

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
Tuesday, August 2, 2011**

Members present: T. Oberhaus, P. Kanter, C. Dundon, E. Gratz, M. Tagtow, L. Cunningham and B. Cooley

Also present: T. Barbeau, *Town Engineer*, 5 citizens

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

*Chairman Oberhaus called the meeting to order at 7:05 p.m.*

**Second order of business:** Approval of the minutes of July 5 and July 19, 2011

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

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

A. None

**MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO TAKE ITEMS 5A, 5B AND 6A OUT OF ORDER. MOTION CARRIED.**

**Fifth order of business:** New Business

A. Jill Follett, Santosha Fitness, Inc. Re: Consideration and possible action regarding a request for approval of a Plan of Operation for the operation of a yoga and fitness studio to be located in the Ridgepoint Center, W307 N1497 Golf Road, and for a sign on the exterior of the building and on the monument sign.

*Ms. Follett stated her proposed hours of operation, Monday – Friday, 8:00 a.m. to 9:00 p.m., Saturday, 8:00 a.m. to Noon and Sunday, 10:00 a.m. to 6:00 p.m. Her classes will accommodate approximately 20-25 adults.*

*Ms. Follett stated her request for a change in the background color of the sign to black, since the existing bronze colored signs are more difficult to read from a distance. Engineer Barbeau referenced the Ridgepoint Sign Guidelines indicating that all letters are to be painted with Matthews duranodic bronze finish with a gloss clear coat. He stated that Ms. Follett would need to contact the landlord of Ridgepoint to request a revision to this guideline. Her second request is to place the word “Yoga” on the sign. Engineer Barbeau stated that Town Code requires the business name to be placed on the sign. Ms. Follett will confer with the landlord regarding height of the letters to include Santosha Yoga on the sign. She will also work with Engineer Barbeau to apply for a temporary sign, as she would like to open her business on September 1.*

**MOTION MADE BY MR. KANTER, SECONDED BY MS. DUNDON TO APPROVE THE PLAN OF OPERATION TO INCLUDE THE MONDAY THROUGH FRIDAY HOURS AS STATED IN ENGINEER BARBEAU’S REPORT, SATURDAY HOURS, 8:00 A.M. TO NOON AND SUNDAY HOURS 10:00 A.M. TO 6:00 P.M. MOTION CARRIED.**

**MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO TABLE THE SIGN ISSUE. MOTION CARRIED.**

B. Kim Fintel, Kim’s Lakeside W303 N2582 Maple Avenue Re: Consideration and possible action a request for a change to the face of the free standing sign.

*Ms. Fintel presented a picture of the proposed sign with the “Town of Delafield” (temporary) lettering on it. The Plan Commission requested that Ms. Fintel make the lettering permanent within 90 days.*

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. GRATZ TO APPROVE THE SIGN AS PROPOSED SUBJECT TO 90 DAYS, HENCE, THE LETTERING BE MADE PERMANENT. MOTION CARRIED.**

**Sixth order of business:** Discussion

- A. Jim Horneck W314 N720 STH 83, Re: Discussion regarding options for leasing the existing building at W314 N720 STH 83, currently used as a taxidermy studio.

*Mr. Horneck stated his proposal to move his existing taxidermy business to his house and rent or lease his building. He questioned what uses would fit the current zoning. His plan includes renting half of the building to Edward Jones Investments and the other to an attorney or CPA. The Plan Commission expressed concerns regarding hours of operation and volume of cars. The general consensus of the commission is that the change in the current conditional use will require a public hearing. Mr. Horneck presented a proposal for a sign.*

**Fourth order of business:** Unfinished Business

- A. Town of Delafield Plan Commission, Re: Consideration and possible action on the modifications to the open space requirements in Chapter 17.04 of the Town of Delafield Code of Ordinances.

*Mr. Gratz proposed and stated that he will be making a motion to move the maximum green space requirement in all zoning classes to 75% from the current maximums unless their maximums are already lower. In those cases, he proposed leaving them as they are.*

*The majority of the Plan Commission members agreed that open space standards that were set in 1998 were accepted by a majority of the citizens, as expressed in public hearings. Due to this, they do not feel there is a significant reason for a change at this time. They would like to consider how to deal with homeowners who built beyond open space requirements by error of the code enforcement officer's calculations. Engineer Barbeau was directed to further research the special exception option.*

*Mr. Kanter directed attention to Engineer Barbeau's information regarding open space percentage comparisons of PUD's and conventional zoning. He requested that Engineer Barbeau run through a visual comparison example of PUD's versus conventional using two zoning districts and report back at the next workshop.*

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

Next meeting – Tuesday, September 6, 2011

**Third order of business:** Adjournment

**MOTION MADE BY MR. TAGTOW, SECONDED BY MR. COOLEY TO ADJOURN AT 9:50 P.M. MOTION CARRIED.**

Respectfully submitted,

Mary T. Elsner, CMC, WCMC  
Town Clerk/Treasurer

Minutes approved on September 6, 2011