

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARING

The public hearing was declared open at 7:01 p.m.

- ORDINANCE 540 – REPEALING AND RECREATING SECTION 17.85(1)(D), SECTION 17.85(2)(B)2 AND SECTION 17.85(3)(B) “BUILDING PREVIOUSLY UNOCCUPIED, BOND REQUIRED” , “CERTIFICATE OF OCCUPANCY REQUIRED”, AND “TEMPORARY OCCUPANCY PERMIT” OF CHAPTER 17.

Mayor Craig asked three times if anyone was interested in speaking. There were none.

D. KUCHLER MOTIONED TO CLOSE THE PUBLIC HEARING. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- ORDINANCE 541 - AMEND SECTION 17.67(1)(E) – CRITERIA FOR SIGNS

Mayor Craig asked three times if anyone was interested in speaking. There were none.

P. SCHUMAN MOTIONED TO CLOSE THE PUBLIC HEARING. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Mayor Paul Craig
Phil Schuman
Chrys Mursky (entered 7:05 p.m.)
Mike Court
Beth Leonard
Dick Kuchler
Roger Dupler
Tom Maney
Matt Carlson
Ellen O'Brien

Mayor Craig asked for flexibility on Item 4A without objection. There was no objection. He also stated that the meeting would have an 11 p.m. curfew.

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1. APPROVE PLAN COMMISSION MEETING MINUTES OF MARCH 23, 2005

P. SCHUMAN MOTIONED TO APPROVE THE MINUTES FROM MARCH 23, 2005 AS PRESENTED. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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

Jackie Bowman, 4449 Vettleson Drive – Spoke on the Village Square development. She was thought that the property that abuts Vettleson Drive was not supposed to have anything built on it but now a fire house is being proposed along with a sizable pump house. She questioned the logistics of the fire station.

Bill Restock, 4527 Vettleson Road – He was concerned about Item 4A, the possible fire station at Village Square. He met with the developers two weeks ago and there was nothing on the plans then about a fire station. He acknowledged that he is happy that the City is considering putting a fire station on the east side, but stated that it would make more sense to put it somewhere on Highway 83. He thought that the proposed location was poor due to the logistics of Vettleson Road. In addition, he addressed the three acre parcel of land and thought that this area was supposed to be a buffer zone. The March 15, 2005 memo from M. Carlson was discussed. He stated that although the memo stated “I am certain that the process would be structured so as to actively solicit neighbor input”, it had not taken place. He then discussed Item 5B, Village Square. He stated that he was very disappointed in the lack of attendance by city officials at the meeting the neighbors and developers.

Larry Schouten, 4518 Vettleson Road – Spoke on Item 5B. He thought that before approvals for the SIP are given, the Plan Commission should investigate the developer's compliance with both the Settlement Agreement and the Development Agreement. Entrances and roadways were discussed. Paragraph 7 of the Settlement Agreement regarding berming and landscaping and Paragraph 21 of the Settlement Agreement were discussed. He discussed the three acre parcel and stated that the drawings did not show any buildings or structures on it. L. Schouten stated that nothing should be allowed to be built on this three acre parcel.

Alyce Schouten, 4518 Vettleson Road – Item 4A. She stated that she did not understand this item was under the #4 heading of “Plans of Operation, Signage and Site Plan”. She urged consideration of the two proposed sites: Oakwood Road & Highway 83 and this one. A satellite Station at Village Square would be on the north side of the railroad tracks. The crossing on Vettleson Road is affected on an average of 24 times per day. She discussed the fire department

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contending with traffic on Highway 83 and the railroad tracks. The Advantages/Disadvantages of Fire Station #2 were addressed as to how many items would also relate to a fire station on Oakwood. The disadvantages would apply to both locations. She stated that the three acre parcel of land was supposed to be vacant and asked that the Plan Commission recommend to the Common Council not to build the fire station at this proposed location.

Mayor Craig asked three times if there were any more citizen's comments. There were none.

P. SCHUMAN MOTIONED TO CLOSE CITIZEN'S COMMENTS. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA.

C. Mursky asked to remove Items a, b, and f.

C. MURSKY MOTIONED TO APPROVE ITEMS C, D, AND E. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. **Tax Key 798.977.001, American Legion Post 196, 333 N. Lapham Peak Road, Delafield** Applicant: Greg Kuklinski Applicant seeks an addition to the American Legion Site Plan.

G. Kuklinski was present at the meeting. C. Mursky asked what kind of approval the City needed to have on the playground equipment itself since it is a leased site for city parks in regards to insurance liability and related issues. M. Carlson stated that there were two issues: the Plan Commission's jurisdiction with respect to the site plan issues – the Plan Commission does have that jurisdiction. The American Legion appropriately applied for site plan approval for the location of their facilities on the park. The other issue is leasing – the City receives total immunity for the recreational acts and this property is covered under the City's total immunity. M. Carlson stated that as long as the City did not take intentional acts which limit the City's liability coverage, no approval on the City's part was needed on the playground equipment. The distance of bathrooms and playground equipment was discussed. T. Maney stated that normally the distance is 10' and since the drawing shows a minimum of 10' and he felt comfortable with that. ADA accessibility was discussed. T. Maney stated that the bathrooms would need to be ADA. C. Mursky discussed the accessibility of the route for ADA. "Reasonable accommodation" was discussed. R. Dupler will investigate these concerns and see if they are required. The function of the service drive was reviewed. The memorial has not been selected. G.

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Kuklinski stated that there would be continued upkeep. Erosion control of the service drive should be reviewed by staff.

C. MURSKY MOTIONED TO APPROVE WITH STAFF REVIEW OF EROSION CONTROL MEASURES, INVESTIGATION OF ADA ACCESSIBILITY, AND THAT THE PARK & RECREATION COMMISSION APPROVES THE PIECE USED FOR THE MEMORIAL. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 798.115, Fireman's Park, 1129 Main Street; Tax Key 787.998, St. John's Park, 1000 Genesee Street; Tax Key 793.987.001, Chentis-Krueger Senior Center, Cushing Park Ballfield Shelter and Cushing Memorial Park.** Applicant: City Clerk, Marilyn Czubkowski. City of Delafield seeks approval for location of soda machines at city parks.

C. Mursky asked about the history behind this request. M. Carlson stated that this is something that M. Czubkowski has worked on. He stated that the City was looking for creative ways to raise revenues. B. Leonard stated that the commission was provided with the financial breakdowns on the proposal. It would be soft drinks, water, and fruit drinks. The Park & Recreation Commission was in favor of providing the machines. Recycling containers and trash receptacles would be provided in the area.

P. SCHUMAN MOVED FOR APPROVAL. D. KUCHLER SECONDED THE MOTION. C. MURSKY DISCUSSED COMMERCIALISM ON PUBLIC PROPERTIES AND HEALTH ISSUES ASSOCIATED WITH SOFT DRINKS. C. MURSKY OPPOSED. FOUR WERE IN FAVOR. MOTION CARRIED.

- c. **Tax Key 804.999.008, 3210 Golf Road, The Shoppes At Nagawaukee.** Applicant: So-Lite Sign Co. for Forward Dental. Applicant seeks approval of an amended business plan of operation and signage for Forward Dental, a dental practice. Hours of operation are Monday-Thursday, 7am-9pm; Friday, 7am-7pm; Saturday, 7am-4pm. 4 full-time employees.

Approved.

- d. **Tax Key 807.978.002, 407 Austin Circle, Delafield.** Owner: Thomas Schweda. Applicant: Daniel Drout. Applicant seeks approval of a business plan of operation and signage for Tile & Stone, a tile wholesaler. Hours of operation are weekdays, except Wed. are 8am - 6pm; Wednesday, 8am - 8pm; Saturday, 9am - 12noon. 2 part-time and 2 full-time employees.

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Approved.

- e. **Tax Key 794.022, 157 Enterprise Road, Delafield.** Owners: John Trzesniewski/James Yaresh. Grade A Construction seeks final approval of a Certified Survey Map.

Approved.

- f. **Tax Key 787.081, 613 Milwaukee Street, Delafield.** Owner: Thomas Kelley. Applicant: Matthew McGonigle. Applicant seeks approval of a business plan of operation and signage for MTM Retirement Resources, Inc. Hours of operation are weekdays, 7am – 9pm; Saturday, 10am – 6pm. One full-time and 1 part-time employee

M. McGonigle was present at the meeting. R. Dupler stated that the sign would be painted to match the existing signs.

C. MURSKY MOTIONED TO APPROVE WITH THE CONTINGENCY THAT THE OFF-WHITE MATCH THE EXISTING SIGN. B. LEONARD SECONDED THE MOTION. R. DUPLER STATED THAT THE FONT WAS AN ACCEPTABLE FONT. THE APPLICANT WAS IN AGREEMENT. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. CITY COUNCIL REFERRAL – EAST SIDE SATELLITE FIRE STATION AND WELL HOUSE LOCATED AT VILLAGE SQUARE.

Chief Swayze was present at the meeting. Mayor Craig stated that the developer has allowed the City to consider adding a fire department outstation at this location. It was stressed that this is only the beginning of the process. M. Carlson stated that the City Council has been reviewing issues relating to space needs. The architect made a presentation to the Common Council on March 7. The summary from this presentation was that the City needs to regroup its efforts and think more creatively to meet its needs. He explained how the idea of a fire station at this locale was conceived. The City is trying to solve some its space needs in addition to reducing response times in regards to the fire department.

Chief Swayze explained that this would be a satellite station and described the building and square footages. He reviewed the 2004 response times as shown on the chart entitled “Response Times By Aldermanic Districts – 2004”. He stated that the proposed location is ideal because the two stations would be as far apart from each other as possible. There would be easy access to Highway 83 South and Highway

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16 West. Other benefits include being able to obtain an EMS contract with the Village of Chenequa, it would be five miles closer to the Merton Fire Department, would increase the department's in-station staffing, the current fire station could be reduced in size when remodeled or rebuilt, no additional full-time staffing is proposed for the new station, no additional apparatus would be needed for the new station, and it would be less costly to construct today compared to later. The disadvantages include the cost of construction, annual operating costs, and staffing in this station would not be on a 24/7 basis. He discussed traffic and/or possible congestion in the proposed area in addition to the railroad tracks. D. Kuchler stated that if the station is not staffed 24/7, he was not sure how this related to the response times. Chief Swayze stated that eventually you would be able to work in some paid-on-call staff. P. Schuman discussed the relationship of the City of Delafield to the Village of Nashotah and stated that utilizing this station more would help the city save money. Chief Swayze stated that they are investigating this. P. Schuman discussed the size of the well and pump house. M. Carlson stated that the one by Highway 83 is bigger than you think and is approximately 1,300 square feet. P. Schuman thought that all relationships with other communities needed to be explored. B. Leonard also felt that neighboring communities needed to be investigated and encouraged arrangements with Nashotah and Hartland. She thought that this location should be compared to the location on Oakwood. Another concern that she expressed was the concept of the Vettleson Road access. A fire department in this area would put intensive use on Vettleson Road. Discussion took place on a joint/consolidated venture. Mayor Craig reported that there are six fire departments that are working on the fire department merger meetings.

P. SCHUMAN MOTIONED TO EXPLORE THIS OPTION FURTHER AND THAT IT IS DEPENDENT ON WHERE THE WELL IS LOCATED, COOPERATION OF THE SURROUNDING COMMUNITIES, AND TO TABLE THIS UNTIL THE NEXT MEETING AND RECEIVE A REPORT FROM CITY ADMINISTRATOR AND FIRE DEPARTMENT. D. KUCHLER SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 0803.998.001, 211 HWY 83, DELAFIELD.** APPLICANT: WILLIAM HOLZ APPLICANT SEEKS ADDITIONAL MENU BOARD SIGNAGE AND MINOR SITE PLAN AMENDMENT FOR MCDONALD'S RESTAURANT.

Brad Quasni was present at the meeting. He stated that the goal of the project was to eliminate or reduce the back-ups at the drive-through. He explained the proposed change of the location of the menu board and the addition of a second menu board so that two people could be ordering at the same time.

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R. Dupler stated that an existing ground mounted sign will be removed. The second menu board would be wall mounted onto the east elevation of the building. The menu boards are considered as part of the signage. The total allowable signage is still well below what they could have. He recommended approval.

P. SCHUMAN MOTIONED TO APPROVE AS A MINOR CHANGE TO THE EXISTING CONDITIONAL USE. B. LEONARD SECONDED THE MOTION. C. MURSKY DISCUSSED THE SECOND MENU BOARD AND POSSIBLE HAZARDS. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. IT WAS CLARIFIED THAT THIS RECOMMENDATION WILL GO TO THE COMMON COUNCIL ON MONDAY.

- c. **TAX KEY 804.995, 2725 HERITAGE DRIVE, BURGER KING** APPLICANT: HEARTLAND FOOD. APPLICANT SEEKS APPROVAL OF SITE PLAN AND APPEARANCE MODIFICATIONS.

John Kasier of Heartland Food was present. He reviewed the proposed site, building changes, and color scheme.

R. Dupler stated that they would add trash enclosures, re-stripe the parking lot, and refurbish the parking lot lighting.

C. MURSKY MOTIONED TO APPROVE CONTINGENT ON THE SUBMITTAL OF REVISED LIGHTING AND LANDSCAPING PLANS TO GO TO STAFF FOR THEIR REVIEW AND TO RECOMMEND TO THE COMMON COUNCIL AS A MINOR CHANGE. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **TAX KEY 804.987, THE HOME DEPOT, 3400 HILLSIDE DRIVE, DELAFIELD** APPLICANT: CRAIG HEINRICH. APPLICANT SEEKS APPROVAL OF REVISED SITE PLAN AND SEASONAL RETAIL. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAY, 6AM – 10PM; SUNDAY, 7AM – 8PM. 20 FULL-TIME EMPLOYEES; 12 PART-TIME.

Derek from Home Depot was present at the meeting.

R. Dupler stated that this is two parts: the seasonal business plan of operation and expansion of the garden sales area on the south side of the building. He suggested approving both areas contingent upon staff review of the fencing detail in the expanded garden center and to refer it to the Common Council as a minor site plan change. Derek stated that the fencing would be removed after the 4th of July. They would use temporary fencing until August 1. Mayor Craig discussed making the

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area permanent and upgrading the appearance. C. Mursky discussed storage and trailers. Mayor Craig stated that the trend of the newer Home Depots is the removal of the storage from the front of the building. This store has not had the storage reduced from the front of the building. R. Dupler stated that the existing conditional use allows seasonal storage in the front of the building. M. Carlson stated that they should send a letter to C. Heinrich restating the conditions of the CU. Discussion took place regarding storage of the pallets in the semi trailers. This will be reviewed in the conditional use to see what it says about overnight parking.

B. LEONARD MOTIONED TO APPROVE A TEMPORARY SALE AREA FOR THE TIME PERIOD INDICATED WITH REMOVAL BY AUGUST 1, 2005 AND WITH CITY STAFF REVIEWING EXISTING AGREEMENTS TO SEE HOW COMPLIANT THIS PROPERTY IS. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- e. **TAX KEY 804.994.002, 2863 HERITAGE DRIVE, DELAFIELD.**
APPLICANT: MICHAEL PASCHE. APPLICANT SEEKS APPROVAL OF BUILDING ADDITION AND SITE PLAN FOR GARDEN CENTER.

Michael Pasche and Chuck Stashe were present at the meeting. The primary concern addressed was additional landscaping and the facade of the entire facility. They met with staff in March and as a result were present this evening.

R. Dupler stated that the Petitioner had been to two plan staff meetings. A building addition to increase the square footage of the building is being proposed. This facility can be accommodated and still be within ordinance requirements. In addition to the building modifications, the drive to the south is altered. Extensive landscaping is proposed. Staff suggested an upgrade in materials for the fencing and an upgrade appearance of the building.

M. Pasche stated that the fencing would be upgraded as suggested. The impervious area would be reduced by 1/10 of an acre. M. Court stated that an erosion control permit would be needed. It should be clarified that the stormwater maintenance agreements are on file. M. Carlson recommended that landscaping treatments be required to have a letter of credit. C. Mursky discussed the type of plantings that were being proposed. Plantings should be reviewed by staff. B. Leonard discussed the wall sign and the blue panel.

Mayor Craig suggested allowing the landscaping and fencing and asked that they come back for the rest for the building with a more appealing and similar style of the new developments.

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C. MURSKY MOTIONED TO APPROVE THE CONSTRUCTION OF THE GARDEN CENTER AREA WITH THE WROUGHT IRON FENCING AND COLUMNS CONTINGENT UPON RE-SUBMITTAL OF THE LANDSCAPING PLAN, REAPPEARANCE BEFORE THIS COMMISSION WITH SUGGESTIONS FOR UPGRADING THE EXTERIOR OF THE FACILITY, AND A LETTER OF CREDIT FOR THE LANDSCAPING FOR 110%. C. MURSKY WITHDREW HER MOTION.

D. KUCHLER MOTIONED TO ALLOW THEM TO MOVE FORWARD WITH THE PROPOSED LANDSCAPING CHANGES SUBMITTED WITH STAFF APPROVAL AND A LETTER OF CREDIT FOR 110% AND WITH THE SUGGESTION THAT THEY REAPPEAR WITH MORE CREATIVE IDEAS FOR THE EXTERIOR OF THE BUILDING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. It was clarified that this was to allow them to get the plants in the ground for the growing season.

- f. **TAX KEY 807.978.003, 807.978.004, 807.798.005, 350 AUSTIN CIRCLE, DELAFIELD.** APPLICANT: CHRISTOPHER GOSCH, HORIZON DEVELOPMENT. APPLICANT SEEKS APPROVAL OF THE CONCEPTUAL SITE PLAN FOR A PROPOSED DESIGN MART

This item is for feedback of the site plan and usage.

C. Gosch was present at the meeting. He reviewed the site and their proposal. They are proposing two buildings; the three parcels would be consolidated into two buildable lots. Proposed usage for site would be a Design Mart building. The Austin building and the storage building would be torn down.

R. Dupler stated that the main issue is whether or not this is allowable to function in the M-1 district. If there would be two buildings it would need to be a PUD, but if one building, it would not. The parking ratios were discussed.

P. Schuman had concerns with parking and another building on the same lot. He suggested one larger building rather than two separate buildings. He did not have a problem with the retail aspect.

Another representative stated that the building would be owner occupied. If they can't do two buildings, he asked if they could do one building in two phases with an addition taking place at a later time. The commissioners stated that this would be possible.

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B. Leonard discussed signage. The representative stated that each retailer would like their own signage, but he hoped that it would compliment the building.

C. Mursky stated that they should make sure that any rooftop units be screened.

- g. **TAX KEY 798.104, 524 GENESEE STREET, DELAFIELD.** APPLICANT: LEMBERG ELECTRIC FOR CHASE BANK. APPLICANT SEEKS SIGNAGE APPROVAL, AMENDED BUSINESS PLAN OF OPERATION. HOURS OF OPERATION ARE WEEKDAYS, 8AM – 6PM; SATURDAY, 8:30AM – 1PM; 7 PART-TIME AND 3 FULL-TIME EMPLOYEES.

The representative discussed the signage.

R. Dupler stated that the proposal is to switch out an old panel with a new panel and switching out the building mounted sign. Staff has no issues with proposed switch out of material, but suggested revisiting some of the issues that have come up in the past relative to the downtown Delafield historic district. He recommended postponing action until a redesigned sign is submitted for review. Past minutes showed that the sign would conform within three years or when the name changed. M. Carlson suggested splitting the request into two pieces. The bank is in the downtown historic guideline area. The sign could be front lit similar to Daybreak's.

The representative will work with the City Administrator on temporary signage, will work with staff on the ordinance for the proposed signage, and will come back to the Plan Commission at the next meeting on May 25. R. Dupler stated that he should take into consideration the parking signs as well.

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **TAX KEY 804.999.008, THE SHOPPES AT NAGAWAUKEE.** TOLD DEVELOPMENT SEEKS APPROVAL OF A CSM.

G. Kost was present at the meeting. He reviewed the parcel and how they would like to split it.

R. Dupler stated that staff has reviewed. The letter of April 20, 2005 was included in the commissioner's packets. He discussed interior setbacks within this development.

D. KUCHLER MOTIONED TO APPROVE CONTINGENT ON RESOLUTION OF ITEMS IDENTIFIED IN THE LETTER DATED APRIL

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20, 2005. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 773.990.003 AND 773.998. SW CORNER OF STH 16 AND STH 83** APPLICANT: KEITH ULSTAD, UNITED PROPERTIES. APPLICANT SEEKS APPROVAL OF THE SPECIFIC IMPLEMENTATION PLAN (SIP) AND CONSIDERATION OF CERTIFIED SURVEY MAP CONSOLIDATING PARCELS FOR VILLAGE SQUARE

K. Ulstad was present at the meeting. He gave the background on his firm. The neighborhood meeting and the staff report were reviewed. He explained the notification process for the neighborhood meeting – letters were sent out and an ad was put in the local newspaper. He stated that there were approximately 25 people who signed in at the meeting. The comments received from the people who attended the meeting mostly concerned: 1) connection to Vettleson Road, 2) traffic, and 3) the well. The Wisconsin DOT response to the multi-year traffic study is due next week. Their traffic engineer thought that the DOT will most likely require full access to Vettleson, but this is to be determined. Mayor Craig reviewed the three preferences; however the DOT will be the determining factor on this subject. He reviewed the traffic pattern in the parking areas. The traffic study showed the traffic counts on Vettleson and showed a small increase – the Wisconsin DOT will verify the figures. The location of the driveway lining up directly with a driveway across the street can be reworked so that the outlet could be moved and is not a problem. In regards to the berming, he stated that they would supply as much berming as they could while taking into account stormwater considerations.

He then addressed the staff report and stated that there are five items that need to be addressed, namely: #3 (improvements to the access point on State Highway 83 must be coordinated with WDOT and reflected in the site plan with associated acceleration/deceleration lanes and traffic lights), #6 (A preservation and maintenance plan for the 7.2 acre Isolated Natural Area has not been submitted), #7 (utility and grading plans have been submitted for review, however, the required berming along the south property line adjacent to neighboring residences to the west has not been employed), #28 (photometrics of the lighting comply with light shed requirements, however the average footcandles within the parking lot and the minimum to average ratio is too high), and #36 (Stormwater has been accommodated in the site plan with the appropriate conveyances and storage. A stormwater report has not yet been reviewed and approved by the DPW to confirm all calculations. The area within the detention facility does not exhibit the required natural planting).

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It was clarified that the Settlement Agreement is the governing document.

Tony from Jahnke & Jahnke was present and discussed the berming, and stormwater.

M. Court stated that extending the sewer and water was another issue. Tony reviewed the utilities on the parcel.

The consolidation of the lots was explained. They are two separate tax key numbers. They are proposing to make it all one lot. R. Dupler stated that he would recommend approval.

R. Dupler stated that the photometrics needed to be reworked and addressed a line item in the settlement Agreement asking that the grocery store be made for adaptive re-use. M. Carlson stated that this is an issue where the developer should show what alternative uses could go into the building if the grocer would leave.

The Development Agreement and Settlement agreement will again be distributed to the Plan Commission members.

M. Court had issues with the well location and did not think they would have an answer on this by May 12. M. Court stated that the site plan is very dependent on where the well needed to be. There should be a target date for the well study. The December 6, 2004 and February 21, 2005 Common Council minutes should be referenced for rationale. It was stated that if the well location changes, the petitioner would need to come back to the Plan Commission.

P. SCHUMAN MOVED TO RECOMMEND TO COMMON COUNCIL TO APPROVE THE CSM TO COMBINE TWO LOTS INTO ONE. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FOUR WERE IN FAVOR. B. LEONARD OPPOSED. MOTION CARRIED.

Bob Rowe was present and discussed the architecture of the buildings. They are proposing traditional-type architecture with a contemporary twist. Mayor Craig stated that he would rather see some of the previously accepted designs than what they are proposing. There seems to be an overabundance of signage. B. Leonard stated that there is a strong sentiment with the people that they would like the same quality of development as that in the downtown area and in Told Development. There is also concern about adaptive re-use. The previous drawings were more in line what she would like to see as opposed to what was proposed tonight. K. Ulstad asked for clarification on how it should look. B. Leonard stated that the level of detail and a thematic development was

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lacking. It should be a cohesive type of design. She was looking for more embellishment. Mayor Craig stated that the City would like to “keep the bar high”. M. Carlson stated that they should use high quality materials, show the detail in the presentation, and that from an architectural style standpoint there should be consistency throughout all of the phases of the project. C. Mursky stated that she preferred buildings that don’t all look the same but have similar elements that tie them together. D. Kuchler thought that the buildings needed to have a Williamsburg look and that this should look like a jewel.

It was stated that an additional meeting would be held for the Plan Commission on May 12.

Mayor Craig asked that this item be reconvened on the May 12 at 7 p.m. with the location to be determined.

He stated that Items 6a & 6b would be the first items to be dealt with on May 12, then the Village Square presentation, and would finish with Items 7 a, b, and c.

6. PRELIMINARY CONSIDERATION

- a. **TAX KEY 733.994, 31385 W. HILL ROAD, DELAFIELD.** APPLICANT: MSI GENERAL CORP. APPLICANT SEEKS PRELIMINARY APPROVAL OF A SANCTUARY ADDITION TO DIVINE REDEEMER LUTHERAN CHURCH

To be discussed on May 12, 2005.

- b. **TAX KEY 793.021.001, 705 GENESEE STREET, DELAFIELD** APPLICANT: GARY NEURENBERGER/KENT JOHNSON, JOHNSON DESIGN, SEEKS PRELIMINARY APPROVAL OF A CONCEPTUAL PLAN FOR AN OFFICE/RETAIL BUILDING.

To be discussed on May 12, 2005.

- c. **TAX KEY 778.999.001 AND 779.999, 1605 HIGHWAY 83, HARTLAND.** APPLICANTS: JOHN AND JOE GEASON. APPLICANTS SEEK APPROVAL OF A GENERAL DEVELOPMENT PLAN FOR THE NAGAWICKA VIEW DAIRY FARM.

Removed from the April 27, 2005 agenda.

7. ZONING AND ORDINANCE REVISION

- a. ORDINANCE 540 – REPEALING AND RECREATING SECTION 17.85(1)(D), SECTION 17.85(2)(B)2 AND SECTION 17.85(3)(B) “BUILDING PREVIOUSLY UNOCCUPIED, BOND REQUIRED” , “CERTIFICATE OF

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OCCUPANCY REQUIRED”, AND “TEMPORARY OCCUPANCY PERMIT”
OF CHAPTER 17

To be discussed on May 12, 2005.

- b. ORDINANCE 541 - AMEND SECTION 17.67(1)(E) – CRITERIA FOR SIGNS

To be discussed on May 12, 2005.

- c. DEFINITION OF PERMANENT

To be discussed on May 12, 2005.

8. HEARING DATES

9. ADMINISTRATOR’S REPORT

None.

10. BUILDING INSPECTOR’S REPORT

None.

11. BOARD OF ZONING APPEALS

12. CORRESPONDENCE

- a. Email dated April 13, 2005 from Mary and James Nelson regarding the proposed baseball stadium location.
b. Email correspondence dated March 29, 2005 regarding article from Milwaukee Journal Sentinel about conversation.
c. Letter from the Wisconsin Department of Administration dated March 9, 2005 regarding Interlaken Village, Town of Summit’s preliminary plat approval.

13. ADJOURNMENT

P. SCHUMAN MOTIONED TO ADJOURN FROM THE MEETING. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 11:02 P.M.

Respectfully submitted:

Minutes Prepared By:

Ellen O’Brien
Deputy Clerk/Treasurer

Accurate Business Communications LLC