

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

PUBLIC HEARING

TO CONSIDER A CONDITIONAL USE PERMIT FOR THE PROPERTY LOCATED ON THE SOUTH SIDE OF MAIN STREET, WEST OF FIRST STREET AND EAST OF NORTH LAPHAM PEAK ROAD, DELAFIELD, **TAX KEY 797.979, TRILLIUM DEVELOPMENT**

Acting Chairperson P. Schuman declared the public hearing open at 7:04 p.m.

Representatives of Trillium Development, Attorney Rod Carter and Bill Baseman (Kingsman Homes), and Nick Pateria, Land Planner, were present. Attorney Carter gave an overview of the project and how it changed since originally proposed. The proposal now has 25 units (a 25% reduction over what was previously proposed). They stated that they could meet the City's density requirements with this plan. The proposal would allow the city to lease the parking lot. The parking lot would be upgraded and landscaped by Trillium Development. Open space will include a public park open to city citizens, bike trails, a gazebo that will act as a town center, ponds with water features, and upgraded the landscaping throughout the development. Attorney Carter addressed the layout of the proposal and stated that trees and green space will be preserved. More open space is available (53.6%) and there is a public roadway. He stated that this development would incorporate the wishes of empty nesters. It was said that Trillium has made every attempt to apply the suggestions given by the City. The development meets all requirements of the City's R3 zoning and they stated that the density is less than required. B. Baseman stated that Kingsman Homes would be the builder of the homes. The site plan was reviewed. N. Pateria stated that there is only one curb cut. The home placement meanders throughout the property with tree buffers around the property creating a park-like environment. The stormwater treatment system was reviewed.

M. Czubkowski read the public hearing notice. Several pieces of correspondence were received and given to the plan commission members:

Donald L. Gottschalk, 1465 Milwaukee Street – Thought that the development would result in adverse density issues.

Pam & Gary Bemis – Stated that they did not want a road directly behind their home and that the street in front of their house is a constant reminder of how much Delafield has grown.

Judy & Jerry Tearney – They were not opposed to the development, but were opposed to the developers wanting to change the look and feel of their home. They did not think it was appropriate to have multitude of condo units when they should be building single-family homes.

Harold & Roselyn McGrew, 1459 Milwaukee Street – Objected to the project with 25 single-family condo units and recommended limiting the number of units to 14.

Dan & Sharon Costigan – Feared an increase in traffic and the effect it would have on Cushing Elementary School. Another concern was the water level of their well and run-off.

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A. J. Kellner, 1116 W. Devonshire Dr. – Felt that 25 units was ten units too many, was concerned about the 20' between the buildings, number of students, traffic, water, and stormwater issues.

Dave & Denise Labott, 1306 Main Street – Objected to the proposed street off of the 1306 Main Street south property line and asked that consideration be given to an environmentally friendly and safer alternative of moving the proposed street to the southern most end of the development. They objected to the proposed pedestrian trail as it would destroy the privacy of their property and asked that the trail be moved to the center of the development away from any of the current properties. In addition, they would support a recommendation of limiting the development to 14 single-family units.

The following persons spoke at the public hearing:

Lynn Reich, 484 Garrison Court – Felt that when people purchase property that is zoned a certain way they have a right to develop it. Asked the commissioners to consider this. She stated that comments from public officials as to what their personal preference is are not right.

Ray Heim, 1303 Main Street – Was concerned about the safety of the road in the area of his residence – you would not be able to see the entrance of the development. Winter weather would also create an additional hazard at the entrance. Headlights shining into a residence directly across from the entrance would be a problem.

Victoria Hanson, 1331 E. Devonshire Rd. – Felt that the density of the development was too high and she would like it reduced further, it was too much traffic, and the development would not be compatible with the neighborhood.

Jackie Chapman, 924 Nagawicka Street – Did not think that the bike/hike trail would be much. Felt that the black walnut trees should be preserved. The proposed development is too dense. Was concerned about the Legion parking lot safety. Felt that the green space was needed. The development is way too dense for this area and should be limited to single-family housing. Run-off is an additional concern – a lot of the water is now retained in the wooded area. The affect of the water supply for this development on her well concerned her.

Janet Matt, 3809 Nagawicka Shores Dr. – Knows the area very well. She was not opposed to condos. Concerned about: traffic on Main Street – would need accel/decal areas leading into this development; disputed that it conformed to everything in R3 – the side yards are 20 feet between the buildings – R3 calls for 32 feet between buildings; the planned unit compared to the grid system is the way to go, but there are certain things that need to be addressed and it is not acceptable in its form today.

Steven Merz, SS35W38178 Dolmar Park Rd., Dousman, Wisconsin – Was considering purchasing one of the condos. As long as this property is zoned correctly and done by the rules he did not see why it should be opposed.

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Ed Marek, 1435 E. Devonshire Rd. – Asked if condos were under the same rules as single family. R. Dupler stated that this would be considered as a PUD and would be discussed this evening. E. Marek lives near Ruff's Preserve – thought it would be a good development and there were good benefits to the city, but was concerned about the side yard setbacks.

Jim Joyce, 28995 Coventry Dr., Brookfield, Wisconsin – Is considering purchasing a condo in this development. Thought it was a sound plan that would bring value to Delafield.

Bob Anderson, 1527 Milwaukee Street – He was opposed to the development and was concerned about the density, water run-off going into the lake and onto his property, the potential increase of 50 more cars on Milwaukee Street and the congestion it would cause, and the impact of more children at the school. Although they have a right to build on the property, the citizens have a right to raise concerns as to how this would impact them. He thought that 14 units would be acceptable.

Bill Talbot, 29976 Tamron Lane, Town of Merton – He is a potential resident and owner/buyer of one of these properties. He was in favor of the development. The quality and layout would provide a high quality of life to the community.

Denise Labott, 1306 Main Street – Concerned about the vegetative state and asked to make sure that the vegetative state on the map is employed. Traffic, noise, and light pollution are also a concern. She would like the road to go straight and not make the turn – this would provide better emergency access. The Delafield fence ordinance is 48” and the fence in the area would not work. Privacy from the trails is a concern with the number of people in their backyard. The setback of the homes from their property is a concern. Three houses would be along their property line – asked that this be changed. Was in favor of the development in a reasonable way that would fit with the lay of the land. Their home would look at the rooftops of these homes. Would like to see the black walnut trees preserved. The increase of traffic would need to be controlled.

Jim Stuart, 2410 Hirschman Lane – The requirements of R3 are not being met, although they are close. Concerned that once variances are given here, it would set a precedent.

Sue Solberg, 1213 Main Street – Concerned about the safety on the road. They presently have a problem getting out of their driveway. The hill poses a vision problem. Distance between the units is a concern. Light issue will be a problem with the amount of cars. Would like the density to be reduced. She hoped that the well/water situation would not affect her.

Fran Bills, 1522 Milwaukee Street – Agreed that people have the right to develop their property, and the plans look beautiful, but felt that variances should not be allowed that are not compatible with the master plan. She discussed the density of the structures, possible impact on the schools, and the affect on private wells. It is important to look at environmental considerations – how will this impact private wells? The degree of traffic is a concern. Giving a variance to one project will set a precedent.

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The individuals who purchased this property have a right to develop it within the guidelines of the zoning.

Jim Zahorik, 1948 West Shore Drive – Concerns expressed: it is a new development with acreage capable of meeting zoning restrictions. Felt that the statement that if the number of units were reduced that the quality would change is like a challenge. Felt that side yard setbacks of 32’ between the buildings were good. The width of the road proposed is a concern. Why set a precedent with a compromise when it concerns safety? The impact of traffic on Milwaukee Street will be felt. Front and rear setbacks were discussed. If compromises on this are made, a precedent will take place. Because the parcel is not rectangular in shape, the quantity of homes on the property will most likely be compromised.

Milar Gunderson, 2426 Woodland Rd. – Was concerned about light pollution and a restrictive covenant regarding boats and other recreational vehicles. Green space, trees, and the parking area were discussed. He felt that the parking area should not have to be leased by the city, but should be used by the city at no charge.

Mike Kieren, 1327 Main Street – Lives across from the proposed entrance and anything that would leave the development would shine lights into his home. He agreed with many of the previous comments made. The traffic moves quickly down Main Street. Safety on the road and vision is a concern. The R3 zoning side yard is important.

The City Attorney, Mark Sewell, stated that one of the important things for this Plan Commission to do for the record is to state the rationale for the determination. He will discuss the criteria during the debate of this item – it must be more than “I just don’t like it.” M. Carlson stated that this would apply to all conditional use issues. Attorney Sewell will prompt the Commissioners for the rationale behind their decision.

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

CALL TO ORDER

The meeting was called to order at 8:26 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Mayor Craig made opening comments regarding New Orleans.

ROLL CALL

Present

Mayor Paul Craig  
Phil Schuman

Absent

Tom Maney

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Chrys Mursky  
Mike Court  
Marty Sawall  
Beth Leonard  
Dick Kuchler (entered at 7:30 p.m.)  
Roger Dupler  
Matt Carlson  
Marilyn Czubkowski  
Mark Sewell, City Attorney

1. APPROVE PLAN COMMISSION MEETING MINUTES OF JULY 27, 2005

**C. MURSKY MOTIONED TO APPROVE THE MINUTES FROM THE JULY 27, 2005 PLAN COMMISSION MEETING AS PRESENTED. D. KUCHLER 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

Mayor Craig stated that Item 5B has been withdrawn from this agenda.

Janet Matt, 3809 Nagawicka Shores Dr. – Received a green flyer in her mailbox approximately 10 days ago. She asked who the author was, if they were qualified, and what the foundation was for their statements. Things like this have no credibility. She found this disturbing. In regards to the condos, the NE quadrant, she did not see Wisconsin DOT and thought that this should be included because it took in Highway 83.

Jacki Chapman, 924 Nagawicka Street – Requested that someone from the Plan Commission or city engineering do a study as to what affect the Trillium Project would have on the level of the well water and the run-off.

Jim Zahorik, 1948 West Shore Drive – Spoke on Item 5C – He hoped that comments regarding side yard, front and back, road width and the CSM are considered tonight.

Todd Riley, 1018 Milwaukee Street – Echoed J. Matt's comments. Material without claiming authorship is not fair to the City and he urged the author to join other groups so that the accuracy of the distributed flyer could be challenged.

Mayor Craig asked three times if there were any other comments. There were none.

**D. KUCHLER MOTIONED TO CLOSE CITIZEN COMMENTS. M. SAWALL SECOND THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

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3. CONSENT AGENDA.

**P. SCHUMAN MOTIONED TO APPROVE. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- a. **Tax Key 803.979.005, 2301 Sun Valley Drive, #302, Delafield.**  
Applicant: James Smyts. Applicant seeks approval of a Business Plan of Operation for First Data, a payment processing firm. Hours of operation are weekdays, 8am – 6pm; Saturdays, 8am – 12 noon; 15 full-time employees.
- b. **Tax Key 798.977.001, 333 N. Lapham Peak Road, Delafield.**  
Applicant: TAP Enterprises. Owner: American Legion. Applicant seeks approval of a Business Plan of Operation and Signage for a one-day sale of tools and general merchandise on Saturday, September 24, 2005 from 11am – 7pm.
- c. **Tax Key 804.999.008, 3200-3272 Golf, Delafield.** Applicant: Bauer Sign. Owner: Hai Cao. Owner requests approval of a Business Plan of Operation and Signage for Nail Arts, a beauty salon. Hours of operation are weekdays, 9:30 am – 8pm; Saturdays, 9:30 am – 7pm; Sundays, 11am – 5pm. 1 part-time and 3 full-time employees

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **Tax Key 803.979.005, 2301 Sun Valley Drive, #200, Delafield.**  
Applicant: Lisa Drew. Owner: Adel Korcker. Applicant seeks approval of a Business Plan of Operation and Signage for Purity Dialysis Center, a healthcare administration office. Hours of operation are weekdays, 8am – 4pm; 6 full-time employees

Adel Korcker, owner was present.

R. Dupler stated that the monument sign was approved for the building. Use and hours are appropriate. Parking is accommodated. Petitioner is asking to put “Space Available and Phone #” on the monument sign. The banner on the building would be removed.

**B. LEONARD MOVED TO APPROVE WITH EXCEPTION OF THE “SPACE AVAILABLE” AND PHONE NUMBERS BECAUSE THIS IS A PERMANENT SIGN. P. SCHUMAN SECONDED THE MOTION. C. MURSKY CLARIFIED THAT THIS WOULD ONLY BE AN ADMINISTRATION OFFICE. M. CARLSON STATED THAT THE BUILDING WAS APPROVED AS A MEDICAL SERVICES BUILDING. IT WILL BE CLARIFIED TO SEE IF THEY WOULD NEED TO COME BACK BEFORE THE PLAN COMMISSION IF DIALYSIS WERE ADDED. ALL WERE IN FAVOR. MOTION CARRIED.**

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- b. **Tax Key 807.982.001, 3586 Hillside Drive, Delafield.** Owner: Mike Landry. Owner seeks approval of a site plan for tent display rental from October 7 – Oct. 28, 2005 for Area Rental, a party equipment and equipment rental store.

No representative was present.

It was reiterated that the building setback line (including the tent) must be respected.

**C. MURSKY MOVED TO APPROVE. P. SCHUMAN SECONDED THE MOTION. C. MURSKY AMENDED HER MOTION TO CLARIFY THAT IT WOULD BE ONE TENT WITH THE PROPER SETBACK. P. SCHUMANN AGREED TO THE AMENDMENT. ALL WERE IN FAVOR. MOTION CARRIED.**

- c. **Tax Key 804.993.004, 2930 Golf Road, Delafield.** Owner: Told Development. Applicant: Cara Shoupe. Applicant seeks approval of a Business Plan of Operation and Signage for U.S. Cellular, a retail business. Hours of operation are weekdays, 9am – 9pm; Saturdays, 9am – 5pm; Sundays, 12pm – 5pm; some extended hours 12/1 through 1/15 for holidays; 7 full-time and 10 part-time employees.

Greg Kost, Told Development, was present and reviewed the approved signage for the building. The signage is appropriate for the size of the suite.

R. Dupler stated that the signage is compliant with the signage program. There is concern that the sign is going beyond the vertical features built into the building. General discussion took place. It was clarified that if the suite were broken up into more than one tenant, signage would have to come before the Plan Commission.

**D. KUCHLER MOTIONED TO APPROVE WITH THE CONTINGENCY THAT THE OPERATIONAL HOURS ARE WORKED OUT WITH STAFF. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- d. **Tax Key 804.993.004, 2920 Golf Road, Delafield.** Owner: Told Development. Applicant: Ginger Hartman. Applicant seeks approval of a Business Plan of Operation and Signage for Massage Envy of Wisconsin, LLC, massage therapy. Hours of operation are weekdays, 8am – 10pm; Saturdays, 8am – 6pm; Sundays, 10am – 6pm; 10 full-time and 20 part-time employees.

Greg Kost, Told Development, and Ginger Hartman, Massage Envy, were present.

R. Dupler stated that the sign is an 11' sign. The color of the sign was discussed. R. Dupler recommended approval and to work with staff on

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the color. G. Hartman stated that she would like to go with the larger sign.

**C. MURSKY MOTIONED TO APPROVE WITH STAFF TO WORK ON THE COLOR. P. SCHUMAN SECONDED THE MOTION. TEMPORARY SIGNAGE FOR THE BANNER WILL BE APPROVED BY THE CITY ADMINISTRATOR. ALL WERE IN FAVOR. MOTION CARRIED.**

- e. **Tax Key 787.075, 810 Genesee Street, Delafield.** Applicant: Thomas Dunne. Applicant seeks approval of Signage for Donnybrook Wine, Cheese & Gifts.

Thomas Dunne was present.

R. Dupler explained the existing signage. They are proposing to maintain some of the signage and alter others. The post mounted sign and the building mounted sign will be removed. The allowable signage would be presented as part of the arbor. He recommended approval. Remaining signage would be the one in the rear and the three on the arbor.

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

- f. **Tax Key 840.999.007, 3293 Golf Road, Delafield.** Applicant: Marynell Costa, Waukesha State Bank. Applicant seeks approval of a revised site plan and signage for the installation of an Automatic Teller Machine (ATM) at Waukesha State Bank.

Marynell Costa was present.

R. Dupler stated that this would be considered as a modification of the site plan and recommended it as a minor change to the conditional use permit. It would be appropriate in its proposed location. He asked for reconsideration of the proposed signage for the ATM. M. Costa was agreeable to the sign either being on or off.

**B. LEONARD MOVED FOR APPROVAL AS A MINOR CHANGE TO THE CONDITIONAL USE. P. SCHUMAN SECONDED THE MOTION. IT WAS CLARIFIED THAT IF THE ATM WAS SERVICEABLE THE SIGN WOULD BE ON, BUT IF NOT, IT WOULD BE OFF. THE ATM SECTION WOULD BE A SEPARATE SIGN. ALL WERE IN FAVOR. MOTION CARRIED.**

5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **Tax Key 756.996.002, Highway 83 and Oakwood Road, Hartland.** Applicant: Mark Lewandowski, Eppstein, Uhen. Applicant seeks final

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approval of architecture and site plan for Kettle Moraine Evangelical Free Church.

M. Carlson stated that before this could be in the final approval stage, it would need to go for a public hearing.

A brief presentation of the revised master plan showing the results of the regional stormwater plan with the two retention ponds took place. Staff comments and park planning comments incorporating a circular drive were shown. The materials of the building will be one color of brick and one color of siding.

R. Dupler stated that the property is P1 and a public hearing will be needed. A letter from Hey and Associates was provided to the commissioners. He recommended that this be scheduled for a public hearing.

Discussion took place on the stormwater ordinance and the ultimate build-out of another regional basin would be triggered with the park construction. As the park and the church phase in, the circular road would be built at some time in the future. Coordination would need to take place between the park and the church. B. Leonard stated that as the park develops that it be done in conjunction with the church planning. It was stated that this should be in the developer agreement or the conditions of the conditional permit. It was the understanding of the Church that the extension of the drive would be in the development agreement.

B. Leonard stated that by only having one color brick and siding it made the building look plain and thus it was not up to the same standard as the City requires for other buildings. M. Carlson addressed this and stated that this should be considered a commercial building and if additional architectural changes would be desired, the developers should be told. The City Attorney addressed the RILUPA (religious institution land use protection act). M. Carlson stated that if this were a different use, the Plan Commission might require different things. B. Leonard stated that if the Plan Commission did not require a higher standard, the church would be treated differently. M. Carlson suggested that the City Attorney provide a written statement prior at the next Plan Commission meeting. C. Mursky suggested that it would be helpful seeing drawings of all phases of the final build-out. A 30-year architectural shaped shingle would be used. P. Schuman would like to hear from the citizens regarding the architecture and color.

**P. SCHUMAN MOVED TO SCHEDULE A PUBLIC HEARING AS SOON AS THE APPLICANT IS PREPARED. D. KUCHLER SECONDED THE MOTION. P. SCHUMAN AMENDED THE MOTION TO REFER THE STORMWATER PLAN TO THE PUBLIC WORKS COMMITTEE. D. KUCHLER AGREED TO THE AMENDMENT.** C. Mursky asked M. Court to look at the parking lot because in certain areas it looked as though

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there is no way for cars to get through. She thought that there was insufficient landscaping in this area. Full elevations of all buildings were requested by the Plan Commission. The city attorney thought that the Plan Commission was not violating any law by requesting this. M. Carlson thought that direction regarding architectural style could be given. B. Leonard would like them to look at the last several buildings of this size and type that had been approved in the City of Delafield and use them for guidance to achieve the level of architectural standards that has been applied throughout the city. The Plan Commission thought that the first rendering was much better. M. Sawall would like to see more masonry on the building. **P. SCHUMAN AMENDED THE MOTION TO REQUEST FULL ELEVATIONS OF FULL BUILD OUT. D. KUCHLER AGREED WITH THE AMENDMENT. ALL WERE IN FAVOR. MOTION CARRIED.**

- b. **Tax Key 733.994, 31385 Hill Street, Hartland.** Applicants: MSI General. Applicants seek approval of Master Plan, Site Plan, business plan of operation, architecture, stormwater management, landscape, and grading plan for the addition of a sanctuary for Divine Redeemer Luther Church.

This item was removed from the agenda.

- c. **Tax Key 797.979, Main Street and Lapham Peak Road, Delafield.** Applicant's Agent: Rod Carter. Applicant: Trillium Development, LLC. Applicant seeks final approval of a General Development for a planned unit development and CSM.

Mayor Craig recused himself from this item. P. Schuman was acting-chairperson.

R. Dupler reviewed the project. All items were satisfied for a public hearing and the public hearing took place this evening. The developer is proposing 25 single-family condominium units. A Certified Survey Map must be approved to consolidate the parcels into one, but issues including road dedication and the necessity for utility easements must be resolved. The FAR was reviewed and the maximum FAR of 98,858 sf should not be exceeded; however the proposal exceeds the FAR allowable on this site (22 units of the size proposed would be allowed.) The PUD variances were reviewed. In R3 zoning the minimum required side yard is 16' – these are only 10' side yards. There are a variety of front setbacks ranging from 0' – 30'. This allows for parking spaces for cars in front of the garages. The proposed ROW is 60' and would work in this setting, with the street cross section as 24' with curb and gutter. PUD's require a 30' perimeter setback and this has not been adhered to. The assets were reviewed: central open space, trail system, and parking lot. The enhancements that should be considered are a park shelter within the open space, that the trail system should be a hard surface path, that the parking lot should be paved and landscaped like any other parking lot in the City, and that the City should own the lot.

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The foremost issue is the density of the project. The expansion of the cul de sac has already afforded three additional lots bringing them up to 20 lots on the yield plan.

N. Pateria, Land Planner on behalf of Trillium, was present. He stated that this is a transition type property. Different scenarios for the property were reviewed. He felt that the plan and the development fit the neighborhood. A drawing of the perimeter of the property was displayed. The homes are designed to make sure that the open space areas and the plan would encourage social interaction. The road circulating throughout the development will not provide short-cuts and is adequate for public safety equipment. The vegetative screening and the trail by the neighboring lot were addressed. He suggested moving the trail a bit to get it farther from the backyard. The 25 homes are allowed to have a FAR not to exceed .2. This is achieved by not allowing every home to be built out to its maximum. Some (approximately 25%) will have the loft or second floor, 25% would be allowed to have 3<sup>rd</sup> car garage, and the others would be allowed to have a finished or walk-out basement. This will allow homeowners to distinguish their homes from the others. The design of the home will appeal to empty nesters and traffic will be disbursed because of it being populated by empty nesters. The open space is prime open space. The coordinated architecture, landscaping architecture, site engineering and site planning work together to make this work.

John Stegler, President of Jahnke and Jahnke was present and discussed the road site distances on Milwaukee Street and stormwater (less run-off after development). A report on the well design was referred to and it was determined that a draw-down of 5.6' on wells 250' from the property would most likely occur if there were 30 units on the property (several assumptions were made). Because the stormwater would be retained on the property, more water would infiltrate after development than now, thus it may add to the aquifer. The site distances were discussed and M. Court asked that the stopping distance be analyzed. J. Stegler stated that the radius on the road in the development is acceptable for emergency vehicles. It was stated that the fire chief did not have a problem with the distance of the building separation.

The City Forester has reviewed the site and is comfortable that the greatest impact to the site would affect trees that are less than desirable. Black walnut trees are a protected species. N. Pateria stated that the vegetation on the property is predominately black locust and if black walnut were found, all efforts would be made to preserve them.

Due to the length of this meeting, it was determined that discussion on this item would continue either at the next Plan Commission meeting or at a special meeting. This was agreeable with the Petitioner.

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6. PRELIMINARY CONSIDERATION

- a. **Tax Key 787.088, 725 Milwaukee Street, Delafield.** Owner: Lang Investments. Applicants: Al and Susan Wagner. Applicants seek approval of a Conditional Use Permit for An American Classic, a classic vehicle sales center

Al and Susan Wagner were present at the meeting.

R. Dupler reviewed the project. This is in the CBD-2 district. The hours of operation need to be clarified. A. Wagner stated that the business would be by appointment only; walk-ins would not be allowed. He stated that the hours would be no earlier than 6 a.m. and no later than 10 p.m. No painting or auto bodywork would be done, only assembly. Adequate exhaust fans are on the building. Fire detection will be put in the building. The building is a block building and will be very safe. Anticipated signage will capture the feel of the old building and will be submitted at a later date.

**D. KUCHLER MOTIONED TO APPROVE FOR A PUBLIC HEARING. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. C. MURSKY ABSTAINED. MOTION CARRIED.**

- b. **Tax Key 756.996.001, Oakwood Road, Hartland,** new community park. Applicants: City of Delafield and David Burch, Bonestroo Rosene Anderlik & Associates. Applicants seek preliminary approval of the Site Plan for the new community park.

This item was not discussed.

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**P. SCHUMAN MOTIONED TO MOVE ITEMS 6C, 6D AND 6E TO THE PUBLIC HEARING STATE. D. KUCHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- c. **Tax Key 748.051 and 789.991.001, Bostrum Park – Outlot 1 and Valley Road Farm – Outlot 4.** Applicant: City of Delafield. Applicant seeks preliminary approval of the Site Plan for Bostrum Park.
- d. **Tax Key 742.014, W127 Wisconsin Avenue, Okauchee.** Applicant: John Quaden, Sr. Quaden Dodge seeks approval of a Conditional Use Permit and Signage for their automotive sales business.
- e. **Tax Key 781.990, 1605 Highway 83, Hartland.** Applicant: Drew Terry, Nextel Communications. Applicant seeks preliminary consideration for a Conditional Use for the Nextel antenna relocation.

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7. ZONING AND ORDINANCE REVISION
- a. PRESENTATION AND APPROVAL OF THE NORTHEAST QUADRANT PLANNING ANALYSIS
- This item was not discussed.
- b. DISCUSSION REGARDING REZONING OF CITY PARKS.
- This item was not discussed.

8. HEARING DATES
- No report.

9. ADMINISTRATOR'S REPORT
- a. CAPITAL IMPROVEMENT BUDGET
- No report.

10. BUILDING INSPECTOR'S REPORT
- No report.

11. BOARD OF ZONING APPEALS
- a. JULY 2005 BOARD OF ZONING APPEALS REPORT
- No report.

12. CORRESPONDENCE
- None.

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 11:01 P.M.**

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC  
City Clerk/Treasurer

Accurate Business Communications LLC