

CITY OF DELAFIELD PUBLIC HEARING MINUTES

A PUBLIC HEARING WILL BE HELD WEDNESDAY JULY 23, 2008, 7:00 PM AT CUSHING ELEMENTARY SCHOOL IN THE GYM TO CONSIDER PROPOSED ROAD LOCATIONS IN THE UNDEVELOPED AREA BOUNDED ON THE WEST BY GENESEE STREET, ON THE NORTH BY MAIN STREET, ON THE EAST BY NORTH LAPHAM PEAK ROAD, AND ON THE SOUTH BY WEST DEVONSHIRE ROAD AND POPLAR PATH. THE DESIGNATED ROAD PATTERN WILL BE ADOPTED AS A REVISION TO THE EXISTING MASTER LAND USE PLAN AND OFFICIAL MAP. DOCUMENTS ARE AVAILABLE AT THE CITY HALL FOR REVIEW.

Mayor McAleer declared the public hearing open at 7:03 p.m.

He stated that this study was city-driven rather than developer-driven. This would map where the roads would go. No tax dollars would be spent on the improvements but would be paid for by the developers when the development was built.

G. Gresch read the Notice for the Public Hearing.

R. Dupler stated that it was the intent to define an end to the moratorium that was enacted 2.5 months ago. He commended Mayor McAleer in his foresight regarding changes coming in the City of Delafield and to take the time to come up with an ideal land plan on the above noted parcels. By enacting the moratorium, it allows evaluation of the properties and not to allow the decisions to be driven by direct revisions by a private petitioner. It is important to note that all of the roads in this moratorium solution would be funded/built by the potential developers, sub-dividers, builders of the areas to be developed. There would be no economic burden placed on any of the existing property owners unless they were the ones to do the subdividing or to split their property.

A presentation outlining the Downtown Development Road Planning Analysis showing the various proposed road locations was made by R. Dupler. The I-94 Community Boundary was taken into consideration when planning the road locations so as to not encumber or increase traffic within the existing residential areas. The grid, loop cul-de-sac, and dendretic systems were discussed for possible road configurations. The location of the Delafield City Hall was taken into consideration for various road layouts and reviewed with the public. Collector routes and uses were also reviewed.

Robert Hoffmann, 1724 Milwaukee Street – He is a member of the American Legion, a community based operation, and could not picture the road running up against the American Legion Post. He felt that if this road was built in this location it would eliminate the hard ball leagues. They have been there for decades, and he did not feel it made sense. He did not want the road on the American Legion property.

Gary Schroeder, 352 Woodberry Dr. – Lives in Delafield Commons – Felt that the road between Woodberry and Stocks would increase traffic in this area. A petition of 26 owners was presented to Clerk G. Gresch against the proposal.

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Dorothy Peterson, W237 Oakwood Drive – She assumed that the property purchased was in the City Plan. Asked if more roads were needed. If there were more roads, there would be more maintenance, pollution, traffic, etc. She did not feel that more people were needed in Delafield. In addition, she did not think City government would benefit from more streets and more people. She expressed concern about the businesses and quality of life. Asked that the City keeps plans as they now stand.

Kelly Bukowsky, 2330 N. Genesee – She is the business manager of the Delafield Legion Post and is an Auxiliary Member. She reviewed the history of the Legion and the activities that it takes part of with the City. She was disappointed with the proposal to construct a road through the Legion. Improvements that the Legion has recently undertaken were discussed. Families with little children use their park and she was concerned about the present traffic; this road plan would increase the traffic in the Legion Park area should the proposal be accepted. The park would not be feasible with a road running right through it. Many events, from sports to weddings, take place in this park. Asked to please take the plan and remove it from all thought.

Mayor McAleer requested that no applause take place during the public hearing.

Arlene Baumann, 362 Woodberry – She was opposed to a road between Woodberry and Stocks. They do not need more traffic in Delafield Commons. She reviewed the age population of the area; there are many young children present, they do not have sidewalks. More traffic would make the area dangerous.

Marcia Stocks, 226 Genesee Street – Thanked R. Dupler for the time he spent explaining this to her this afternoon. She expressed concern about another intersection on Genesee Street. There is a lot of traffic on Genesee Street now, much which does not adhere to the speed limit. There is a hill that makes it unsafe for an intersection. She stated that the Loop Concept (south access) would be feasible. The connection at Woodberry may only need to be an emergency access. The proposed plan may create traffic issues for families with small children.

Jim Behrand, 757 Garrison Court – Thought that the planning was pretty logical. Drawings were distributed which will be included as part of the record. He owns the house across from Jensen and discussed the area. He was not a fan of the route south of the Legion and felt it would be expensive to build. This would not be the best place to access the Legion. As long as he had access from the west he would be happy. He commented regarding Oneida going through the apartments – In 1983 the elderly housing was the most appropriate use and felt that this would be extended in 2013 by the Federal Government. If enough value was created in this area, maybe the use would go away. By drawing Oneida through, a lot of value would be created in this corner. In addition, he discussed vacating a small portion of land, the extension of Division Street, and restricting the access to Genesee Street and Oneida. Suggested configurations were pointed out on the map. He suggested extending Wells without extending Bleeker by using the first 100' of the WEPCO right of way.

Linda Kuklinski, Jefferson, Wisconsin – She is a former a 22 year resident of Delafield and a member of the American Legion. She asked to consider whose interest it is

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important to protect, current residents or potential developers? The Master Plan is intended to be a long term strategic plan and is intended not to be changed. The American Legion has supported many community programs. It serves the community and is a donator of funds to the American Service and Delafield Police & Fire Departments. The American Legion park has a 20 year lease with the City to increase the park space within the community. She suggested containing road systems within the development and cul de sacing the roadways until the Legion and Wysslings were ready. The least amount of disruption should be the top consideration.

Gary Nuernberger, 705 Genesee Street (BP Station) – Had an article from Lake Country Report dated October 2, 2002 regarding City of Delafield regarding engineering reports and stop signs. Discussed a petition from 16 businesses thanking him for the temporary stop signs and asking that they be permanent. If another outlet came out to Genesee Street, there would be another stop sign. One main complaint about traveling through Delafield is the number of stop signs. This creates traffic congestion. If the City feels it is necessary to develop this plan, any access to the land should not involve direct routes to Genesee Street.

Audrey Kellner, 1116 W. Devonshire Rd. – She lives on the corner of Lapham Peak and West Devonshire. The history of Devonshire was discussed. When they demapped the original road that was going to go through the Legion, they opened up Devonshire to go through the Commons. She felt that this created a short cut to I94. Another access is not necessary by Lapham Peak – there are many small children in the area that use the American Legion. She did not know of anywhere else where a whole family can watch a ballgame and have their children play in a safe environment – if a road was put in this area, it would destroy it. There wouldn't be a family-oriented park. She wanted to preserve the park and did not see why the extension and accesses couldn't go to Wells out to Bleeker, Oneida to Main Street instead of feeding more into Genesee. Downtown has become a stop sign disaster. This is why people take short cuts – to avoid downtown – they also avoid the businesses downtown. She would like a viable, active, business community. Rethinking of the development of this land needs to take place. It should be developed without having additional impact on things that add to the quality of life in the City of Delafield.

Craig Hoaglund, 452 N. Lapham Peak Rd. – He is a resident across the street from the Legion and didn't believe that this would not cost the City anything. Asked if the Plan Commission had considered taking empty lots and turning them into green space.

Tony Gomes, 223 Woodberry Drive (Delafield Commons) – He moved into area two years ago because of the quaintness and natural feel of the area. He has three small children. He is very concerned about the traffic in Delafield Commons, particularly Devonshire and Woodberry. There are many children in this area and no sidewalks – walking needs to take place along side of the road. If more traffic is in this area it will become very dangerous. Asked that reconsideration take place on these plans.

Mark Jeske, 1015 Sunset Drive – It was his opinion that no more subdivisions were necessary, but a park would be nice. Stormsewers were discussed; he has a swale by

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his home and he reviewed the flow of water there. This is an ongoing situation. This last rain produced 4' of water in his backyard. The plan should include stormsewers.

Jennifer Dunham, 847 West Devonshire – Has lived on Devonshire since it was a dead-end road and has seen the Delafield Commons area develop. Traffic takes the short cut because there are no stop signs. Felt that the proposed road layouts did not make sense and that people would use the Commons as a short cut. She felt that the reality is not what is projected as to how people will travel.

Ron Narayanappa, 800 Poplar Path – He stated that traffic zooms by in the area. There are single family homes in the area with families, kids, and pets. More traffic will not help them. Both proposals would bring more traffic in this area. He asked if the R6 property could be converted to single family. Other possible options were reviewed.

Gary Preston, 307 N. Laphan Road (directly south of the Legion) – Expressed concern about the safety of the children in the area. His two acres of land are shown divided into three lots already. R. Dupler stated that this was done to depict what could happen. G. Preston stated that he was not going to subdivide. He was concerned about the kids.

Kristy Tlachac, 203 Woodberry Dr. – She lives on the end of Devonshire where it connects with Woodberry Dr. Traffic during rush hour is unbelievable and the children can't be near road during that time. The northern part of circle is only place for kids. She was opposed to anything connecting to Woodbury Dr. Many people tailgate her and go around when she stops at stop signs. She reported that mail boxes have been hit, and a neighbor's tree was knocked down. People use this from the lake to I94 as a connector.

George Finch, 23 N. Lapham Peak Road – Has lived in the City for two years. The traffic on Leak Peak Road has increased significantly since he has lived here. One of his neighbors has a stop sign near his house where no one stops. This area is used as a connector to I94. The Legion property has a beautiful park. Having kids in this area with the traffic getting worse is not good. The road should not be built and traffic should be limited through the subdivision. This should be studied so traffic doesn't go through subdivision.

Jason Matchie, 355 Stocks Dr. – (President of the Homeowners Association of Delafield Commons). He reported that there are many people in this area with children and many people walk in this area. Opening up the road would mean a huge decrease in their standard of living. It would be a big disturbance in the area. He asked that they be allowed to preserve some of the beautifulness of the area. His parents moved away from this area due to the traffic volume. Extra roads would be devastating to the people who live in these areas.

LuAnn Ladwig, Swan Road, Pewaukee – Had lived in Delafield for ten plus years at 1003 W. Devonshire and built on 1009-11 W. Devonshire. She comes into Delafield on W. Devonshire Rd. Concern was expressed about the extension through the

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Commons. She felt this would be short cut and would be very dangerous for the children in the area especially on West Devonshire. She is concerned with the way it is set up now and especially with these proposals. Thought something should be done regarding the present traffic flow to I94. Concern was expressed that the traffic on Devonshire feeding through Commons over to I94 is great. When she built 1009-11 W. Devonshire, there was a supposable navigable water area; this needs to be looked at with these plans in addition to the area to the north.

Salvatore Ferrara, 1005 Sunset Drive – He did not feel that the American Legion area is a good spot for connector road. Stormwater in the area of Sunset to Wilderness and W. Devonshire is a concern including the area to the South and Southeast. One of the areas that should be looked at is an area like Central Park in New York City. Land should be reserved for the City to expand the Legion Park. This could be done with tax incentives and minimizing the impact to Delafield citizens through the use of grants, etc. Suggested a compromise with the developers to preserve park land in this central area. This would take pedestrian traffic off of the main streets. A central park in Delafield should be considered.

Nancy Nelson, 292 Woodberry Drive – There are many children in this area and traffic is already a problem in this area. Cars that come down the road don't use their brakes and go fast. It is not a safe area. Many people from different areas come to this area to walk and ride their bikes. She was concerned about the traffic and felt that it would not be a safe area. She invited a police officer to her home to watch the number of people who do not stop at the stop sign. The school bus stop location was moved because the cars were not stopping or slowing down when the children were standing on the corner. Traffic needs to be looked at in this area.

Paul Berg, 831 Division Street – Concerned that this was showing roadways through Bleeker Street extension. To his knowledge, this was only going to be 30' right of way. If traffic was directed through to Wells Street, the first 100' of the WEPCO right of way should be utilized. He was also concerned about the water flows from the R3 properties that are now vacant as they have created a large river flowing down Bleeker Street through the property that eventually comes out on Lake Street. He felt that the Public Works was aware of the erosion on Lake Street. If more impervious surfaces were introduced, it would not be good.

Chris Knapp, Present Commander of Sons of Legion – He chose not to buy his home in Delafield. Felt that the quality of life in Delafield was decreasing due to the traffic. He joined the Delafield Legion because it was the only place in Delafield you could go to and know 90% of the people. Asked what happened to the quiet, nice little town. The Sons of the American Legion was started with 10 members seven years ago and now has 58 members. The grounds have been improved and it is a place that everyone can come to. He did not want to see this change and would like to see it stay as it is to keep the quality of life.

Marcia Stocks, 226 Genesee Street – Delafield Commons had their development plan reviewed by the Plan Commission, but M. Stocks was not sure if any of the current Plan Commissioners were on the committee at the time. When the development

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roadways were discussed one possibility came up - she suggested that the short area between what is now called Poplar Path to Highway C to Oneida Street (200') could be made one way only headed east. This would avoid traffic coming through the neighborhood to I94; this would cut down on the traffic. This could add to the security of the neighborhood.

Mark Sommerfeldt, 226 Oneida – He was concerned about why they are looking at bringing Oneida through. Oneida is presenting a dead-end street and they get a lot of traffic now because there is a lack of a dead-end sign on the street. If this street went through, he felt it would be terrible and the intersection to the north of the bank would be terrible. He was concerned as a parent.

Mayor McAleer asked if there were any others who wished to speak. There were none.

This item is scheduled to be discussed at the August 27th Plan Commission meeting. Mayor McAleer thanked everyone for coming and making comments.

D. CURTIS-COSTA MOTIONED TO CLOSE THE PUBLIC HEARING. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE PUBLIC HEARING WAS CLOSED AT 8:42 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.