

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
TUESDAY, MAY 3, 2022, 6:30 P.M.**

**Video Link:** <https://www.youtube.com/watch?v=FuZtMT47JR4>

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

Chairman Fitzgerald called the meeting to order at 6:30 p.m. and led all in the Pledge of Allegiance.

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

Also present: Engineer Tim Barbeau and Administrator Dan Green.

**Second order of business:** Approval of the minutes of April 12, 2022.

*Motion made by Chairman Troy to approve the April 12, 2022, minutes. Seconded by Commissioner Dickenson. Motion passed 7-0.*

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

**Fourth order of business:** Unfinished Business: None

**Fifth order of business:** New Business:

- A. Dylan Bloch, Wellnest Chiropractic W307 N1497 Golf Road, Suite 102, Re: Consideration and possible action on a request for approval of a site plan, plan of operation and sign for operation within the Ridgepoint Center facility located at W307 N1497 Golf Road.

Engineer Barbeau explained the property is located in the office building across from the Highway Department. The unit is on the east side of the building. The use is intended to have clients for short periods of time, and would not require substantial parking at any one time. The use will be for a chiropractor/wellness office. The use meets the B1 zoning requirements. The engineer reviewed the hours of operation and the number of employees in the building. The applicant does not plan to change the exterior except for the sign, which they have requested approval for. The engineer recommends approval of the site plan and plan of operation. The engineer recommended that the sign be approved later, either by the Plan Commission or by staff.

*Motion by Supervisor Kranick approve the request from Dylan Bloch, Wellnest Chiropractic, to approve a site plan and plan of operation within the Ridgepoint Center facility located at W307N1497 Golf Road, with staff approving the sign application. Seconded by Chairman Troy. Motion passed 7-0.*

- B. Chip Turner, N30 W29417 Hillcrest Dr., owner, by Tim Rigsby, agent, Re: Consideration and possible action on a request for an increase in height for installation of a cupola on the house at N30 W29417 Hillcrest Drive.

Engineer Barbeau explained the owners are remodeling the existing house and would like to install a 5'x5' cupola, 8 feet in height. The maximum height for the town is 45 feet, and cupolas are part of the home's overall height. For every foot of additional height past 45 feet, there must be an additional 1 foot of side yard setback. Based on the initial review, the applicant would have to reduce the height of the cupola from 8 feet to 7 feet to meet these criteria.

Chairman Troy questioned how far the existing home is from the lot line and what the current setback is. After review, the engineer discovered the proposed home, with the extended deck would be 14 feet from the lot line, giving no additional setback to allow any further height than 45 feet. The commission accepted the installation of a cupola, so long as the height was limited to 45 feet.

- C. John and Kathleen Zautcke Thomas, W283 N3312 Lakeside Road, Re: Consideration and possible action on a Certified Survey Map to combine parcels into one lot at W283 N3312 Lakeside Road.

Engineer Barbeau explained the proposed CSM is required by Waukesha Count to eliminate a lot line running through the property from an old plat. The requirement is due to a requested change from the homeowners, requiring the owner to clean up the property lines for both Waukesha County and the town. The approval of the CSM should be subject to any technical corrections by the engineer.

*Motion by Supervisor Kranick to approve the request from John and Kathleen Zautcke Thomas for a Certified Survey map to combine parcels into one lot at W283N3312 Lakeside Road, subject to any technical corrections from Engineer Barbeau. Seconded by Commissioner Frank. Motion passed 7-0.*

**Sixth Order of Business** Discussion:

- A. Tom Beaudry, 229 Lynndale Road, LLC, owner, by Joe Galbraith, Galbraith-Carnahan Architects Re: Conceptual review of Lake Country Toy Box, condominium garages for storage of vehicles, watercraft and motorsports.

Joe Gabrath, 6404 W. North Ave, Wauwatosa stated he represented Tom Beaudry. The parcel is currently where Cassandra's motorsports is located. The owner would like to split the land into two parcels. The eastern parcel would house storage condos. Condos would be purchased to store cars and would include an office and a restroom, along with a mezzanine. The target market is for higher end clients, and would not be a rented product. The total evaluation is expected to be approximately \$20 million. Mr. Gabrath explained that the units would be clustered with up to six units in one building. The site is sloped, and the units would be built into the slope. Each building will have a garage door and a front office area with a door. The mezzanine will overlook the garage area with an outdoor deck. The upper windows would be clear glass, with large, glass overhead frosted glass doors. The remainder would be an insulated metal panel. The material would be similar to office building construction.

Chairman Troy asked what section of the code they were looking at, when they created the concept plans. They stated they were reviewing the M-1 code. Chairman Fitzgerald stated the Town created an ordinance for storage units with a dozen different standards. He suggested this type of garage condos may not qualify under the conditional use ordinance. He encouraged the applicants to look at the ordinance and see what needs to be tweaked.

Commissioner Janusiak questioned if there would be living space in these units, and suggested prohibiting overnight stays and setting hours of operations. The applicant explained there were no showers in the units, only half baths. The commission discussed the possibility of refrigerators and microwaves in the units. Commissioner Diderrich asked about the floor drains and whether there would be holding tanks on site. The applicant explained the floor drains would be for washing cars in the units and other technical uses. They stated there would be adequate holding tanks on site. Chairman Troy expressed concerns about holding tanks with that number of units. Mr. Gabrath stated they may need to meter the holding tanks, to ensure each condo owner is paying for the maintenance of those tanks.

The commission discussed other storage uses and lighting on the site. The applicant explained the property will not be brightly lit. They wanted to bring a concept plan forward to see if the Plan Commission would be receptive to this type of use. Chairman Fitzgerald stated it would come down to the hours of operation and the actual use of these units. He stated if it requires a Conditional Use Permit, there will be standards that have to be met.

Commissioner Janusiak questions if we are obligated to inform other communities when this comes forward. Engineer Barbeau explained that a Conditional Use would require a notice to those within 300 feet of the property.

No action was taken on this item.

**Seventh Order of Business:** Announcements and Planning Items: Next meeting: June 7, 2022.

**Eighth Order of Business:** Adjournment

*Motion by Chairman Troy to adjourn the May 3, 2022, Plan Commission meeting at 7:33 p.m. Seconded by Commissioner Frank. Motion passed 7-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer