

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
Kent Attwell (arrived 7:02 p.m.)
Michele DeYoe
Kevin Fitzgerald
Michael Frede
Dan Jashinsky
Roger Dupler, Planner
Gina Gresch, City Clerk
Tom Maney, City Inspector
Tim Schuenke, City Administrator

Absent

Matthew Katz
Chris Smith

1. APPROVE PLAN COMMISSION MEETING MINUTES OF APRIL 28, 2010 MEETING

Mayor noted a correction had been made to the draft minutes prior to this meeting.

M. DEYOE MOVED TO APPROVE THE PLAN COMMISSION MEETING MINUTES OF APRIL 28, 2010 AS CORRECTED. K. FITZGERALD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Without objection from the Commission, Mayor McAleer moved to Item 5b on the agenda.

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

K. FITZGERALD MOVED TO CLOSE CITIZEN'S COMMENT PERTAINING TO SUBJECTS ON THIS AGENDA AT 7:05 P.M. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA

There were no items on the Consent Agenda.

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4. ZONING AND ORDINANCE REVISION

- a. DISCUSSION AND ACTION ON RECOMMENDATION FROM COMMON COUNCIL TO REVISE 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, AND RECOMMENDATION BACK TO THE COMMON COUNCIL OF THE SAME.

R. Dupler explained this item was placed on the agenda as a result of the Smart Growth discussions the City had engaged in over the last year. The purpose was to limit the potential clustering of homes in terms of lot width and other implied areas and this idea had been conveyed to the Common Council for review. The Council had recommended this item be returned to the Commission for alternative language to satisfy the desire for decreased clustering for rural areas and also to accommodate planned developments in the City center. He then noted the possible use of traditional neighborhood design elements for the City. A traditional neighborhood included a compact mixed use of commercial and civic buildings in close proximity to one another as would have been found prior to World War II. Elements included in architectural designs for a traditional neighborhood were suggested as porches on the fronts of homes, detached garages, mix of uses in the neighborhood, multi-modal trails, preservation of historical or architectural features and environmental elements. He noted the areas where this type of neighborhood as a zoning district could be defined within the City as some of the elements were already present.

Discussion ensued regarding the need for consideration of such a zoning district as the current Planned Unit Development (PUD) process was in place and had been consistently utilized for a long time. Mayor McAleer stated he was concerned about the use of a zero setback and he thought some minimum setback should be required. K. Fitzgerald expressed concern for the perception that this activity might be done for a single developer and that was not the case. Rather, it did not seem that there were enough parcels in need of development or redevelopment at this time and the previous process of consideration seemed to be working so consideration of a traditional neighborhood zoning district as an option was not needed at this time. M. DeYoe and K. Attwell agreed.

M. DEYOE 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, AND RECOMMEND BACK TO THE COMMON COUNCIL THE SAME. K. ATTWELL CONFIRMED THIS MOTION ESSENTIALLY WAS THE SAME ORDINANCE BEING SENT TO COUNCIL WITHOUT CHANGE. **K. ATTWELL SECONDED THE MOTION.** K. FITZGERALD STATED THIS ORDINANCE WOULD ALLOW ZERO SETBACKS AND HE WAS OPPOSED TO THAT CONCEPT. HE THOUGHT THE CURRENT ORDINANCE PROPOSED INCLUDED GEOGRAPHIC

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STANDARDS THAT SHOULD BE CHANGED WITH REGARD TO OPEN SPACE AND SETBACK REQUIREMENTS. MAYOR MCALEER STATED THE PUD PROCESS IS SIMILAR TO A ZONING CHANGE PROCESS IN THIS CASE. K. FITZGERALD STATED HE WOULD VOTE AGAINST A ZERO SETBACK. LOT AREA AND LOT WIDTH SETBACKS COULD BE REDUCED BUT SHOULD NOT BE REDUCED TO ZERO. M. FREDE QUESTIONED IF K. FITZGERALD HAD ANY OTHER ALTERNATIVES FOR REDUCTION THAT SHOULD BE DISCUSSED AT THIS TIME. K. FITZGERALD SUGGESTED TOPICS INCLUDING LOT AREA WIDTH, FRONTYARD, SIDEYARD, AND CORNER SETBACKS, FLOOR AREA RATIOS, AND OPEN SPACE RATIOS. MAYOR MCALEER STATED IF THOSE ITEMS WERE TAKEN AWAY, FLEXIBILITY IN THE PUD PROCESS WOULD BE LOST AND A NEW ZONING DISTRICT AS PROPOSED BY R. DUPLER MIGHT BE MORE DESIRABLE. IN A PUD PROCESS A DEVELOPER HAD INCENTIVE TO PROVIDE SINGLE FAMILY HOMES AND WITHOUT THAT INCENTIVE, HIGHER DENSITY STRUCTURES WOULD MOST LIKELY RESULT AND HE DID NOT THINK THAT CONCEPT WOULD MAKE SENSE. IN RESPONSE TO A QUESTION BY M. DEYOE, R. DUPLER THEN EXPLAINED THAT IF INCORPORATED, THE SETBACK IMPACT TO THE R-3 ZONING DISTRICT WOULD ALLOW DEVELOPERS TO CREATE AN R-4 CONFIGURATION SIZE AND LOT BUT THE SETBACK REQUIREMENTS WOULD STILL BE REQUIRED. THIS WOULD RESULT IN HAVING THE ZONING REVERT FROM R-3 TO R-4 WITHOUT MUCH FLEXIBILITY AND WOULD DOWNSIZE A TYPICAL NEIGHBORHOOD IN THE CITY WITHOUT CREATIVITY AND THIS WOULD PROVIDE AN AESTHETIC IMPACT TO THE OVERALL CITY AS A RESULT. **THERE WAS NO FURTHER DISCUSSION. THREE WERE IN FAVOR. K. ATTWELL AND K. FITZGERALD VOTED NAY. MOTION CARRIED.**

- b. DISCUSSION OF DRAFT ORDINANCE NO. 635, AN ORDINANCE TO REPEAL AND RECREATE SECTIONS 17.12(3) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, RELATED TO LOTS ON NAVIGABLE WATERS AND SET PUBLIC HEARING DATE FOR THE SAME

M. DeYoe explained she had received a request from Alderperson Beth Leonard regarding this matter. M. DeYoe requested the Commission postpone the discussion on this ordinance due to the request from B. Leonard. The Commission indicated consensus for this request.

Discussion on the matter was postponed.

- c. DISCUSSION AND ACTION TO ADOPT RESOLUTION 2010-04PC, A RESOLUTION TO RECOMMEND AN OFFICIAL ZONING MAP PURSUANT TO WISCONSIN STATUTES SECTION 66.1001

R. Dupler explained the resolution would modify the Zoning District Map that included all revisions to date as part of the discussions on Smart Growth in the last year and also corrected some historic graphic errors.

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K. ATTWELL MOVED TO APPROVE RESOLUTION 2010-04PC, A RESOLUTION TO RECOMMEND AN OFFICIAL ZONING MAP PURSUANT TO WISCONSIN STATUTES SECTION 66.1001. M. DEYOE SECONDED THE MOTION. A ROLL CALL VOTE WAS TAKEN. K. ATTWELL AYE; M. DEYOE AYE; K. FITZGERALD AYE; M. FREDE AYE; D. JASHINSKY AYE; MAYOR MCALEER AYE. MOTION CARRIED.

- d. DISCUSSION AND ACTION TO ADOPT RESOLUTION 2010-05PC, A RESOLUTION TO REVISE THE CITY OF DELAFIELD LAND USE PLAN TO REFLECT ULTIMATE ZONING CONFIGURATIONS

R. Dupler explained this item was similar to Item 4c in that it reflected changes from Smart Growth discussions regarding revisions to the CBD-2 district and other modifications made to be consistent with the Zoning and Land Use maps.

K. ATTWELL MOVED TO APPROVE RESOLUTION 2010-05PC, A RESOLUTION TO REVISE THE CITY OF DELAFIELD LAND USE PLAN TO REFLECT ULTIMATE ZONING CONFIGURATIONS AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. K. FITZGERALD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. A ROLL CALL VOTE WAS TAKEN. K. ATTWELL AYE; M. DEYOE AYE; K. FITZGERALD AYE; M. FREDE AYE; D. JASHINSKY AYE; MAYOR MCALEER AYE. MOTION CARRIED.

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVAL

- a. DISCUSSION AND ACTION ON 5-YEAR PARK & RECREATION PLAN

R. Dupler noted that in the absence of C. Smith, Park and Recreation Commissioner Darrell Pope was present to answer any questions the Commission might have of him. R. Dupler stated the 5 Year Park and Recreation Plan was in its final form and was ready for consideration and discussion. The Plan forecasted anticipated community needs and associated services and improvements as necessary.

K. Attwell questioned implications of approval of the Plan. R. Dupler explained approval would imply acceptance of this plan as a support and strategy for land acquisition and would acknowledge that plans for a public park were in existence and should be accommodated in future planning. K. Attwell confirmed approval was not assurance of financial support for the Plan outcomes at this time and it was more of a conceptual design for parks in the future.

Mayor McAleer stated that for budgeting processes, it was a practical matter that did not oblige the Common Council to approve any projects in the future, but would provide a pathway for logical placement of funding within future budgets if desired by the Council.

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K. Fitzgerald noted he had provided feedback to C. Smith regarding typographical errors and a specific correction to page 65 in the past that had not yet been incorporated into the document.

Discussion ensued regarding the necessary timeline for this document.

K. FITZGERALD MOVED TO APPROVE THE 5 YEAR PARK AND RECREATION PLAN AND RECOMMEND TO THE COMMON COUNCIL THE SAME, SUBJECT TO THE REVISIONS OF THE DOCUMENT PROVIDED TO C. SMITH. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **DELC 0825.994, 701 MAPLE AVENUE, DELAFIELD. OWNER: HARTLAND SPORTSMAN'S CLUB. RECOMMENDATION FROM THE COMMON COUNCIL FOR DISCUSSION, ACTION AND EVALUATION OF THE CURRENT OPERATIONS OF THE HARTLAND SPORTSMAN'S CLUB TO DETERMINE IF THEY ARE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD AND CONFORMING TO THE INTENT OF THE CONDITIONAL USE PERMIT**
 - i. HOURS OF OPERATION
 - ii. REFERRAL FROM THE COMMON COUNCIL PURSUANT TO SECTION 17.44 (CONDITIONAL USE PERMIT TERMINATION), OF THE CITY OF DELAFIELD MUNICIPAL CODE

Mayor McAleer read a letter emailed from the City Attorney that stated the following:

Dear Mayor McAleer:

On April 28, 2010 the Plan Commission conducted a public hearing for the purpose of considering possible modifications and/or revisions to the conditional use permit issued by the City to the Hartland Sportsman's Club.

At the conclusion of the public hearing, the matter was tabled until the meeting scheduled for this evening.

On Monday, May 3, 2010, the Common Council recommended that the Plan Commission conduct a second public hearing to determine whether the circumstances involving the use and operation of the facility warrant revocation of the existing conditional use permit. That matter is on the Plan Commission agenda for this evening's meeting.

It is my recommendation that the Plan Commission table any action relating to the request to modify and or revise the existing conditional use permit, which was the subject matter of the April 28, 2010, public hearing, and that a second public hearing be scheduled at which time testimony and comment would be received regarding the issue of whether circumstances warrant revocation of the conditional use permit.

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Following completion of the second public hearing, both matters can be considered by the Plan Commission, and an appropriate recommendation can then be made to the Common Council.

I would also recommend that the Plan Commission restrict public comment at this evening's meeting to items other than issues involving the Hartland Sportsman's Club's conditional use permit. While public comment is important and valuable, those comments should be presented at the public hearing.

Very truly yours,

James. W. Hammes

Prior to moving to the Item 2, Mayor McAleer explained he wanted to schedule a public hearing on this matter if the Commission was in agreement. Commissioners indicated consensus for doing so at this time.

Mayor McAleer noted any public comments heard this evening would be restricted to items other than Item 5b on the agenda.

M. DEYOE MOVED TO SCHEDULE PUBLIC HEARING ON MAY 26, 2010, WHERE TESTIMONY AND COMMENT WOULD BE RECEIVED REGARDING THE ISSUE OF WHETHER CIRCUMSTANCES WARRANT REVOCATION OF THE CONDITIONAL USE PERMIT. M. FREDE SECONDED THE MOTION. K. FITZGERALD STATED WHILE HE UNDERSTOOD THE NEED TO HEAR COMMENT AND TESTIMONY TO OBTAIN APPROPRIATE FACTS, HE THOUGHT AN INDEPENDENT INVESTIGATION WAS ALSO NEEDED. A COPY OF THE POLICE REPORT REGARDING THE INCIDENT FROM LAST WEEK AS WELL AS A COPY OF THE REPORT FROM THE GUN CLUB'S OWN INVESTIGATION SHOULD ALSO BE OBTAINED. IN ADDITION, HE THOUGHT THE CITY ADMINISTRATOR SHOULD CONDUCT AN INDEPENDENT INVESTIGATION WITH RESPECT TO THE CONDITIONAL USE PERMIT INCLUDING WORKING WITH THE DEPARTMENT OF NATURAL RESOURCES (DNR) AND/OR THE NATIONAL RIFLE ASSOCIATION (NRA) TO MAKE SURE EVERYONE WAS WELL INFORMED WHEN THE COMMISSION MADE ITS DECISION. MAYOR MCALEER STATED THE CITY ADMINISTRATOR WAS ALREADY WORKING ON THAT INDEPENDENT INVESTIGATION. THE PUBLIC HEARING POTENTIALLY SCHEDULED IN MAY ON THIS MATTER MIGHT ALSO NEED TO BE CONTINUED AS HE WAS UNCERTAIN AT THIS TIME IF THE MATTER COULD BE RESOLVED IN ONE EVENING. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Mayor McAleer returned to Item 2 on the agenda for the evening at this time.

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- c. **DELC 0798.973 AND 0798.072, DELAFIELD WOODS (EXTENSION OF BLEEKER STREET), DELAFIELD.** OWNER: JOE MCCORMICK. APPLICANT: JOHNSON DESIGN, INC, 211 W. SECOND STREET, OCONOMOWOC, WI. APPLICANT SEEKS APPROVAL OF PLANNED DEVELOPMENT GENERAL DEVELOPMENT PLAN TO DEVELOP A MULTI-USE RESIDENTIAL PROJECT CONSISTING OF TWO MULTI-FAMILY BUILDINGS AND SINGLE FAMILY HOMES, AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME

Mayor McAleer explained that if Ordinance 632 were to be adopted by the Common Council, it would reduce the density being proposed in this development and the applicant might want to take that into consideration in the proposal being presented this evening.

Kent Johnson, of Johnson Design, in Oconomowoc, and architect for the project proposed, provided a brief overview of the project. He noted the use of mixed use multi-level apartment buildings and single family homes as part of the traditional neighborhood design in the project. Setbacks were trying to be reduced in front and sideyards would allow houses to be approximately 16 feet apart. Garages would be detached and accessed from a private alleyway behind the single family homes. Apartment dwellers would have underground parking. A boulevard was being placed on the site to provide buffering and green space between the apartments and single family homes on site. Division Street would be extended into the site and Lake Street would be left with existing trees and a pedestrian access provided on that street. Trails to and through the site could be utilized from the Delafield Commons area to the south and would allow access to the downtown area. He then reviewed the architectural details on a depiction of the apartment buildings for the project and introduced Rob Davy of Lake County Engineering, Joe McCormick, owner of the project property, and Pete Davis, architect from Johnson Design to the Commission and noted they would be happy to answer any questions the Commission might have of them.

R. Dupler explained, with regard to the comments heard from residents at the Public Hearing on this matter, that the project would address existing storm water issues in that area and the intent was to provide trail access and parking underneath the buildings to minimize impacts to storm water. The intent was to keep the project area screened, natural, and consistent with what is in the downtown area.

R. Davy explained the project should help the current storm water situation as it would capture, detain and provide appropriate pathways for drainage with connections to stormsewers. The soils were considered poor currently and the proposed project plans should alleviate a great deal of the issues associated with the poor soils in that area.

Discussion ensued regarding the impacts to the proposed project with regard to setbacks and lot width. J. McCormick stated it would be his preference not to have the project proceed to the Council for approval at this time with four less

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lots. He had potential interested buyers in this project as proposed and he did not want to change the proposal at this time as it was his impression that the Commission had been satisfied with the plans to date in moving through the process. Mayor McAleer noted density requirements needed to be met in any case and that was not happening in the current proposal.

Discussion ensued between the applicant, architect and the Commission as to what options were available to proceed in the planning process with this project. K. Johnson stated the applicant would like to postpone this matter to a future Commission meeting to provide time to re-examine possibilities for the project.

6. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **DELC 0787.076, 601 MILWAUKEE STREET, DELAFIELD. OWNER: CORNERSTONE INN, LLC. APPLICANT: MAZATLAN RESTAURANT, 601 MILWAUKEE STREET. APPLICANT APPEALS DENIAL OF AN ARTISTIC WINDOW PAINTING DEPICTING A MEXICAN MOTIF**

R. Dupler explained a mural window painting had been submitted as signage for Staff review as part of the City's sign program review process. The applicant appealed to the Commission that the request constituted artwork rather than signage. A depiction of the proposed artwork was displayed for review by the Commission.

M. DeYoe questioned where patrons would be able to view the outside if the mural were applied to the windows. R. Dupler explained the windows shown in the mural would provide viewing for interior patrons to the corner of Main Street and Milwaukee Street. M. DeYoe expressed concern for changing the architectural look of the building and how it would relate to the overall look of the downtown.

K. ATTWELL MOVED TO DENY THE REQUEST TO APPEAL DENIAL OF AN ARTISTIC WINDOW PAINTING DEPICTING A MEXICAN MOTIF FOR DELC 0787.076, 601 MILWAUKEE STREET, DELAFIELD. OWNER: CORNERSTONE INN, LLC. APPLICANT: MAZATLAN RESTAURANT, 601 MILWAUKEE STREET. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. PRELIMINARY

- a. **DELC 0755.996, 2731 NAGAWICKA ROAD, DELAFIELD. OWNER: JAMES R. LANG. APPLICANT: JAY LANG, 132 W. OAK STREET, LAKE MILLS, WI. APPLICANT SEEKS APPROVAL OF A PRELIMINARY CSM AND POSSIBLE REZONING TO ELIMINATE DUAL ZONING CONDITION, AND SET PUBLIC HEARING DATE TO ELIMINATE DUAL ZONING**

R. Dupler explained this request was for an applicant that wanted to split a large lake lot that had dual zoning. One portion of the lot was zoned RL-2 and the other was RE-2. As a result, the boundary line fell through the second lot and

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that lot held a legal non-conforming barn structure. Only Lot 1 would have lake access and motor vehicle access could be gained to the new lot (Lot 2) from Zastrow Road. He also noted the changes necessary as a result of the dual zoning for this property. Location of the property was shared at this time. He further noted access to the properties could be gained through a shared driveway. Lot 2 would not be allowed lake access through an easement.

K. Attwell expressed concern about the location of the barn in proximity to the house on Lot 1 as well as future upkeep and maintenance of the barn should a new property owner be found for Lot 2.

Jay Lang, applicant, and representative from Lang Group Real Estate, stated his father was the owner of the parcel. He had purchased a new lot in the City and was in the process of selling this property. He had enjoyed the use of the barn and he would like to maintain the barn for personal use and sell the lake property.

Discussion ensued regarding potential access to the site and easements associated with that access.

K. ATTWELL MOVED TO APPROVE A PRELIMINARY CSM AND POSSIBLE REZONING TO ELIMINATE DUAL ZONING CONDITION, AND SET PUBLIC HEARING TO ELIMINATE DUAL ZONING FOR DELC 0755.996, 2731 NAGAWICKA ROAD, DELAFIELD. OWNER: JAMES R. LANG. APPLICANT: JAY LANG, 132 W. OAK STREET, LAKE MILLS, WI. R. DUPLER EXPLAINED THE PUBLIC HEARING PROCESS FOR THIS ITEM. MAYOR MCALEER SUGGESTED THE PUBLIC HEARING BE HELD ON JUNE 30, 2010 GIVEN THE MAY PLAN COMMISSION HEARING SCHEDULE. J. LANG AGREED. IT WAS CLARIFIED THAT THE HEARING DATE FOR THIS MATTER WOULD BE JUNE 30, 2010. **THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- b. **DELC 0792.065.001, 1101 GENESEE STREET, DELAFIELD. OWNER/APPLICANT: ST. JOHN'S NORTHWESTERN MILITARY ACADEMY. APPLICANT SEEKS PRELIMINARY INPUT ON A MAJOR CHANGE TO THEIR CONDITIONAL USE FOR A NEW FINE ARTS BUILDING, RIGHT-OF WAY VACATION, AND AMENDMENT TO THEIR CAMPUS MASTER PLAN, AND SET PUBLIC HEARING DATE FOR THE SAME**

Jack Albert, of St. John's Northwestern Military Academy, explained the Academy had received a preliminary gift for a Fine Arts Building to be constructed on the campus. Architectural plans had been prepared and all were present this evening to gather feedback and input from the Commission on the renderings presented.

Jeff Gaard, architect, introduced Gil Jeffney and John Lichtenheld to the Commission. J. Gaard explained the approximate footprint of the building and location on a site map. The building would be approximately 44,000 square feet and would include a theater and various programming for the Academy. It would

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be available to outside groups and to the City for rental as public amenity with a private building. The building design included use of slope to construct an additional level on the building that would require vacation of a portion of Exeter Street while still allowing fire and emergency access to be maintained. The project would be phased and would include a prairie that would front the Bark River.

G. Jeffney then explained the first phase of the building construction would include primary access to the building from Exeter Street with a pedestrian plaza. A turnaround would also be included on the south side of the building as well as use of a loading dock and a terraced amphitheater. The prairie could include a Council ring, contemplative signage, natural walking area, open space and landscaping. The second phase of the building construction would include a finished upper plaza that would direct people to the upper entrance area of the building. This would connect to Smith Street with a turnaround area and would provide access to parking at a nearby site. In addition, a pedestrian plaza, called Four Pillars Plaza, would direct people to the remainder of the Academy campus.

J. Lichtenheld explained there were two issues associated with parking and traffic heard in discussions with City Staff. Approximately 176 parking spaces were needed and the Academy currently had 123 proposed. If allowed, within 800 feet, there were 255 parking spaces and he questioned if those additional parking spaces within 800 feet were allowed to be utilized in the yield for parking spaces. He also noted that, if required, 190 spaces could be gained through removal of the tennis court or other adjacent areas. Parking requirements would be needed mainly for special events that would take place on evenings and weekends. Traffic information had been studied and findings indicated that the new building would generate approximately 150 trips in and out of the campus during off peak hours.

J. Gaard further explained the desire of the Academy was to provide a building that would be respectful of the unique character of the other historic buildings on campus. To that end, there would be stone on the exterior of the building that would match the other buildings on campus.

M. DeYoe stated she thought it was a great plan and was happy this gift had been received. She was concerned about parking as she thought it was inadequate as presented and consideration should be given to the festivals held by the City that would impact the parking on site. Mayor McAleer thanked J. Albert for noting the Academy wanted to be of help to the City in this matter, and he concurred with M. DeYoe.

In response to a question, J. Gaard noted the areas of access to the building for Commissioners. Mayor McAleer thought this building would provide a nice amenity for the community. M. Frede agreed, noting the school was an unused asset in the community and he thought the building proposed was great. He also suggested the use of a bridge onto the campus to access the area proposed.

R. Dupler requested screening be provided around the loading dock area to limit the view. G. Jeffney noted the plans for doing so on the architectural renderings.

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T. Schuenke stated he had researched the property owned by the City as a dumping area. This property had been purchased from the Department of Natural Resources (DNR) and had a deed restriction placed on it that it would need to remain as public open space. If this was not the case, the ownership of the land would revert back to the DNR. M. Frede questioned whether this land could be part of a land swap for use by the Academy. T. Schuenke noted additional research would need to be completed to answer that question.

K. Attwell suggested consideration be given to how people would be dropped off in the front of the building and how traffic would flow around the building to parking areas.

M. FREDE MOVED TO SET THE PUBLIC HEARING DATE ON THIS MATTER FOR JUNE 30, 2010 AND TO HAVE APPLICANTS PROVIDE A MASTER PLAN REVISION FOR TRAFFIC PATTERNS, PARKING, STORM WATER ISSUES, AND STORMWATER REQUIREMENTS, AND PRELIMINARY LIGHTING PLAN. M. DEYOE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

8. HEARING DATES

- A. MAY 26, 2010
 - I. SJNMA FINE ARTS BUILDING
 - II. JAY LANG DUAL ZONING ELIMINATION
 - III. ZONING CODE TEXT AMENDMENTS

G. Gresch noted a Public Hearing regarding the conditional use permit for the Hartland Sportsman's Club would be held on May 26, 2010 at Christ the King Lutheran Church as well as hearings on the Zoning Code Text Amendments. Public hearings on issues related to Items 7A and 7B on this evening's agenda were scheduled for June 30, 2010.

9. ADMINISTRATOR'S REPORT

None.

10. PLANNER'S REPORT

R. Dupler explained information had been received from Waukesha County Staff that the directional signage near the Cushing Park Road Business Park could be relocated. He anticipated the signage relocation would be completed in upcoming weeks.

M. Frede expressed concern for a sign indicating NO BIKES on the pedestrian path near Cushing Park.

11. BUILDING INSPECTOR'S REPORT

T. Maney stated the total number of permits to date was 25 with one occupancy permit this month and two new single family home permits.

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12. BOARD OF ZONING APPEALS

G. Gresch noted there had not been a Board of Zoning Appeals meeting since the most recent Plan Commission meeting, and thus, there was nothing to report on at this time.

13. CORRESPONDENCE

None.

14. ADJOURNMENT.

M. DEYOE MOVED TO ADJOURN THE MAY 5, 2010 PLAN COMMISSION MEETING AT 8:59 P.M. K. ATTWELL SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

Minutes prepared by:

Accurate Business Communications, Inc.