

**TOWN OF DELAFIELD**  
**PLAN COMMISSION MEETING**  
**Tuesday, December 4, 2018**

Members present: K. Fitzgerald, L. Krause, E. Kranick, C. Dundon, T. Frank, B. Cooley  
Also present: R. Troy, *Town Board Supervisor*, T. Barbeau, *Town Engineer*, 4 citizens

Prior to the start of the scheduled Plan Commission meeting there will be a public hearing in front of the Town Board and a quorum of the Plan Commission to solicit public input on a request from Joseph Gliniecki, W300 S1350 Brandybrook Road, Waukesha, WI 53188 to amend the zoning on his property from A-1 Agricultural to A-2 Rural Home District, to allow for the construction of an addition to his existing home. The regularly scheduled Plan Commission meeting will begin immediately following the conclusion of the public hearing. The public hearing was called to order at 7:03 p.m. Engineer Barbeau explained the subject request. Mr. Gliniecki made comments for approval of the request. The public hearing closed at 7:08 p.m.

**First order of business:** Call to Order and Pledge of Allegiance  
*Chairman Fitzgerald called the meeting to order at 7:08 p.m. and led all in the Pledge of Allegiance.*

**Second order of business:** Approval of the minutes of October 2, 2018  
**MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO APPROVE AS AMENDED.**  
**MOTION CARRIED.**

**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. Joseph Gliniecki, W300 S1350 Brandybrook Road, Re: Consideration and possible action on a request to rezone his property located at W300 S1350 Brandybrook Road from A-1 Agriculture to A-2 Rural Home District.

**MOTION MADE BY MR. KRANICK, SECONDED BY MS. DUNDON TO RECOMMEND THE ZONING AMENDMENT FROM A-1 TO A-2 FOR JOSEPH GLINIECKI. MOTION CARRIED.**

B. Ryan and Mehgan Tebo, W280 N1280 Cloverleaf Lane, Re: Consideration and possible action on a request for an approval of an 11 foot tall garage door on a storage building located at W280 N1280 Cloverleaf Lane.

**MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO APPROVE THE GARAGE DOOR INCREASE TO 11'. MOTION CARRIED.**

C. Town of Delafield, Re: Consideration and possible action on revisions to the proposed amendments to the Town Zoning Code (Chapter 17) and Land Division and Development (Chapter 18) remanded to the Plan Commission for review and recommendation.

*The Plan Commission discussed conditional uses for self-storage buildings. They expressed concerns on security fencing, security requirements and landscaping. Engineer Barbeau identified a number of major edits based on his review and informal comments from Waukesha County:*

*17.054. F. B; 17.05 5.C.2. f.; and 17.055. D.2.h.: After the sentence, "No use shall be approved unless the applicant implements the conclusions and recommendations of the study," add the following, "unless otherwise waived by the Plan Commission and Town Board."*

*17.05 5. D. 2. i.: Insert 'environmental" after Waukesha County.*

*17.05 5. J.2. a.: insert the following after the word "poultry": "other than chickens regulated in Section 17.06 5."*

*17.05 5. N. 2. l. and m.: These two paragraphs should be combined and subsequent subsections renumbered.*

*17.05 5. P. 2.; Roof pitch should be minimum 4:12; garage doors shall face inward and not be seen from adjacent property or the street; add, "unless other hours are approved by the Plan Commission and Town Board" to subsection h.; Engineer Barbeau to address security fencing, security standards and landscaping.*

**MOTION MADE BY MR. KRAUSE, SECONDED BY MS. DUNDON TO TABLE. MOTION CARRIED.**

**Sixth Order of Business:** Discussion

A. P&G 29700-29704, OLLC & All lots, LLC, Leigh Peterson, owner, by John Widule, representative, Re:  
Discussion related to land reconfiguration for properties located at W297 N2910 and N28 W29718  
Oakwood Grove Road (Tax Key Nos.: 774-006, 774-009, 774-010)

*The Plan Commission offered comments on access location – must be resolved prior to CSM approval.*

**Seventh Order of Business:** Announcements and Planning Items:

Next meeting – January 15, 2019

**Eighth Order of Business:** Adjournment

**MOTION MADE BY MR. KRAUSE, SECONDED BY MS. DUNDON TO ADJOURN AT 8:27 P.M. MOTION CARRIED.**

Respectfully submitted,

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

Minutes approved on: February 5, 2019