

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

CALL TO ORDER

Mayor McAleer called the meeting to order at 7:00 P.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Mayor Ed McAleer  
Larry Chapman  
Dirilee Curtis Costa  
Michele DeYoe  
Kevin Fitzgerald  
Michael Frede (arrived at 7:03 p.m.)  
Chris Smith  
Roger Dupler, Planner  
Gina Gresch, City Clerk/Treasurer  
Tom Maney, City Inspector  
Tim Schuenke, City Administrator

Absent

Kent Attwell

**PUBLIC HEARING #1: MAJOR CHANGE TO CONDITIONAL USE FOR BUILDING ADDITION AND ASSOCIATED SITE PLAN MODIFICATIONS**

**OWNED BY:** NASHOTAH HOUSE THEOLOGICAL SEMINARY, 2777 MISSION ROAD, NASHOTAH, WI

**APPLICANT:** MATT HEATON, MBH ARCHITECTS, 1407 E. SUNSET DRIVE, WAUKESHA, WI

**MATTER:** APPLICANT SEEKS APPROVAL OF A MAJOR CHANGE TO THE CONDITIONAL USE FOR A BUILDING ADDITION AND ASSOCIATED SITE PLAN MODIFICATIONS.

Mayor McAleer opened the Public Hearing at 7:01 p.m.

Matt Heaton of MBH Architects, Judy Stark, of Judith Stark Landscape Designs and Tony Zanen, civil engineer from the firm of Jahnke and Jahnke were present regarding this matter. M. Heaton reviewed the site plan for the campus and noted the proposed expansion location of the Refectory Building. No updates had been provided to this building since 1964. Current functions were noted as well. Accessible entrances, restroom facilities, an elevator, and a multi-purpose room with movable seating for 200 people were being proposed as part of the expansion. Purposes for all new spaces were shared.

M. Heaton went on to explain that a secondary main entrance on the north side of the building, and a stairway access to the lower level and mezzanine overlooking the east end of the chapel were also part of the construction plans. On the lower level, additional accessible restroom

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facilities, a kitchenette area and five activity rooms to be used as classrooms were proposed. Exterior patio areas with stairways providing connections to all sidewalks on the property would be placed near the southwestern corner of the building. He also noted an overlook area on the east end of the chapel would be constructed as part of this project for potential use by a choir. A photo depiction of the existing structures was shared and materials proposed for new construction were to match existing structures. There would be a light tower on either end of the gable roof to allow light to enter the building entrance areas. As a result of the proposed project, a main entrance would lead to the parking area on the north side of the building.

There was no one present from the audience that wished to speak on this matter.

**C. SMITH MOVED TO CLOSE THE PUBLIC HEARING AT 7:11 P.M. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

**PUBLIC HEARING #2: MAJOR CHANGE TO THE CONDITIONAL USE TO TEAR DOWN AND REBUILD BUILDING**

**OWNED BY:** MCDONALD'S CORPORATION, DAWN BOURSEAU, 4320 WINFIELD ROAD, WARRENVILLE, IL

**APPLICANT:** STEVE JESKE, HAAG MUELLER, INC. 101 E. GRAND AVENUE, PORT WASHINGTON, WI

**MATTER:** APPLICANT SEEKS APPROVAL OF A MAJOR CHANGE TO THE CONDITIONAL USE TO TEAR DOWN THE EXISTING BUILDING AND REBUILD ON THE SAME PROPERTY.

Mayor McAleer opened the Public Hearing at 7:12 p.m.

Steve Jeske, of Haag Mueller, Inc, and Bill Holtz, Operations Manager for the Delafield McDonald's and Rich Neubauer, Construction Manager for the project were present. S. Jeske explained the existing McDonald's would be torn down and a new restaurant with new landscaping would be rebuilt on the site.

Construction plans included keeping the existing restaurant open and building a new restaurant to the south. Construction staging would close the south end of the site and have motorists making a u-turn after the existing drive thru area. The current paved surface was being reduced and additional green space provided. The number of parking spaces would be reduced from 124 to 99 and this amount adequately met the parking requirements set forth in City ordinances. Additional parking areas had been designated for long vehicles or recreational vehicles. Currently, there were issues on site with stacking of cars that were utilizing the drive thru lanes. The new plan would triple the stacking capacity on site and was believed to relieve the current issues. Traffic patterns would need to be adjusted as suggested by the City Planner. Parking would be changed to angle parking on site. The location of the trash enclosure was an issue. The trash would be tucked behind the building and this would allow employees to access the trash enclosure safely without having to traverse the parking area and cross in front of traffic. Stormwater calculations had been provided in the initial submittal to the City. The new building design as proposed was modern and contemporary. It would be all masonry construction on

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the exterior and would provide a unique architectural contrast to the current building on the site. He thought it would be a great addition to the City of Delafield and he looked forward to partnering with the City in moving forward.

There was no one present from the audience that wished to speak on this matter.

**K. FITZGERALD MOVED TO CLOSE THE PUBLIC HEARING AT 7:18 P.M. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

**PUBLIC HEARING #3: ZONING CODE TEXT AMENDMENT – INTENT OF “GEOMETRIC STANDARDS” AS THEY PERTAIN TO PLANNED DEVELOPMENT LOTS.**

**APPLICANT: CITY OF DELAFIELD**

**MATTER: CONSIDERATION OF AN ORDINANCE AMENDING SECTION 17.75(8)(D) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD RELATING THE INTENT OF “GEOMETRIC STANDARDS” AS THEY PERTAIN TO PLANNED DEVELOPMENT LOTS. THIS AMENDMENT MAY HAVE AN EFFECT ON THE DEVELOPMENT PROGRAM OF UNDEVELOPED PARCELS.**

Mayor McAleer opened the Public Hearing at 7:19 p.m.

R. Dupler explained this issue had arisen during consideration of another request in the City. Language found within the revised Comprehensive Plan for the City did not clearly communicate the clear intent of the meaning of the text as adopted and thus, the revision was necessary to clarify the use of lot area and lot width in that text.

There was no one present from the audience that wished to speak on this matter.

**M. DEYOE MOVED TO CLOSE THE PUBLIC HEARING AT 7:21 P.M. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

**PUBLIC HEARING #4: ZONING CODE TEXT AMENDMENT – REPEAL AND RECREATE SECTIONS 17.39(30)(B), 17.39(30)(C), 17.39(30)(CC), & 17.39(30)(D) - P-1 (PUBLIC & SEMI-PUBLIC USE DISTRICT).**

**APPLICANT: CITY OF DELAFIELD**

**MATTER: CONSIDERATION TO REPEAL AND RECREATE SECTION 17.39(30)(B), 17.39(30)(C), 17.39(30)(CC), & 17.39(30)(D) - P-1 (PUBLIC & SEMI-PUBLIC USE DISTRICT) OF THE CITY OF**

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**DELAFIELD MUNICIPAL CODE TO CREATE PERMITTED USES, AND ELIMINATE MANDATED CONDITIONAL USES.**

Mayor McAleer opened the Public Hearing at 7:22 p.m.

R. Dupler explained this issue was brought forth by a petitioner regarding uses within a P-1 zoning district, specifically that of a crematoria. State Statutes had changed eliminating conditional uses in the P-1 zoning districts and the petitioner had withdrawn the request for a crematorium. Nonetheless, Staff thought the proposed changes would clarify the ordinance.

There was no one present from the audience that wished to speak on this matter.

**C. SMITH MOVED TO CLOSE THE PUBLIC HEARING AT 7:23 P.M. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

1. APPROVE PLAN COMMISSION MEETING MINUTES OF FEBRUARY 24, 2010

**K. FITZGERALD MOVED TO APPROVE THE FEBRUARY 24, 2010 PLAN COMMISSION MEETING MINUTES AS AMENDED ON PAGE 10 IN THE MOTION FOR ITEM 6, CHANGE "PROVICDE" TO "PROVIDE." C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. D. CURTIS COSTA ABSTAINED. MOTION CARRIED.**

2. DELAFIELD CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA

There was no one present wishing to speak at this time.

**M. DEYOE MOVED TO CLOSE CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THE AGENDA AT 7:23 P.M. K. FITZGERALD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

3. CONSENT AGENDA

G. Gresch read the items on the Consent Agenda.

M. DeYoe requested Item B be removed from the agenda for clarification. D. Curtis Costa requested Item E be removed from the Consent Agenda for further discussion and clarification.

**C. SMITH MOVED TO APPROVE ITEMS A, C, D, AND F ON THE CONSENT AGENDA AS PRESENTED, SUBJECT TO ITEM C BEING APPROVED, CONTINGENT UPON SUBMITTAL AND STAFF APPROVAL OF A SITE PLAN, AND SUBJECT TO ITEM F BEING APPROVED, CONTINGENT UPON SUBMITTAL AND STAFF APPROVAL OF A SITE PLAN AND PARKING AGREEMENTS WITH THE NEIGHBORING BUSINESSES. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

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- a. **DELC 0803.991.003, 2580 SUN VALLEY DRIVE, DELAFIELD.** OWNER: EDWARD BAUTZ. APPLICANT: RICHARD FLATH – MARTY'S PIZZA AND JODY KNOEBEL. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR A PRODUCE STAND, JELLI'S MARKET, LOCATED MARTY'S PIZZA, 2580 SUN VALLEY DR, DELAFIELD, WI 53018. THE PRODUCE STAND WILL RUN FROM JUNE 1, 2010 TO SEPTEMBER 15, 2010. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS 11:00 A.M. – 6:00 P.M., WITH 3 PART-TIME EMPLOYEES AND 1 FULL-TIME EMPLOYEE

Approved. See above.

- b. **DELC 0787.078, 609 MILWAUKEE STREET, DELAFIELD.** OWNER: JANE & RANDALL BABE. APPLICANT: JEAN LAUER, N37 W29166 MIDDLE FIELD, PEWAUKEE. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR A RETAIL STORE, BITTERSWEET. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAYS 10:00 A.M. TO 5:00 P.M., WITH 1 PART-TIME AND 2 FULL-TIME EMPLOYEE. APPLICANT ALSO SEEKS APPROVAL OF A GRAND OPENING EVENT

In response to a question by M. DeYoe, the applicant explained Bittersweet would be a small gift and home furnishing store.

**M. DEYOE MOVED TO APPROVE A REQUEST FOR APPROVAL OF A BUSINESS PLAN OF OPERATION FOR A RETAIL STORE, BITTERSWEET. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAYS 10:00 A.M. TO 5:00 P.M., WITH 1 PART-TIME AND 2 FULL-TIME EMPLOYEES AND APPROVAL OF A GRAND OPENING EVENT FOR DELC 0787.078, 609 MILWAUKEE STREET, DELAFIELD. OWNER: JANE & RANDALL BABE. APPLICANT: JEAN LAUER, N37 W29166 MIDDLE FIELD, PEWAUKEE. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- c. **DELC 0807.978.002, 407 AUSTIN CIRCLE, DELAFIELD.** OWNER: CONCEPT MACHINE TOOL WISCONSIN, CRAIG CONLON. APPLICANT: TOM SCHWEDA, N14 W30028 HIGH RIDGE DRIVE, PEWAUKEE. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR AN OUTDOOR CUSTOMER APPRECIATION PARTY ON MAY 12 AND 13, 2010 FROM 8AM TO 8PM

Approved. See above.

- d. **DELC 0807.977, 3960 HILLSIDE DRIVE, DELAFIELD.** OWNER: MIKKELSON BUILDERS. APPLICANT: DATA PROCESSING SCIENCES CORPORATION. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR A DATA ENTRY OFFICE, DATA PROCESSING SCIENCES. HOURS OF

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OPERATION ARE WEEKDAYS 8:00 A.M. TO 6:00 P.M. WITH 4 FULL-TIME EMPLOYEES

Approved. See above.

- e. **DELC 0804.994.002 & 0804.994.006, 2863 HERITAGE DRIVE, DELAFIELD. OWNER/APPLICANT: WAL-MART STORE #1678. OWNER/APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR A LAWN AND GARDEN SEASONAL DRIVE-THRU. THE LAWN AND GARDEN SEASONAL DRIVE-THRU WILL RUN FROM MARCH 30, 2010 TO SEPTEMBER 15, 2010. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS 7:00 A.M. – 10:00 P.M.**

D. Curtis Costa questioned the hours of the Garden Center as proposed. A representative of Wal-Mart explained the Garden Center would be open until 8:00 p.m. only. There would be no extra lighting as the business plan item referenced was a drive-thru that would allow people to pick up cedar, bricks and potting soil. There would be no greenhouses in the parking area as in years past as all plants would be located inside the fenced area. D. Curtis Costa requested the application be changed to accurately reflect the information presented this evening.

**D. CURTIS COSTA MOVED TO APPROVE A REQUEST FOR A TEMPORARY BUSINESS PLAN OF OPERATION FOR A LAWN AND GARDEN SEASONAL DRIVE-THRU. THE LAWN AND GARDEN SEASONAL DRIVE-THRU WILL RUN FROM MARCH 30, 2010 TO SEPTEMBER 15, 2010. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS 7:00 A.M. – 10:00 P.M. FOR DELC 0804.994.002 & 0804.994.006, 2863 HERITAGE DRIVE, DELAFIELD. OWNER/APPLICANT: WAL-MART STORE #1678, WITH A CHANGE TO THE CLOSING TIME IN THE HOURS OF OPERATION FROM 10:00 P.M. TO 8:00 P.M. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. K. FITZGERALD ABSTAINED. MOTION CARRIED.**

- f. **DELC 0807-978.008. 350 AUSTIN CIRCLE, DELAFIELD. OWNER: RICK JINKINS. APPLICANT: 5 ALARM FIRE. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR AN OUTDOOR FIREFIGHTER VEHICLE EXTRICATION COURSE ON MAY 1 AND 2, 2010 FROM 8:00 A.M. TO 3:00 P.M.**

Approved. See above.

4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVAL

- a. **DELC 0622.999.001, 2777 MISSION ROAD, NASHOTAH. OWNER: NASHOTAH HOUSE THEOLOGICAL SEMINARY. APPLICANT: MATT HEATON, 1407 E. SUNSET DRIVE, WAUKESHA. APPLICANT SEEKS FINAL APPROVAL ON A MAJOR CHANGE TO THE CONDITIONAL USE FOR A**

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**BUILDING ADDITION AND ASSOCIATED SITE PLAN MODIFICATIONS, AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME.**

R. Dupler thanked M. Heaton for his presentation earlier in the meeting and went on to explain that the Master Plan of the site had been submitted and existing parking needs demonstrated. The expansion would be approximately 8,300 square feet and would be architecturally compatible with the rest of the buildings on the campus. The landscape plan and lighting plans were appropriate. The City Engineer had provided comment on seven items requiring resolution. These items were specified as followed:

1. Provide storm water calculations to demonstrate pre and post construction volumes to the north and southwest.
2. Provide existing topography is sufficient detail to determine overall drainage patterns and discharge toward the lake.
3. A complete erosion control plan must be approved.
4. The construction sequencing must be identified.
5. Provide complete details for the erosion control and proposed utilities.
6. The catch basins must have a 12" sump.
7. Clog-free grates are recommended in near proximity to the building.

R. Dupler explained the approval process related to these items.

**L. CHAPMAN MOVED TO APPROVE A REQUEST FOR FINAL APPROVAL ON A MAJOR CHANGE TO THE CONDITIONAL USE FOR A BUILDING ADDITION AND ASSOCIATED SITE PLAN MODIFICATIONS, AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME FOR DELC 0622.999.001, 2777 MISSION ROAD, NASHOTAH. OWNER: NASHOTAH HOUSE THEOLOGICAL SEMINARY. APPLICANT: MATT HEATON, 1407 E. SUNSET DRIVE, WAUKESHA, CONTINGENT UPON RESOLUTION OF THE SEVEN OUTSTANDING ENGINEERING ITEMS AS SPECIFIED. M. DEYOE SECONDED THE MOTION. K. FITZGERALD CONFIRMED THE PARKING SOLUTION PRESENTED BY THE APPLICANT WAS SATISFACTORY. D. CURTIS COSTA, M. DEYOE, AND C. SMITH AGREED THE EXPANSION PLANS LOOKED GREAT. **THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.****

- b. **DELC 0803.998.001, 211 STH 83, DELAFIELD. OWNER: MCDONALD'S CORPORATION, DAWN BOURSEAU, 4320 WINFIELD ROAD, WARRENVILLE, IL. APPLICANT: STEVE JESKE, HAAG MUELLER, INC. 101 E. GRAND AVENUE, PORT WASHINGTON, WI. APPLICANT SEEKS APPROVAL OF A MAJOR CHANGE TO THE CONDITIONAL USE TO TEAR DOWN THE EXISTING BUILDING AND REBUILD ON THE SAME PROPERTY AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME**

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R. Dupler complimented S. Jeske on his architectural plans for this project and noted the similarity in the approval process to the last item for the Commission. He noted elevations had been incorrectly labeled on the submitted items and required revision. With regard to the large volume of traffic at the current McDonald's, it was noted that the new design would improve the sequencing of the drive-thru activity. Angular parking would need to be eliminated on the plan proposed to enhance safety on the site for pedestrians.

Commissioners questioned the current drive-thru traffic patterns and directional signage within the parking lot area. S. Jeske noted revisions would be made as suggested by City Staff with regard to the change of angular parking spaces, traffic flow patterns on the site and additional signage directing the traffic flow during the winter months.

The trash enclosure location as proposed by S. Jeske would remain as it would allow safety for the McDonald's employees. In addition, there would be adequate green space available at the front of the new restaurant to accommodate outdoor seating but this aspect would be determined by the operational staff at this location. Various architectural elements were noted, with the understanding that the roof element would not become part of the signage calculations as it was considered an architectural detail only. The brick façade would not be painted. Monument signage for the site would be examined and refurbished as needed.

Mayor McAleer stated he thought the roof element finished the look of the building appropriately and the overall design was nice.

Discussion ensued regarding the construction timeline for the site. B. Holtz noted that this McDonald's was one of the busiest in the state and thus, construction would begin after the Labor Day holiday and continue for approximately four months.

With regard to nearby fencing on the property, S. Jeske explained the fence was owned by the State of Wisconsin and while it could be repaired, no other actions would be undertaken by McDonald's Staff. Any fill from the construction would be removed from the site and construction vehicles to access the site from a designated location only. McDonald's engineering staff would continue to work on the revisions as suggested by City Staff and a lighting plan would be submitted in the future.

R. Dupler explained it would be prudent to have the City's Public Works Committee review the plan for further engineering issues associated with the project.

**D. CURTIS COSTA MOVED TO APPROVE A REQUEST FOR APPROVAL OF A MAJOR CHANGE TO THE CONDITIONAL USE TO TEAR DOWN THE EXISTING BUILDING AND REBUILD ON THE SAME PROPERTY AND RECOMMEND TO THE COMMON COUNCIL THE SAME FOR DELC 0803.998.001, 211 STH 83, DELAFIELD. OWNER: MCDONALD'S**



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**CORPORATION, DAWN BOURSEAU, 4320 WINFIELD ROAD, WARRENVILLE, IL. APPLICANT: STEVE JESKE, HAAG MUELLER, INC. 101 E. GRAND AVENUE, PORT WASHINGTON, WI, CONTINGENT UPON RESOLUTION OF THE SEVEN ENGINEERING ITEMS SPECIFIED BY THE CITY ENGINEER AND APPROVAL OF THE SAME BY THE CITY ENGINEER, WITH REVIEW OF THE PROPOSED PLAN BY THE PUBLIC WORKS COMMITTEE, AS WELL AS APPROVAL BY CITY STAFF OF A REVISED LANDSCAPE PLAN, AND ADDITIONAL PARKING LOT SIGNAGE DIRECTING THE TRAFFIC FLOW IN THE PARKING AREA FOR USE DURING WINTER MONTHS, AND THE UNDERSTANDING THAT THE BRICK ON THE BUILDING WOULD NEVER BE PAINTED AND THE YELLOW ARCHITECTURAL FEATURE ON THE ROOF WOULD NOT CONSTITUTE SIGNAGE. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- c. **DELC 0742.984 & 0742.994, W73 E. WISCONSIN AVENUE, NASHOTAH. OWNER: LARRY CHAPMAN, SUMMERSET MARINE. APPLICANT: PAUL SCHULTZ, 133A E. WISCONSIN AVENUE, OCONOMOWOC. APPLICANT SEEKS APPROVAL OF A MINOR CHANGE TO THE CONDITIONAL USE FOR A PROTECTIVE CANOPY FOR BOAT STORAGE AND DISPLAY, AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME**

L. Chapman recused himself from discussion and voting on this item.

R. Dupler explained Summerset Marine operated under Conditional Use regulations and this request would constitute a minor change to that Use. The request included consideration of approval for a permanent canopy for boat storage. Mandatory setbacks were respected and the canopy was considered complimentary to the building architecture. There were no impervious surface issues nor runoff impacts anticipated should the request be approved.

The applicant was present as was the owner. L. Chapman explained the visual impact to the site as a result of the proposed request and noted the lighting would be provided from beneath the canopy. D. Curtis Costa questioned whether water running off the canopy could pose issues for pedestrians traversing the site in the winter. L. Chapman stated he would monitor the situation and provide sand and salt if needed as was current practice.

**D. CURTIS COSTA MOVED TO APPROVE THE REQUEST FOR APPROVAL OF A MINOR CHANGE TO THE CONDITIONAL USE FOR A PROTECTIVE CANOPY FOR BOAT STORAGE AND DISPLAY, AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME FOR DELC 0742.984 & 0742.994, W73 E. WISCONSIN AVENUE, NASHOTAH. OWNER: LARRY CHAPMAN, SUMMERSET MARINE. APPLICANT: PAUL SCHULTZ, 133A E. WISCONSIN AVENUE, OCONOMOWOC. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

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### 5. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

None.

### 6. PRELIMINARY

#### a. DISCUSSION OF DRAFT PARK AND RECREATION COMMISSION 5-YEAR PLAN

C. Smith explained the Draft Park and Recreation Commission Five Year Plan had been submitted for review. He noted the Plan was the result of efforts by the Committee rather than that of a consultant and would be submitted to the DNR upon formal approval by the Common Council. Highlights of the plan including the survey results, trends, current park amenities and short, medium and long range goals for all City parks were shared at this time. Public input would continue to be gathered as part of the formal approval process for this plan.

R. Dupler complimented the Committee on its efforts in writing the plan. He questioned whether the trail system included in the plan took into account the lack of trails in the vicinity of the intersection of Highways 83 and 94. Impacts to potential funding opportunities were noted.

Discussion ensued regarding the Lake Country Trail system and its intended connections within the City and neighboring municipalities. Additional discussion ensued regarding aldermanic review and comment regarding the Five Year Plan. It was determined a public hearing should be held on the Plan and aldermanic review could take place prior to that date.

### 7. ZONING AND ORDINANCE REVISION

#### a. DISCUSSION AND ACTION TO RECOMMEND TO THE COMMON COUNCIL ADOPTION OF ORDINANCE NO. 631 AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 17.39(30)(B), 17.39(30)(C), 17.39(30)(CC), & 17.39(30)(D) - P-1 (PUBLIC & SEMI-PUBLIC USE DISTRICT) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, TO CREATE PERMITTED USES, AND ELIMINATE MANDATED CONDITIONAL USES

R. Dupler explained Ordinance 631 addressed the need to provide for permitted uses in the P-1 district and to eliminate the declaration that all uses were to be conditional use. State statutes had changed and the proposed changes would provide compliance with those statutes. He then noted proposed changes to include crematoria in the list of permitted uses for P-1 districts, and provisions were added to allow for uses similar to the described permitted uses. In addition "Grandfathered status" would be afforded to any existing operation at the time of this action as a result of the new Ordinance.

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**K. FITZGERALD MOVED TO APPROVE ORDINANCE 631 AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 17.39(30)(B), 17.39(30)(C), 17.39(30)(CC), & 17.39(30)(I) - P-1 (PUBLIC & SEMI-PUBLIC USE DISTRICT) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, TO CREATE PERMITTED USES, AND ELIMINATE MANDATED CONDITIONAL USES AND RECOMMEND TO THE COMMON COUNCIL THE SAME. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- b. DISCUSSION AND ACTION TO RECOMMEND TO THE COMMON COUNCIL ADOPTION OF ORDINANCE NO. 632, AN ORDINANCE TO REPEAL AND RECREATE SECTION 17.75(8)(D) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, AS IT RELATES TO AREA AND LOT WIDTH FOR PLANNED DEVELOPMENTS AS A CONDITIONAL USE

R. Dupler explained Ordinance 632 would refine the description of “geometric standards”. The language proposed would apply to the lot width and lot area only. The current wording was considered too restrictive and did not reflect the intentions of the Commission since the time of adoption.

K. Fitzgerald expressed concern that in some cases zero setbacks could occur as a result of the proposed wording changes. He thought the same 70% ratio could be utilized and setbacks could be specifically included.

Mayor McAleer stated he thought it important to have the ability to apply setbacks and maintain flexibility in working with various applicants.

**K. FITZGERALD MOVED TO DISAPPROVE THE ADOPTION OF THE ORDINANCE. K. FITZGERALD THEN WITHDREW THE MOTION.**

**C. SMITH MOVED TO APPROVE ORDINANCE NO. 632, AN ORDINANCE TO REPEAL AND RECREATE SECTION 17.75(8)(D) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, AS IT RELATES TO AREA AND LOT WIDTH FOR PLANNED DEVELOPMENTS AS A CONDITIONAL USE. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. K. FITZGERALD VOTED NAY. MOTION CARRIED.**

8. HEARING DATES

G. Gresch stated there were two public hearings slated for the April 28, 2010 Plan Commission Meeting Agenda.

9. ADMINISTRATOR’S REPORT

None.

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10. PLANNER'S REPORT

R. Dupler stated various trail signage could be relocated as a result of discussions with the County. A copy of the zoning map had been included in the epacket to Commissioners as an interactive PDF for use in the future.

11. BUILDING INSPECTOR'S REPORT

T. Maney stated the total number of permits to date was 15 with three occupancy permits this month and two new single family home permits. In response to a question by R. Dupler, T. Maney explained half of the total number of permits were commercial.

12. BOARD OF ZONING APPEALS

There was a Board of Zoning Appeals meeting slated for April 8, 2010.

13. CORRESPONDENCE

None.

14. ADJOURNMENT

**M. DEYOE MOVED TO ADJOURN THE MARCH 31, 2010 PLAN COMMISSION MEETING AT 8:43 P.M. C. SMITH SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.**

Minutes prepared by:  
Accurate Business Communications, Inc.