

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Mayor DeYoe called the Wednesday, September 30, 2015 Plan Commission meeting to order at 7:08PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, September 30, 2015 Plan Commission meeting:

Present

Michele DeYoe, Mayor
Wayne Dehn
Dan Jashinsky
David Simon
Roger Dupler, Planner
Scott Hussinger, Building Inspector

Absent

Tim Aicher, Ald
Dave Greenway
Meghan Johnson
Jim Reiher

DeYoe explained there was not a quorum present to take action on any items at this meeting. The three public hearings would be held followed by immediate adjournment of the meeting upon conclusion of the third public hearing.

PUBLIC HEARING #1: **Amended Landscape and Tree Mitigation Plan – Conditional Use Permit**
TAX KEY/ADDRESS: **DELC0793.028.001. 425 Wells Street, Delafield, WI.**
OWNER/APPLICANT: **Owner: HSI Wells Street Station LLC, Applicant: HSI Properties.**
MATTER: Applicant seeks approval an Amended Landscape and Tree Mitigation Plan to accommodate site conditions.

DeYoe opened the Public Hearing at 7:09PM.

Dave Ferrell, representing HSI Properties 18500 West Corporate Drive, Suite 120, Brookfield, Wisconsin, noted minor changes were being submitted to the landscape and tree mitigation plan in order to accommodate site conditions. The plan submitted had not been overlayed with the final engineering drawings. As a result, the rootball proposed for crabapple trees to be planted into the strip of land between the sidewalk and roadway was too large. A request to switch the tree species from flowering crabapple to pear would allow benefit to all and would still meet the tree mitigation requirements for the project. The species of pear being proposed was sterile. Fruit would not mature or drop from the tree onto the sidewalk.

Hearing no further comments, DeYoe closed the Public Hearing at 7:11PM.

PUBLIC HEARING #2: **Tree Mitigation Plan – Conditional Use Permit**
TAX KEY/ADDRESS: **DELC0624.002.001. 34266 Valley Road, Oconomowoc, WI.**
OWNER/APPLICANT: **Owner: Michael and Susanne Michels. Applicant: Architectural Homes**
MATTER: Applicant seeks approval of a Tree Mitigation Plan to accommodate a single family home.

DeYoe opened the Public Hearing at 7:12PM.

Dale Kolbeck, Architectural Homes, Inc. and Brian Zimmerman of LandWorks Landscape Services, Sussex, Wisconsin, were present on behalf of the Millers. Kolbeck explained the Michels currently owned the property; however, their neighbors, the Muellers, wished to construct a smaller residence on the property known as Lot 1 on Valley Road. The 1.8 acre property included a primary environmental corridor. Due to the “15% rule” associated with the environmental corridor, there was not enough room on the property to allow for a modest sized house, boathouse and driveway. Mediation was being requested through a Tree Mitigation Plan as noted in the epacket for this meeting. Trees outside the building envelope would need to be one foot

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

per caliper inch away from the disturbed area. Invasive species were not included in the calculations. Tree replacement included 137 caliper inches on the site. Some of the trees would be replanted onsite and a monetary compensation to the City would be provided for 150 caliper inches.

Hearing no further comments, DeYoe closed the Public Hearing at 7:15PM.

PUBLIC HEARING #3: **Ordinance Text Amendments –Chapter 18 Subdivision Control Code.**
APPLICANT: **City of Delafield, WI.**
MATTER: The City seeks approval of amended language in Chapter 17.22 relating to
boathouses and several sections of Chapter 18, Subdivision Control Code.

DeYoe opened the Public Hearing at 7:15PM.

Dupler explained the proposed amended language related to Chapter 18 Subdivision Control Code included procedural aspects related to timing deadlines, engineering aspects and lot creation. The proposed language had been reviewed by the City Attorney, Administrator, surveyors and the Department of Public Works staff. Additionally, the information had been provided to the public for review through the City's website.

DeYoe closed the Public Hearing at 7:16PM.

Due to a lack of quorum, no action can we taken on the remaining agenda items; therefore, the Wednesday, September 30, 2015 Plan Commission meeting adjourned at 7:16PM.

Minutes Prepared By:

Accurate Business Communications, Inc.