system as well as a 66-foot access to the east (Pfeiffer property) for future public road or access connection were added. Mr. Barbeau recommended approval of the rezoning.*

**MOTION MADE BY MR. KRAUSE, SECONDED BY MS. DUNDON TO ACCEPT THE PLAN COMMISSION'S RECOMMENDATION AND APPROVE THE REZONING AND CONDITIONAL USE PERMIT FOR THE SUBJECT DEVELOPMENT. MOTION CARRIED.**

- B. Shepherds Pass South:
1. Final Plat approval
  2. Approval of revised Conditional Use
  3. Reduction of Letter of Credit

*Mr. Barbeau stated that the Plan Commission has recommended approval of the final plat and because of outstanding County issues, Mr. Williams granted an extension for approval until this date. The Conditional Use has been revised because the lot and outlot numbers changed. Based on septic borings performed on the site, the County is concerned with the potential of basements being placed below groundwater. They have requested that drain plans for each individual site be prepared by an engineer as the homes are permitted. The County also wishes that the allowance of the drains be approved by the Town Board. Staff will review the plans and enforce installation of the drain plans. Elevations on site will allow foundation drains to be directed across lawns to the roadside ditches.*

*The Town Board directed staff to include a note on the final plat indicating that there may be wet ditches due to foundations drains.*

**MOTION MADE BY CHAIRMAN KANTER, SECONDED BY MR. ACKLEY TO APPROVE THE FINAL PLAT SUBJECT TO INCLUDING THE SUGGESTED NOTATION. MOTION CARRIED.**

*Chairman Kanter directed attention to Letter F of the Conditional Use stating that the following language should have been added to sentence 1, "and the Town will not participate financially or be a party to any public mitigation of sound or noise abatement associated with any adjacent roads or highways".*

**MOTION MADE BY CHAIRMAN KANTER, SECONDED BY MS. DUNDON TO APPROVE SUBJECT TO MODIFICATIONS, AS DISCUSSED. MOTION CARRIED.**

*Chairman Kanter directed attention to the area labeled Summary in the Reduction of Letter of Credit. The figure \$35,030 should be replaced with \$93,330, \$81,924 to be replaced with \$140,224; and the recommended reduction in the Letter of Credit should read \$218,887.00.*

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRAUSE TO APPROVE AS AMENDED. MOTION CARRIED.**

**(Editor's note: Recalculations by the Town Engineer revealed that the final asphalt surface was tripled rather than doubled as stated in the Town code; therefore, the final Letter of Credit document reflected the correct amount).**

- C. Consideration of Applications for Operator's License for the period of July 1, 2006 to June 30, 2008:
- *Daniel S. Hapka for Buck Rub Outfitters*

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

*- Christine A. Johnson for Buck Rub Outfitters*

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

- D. Consideration of Application for Renewal of Operator's License for the period of July 1, 2006 to June 30, 2008  
- *Paul F. Rosenkranz for St. Anthony on the Lake*

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

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

- A. Next Town Board Meeting – January 23, 2007
- B. Next Plan Commission Meeting – February 6, 2007
- C. Next Park and Recreation Commission Meeting – February 12, 2007

**Ninth order of business:** Adjournment

**MOTION MADE BY MR. KRAUSE, SECONDED BY MR. ACKLEY TO ADJOURN. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 8:00 P.M.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk

Minutes approved on January 23, 2007