

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, September 6, 2011**

Members present: T. Oberhaus, P. Kanter, C. Dundon, E. Gratz, M. Tagtow, L. Cunningham and B. Cooley
Also present: T. Barbeau, *Town Engineer*, 8 citizens

First order of business: Call to Order
Chairman Oberhaus called the meeting to order at 7:00 p.m.

Second order of business: Approval of the minutes of August 2, 2011
MOTION MADE BY MS. DUNDON, SECONDED BY MR. GRATZ TO APPROVE. MOTION CARRIED.

Third order of business: Communications (for discussion and possible action)
A. Steve Mehmert, N35 W28364 Taylor's Woods Drive, Re: Open Space
None

Fourth order of business: Unfinished Business
A. Dan Walk, N8 W28039 Northview Road, (tabled 4/19/11) Re: Consideration and possible action on a request for an increase in the overall height of his accessory structure to 23.1 feet.

Engineer Barbeau stated that the subject request was tabled at the April meeting until the revised code related to garage size was put in place. The proposed accessory structure meets the Town Code regulations re: size and setbacks/offsets. The purpose of this request is to accommodate the larger accessory building size and maintain a reasonable roof pitch.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO APPROVE THE REQUEST FOR AN INCREASE IN THE OVERALL HEIGHT OF MR. WALK'S ACCESSORY STRUCTURE TO 23.1 FEET. MOTION CARRIED.

B. Dan Rabay, Ridgepoint Center, Re: Request for modification of the sign guidelines for Ridgepoint Center.

Engineer Barbeau stated that the subject request is the result of a new tenant's concern in using the required duranodic bronze in her business sign, as she feels it blends in with the brick making it difficult to read. Mr. Rabay, owner of the development, is in favor of a change to the sign guidelines referenced in #14 of the Ridgepoint Center document from duranodic bronze to black.

MOTION MADE BY MR. GRATZ, SECONDED BY MR. TAGTOW TO REVISE #14 OF THE RIDGEPOINT SIGN GUIDELINES TO INCLUDE THE ADDITION OF BLACK LETTERING. MOTION CARRIED.

C. Jill Follett, Santosha Fitness, Inc. (tabled 8/2/11) Re: Consideration and possible action regarding a request for a sign on the exterior of the building and on the monument sign located at Ridgepoint Center, W307 N1497 Golf Road.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. COOLEY TO APPROVE THE HEIGHT INCREASE OF UPPER CASE LETTERS FROM 24" TO 31.2" AND THE MONUMENT SIGN TO READ "YOGA". MOTION CARRIED.

MOTION MADE BY MS. DUNDON, SECONDED BY MS. CUNNINGHAM TO TAKE ITEM 6A OUT OF ORDER. MOTION CARRIED.

Sixth order of business: Discussion
A. Jeff Johns, N2 W31747 Twin Oaks Drive, Re: Land split for property located at N2 W31747 Twin Oaks Drive.

Attorney Doug Hoffer, de la Mora & de la Mora, spoke on behalf of Jeff Johns stating the request to split the subject property to create 2 parcels over 2 acres each. The general consensus of the Plan Commission is to

not consider this type of request, as it will set a precedent to bring in any subdivision of past record and re-open it to additional land splits.

Fourth order of business: Unfinished Business

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

Engineer Barbeau stated the need to incorporate driveway slope requirements into Chapter 17. He is recommending no greater than 12%.

MOTION MADE BY MR. KANTER, SECONDED BY MR. GRATZ TO DIRECT STAFF TO DRAFT AN ORDINANCE TO INCORPORATE THE 12% REQUIREMENT INTO CHAPTER 17, TO MAKE CHAPTERS 18 AND 17 CONSISTENT. MOTION CARRIED.

Mr. Gratz requested information on what compelling public interest contributed to the current open space requirements. Chairman Oberhaus stated that water infiltration played an important part in the decision. Also, a public hearing was held and all citizen comments were heard. Many members of the Plan Commission feel that there is no reason to change the current requirements. Discussion followed on conventional vs. PUD zoning. The intent of the allowing PUD's was to encourage open space type development, but the benefit of more open space actually comes with conventional zoning. Engineer Barbeau was directed to come up with a proposal to modify the conventional to accomplish the benefit to PUD's.

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

Fifth order of business: New Business

A. Town of Delafield Plan Commission, Re: Consideration of proposed ordinance to regulate chickens in residentially zoned districts and modify the current regulations in agriculturally zoned districts.

The following suggested revisions to the subject document were discussed: no minimum lot size or zoning district requirement; no more than 8 chickens shall be allowed; a license must be acquired for each chicken; chickens must be kept in a covered enclosure or fenced enclosure at all times including during slaughtering; the hard roofed area cannot exceed 50 sq. ft. If over 50 sq. ft., the enclosure will be considered an accessory structure; all coops and pens must meet double the offset provision of the district or be placed in the center of the lot; no commercial activities shall be permitted by the homeowner such as sale of eggs at a roadside stand, sale of live or dressed chickens, sale of live chicks, feathers, etc. Engineer Barbeau will revise proposed modifications to 17.04 5. H. 2. A.(2) to exclude chickens in the statements regarding "equivalent fowl or small animals". He will make changes and send it to the Town Attorney for review. A public hearing will be held in October.

Draft ordinance language was included in Engineer Barbeau's report. The Plan Commission reviewed the language and made suggested changes. Engineer Barbeau was directed to make the changes.

Seventh order of business: Announcements and Planning Items

Next meeting – Tuesday, October 4, 2011

Third order of business: Adjournment

MOTION MADE BY MR. TAGTOW, SECONDED BY MS. CUNNINGHAM TO ADJOURN AT 10:30 P.M. MOTION CARRIED.

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

Minutes approved on October 4, 2011