

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, APRIL 13, 2021, 5:30 P.M.**

Video Link: <https://www.youtube.com/watch?v=HX9B769MrxI&t=72s>

Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Plan Commission and Town Board to solicit public input on a request by Sharon Ernest, W334 S564 Cushing Park Road to amend the zoning designation on her property from A-1 Agricultural District to A-2 Rural Home District. The regularly scheduled Plan Commission meeting will begin immediately following the conclusion of the public hearing.

Call the Public Hearing to Order:

Chairman Fitzgerald called the public hearing to order at 5:30 PM.

Engineer Barbeau explained the property is currently zoned A-1. He explained that all properties along Cushing Park Road are zoned A-1. The Town changed the zoning code of A-1 in the late 1990s to 40-acre minimum lots. All these lots are non-conforming and require 95% open space. The smaller lots cannot add additional buildings, so they rezone to A-2 for the 85% open space and 3-acre minimum lot size. He explained that there is a subdivision to the east that is zoned R-1, and to the west, White Oak Conservancy, which is an A-1 PUD.

End public hearing.

The public hearing closed at 5:33 PM.

First order of business: Call to Order and Pledge of Allegiance

Chairman Fitzgerald called the meeting to order at 5:33 p.m. and led all in the Pledge of Allegiance.

Members present: Supervisor Kranick, Commissioner Diderrich, Commissioner Dickenson, Commissioner Frank, Town Chairman Troy, and Plan Commission Chairman Fitzgerald.

Also present: Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

Second order of business: Approval of the minutes of March 23, 2021.

Motion made by Supervisor Kranick to approve the March 23, 2021 Plan Commission minutes as presented.

Chairman Fitzgerald asked that the following corrections be made:

Page 2, 4th paragraph last line says "250 units per acre". This should state "for the development".

Page 4, 1st paragraph states "access through zone 3". This should state "access through zone 6".

There are two first name references for Commissioner Dickenson and Chairman Fitzgerald.

Page 5: first full paragraph 3 lines from the bottom should read "may lose open space"

Page 8: Fourth line, should read 442 units w/condos, not with single family.

Second order of business: Approval of minutes date should be March 2, 2021 in the motion.

Seconded by Commissioner Frank. Motion passed 6-0.

Third order of business: Communications (for discussion and possible action): None

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

- A. Sharon Ernest, W334 S564 Cushing Park Road, Re: Consideration and possible action on a request to amend the zoning designation on the property located at W334 S564 Cushing Park Road from A-1 Agricultural District to A-2 Rural Home District.

Motion by Commissioner Frank to approve the rezone request from Sharon Ernest, for the property located at W334 S564 Cushing Park Road from A-1 Agricultural District to A-2 Rural Home District and recommend to the Town Board the same. Seconded by Commissioner Diderrich. Motion passed 6-0.

- B. Todd Taylor, N46 W28542 Willow Brook Court, Re: Consideration and possible action on a request to approve a Certified Survey Map to combine two properties located at N46 W28542 Willow Brook Court into one parcel.

Engineer Barbeau explained these two lots are part of the Willow Brook Subdivision. The owners want to put up an accessory building within County Shoreland jurisdiction. The County required the owner to combine the lands to get rid of any non-conformity. He explained the CSM erases the line between the two lots to allow them to build what they are proposing. He stated there were some technical corrections, and those were received by the surveyor. The CSM also needs extraterritorial review from the Village of Hartland and Waukesha County, and should be subject to their approval.

Motion by Supervisor Kranick to approve the Certified Survey Map to combine two properties located at N46 W28542 Willow Brook Court into one parcel, subject to comments from staff and approval from Waukesha County and the Village of Hartland. Seconded by Commissioner Diderrich. Motion passed 6-0.

- C. Wisconsin Hero Outdoors, W329 S690 Kettle Moraine Drive (CTH C), Re: Consideration and possible action on a request for approval of a free-standing sign.

Engineer Barbeau explained the Town received a proposal for a 16-foot sign in the County right of way. The applicant has not submitted updated plans for the proposed sign, as the original proposal would need a variance and require to be moved further east.

Motion by Supervisor Kranick to table "Wisconsin Hero Outdoors, W329 S690 Kettle Moraine Drive (CTH C), Re: Consideration and possible action on a request for approval of a free-standing sign." Seconded by Supervisor Frank. Motion passed 6-0.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: May meeting: May 4, 2021 (Planned Development District No. 1 ordinance consideration). Engineer Barbeau explained there will be a joint public hearing with Waukesha County for a grading permit. Waukesha County will be looking for a recommendation from the Plan Commission.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the April 13, 2021 Plan Commission meeting at 5:43 p.m. Seconded by Commissioner Frank. Motion passed 6-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer