

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, AUGUST 4, 2020, 6:30 P.M.**

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: Commissioner Dickenson, Supervisor Kranick, Commissioner Frank, Commissioner Diderrich, Town Chairman Ron Troy and Plan Commissioner Chairman Fitzgerald.

Also present: Administrator-Clerk/Treasurer Dan Green.

Second order of business: Approval of the minutes of July 7, 2020.

Motion made by Supervisor Frank to approve the July 7, 2020 Plan Commission minutes. Seconded by Commissioner Diderrich. Motion carried unanimously.

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

- A. Request to terminate the Conditional Use Permit for Kim's Lakeside located at W303N2582 Maple Avenue.

Administrator Green informed the Plan Commission that a document was drafted by the Town Attorney for the landowner to sign that terminates the Conditional Use Permit for Kim's Lakeside. This document will be recorded with the Waukesha County Register of Deeds.

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

Motion by Supervisor Kranick to take item 5-G out of order. Seconded by Chairman Troy. Motion passed unanimously.

- A. Rachael Ruggles and Zach Beaman, W302 N1694 Maple Ave., Re: Consideration and possible action on a request for a 5-foot-tall fence to be located in the front yard of the property at W302 N1694 Maple Ave.

Motion by Chairman Troy to table "Rachael Ruggles and Zach Beaman, W302 N1694 Maple Ave., Re: Consideration and possible action on a request for a 5-foot-tall fence to be located in the front yard of the property at W302 N1694 Maple Ave." to the next meeting. Seconded by Commissioner Frank. Motion carried unanimously.

- B. Tom and Christina Korkos, 1620 Highland Drive, Elm Grove, WI, Re: Consideration and possible action on their request for a driveway slope variance for their proposed home at W285 N3178 Lakeside Road

Mike Kaerek explained the slope of the proposed driveway is a 24% angle with a landing area of about 20 feet. He explained there is no other place for the driveway to go. Commissioner Dickenson expressed concern about emergency vehicles on such a slope. The Commission agreed the applicant did not have a choice given where the road and the home were located. The Commission discussed the possibility of the applicant putting in a heated driveway and stairs going down to the property. Mr. Kaerek stated the applicant was considering both a heated driveway and stairs but could not speak to if he had decided to do so.

Motion by Commissioner Frank to approve a driveway slope variance for the proposed home at W285 N3178 Lakeside Road with a recommendation the owners install steps to the home and a heated driveway. Seconded by Commissioner Dickenson. Motion passed unanimously.

C. Andre Deriaz, W291 N2173 Elmhurst Drive, Re: Consideration and possible action on a request to allow three (3) existing accessory buildings to remain on his property located at W291 N2173 Elmhurst Dr.

Andre Deriaz explained he was trying to get his CSM updated to get rid of interior lot lines. He explained the County would not move forward with the zoning permit until the Town Plan Commission granted a waiver to allow three accessory building to be kept on the property. He explained the shed near the lake is used to house yard and lake equipment. He explained the property has been neglected for several years and was vacant for two years. He is trying to fully restore the home. Chairman Troy asked how much of a hardship it would be to lose the shed. The applicant explained it would be difficult as the garage is only a 1.5 car garage. Supervisor Kranick asked what is being stored in the shed in which the applicant stated a push lawnmower, weed trimmer and other yard tools. Chairman Troy asked if there would be a day in the future that the owner could get rid of the shed and Mr. Frank followed with asking if the owner was planning to restore all the structures on the property. Mr. Deriaz explained he is more solely focused on the house at this point but would potentially like to work on the rest of the structures. Chairman Troy asked if the neighbor to the east was aware of the CSM. Mr. Deriaz stated he was not but that he has liked the improvements done on the home so far. Supervisor Kranick expressed concern that this would be the time to require some of the old properties to come into compliance with the zoning code.

Motion by Commissioner Frank to approve the request to allow three existing accessory buildings to remain on the property located at W291 N2173 Elmhurst Drive. Seconded by Commissioner Dietrich. Motion carried 5-1 with Supervisor Kranick opposing.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting date to be September 1, 2020.

Eighth Order of Business: Adjournment

Motion by Chairman Troy to adjourn the August 4, 2020 Plan Commission meeting at 6:56 p.m. Seconded by Supervisor Kranick. Motion passed unanimously.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Minutes approved on: