

CITY OF DELAFIELD PLAN COMMISSION MINUTES

The meeting was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Absent

Mayor Paul Craig
Phil Schuman
Chrys Mursky (7:15 p.m.)
Mike Court
Marty Sawall
Roger Dupler
Tom Maney
Marilyn Czubkowski

Beth Leonard
Dick Kuchler
Matt Carlson

Mayor Craig welcomed M. Sawall to the Plan Commission.

- 1. APPROVE PLAN COMMISSION MEETING MINUTES OF MAY 25, 2005

P. SCHUMAN MOTIONED TO APPROVE THE MINUTES FROM THE MAY 25, 2005 MEETING AS PRESENTED. M. COURT 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

Jim Stuart, 2410 Hirschman Lane – Spoke about extending Hirschman Lane. He stated that he had previously called the City about the plans for Hirschman Lane and was told that the road would remain a cul de sac. He and his neighbors would like the road to stay as is and not change.

Barbara Rose, 2409 Hirschman Lane – She has horses and uses the riding trail that goes across Hirschman Lane at the end. They need the road as it is presently configured for the horse trailers. If the road goes through, the riding trail will be affected. They bought their house and have put a lot of money into it. They were told by the City that the road would never be anything more than a dead-end street. There are other ways to access the park area. She is opposed to changing the road.

Jeff Krickhahn, 4506 Vettelson Road – Spoke regarding Item 5b, Village Square. He is: 1) Concerned about the well location and pump house. The Myers experienced brown water when the water was tested. The Agreement states that there is nothing to be built on Vettelson Road. The well needs to be tested

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somewhere else. He felt that the pump house was a building and should not be built. 2) Vettelson Access Road – thanked the developer for moving the road. A lesser line of sight and staggered berming would be nice. A right in, right out road was discussed and he asked that this be checked into. It was his opinion that the DOT would approve of a right-in, right-out. 3) Berming – The Vettelson road property is 10' taller than the rest of the area. Thought that the height of the berm needed to be reviewed. He also asked that the drainage also be looked at along with the berm.

Danielle Kallenberg, 2310 Hirschman Lane – Was opposed to Hirschman Lane going through. She was told that the road would not go through and this is one of the reasons that they purchased their property.

Phil Jones, 2480 Nagawiccka Road – His property would abut the community park and requested that something be put between his land and the park to keep people out/off of his property. He expressed concern about lights and noise. He favored the park designs in the order of 1, 2, and then 3.

Suzy Cannizzaro, 2419 Hirschman Lane – Was not in favor of having the road go through. R. Dupler stated that the road has been mapped for approximately 15 years. She was opposed to having the road going through.

Alice Schouten, 4518 Vettelson Road – Item 5b. Had copies of the Redman Plans, and addressed the C3.0 note about removing trees and the branches in the sight line. The trees shield the residents from the development. Asked why well testing was not done at corner of Highways 16 & 83 or on any other part of the 27 acres. Nothing should be built on the three acre parcel of land abutting Vettelson Road. This was in the Agreement. This should be looked into. She stated that the City must protect the people who have been living in this area.

Martin Rose, 2409 Hirschman Lane – Objected to a thoroughfare of the road. The purchased this property because it is a horse friendly property. Has young children that play on the road during the day. Felt that if the road was a thoroughfare it would diminish his property values and he was opposed to any changes in the road.

Khuzema Kaka, 2401 Hirschman Lane – Was opposed to changing the road. He has lived here for 15 years and thought that if the road was changed it would be too busy for their children to safely play in the area.

Sharon Balthazor, 2420 Hirschman Lane – Has lived here for 24 years and was opposed to changing the configuration of the road.

Martin Rose, 2409 Hirschman Lane – This is a very small lane with 8-9 homes on it. Everyone who lives on the road is present at this meeting.

Mayor Craig asked three times if there were any citizens who would like to speak. There were none.

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P. SCHUMAN MOTIONED TO CLOSE CITIZEN'S COMMENTS. M. COURT SECONDED THE MOTION. THERE WERE NO FURTHER COMMENTS. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA.

P. SCHUMAN MOTIONED TO APPROVE. M. COURT SECONDED THE MOTION. R. DUPLER ASKED TO REMOVE ITEM 3c. P. SCHUMAN AMENDED HIS MOTION TO APPROVE ITEMS A, B, D, E, AND F. M. COURT AGREED. THERE WAS NO FUTURE DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. **TAX KEY 793.021.001, 705 GENESEE STREET, DELAFIELD.**
OWNER: GARY NUERNBERGER . APPLICANT: JERRY NUERNBERGER SEEKS A TEMPORARY BUSINESS PLAN OF OPERATION FOR THE SALE OF CORN FOR DELAFIELD DAYS FOR THE DELAFIELD AMERICAN LEGION. HOURS OF OPERATION ARE FRIDAY, JULY 8, 2005 FROM 6PM – 12AM; SATURDAY, JULY 9, 2005 12PM – 12AM. 12 PART-TIME WORKERS.

Approved.

- b. **TAX KEY 787.087, 709 MILWAUKEE STREET, SUITE B, DELAFIELD.**
OWNER: PETE FEICHTMEIER. APPLICANT: BRION COLLINS SEEKS A BUSINESS PLAN OF OPERATION FOR INTEGRATED FINANCIAL SOLUTIONS, FINANCIAL ADVISORS. HOURS OF OPERATION ARE WEEKDAYS, 7:30AM – 5:30PM; 7 FULL-TIME AND 1 PART-TIME EMPLOYEE.

Approved.

- c. **TAX KEY 787.075, 810 GENESEE STREET, DELAFIELD.** OWNER: APPLICANT: THOMAS L. DUNNE. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR DONNYBROOK WINE & CHEESE, A WINE, CHEESE, AND GIFT STORE. HOURS OF OPERATION ARE WEEKDAYS, 9AM – 7 PM; SATURDAY, 10 AM – 5 PM. 1 PART-TIME EMPLOYEE.

R. Dupler stated that the Petitioner asked for a modification of hours. They would like to extend the hours to reflect 9 a.m. - 8 p.m. on all weekdays, Saturday 9 a.m. – 5 p.m., and Sunday 9 a.m. – 5 p.m.

P. SCHUMAN MOTIONED TO APPROVE WITH THE EXTENDED HOURS. M. COURT SECONDED THE MOTION. C. MURSKY CLARIFIED THAT THERE WAS NO SIGNAGE. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **TAX KEY, 2738 HERITAGE ROAD, DELAFIELD.** APPLICANTS: JOHN AND PAT LYNCH. APPLICANTS SEEK APPROVAL OF A SIGN PERMIT

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FOR MIGUN OF DELAFIELD, A DEMONSTRATION CENTER/RETAIL SALES OF THERMAL BEDS.

Approved.

- e. **TAX KEY 798.018, 700 GENESEE STREET, DELAFIELD.** OWNER: RICK LIEBLANG; APPLICANT: LUKE WEIN. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGN PERMIT APPLICATION FOR LUKE WEIN ART GALLERY. HOURS OF OPERATION ARE WEEKDAYS, 9AM – 9PM; SATURDAYS, 10AM – 9PM; SUNDAYS, 10AM – 8PM.

Approved.

- f. **TAX KEY 793.988, 223 GENESEE STREET, DELAFIELD.** APPLICANT: LARRY RIGDON, SCHOOL DISTRICT OF KETTLE MORAINE. APPLICANT SEEKS APPROVAL OF SIGN RELOCATION AT CUSHING ELEMENTARY SCHOOL.

Approved.

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **TAX KEY 793.014.002, 515 WELLS STREET, DELAFIELD.** OWNER: ROBERT LANG. APPLICANT: ANDREW RUGGERI. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR HOTEL, RESTAURANT, BAR, AND BANQUET AND CONSIDERATION AND ACTION PER STAFF RECOMMENDATION. HOURS OF OPERATION FOR THE HOTEL ARE 24 HOURS A DAY, 7 DAYS A WEEK. HOURS OF OPERATION FOR THE RESTAURANT ARE WEEKDAYS, 6AM – 11PM; SATURDAY, 6AM – 1AM; SUNDAY, 6AM – 10PM. HOURS OF OPERATION FOR BANQUET SERVICES ARE THE SAME AS THE RESTAURANT TO END BY MIDNIGHT. NEW YEAR'S EVE HOURS FOR THE RESTAURANT ARE UNTIL 2:00 AM.

A. Ruggeri was present at the meeting. R. Dupler discussed the parking spaces. Approval should be contingent upon completion of the indoor parking facility. A. Ruggeri stated that the indoor parking facility is what is being planned.

P. SCHUMAN MOTIONED TO APPROVE. C. MURSKY SECONDED THE MOTION. P. SCHUMAN AMENDED HIS MOTION TO REFLECT APPROVAL OF THE BUSINESS PLAN OF OPERATION CONTINGENT UPON COMPLETION OF THE INDOOR PARKING FACILITY. THE INDOOR PARKING WILL BE TIED TO THE BUILDING PERMIT. C. MURSKY AGREED TO THE AMENDMENT. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 793.001, JEFFERSON BLDG 500 WELLS STREET, DELAFIELD.** OWNER: ROBERT LANG. APPLICANT: ANDY LITTARTZ.

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APPLICANT SEEKS APPROVAL OF A MINOR CHANGE TO THE CONDITIONAL USE, BUSINESS PLAN OF OPERATION AND ARCHITECTURAL MODIFICATIONS FOR BE FITNESS, A FITNESS/HEALTH/WELLNESS/MEDICAL FACILITY. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAY, 5AM – 10 PM; SUNDAY, 6AM - 9PM.

The applicant was present at the meeting. R. Dupler reviewed. Parking can be satisfied with the existing spaces and the architectural modifications are minor. R. Dupler felt that this would be a minor revision to the conditional use. There is no signage being proposed.

P. SCHUMAN MOTIONED TO APPROVE AS A MINOR CHANGE TO THE CONDITIONAL USE TO THE COMMON COUNCIL. M. COURT SECONDED THE MOTION. IT WAS CLARIFIED THAT NO SIGNAGE WAS PROPOSED. DISCUSSION TOOK PLACE WHETHER THE “MEDICAL FACILITY” ASPECT OF THE BUSINESS WAS PART OF THE CONDITIONAL USE – IT WOULD ALL BE EXERCISE RELATED. P. SCHUMAN AMENDED TO APPROVE CONTINGENT UPON RESOLUTION OF THE MEDICAL FACILITY AND TO RECOMMEND TO COUNCIL AS A MINOR CHANGE IF THE MEDICAL FACILITY WAS ALLOWED IN THE CONDITIONAL USE. M. COURT AGREED. R. GERBITZ FROM THE LANG COMPANIES STATED THAT MEDICAL USE IS NOT IN THE CONDITIONAL USE. MAYOR CRAIG STATED THAT THE MEDICAL ASPECT WOULD NEED TO BE REVIEWED BY STAFF AND THE ATTORNEYS. P. SCHUMAN AMENDED HIS MOTION TO ONLY ALLOW THE ARCHITECTURAL CHANGES AND BUSINESS PLAN OF OPERATION WITHOUT THE MEDICAL COMPONENT. M. COURT AGREED WITH THE AMENDMENT. ONCE STAFF AND THE ATTORNEYS DETERMINE THE STATUS OF THE MEDICAL COMPONENT, THEY COULD COME BACK TO THE PLAN COMMISSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **TAX KEY 798.977.001, 333 N. LAPHAM PEAK RD, DELAFIELD.**
APPLICANT: SCOTT KRUEGER. APPLICANT SEEKS APPROVAL OF AN AMENDED SITE PLAN AND SIGN PROGRAM FOR DELAFIELD AMERICAN LEGION

Members of the American Legion were present. They discussed their proposal for implementing a billboard sign program for advertising businesses on the outfield fence. He distributed letters to the City Clerk from neighbors who supported the plan.

R. Dupler discussed sign code issues and expressed concern about the intense use in a residential district. He clarified that the American Legion currently does not operate under a Conditional Use.

It was clarified that the signs would only be up during the baseball season. At this point in time, they were only asking for the additional

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signs. Discussion took place regarding implementing a conditional use permit.

P. SCHUMAN MOVED FOR APPROVAL OF THE SIGNAGE WITH STAFF TO CONDUCT MORE RESEARCH AS TO WHETHER THIS SHOULD BE A CONDITIONAL USE IN THE FUTURE. M. COURT SECONDED THE MOTION. THE AMERICAN LEGION REP STATED THAT THE SIGNS WOULD BE TAKEN DOWN ONE MONTH AFTER THE END OF THE BASEBALL SEASON. ALL WERE IN FAVOR. MOTION CARRIED.

- d **TAX KEY 621.019, 3201 SEMINARY RIDGE LANE.** APPLICANT: KENT JOHNSON AND THE BECHTOLD'S. APPLICANT SEEKS APPROVAL FOR A BOATHOUSE.

K. Johnson was present representing the Bechtolds. He stated that he did not have the access door facing the lake in order to avoid additional tree removal. The boathouse would be hidden from the lake. The architecture would be the same as the house and the boathouse would be used for marine equipment (kayaks and canoes). They would like to keep it as natural as possible.

R. Dupler stated that all elements of the boathouse met code. It is important to stress that the boathouse is for storage only of boats or marine materials. T. Maney stated that this is much smaller than a normal boathouse that the Plan Commission normally looks at. The exception of the door not facing the lake would need to be made and T. Maney confirmed that the reasons for having the door on the side were absolutely true. The terrain of the area was reviewed.

P. SCHUMAN MOTIONED TO REFER THIS TO THE LAKE WELFARE COMMITTEE (LWC) FOR REVIEW AND RECOMMENDATION BACK TO PLAN COMMISSION. M. COURT SECONDED. P. SCHUMAN STATED THAT A BOATHOUSE IS USUALLY USED TO STORE BOATS AND HE WOULD LIKE THE LWC TO REVIEW IT. K. JOHNSON AND THE DEVELOPER WILL ATTEND THE LAKE WELFARE COMMITTEE MEETING. ALL WERE IN FAVOR. MOTION CARRIED.

- e. **TAX KEY 807.978.007, 363 AUSTIN CIRCLE, DELAFIELD.** OWNER AND APPLICANT: ARROWHEAD MOTORSPORTS, JEFF DRETZKA. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR A SPECIAL EVENT, "MUD MANIA" ON SATURDAY, JULY 23, 2005 FROM 11AM - 3PM

J. Dredtzka was present at the meeting. This is a customer appreciation event. They would be willing to post bond to ensure restoration. This event took place last year.

R. Dupler recommended that letters of approval from adjacent property owners and the business park be obtained.

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The mud would be brought in and hauled out, silt fencing would be used, woodchips used to keep the dust down, and certificates of insurance to the landowner would be in place. No complaints were received at last year's event. Safety is their main concern. Clean-up takes place within 10 days of the event.

P. SCHUMAN MOTIONED TO APPROVE CONTINGENT UPON RECEIVING LETTERS OF AGREEMENT FROM THE NEIGHBORS, A \$1,000 CASH BOND, COPY OF THE SITE PLAN WITH DRAWING FOR APPROVAL BY STAFF, AND THE CITY BEING NAMED AS ADDITIONAL INSURED ON THE INSURANCE. M. COURT SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **TAX KEY 807.978.003, 807.978.004, 807.798.005, 350 AUSTIN CIRCLE, DELAFIELD.** APPLICANT: CHRISTOPHER GOSCH, HORIZON DEVELOPMENT. APPLICANT SEEKS APPROVAL A CSM, SITE PLAN AND ARCHITECTURE FOR DELAFIELD DESIGN MART, AN INTERIOR DESIGN AND FINISHED PRODUCT SHOWROOM.

Representatives from Horizon Development and Epstein Architects were present at the meeting. They were creating "destination retail" and they wanted to capture people's attention with their architecture. He reviewed the site plan and architecture of the building. The building would have four-sided architecture. A sample material board was displayed and discussed. The front signage would have individual letters internally illuminated. The glass radiuses out as a bay with a curve at the front of the building. They are requested signage on all four sides with individual letters, internally backlit. Signage on the monument and east-side signage are still being considered. They would like approval on building aesthetics and site improvements.

R. Dupler reviewed. It is on for final consideration, but there are number of issues that still need to be resolved. The proposed architecture and site issues should be considered. The history of the parcel and project was reviewed. They are proposing access to Hillside Drive, but this is a legal issue that needs to be clarified by the attorney. Modifications include: floor area ratio = .2. Total sf =25,274 sf for phase I & II. Adaptive reuse has been considered. The overall size of the building has been reduced. Building uses have been considered in regards to parking ratios and it appears that they can satisfy their parking requirements. The building conforms to required configurations. Access and functionality of the parking lot are appropriate. The light shed is appropriate, but interior photometrics need to be recalculated. The conceptual landscape plan includes a retaining wall and this needs to be considered but has not yet been reviewed. They pylon sign has been removed and they are now asking for premise and monument signage.

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Illumination and the color of signs have been included. There is a detention facility. Rooftop units would be screened. The existing utility box would remain and will be addressed in the landscape plan. If there is a monument sign it would be an internally illuminated metal face with cut letters – just the letters would be illuminated. This will be referred to the Public Works Committee (PWC) in regards to the access drive. The south side elevation of the building was discussed. The gable presentation on the north elevation was discussed and the architect will see if an alternative three dimensional design could be pursued. Cut-sheets will be provided for the outside lighting. The monument sign height should be reduced in order to blend with the others in the area.

- b. **TAX KEY 773.990.003 AND 773.998, SW CORNER OF STH 16 AND STH 83.** APPLICANT: BOB ROWE, THE REDMOND COMPANY. OWNER: UNITED PROPERTIES, INC. APPLICANT SEEKS APPROVAL OF SPECIFIC IMPLEMENTATION PLAN (SIP), INFRASTRUCTURE PLAN AND ARCHITECTURE FOR VILLAGE SQUARE MALL.

Keith Ulstad of United Properties was present at the meeting. Bob Rowe, architect was present and reviewed the changes to the architecture of the building. Color renderings were distributed to the commissioners. Work has taken place on adding dormers and breaking up the rooflines, varying of the colors and materials, a gazebo in the parking lot, and the addition of a clock tower to the main building. A sample material palette was displayed.

R. Dupler thought that the Petitioner was very responsive to requests. Additional detail on the north side of the building has taken place on the areas that will be visible above the landscaping.

K. Ulstad stated that the final traffic report has been issued to the Wisconsin Department of Transportation (WDOT). WDOT has 60 days to issue the final requirements letter. Mayor Craig stated that the City went in to the DOT and it was because of the City that the WDOT is reviewing the access. It was stated that there were three parts to the access agreement. WDOT is well aware that the City wanted the emergency access or the right-in/right-out. K. Ulstad stated that the other item is the placement of the municipal well, but this is not in their control. They would like to start developing drawings to reflect the architecture and site plan that have been submitted, to get through the public process on things that they can control. They would like to get a framework around how the project can move forward. He stated that they are asking for approval on the SIP with any conditions that the Plan Commission feels necessary to allow them to move forward.

Mayor Craig stated that the water report will come out in July. In regards to screening, it was asked if the berming could be a higher elevation without making it look like it would draw the buildings around it. K. Ulstad stated that they would like to do some perspectives of higher berms before they make them, and if that is what the neighbors

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want, that is what they will do if their engineer states that it is possible. Tony Zannon from Jahnke and Jahnke was present and reviewed the berming issues. The road has been relocated so as not to have it in front of the properties across the street. There are some overhanging branches that will need to be trimmed. Sheet C3.0 had the trimming denoted. If the access drive is an emergency exit the trimming would not need to occur. The trimming is a WDOT issue. M. Court stated that PWC had conceptual review. The traffic and well issue needs to be resolved and then it will go back to the PWC.

R. Dupler stated that the photometric needs to be updated and properly engineered for an even wash of light, staff needs a preservation/maintenance report for the natural area, and traffic issues need to be resolved. The tree inventory shows a deficit of 174 caliber inches (70 trees); these trees could be used over by Vettelson Road or by the access road. R. Dupler stated that the new tree ordinance requires that the trees be placed on-site unless specifically approved by the Plan Commission to place them off-site. K. Ulstad will work with the neighbors on this. R. Dupler stated that the addition of trees would be a better solution compared to a large berm. T. Zannon stated that they have analyzed a retaining wall.

P. SCHUMAN MOTIONED TO APPROVE CONTINGENT ON THE SUBMISSION OF ALL TRAFFIC RELATED ITEMS, INIR MAINTENANCE PLAN, TREE INVENTORY, LIGHTING PLAN, REVISED LANDSCAPING PLAN, REFERRAL TO PWC FOR SEWER EXTENSION AND ALL ENGINEERING APPROVALS IN ADDITION TO THE WELL ISSUE, AND TO RECOMMEND TO THE COUNCIL THE SIP CONTINGENT UPON PWC APPROVAL. M. SAWALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY CONSIDERATION

- a. **TAX KEY 798.013 AND 798.014, 603 – 617 MAIN STREET, DELAFIELD.** APPLICANTS: RICK AND JAY LIEBLANG. APPLICANTS SEEK CONSIDERATION OF A CONCEPTUAL PLAN FOR REDEVELOPMENT AND CSM.

The architect/engineer for the project and R. Lieblang were present at the meeting. Explanation of the project took place. This is a multi-tenant structure that would include a face lift and addition. Colors and materials were reviewed in addition to the site plan. Demolition of the existing residence on the parcel to the east would take place in order to accommodate the addition.

R. Dupler stating that this would combine the existing lot with a neighboring lot to create one large lot. The existing neighboring home would be razed in order to accommodate the addition. The second story of the addition would house residences. This would require a conditional

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use. The plan includes an extension of an overhanging porch that would go into the right-of-way. There is no necessity for any stormwater management. The back area of the building is being converted to parking with 19 proposed spaces – one will be converted to handicapped parking and therefore have a total of 18 spaces. With the new architecture, a new sign program should be required. He recommended referring this to the PWC in regards to the feet of the columns and the overhang coming down into the right-of-way. Having brick on the east side of the building around the bottom ribbon to continue what was shown on the other two sides was discussed. This is, however, in an area that most likely would not be seen. The front elevation of the building was discussed – trellises and signage were suggested as possible alternatives to break up the building.

P. SCHUMAN MOVED TO SCHEDULE A PUBLIC HEARING AND SEND TO THE PWC. M. COURT SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 756.996.002, KETTLE MORAIN FREE CHURCH, NORTHWEST CORNER OF STATE HWY 83 AND OAKWOOD ROAD, DELAFIELD AND TAX KEY 778.999.001 AND 779.999, 1605 HIGHWAY 83, HARTLAND, THE GEASON PARCEL. JOINT PRESENTATION OF BONESTROO AND KETTLE MORAIN EVANGELICAL FREE CHURCH.**

A PowerPoint presentation took place showing the community park master plan, a review of the goals and objectives, tasks, site analysis, concept plans, park elements, the results, and the next steps to take. The church has attended two of the three community information meetings and has been in continuous communication with Bonestroo and the City. The regional stormwater report has been received and the options, including roadways, were reviewed.

R. Dupler thought that elements that should be of highest concern were to make sure that there is a traffic connection, whether it links to Hirschman or elsewhere. This is essential for ample access and traffic volume. The other item of concern is the regional retention basin. The next step would be to meet with staff and come up with a consensus of what park concept everyone liked. P. Schuman stated that the citizens need walking areas, exercise trails, and aquatic/splash areas. He would like a feel for the demand on different areas. It was stated that through public comments received it was determined that soccer fields, basketball, and tennis courts were requested due to the surrounding areas not accommodating them, but that the desire was to keep it small for the community.

Once meetings take place with staff and the Park & Recreation Committee, they will come back and present preliminary and final plans

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to the Plan Commission. Comments on the plan can be emailed to M. Czubkowski. The plans are on the website.

C. Mursky stated that it was important not to have an overlap of baseball and soccer fields, the sledding hill may be a duplication of service, and she would prefer to see a splash pad instead of an ice rink.

Mayor Craig addressed ways to encourage positive behavior in the park. A series of buffers can be used to discourage people entering neighboring properties in addition to allocating trails to avoid the backs of the lots.

1. **EAST SIDE ROADWAY AND TRANSPORTATION NETWORK;
CURRENT AND FUTURE PLANNED ROADWAYS.**

Discussion took place regarding putting a road through the middle and concern was expressed about the amount of traffic and speed. Connecting the road to Walnut instead of Hirschman was considered. The concept of a connection at Walnut/83/Hirschman needs to be explored. M. Czubkowski explained the concept for de-mapping a road. C. Mursky stated that before she would de-map a road, she would like to concurrently map a replacement road. The display showing Item D road mapping would meet the requirements for roadways and in ten years or so the City would have a better idea of what would happen with the land to the north and also with Highway 83.

c. **TAX KEY 807.992, 3402 KETTLE COURT EAST, DELAFIELD.**
APPLICANT: TOM WENTLAND, DEPT. OF NATURAL RESOURCES.
APPLICANT SEEKS APPROVAL OF A CONDITIONAL USE PERMIT –
MAJOR CHANGE RECOMMEND TO COUNCIL PER CITY PLANNER.

T. Wentland, Project Manager of the DNR was present. He explained the gas extraction project. They need the building to house the air compressor and additional electrical equipment for the gas extraction system. The intensity of the use of the site will not substantially increase.

R. Dupler asked that natural materials (hardy plank) be used on the building and that the color be adjusted to an off-white non-distinct color.

P. SCHUMAN MOTIONED FOR APPROVAL TO THE COMMON COUNCIL AS A MAJOR CHANGE TO THE CONDITIONAL USE AND TO SCHEDULE FOR PUBLIC HEARING WITH A CHANGE OF MATERIAL TO (HARDY PLANK) AND A MORE NATURAL COLOR. M. SAWALL SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. **ZONING AND ORDINANCE REVISION**

No report.

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8. HEARING DATES

There were will be two public hearings.

9. ADMINISTRATOR'S REPORT

No report.

10. BUILDING INSPECTOR'S REPORT

Total permits to date are 79, five occupancy, six new single family, and an addition to the Presbyterian Church and Okauchee Redi Mix.

11. BOARD OF ZONING APPEALS

No report.

12. CORRESPONDENCE

None.

13. ADJOURNMENT

P. SCHUMAN MOTIONED TO ADJOURN FROM THE MEETING. M. COURT SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 11:12 P.M.

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications LLC