

TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING
March 9, 2021 @ 6:30 PM

Video Link: <https://www.youtube.com/watch?v=yevl8B-Elz0&t=10s>

Members Present: Chairman Troy, Supervisor Kranick, Supervisor Michels and Supervisor Dionisopoulos. Also present was Administrator/Clerk/Treasurer Dan Green.

First order of business: Call to Order
Supervisor Troy called the meeting to order at 6:30 p.m.

Second order of business: Pledge of Allegiance

Third order of business: Roll Call
Supervisors Kranick, Dionisopoulos, Michels and Chairperson Troy.

Fourth order of business: Citizen Comments:

Thomas Farm

Jim Frett, N19W29056 Golf Ridge N, stated the workgroup was tasked with creating a draft ordinance for the Town to edit. He stated there were some good things in the draft, which the County staff vested a lot of time. He stated the work group was not in agreement with all aspects of the ordinance. He expressed concerns about 12 units per acre for zones 4-6 for senior use, driving the total density to 900 units. He was not in favor of ¼ acre lots and wanted more information regarding water.

Peter Ogden, W290N2171 Happy Hollow Road, stated he was in the work group which was made up of 4 residents. The rest of the group members did not live in the Town. He expressed that this ordinance was not what the residents in the area wanted. The neighbors were not in favor of the development district. He stated he was in the Thomas's shoes when he developed Maple Fields and had to follow the Town's code.

Ron Fedder, N20W29446 Oakton Road, expressed concerns about low income housing in the area. He stated that 45-foot buildings create an urban environment, in an area of mostly single family homes. He expressed concerns about senior use at 12 units per acre.

Allan Knepper, N16W29838 Brookstone Circle, expressed concerns about the development district ordinance, including access to Glen Cove Road, height, berms and multi-family housing.

Fifth order of business:

- A. Approval of February 23, 2021 Town Board Minutes

Motion made by Supervisor Michels to approve the minutes from February 23, 2021. Seconded by Supervisor Dionisopoulos. Motion carried 4-0.

Sixth order of Business: Action on vouchers submitted for payment:

- A. Report on budget sub-accounts and action to amend 2020 budget
- B. 1) Accounts payable; 2) Payroll

Motion by Supervisor Kranick to approve payment of checks #64510-#64513 and checks #64519-#64550 in the amount of \$108,290.04, and the payrolls dated March 5, 2021 in the amount of \$22,667.79. Seconded by Supervisor Dionisopoulos. Motion carried 4-0.

Seventh order of Business: Communications (for discussion and possible action)

Chairman Troy explained that a letter was submitted by Thomas Schroeder regarding the Carini residents.

- A. Waukesha County Board of Adjustment meeting: March 10, 2021 @ 6:30 p.m.

- a. After-the-fact variance request for William Halquist, Jr. to permit an existing patio 142 feet from Pewaukee Lake, exceeding the County Shoreland Ordinance restriction of 150 feet.

Supervisor Kranick stated these items were placed on the agenda to make citizens aware, even though the Town does not have jurisdiction in these areas. These are after the fact variance requests. The Town has no power to act on these items. He stated the one thing the Town could do, is ask what Waukesha County's processes and procedures are. Chairman Troy added that when the Town had zoning authority on the lake, they did not grant variances like these.

- b. After-the-fact variance request for 227 Investments, LLC (Carl Tomich applicant), to exceed the height restrictions in the County Shoreland Ordinance by 3 feet.

Supervisor Kranick explained this is pertaining to the old Golden Anchor restaurant. He explained the request is for a height variance from a flat roof, instead of a pitched one, which was processed by Waukesha County. The applicant is asking for a 3-foot variance. Supervisor Michels stated this is a big variance request, almost 10% increase in allowable height. Supervisor Kranick expressed concern regarding what is happening to the lake shore, since Waukesha County took over zoning authority. He mentioned that the County may need to tighten up their processes.

B. Parks and Recreation Facilities Master Plan Update

Administrator Green explained that the Parks and Recreation Facilities Master Plan has been out of date since 2018. In order to ensure that Impact Fees are spent according to the needs of the Town, this study will need to be updated. He suggested that board members think of prospects that may be interested in joining a workgroup, that would help get information and survey's out to the residents. The board discussed different avenues for getting information out, including features on the website and social media.

Eighth order of Business: Unfinished Business - None

Ninth order of Business: New Business

- A. Discussion and possible action on the appointment of Paschal (Pat) Frigo to the Board of Appeals as Alternate #2.

Chairman Troy stated that Mr. Frigo is a long time resident of the town and would be a nice addition to the Zoning Board of Appeals. He explained that the Board does not meet often, but still seems to have issues getting a quorum. Having a second alternate would be helpful. Supervisor Kranick stated Mr. Frigo would be a good addition to the board.

Motion by Supervisor Kranick to approve the appointment of Paschal (Pat) Frigo to the Board of Appeals as Alternate #2. Seconded by Supervisor Michels. Motion carried 4-0.

Tenth order of Business: Announcements and Planning items

- A. Spring Primary – Tuesday, February 16, 2021
- B. Plan Commission – Thursday, February 18, 2021 @ 6:30PM
- C. Town Board – Tuesday, February 23, 2021 @ 6:30PM

Supervisor Kranick thanked Brandon from the Waukesha County Highway Department for a good job plowing CTH KE and the Town's Highway Department for keeping up the Town Roads.

Eleventh order of Business: Adjournment

Motion by Supervisor Michels to adjourn the March 9, 2021 Town Board meeting at 6:57 p.m. Seconded by Supervisor Kranick. Motion carried 4-0.

Respectfully submitted:

Dan Green, CMC/WCMC
Administrator - Town Clerk/Treasurer