

TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, June 6, 2023, 6:30 P.M.

Video Link: There is no video for this meeting.

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: Chairperson Kranick, Supervisor Michels, Commissioner Dickenson, Commissioner Mihalovich, Commissioner Cummings, Commissioner Janusiak, and Plan Commission Chairman Fitzgerald.

Also present: Engineer Tim Barbeau and Administrator Dan Green.

Second order of business: Approval of the minutes of March 21, 2023.

Motion by Chairman Kranick to approve the minutes from March 21, 2023. *Seconded by Commissioner Dickenson. Motion passed 7-0.*

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. Kevin and Tracey Scharnek, N27 W30037 Maple Avenue, Re: Consideration and possible action on a request for a driveway slope variance at their proposed new house to be located at N27 W30037 Maple Avenue.

Engineer Barbeau explained this location is on Maple Avenue, just west of the “Jolly Fisherman” curve. There is an existing partial driveway on the property where the driveway will be added. The house sits further back on the lot where they will have a garage and a large slab in front. The existing driveway has a slope of 16% and the extended driveway will have an average slope of 18%. In the past, the Plan Commission has set a percentage for driveways at 12% as an acceptable slope. The Plan Commission can grant a variance for any slope over 12%. Larger slopes can cause issues in the winter, especially for emergency vehicles. In the past, the Plan Commission has required stairs to get down their driveway. The engineer spoke to the applicant about changing the grade of the house, but due to the height restrictions imposed by Waukesha County, they cannot change the grade. The engineer explained that due to their limited options, would recommend approval.

Chairman Fitzgerald questioned if the applicant could move the house closer to the road and shorten the driveway. Carl Tomich, the builder, explained that the house is where it is because if you moved it closer to the road you would be moving further into the ground. He also explained that Waukesha County has a maximum amount of fill. All the homes on Maple have steep driveways. Commissioner Dickenson asked if there were any liability issues if emergency vehicles cannot get down the driveway. Engineer Barbeau stated the fire department will do whatever they have to do. Supervisor Michels stated he lives on Maple Avenue and probably doesn't meet the 12% slope. This property already is nonconforming with their current driveway.

Motion by Chairman Kranick to approve the driveway slope variance in accordance with the plans dated August 31, 2022 (latest version). Seconded by Supervisor Michels. Motion passed 7-0.

- B. Steve Nagel, N8 W30025 Woodcrest Drive, Re: Consideration and possible action on a request to install a 7-foot high garden fence between the right-of-way line and front of the house extended to the lot lines.

Engineer Barbeau explained the applicant wants to put a fence on his property that exceeds 3 feet in height. There is a high wire line easement to the east of the property. The driveway comes off Woodcrest, and the fenced area is next to the driveway to the east. Staff asked the applicant to talk to the neighbors to get some input. Six neighbors submitted letters with no objection to the fence. The fence is already installed and is made of 2"x2" posts with chicken wire to keep out the deer. Fences that are between the right-of-way and the front of the house are limited to 3 feet in height. Anything higher requires Plan Commission approval. The proposed fence is 6.5 feet tall according to the applicant. The location is between the driveway and the utility easement. The engineer's recommendation is to approve the fence as proposed because it is hard to see unless you are looking for it. In the winter you will see it more. The Plan Commission may require this to be a seasonal fence. This way the neighbors would not see the fence in the winter.

Motion by Chairman Kranick to approve a fence for the property located at N8W30025 Woodcrest Drive, as a year-round fence. Seconded by Supervisor Michels. Motion passes 7-0.

Sixth Order of Business Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: July 11, 2023.

Eighth Order of Business: Adjournment

Motion by Chairman Kranick to adjourn the June 6, 2023, Plan Commission meeting at 6:47 p.m. Seconded by Commissioner Dickenson. Motion passed 7-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer