

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, JULY 6, 2021, 6:30 P.M.**

Video Link: <https://www.youtube.com/watch?v=rqkf92FH49s>

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 Diderrich, Commissioner Dickenson, Commissioner Frank, Chairman Troy, and Plan Commission Chairman Fitzgerald.

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

Commissioner Janusiak was excused.

Second order of business: Approval of the minutes of June 1, 2021.

*Motion made by Commissioner Frank to approve the June 1, 2021, Plan Commission minutes as presented.
Seconded by Supervisor Nicole. Motion passed 6-0.*

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

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

- A. Anthony and Brittney Stich W307 N2873 Fieldwood Lane, Re: Consideration and possible action on a request for approval of a retaining wall to be built closer than 5 feet to a property line.

Engineer Barbeau explained the retaining wall being proposed is within 5 feet of the property line. The neighbors did not have an issue with the wall. There will be drain tile behind the wall for proper draining, pushing the water west on the property.

Motion by Supervisor Kranick to approve the request from Anthony and Brittney Stich to build a retaining wall closer than 5 feet of the property line at W307 N2873 Fieldwood Lane. Seconded by Commissioner Diderrich. Motion passed 6-0.

- B. Scott Cepolski N13 W28643 Silvernail Road, Re: Consideration and possible action on a request for a home occupation consisting of fermenting, testing, bottling, and selling wine with grapes grown on site.

Engineer Barbeau explained this property is located just west of Buck Rub on Silvernail Road. The applicant currently consumes wine for personal consumption. They would like to sell wine at their home and online. The property is zoned A-2, and this use would fit as a home occupation. The applicant stated they will only be using 18% of their living space. Customers will attend by appointment only, minimizing the number of people at any one time. The applicant will also be selling honey at a stand. This is a permitted use in the A-2 district.

Scott Cepolski stated he is working the Department of Revenue on licensing. He explained that Governor Evers passed "Vineyard Week" for Wisconsin. The purpose is to get more exposure to vineyards in Wisconsin. The week allows people to view the vineyards and the process. Engineer Barbeau asked if the applicant had any other large events planned. Mr. Cepolski stated he did not plan on it.

Supervisor Dickenson asked how parking and traffic would be handled during an open house event. Mr. Cepolski stated he can fit 8 to 10 cars on his driveway. He stated with the number of people at his home at any one time, he is not concerned about traffic. Chairman Fitzgerald stated they could limit the attendance at events. Engineer Barbeau explained that the Town and the Sheriff should get notice ahead of time for larger events. He suggested the motion include stipulations that there is no parking along Silvernail, and giving the Town proper notification of large events.

Motion by Commissioner Kranick to approve the request for a home occupation to ferment taste, bottle and sell wine with grapes grown on site, subject to the owner notifying the Town of larger events and no parking on Silvernail Road. Seconded by Commissioner Frank. Motion passed 6-0.

- C. Scott Flaughner, 385 Kennedy Ct E. Colgate, WI, Re: Consideration and possible action on the re-approval a Certified Survey Map to combine two parcels into one parcel located at the northwest corner of Cushing Park Road and STH 18.

Engineer Barbeau explained this CSM was approved over a year ago and was never recorded. The CSM is now ready to record and must get approvals from the Plan Commission and the Town Board. The applicant was required to put in a drainage easement and remove the barn that has been razed since the last CSM.

Motion by Chairman Troy to approve the certified survey map for Scott Flaughner for the property located at the northwest corner of Cushing Park Road and STH 18. Seconded by Commissioner Kranick. Motion passed 6-0.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: August 3, 2021.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the July 6, 2021, Plan Commission meeting at 6:54 p.m. Seconded by Commissioner Frank. Motion passed 6-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer