

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARINGS

CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PLANNED DEVELOPMENT (CUPD) FOR PROPERTY ON THE EAST SIDE OF **HIGHWAY 83 AND NAGAWICKA ROAD, TAX KEYS 781.990, 781.989, 779.999, 778.999.001, 784.999**

A PowerPoint presentation reviewing the property, its history, and the proposed development took place.

Victoria Hansen, 1331 E. Devonshire Rd. – Discussed the development. She was concerned about the density of the development as presented. Most of the homes in the area are on two acre lots. She thought that this was a very, very dense development. Traffic, the affect on school population and run-off are additional concerns. She would like the development to have two acre lots.

John Poweleit, W305 N2379 Maple Avenue, Pewaukee – He is a Lake Country business owner. After looking at the project, he thought that the size of the lots match up with what is existing there now. The housing will structure a lot of the flexibility of incomes that are coming into the area – there is a good range of home prices in that area. There are a lot of people who are looking for condos. The condos would fit very well. He would approve of the project.

Michael Bauer, 1607 State Road 83 – Felt that the development was something that this community needs. Was fully in favor. He lives directly across the street from the Geason Farm residential development. He approves of the proposed development of 53 lots and 80 condominium units as it currently is planned for the Geason Farm. The development meets the intent of rezoning the land to B6. He felt that this development would be aesthetically pleasing and compatible with the surrounding area. Asked for approval.

Charles Gallagher, 1343 Parry Lane – Objected to the density. He thought that the condos are adding too much density to the area; they do not add to the rural area. Condo development would greatly increase the traffic and would require a stoplight. The alternate plans for widening Highway 83 need to be considered now and not later. Without the condos it would be very easy to widen Highway 83; if they are allowed, there will be issues when it comes time to widen Highway 83. He thought it would be better to eliminate the condos entirely or reduce the numbers of condos to give a good buffer from Highway 83.

James W. Parry, 1320 Highway 83 – Thought that the condos give older people an option to stay in the City without the responsibility of taking care of a larger lot. Older individuals without children would most likely be the owners of the condos and would not have such a great affect on the school system. At some point in the future he might want to go to the condo option. He thought that this would be a good development for the City. Having the condos against Highway 83 puts a buffer between the single family homes.

Terry Giles, 1607 Weber Court – Owns five properties within one-half mile of this development. Agrees with the development of this property but thought there were better ways to develop it while at the same time gaining the value needed. Keep the “field” in Delafield. He discussed the B6 zoning. The condominiums are larger structures and are harder to hide from the traffic. The intersection of Highway 83 and Nagawicka Road was discussed – this is a very busy intersection. Other proposed developments proposed for

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Highway 83 were discussed in relation to their effect on traffic on Highway 83. He agreed with a development of the property as residential, but thought that the density was too high and was not necessary. He thought that the market was still there for larger lots and a higher end development.

Bruce Neumiller, 1316 Nagawicka Street – Discussed the facts: this area was rezoned to B6 with an understanding that the Geasons would be able to develop it in a fashion similar to this; the land is going to be developed and B6 would allow for other types of development besides residential – he thought that having lower cost, part-time housing condos is a good idea and is needed in this City. He would rather see this development than another industrial park or other commercial use. It is important to note that one of the Geasons would be living on his property and would be completely surrounded by this development – they believe enough in the plan to live in it.

Jim Bauer, 310 S. Taliesin Rd. – He is a member of the Delafield Chamber of Businessmen in the area. He is a resident of Wales, but lived in Delafield for many years prior and is presently looking at moving back to Delafield. He understood the traffic concerns, but something is going to be done with Highway 83. Although traffic must be a consideration, it should not be most of the consideration. Delafield needs some moderately priced housing where retired people can live.

Barb Rambadt, 3440 Nagawicka Rd. – Was concerned with the density. The single family lots look fine, but she thought that the Town of Delafield must be considered regarding compatibility. She did not understand why the City of Delafield encouraged the Geasons to go with B6 zoning. She wanted to speak up against very high density. Delafield is a residential area. Wetlands and run-off were a concern.

Roger Dibble, N25W30641 Ravine Court – (Town of Delafield resident). There has been concern with road connection points. He stated that the average for their 68 lots in his subdivision was 1.31 acres per lot. The connection points were discussed. The changes to Ravine Court were reviewed including a resident who was converted to a CBRF. The costs of the proposed homes, and the Nagawaukee lots were addressed. It would be nice to have some condos in the area for some affordable housing. He was in support of the proposed development.

Vicki LeBlanc, N27W30818 Golf Hills – Her property would abut part of lot 9, 10, 11, and 12. Her southern lot line of her property would also be where the road that links the development moves eastward to Golf Hills Drive. She has enjoyed looking over the Geason property for many years. She does not have a problem with the development.

Dr. Richard Veske, 2725 Hillside Dr., Suite A – Has been a business owner in Delafield for about ten years. He thought that the proposal is very reasonable and should fit well within of the constructs of the greater area. He thought that the Geasons were very conscientious people and would not put forth a plan that did not fit within the City. He thought that the plan should go through.

Jessica Kruesel, 601 & 607 Milwaukee Street – Thought that the Geason family was good and would rather see something like this development. You have to make sure that you are developing things for everyone so that the middle class person is not being squeezed out. The condos are on Highway 83. Anyone who wants to live there has a clear understanding that there is a highway outside of their condo. She would rather see this than a business development – this is something that the city needs and it is tastefully

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done. This is how the city should grow and get into the future. This is how the community can sustain itself.

Jeff Horwath, Owns property on the northwest corner – He could not think of how he would change the development. The condos would offer a noise and visual buffer for the people on the east side and are needed. Thought this made sense. This area needs this type of property. The Five Field Subdivision on Capitol Drive was discussed. Thought that the combination of condominium and residential was good.

Troy Giles, W307 N2478 Golf Hills Drive, Pewaukee – Had strong reservations and concerns about the development in regards to the cut through traffic on Golf Hills Drive, diminished property values, density, and the compatibility with the present properties. He stated that the traffic would come through their subdivision and would have an affect on the quality of life that they have. The plan does not fit with the adjoining neighborhoods – this is entirely different. The only type of green space would be hidden by houses that back up against it. With the development sitting atop of a hill, he thought it would be an eyesore. It is the wrong area for affordable housing. This will set the precedent with what the Geasons choose to do with the remainder of their land in the future.

Craig Ewald, 1601 Weber Court – Weber Court is at the bottom of the hill west of Highway 83 and Nagawicka Road. Although he thought that the Geason Family would develop this in a first class fashion, he was concerned about the intersection of Nagawicka Road and Highway 83 – public safety. Even without the proposed development, there is a safety concern here. He urged analysis of how this development would affect this intersection. He addressed the additional real estate west of Highway 83 that will most likely be developed. This would add to the congestion of the intersection. If approved as presented, this development may set a precedent relative to the possible development of the Geason property west of Highway 83. He was concerned about the property values in the immediate area.

Michael Welman, N28 W30641 Red Fox Court – Thought they were trying to put as many properties as they could on the site and they could cut it down. The amount of vehicles generated by the property was discussed. Many children play in the neighborhood. The development as set up with the condominiums is a good idea. Sewers, water flow, and natural habitat in the area were discussed. The traffic in the area is getting to be too great. In addition, Fire and Police in the area do not have the ability to take care of it. He was opposed to the density.

Dave Morris, 4023 Campbell Trace – He is a lifelong resident of the area and has known the Geasons all of his life. He thought that the plan was a good use of the land, but was a little concerned about the density. There is a difference between density and lot size. He thought that density needed to be looked at for the long term. The northeast quadrant of the City should be looked at for land use. Mayor Craig stated that there is a study being planned for the northeast quadrant.

Paul Price, 3111 Sylvester Drive – He discussed a farm development near his home within the last year and compared it to this development. He thought that there were an awful lot of homes being jammed into a small area. The plan looks nice, but thought that one acre or one and one-half acre would solve most of the issues addressed tonight and would have a big impact on traffic. There is a safety concern on Highway 83. The City needs to slow things down a little bit.

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Rod Barnett, N25W30619 Ravin Ct. – He was told that the road that comes in off of Golf Hills into that particular subdivision was there for emergency use. He requested that this road be used for emergency purposes only. Golf Hills, Kettle Moraine Estates seems to take the blunt of traffic. He wondered if the developer would consider making this road emergency use only. He thought that there would be a lot of vehicles coming back into that subdivision. A lot of traffic is being created. Highway 83 is not built right now to handle the amount of traffic that is going to be put on it. The Ice Age Trail was addressed. It was clarified that Golf Hills Drive is a full access road. Joe Geason stated that the Town of Delafield requested that the road be a through road for fire protection safety. The Town has approved and signed off of it already.

Ron Lyons, 622 Genesee Street – Was pleased to see this type of development knowing what else could be proposed. The condos that buffer Highway 83 from the single family units appear to be a good balance. The traffic numbers of 1,000 per day were addressed. He did not think that 1,000 cars per day spread out over a 24 hour time period was a huge impact onto Highway 83. He was in favor of this proposal.

Jim Bauer, 310 S. Taliesin Rd. – He moved to Delafield in 1977. Delafield is a growing city and this needs to be considered. He thought this would be a good retirement project. He did not think there would be three or four children living in the condominiums, but that it most likely would be a retirement project.

James W. Parry, 1320 Highway 83 – He stated that he had no intention of having retail on his property – it would always be residential of some sort as indicated.

Michael Welman, N28 W30641 Red Fox Court – He stated that the residents in Foxwood Estates received notification of this meeting today. No Geason representative came to their home to talk to them. M. Czubkowski stated that it is her legal requirement to notify their (M. Welman's) clerk, which she did two weeks prior to this meeting and as a courtesy sent the clerk all of the addresses so that she could do the mailing. The notification was their town's responsibility. It is M. Czubkowski's responsibility to notify their town. She stated that she was to notify the adjacent property owners no later than 10 days prior to the meeting (which was done) and to publish two weeks prior to the meeting in two separate weeks in the Lake Country Reporter. This meeting was properly noticed. Mayor Craig stated that it has been in the paper. M. Carlson stated that this issue has been sufficiently discussed at the Town of Delafield so that the Town of Delafield has approved this site plan. J. Geason stated that the Town of Delafield went through the same kind of notification, went through the Planning Commission, the Council and it took the Geasons three months with the Town and was in the newspaper and notified every time. The Village of Hartland was also notified and had it in the newspaper. This project has been going on for two years.

D. KUCHLER MOTIONED TO CLOSE THE PUBLIC HEARING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE PUBLIC HEARING WAS DECLARED AT 8:25 P.M.

M. Czubkowski stated that letters/emails were received from:

- Cynthia Terrel (Daybreak) – in support of the development
- Audrey Kellner – was opposed to the development
- Michael Maslowski – in support of the development
- Jack Weissgerber – in support of the development

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- Bob Anderson – opposed to the project and density
- Daniel McNeil – supported the project

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

Mayor Craig stated that the 11:00 curfew would be in effect tonight. In regards the Geason Development, opportunity would be given to all to speak and ask additional questions on the development, but this body would reconvene on a special night to solely discuss this project. This was acceptable to the Geason parties.

ROLL CALL

Present

Mayor Paul Craig
Phil Schuman
Chrys Mursky (Arrived at 8:20 p.m.)
Mike Court
Marty Sawall
Beth Leonard
Dick Kuchler
Roger Dupler
Tom Maney
Matt Carlson (left at break)
Marilyn Czubkowski

Also Present:

Mark Sewell, City Attorney

1. APPROVE PLAN COMMISSION MEETING MINUTES OF SEPTEMBER 28, 2005

B. Leonard questioned page 8 of 16, near the bottom where there was a comment supposedly made by her regarding the Nextel Town on the barn silo property. She did not think that the statement “she would like to see a park there” was made. The tape will be checked.

B. LEONARD MOTIONED TO APPROVE THE MINUTES WITH THE COMMENT ABOVE BEING CHECKED. M. COURT SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. P. SCHUMAN ABSTAINED. MOTION CARRIED.

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

Audrey Kellner – An email was received from her regarding Trillium Development’s 20 units and private wells. This was included in the Commissioner’s packet.

Dave LaBott, 1306 Main Street – He stated that he requested the courtesy and opportunity to review and provide additional comments and feedback within a

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reasonable timeframe. As of last night on the website, all there was only a picture of what was gone through at the last meeting. M. Czubkowski stated that the packet was in the library. Mayor Craig explained that the packets that the Commissioners receive are in the library as soon as the Commissioners receive them. The agenda is posted on the web, but not the contents of the packets.

Lynn Reich, 484 Garrison Court – Spoke on Item 4a, Trillium Development. Asked for explanation of the Lake Country Reporter's article on why they must connect to the city well at Highway 83 and 94 or install a single well and if they install a single well, why it might be City owned. She wanted an explanation regarding city water. She felt that water was trying to be put in all over the city. Although there was a referendum regarding downtown water, she thought if one took place regarding water/extending it in the city that the results would most likely be pretty close to the downtown water referendum. Most of the people do not want city water. She did not want the City in charge of her water. She would like to know why the Trillium Developers only had these two options and why the well would have to be city owned, and why water was going in everywhere. Mayor Craig asked that the acting chair of the meeting during this agenda item should make sure that this was addressed.

M. SAWALL 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 Item a.

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

- a. **TAX KEY 798.018, 700 GENESEE STREET, SUITE A, DELAFIELD.**
OWNER: RICK LIEBLANG. APPLICANT: SCOTT NEWCOMER. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR A CAMPAIGN OFFICE FOR THE STATE ASSEMBLY POSITION. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS, 7AM - 12AM (DURING OCTOBER AND NOVEMBER) ONE FULL-TIME AND ONE PART-TIME EMPLOYEE.

The application stated 7 a.m. – 12 p.m. (noon) and the agenda it stated 7 a.m. – 12 a.m. (midnight). M. Carlson stated that the hours should be as stated on the application (12 p.m. – noon).

C. MURSKY MOVED TO APPROVE WITH THE HOURS FROM 7 A.M. TO NOON. B. LEONARD SECONDED THE MOTION. IT WAS CLARIFIED THAT THIS WAS TEMPORARY AND WOULD ONLY BE FOR OCTOBER AND NOVEMBER. IF THEY NEEDED MORE TIME, THEY WOULD NEED TO COME BACK TO THE PLAN COMMISSION. ALL WERE IN FAVOR. MOTION CARRIED.

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- b. **TAX KEY 787.075, 810 GENESEE STREET, DELAFIELD.** OWNER: MARTINA VERRE. APPLICANT: TOM DUNNE. APPLICANT SEEKS AN AMENDED BUSINESS PLAN OF OPERATION FOR DONNYBROOK WINE & CHEESE, A WINE AND CHEESE RETAIL STORE. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS, 9AM - 9PM

Approved.

- c. **TAX KEY 804.997.017, 2748 HERITAGE DRIVE, DELAFIELD.** OWNER: HEIL, HEIL, SMART & GOLEE. APPLICANT: VINH AND DUNG TRAN. APPLICANTS SEEK APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGNAGE FOR CHERI NAILS & SPA, A NAIL SALON. HOURS OF OPERATION ARE WEEKDAYS, 9AM - 7PM; SATURDAY, 9AM - 5PM. CLOSED ON SUNDAY.

Approved.

- d. **TAX KEY 803.998.004, 2566 SUN VALLEY DRIVE, DELAFIED.** APPLICANTS: BAUER SIGN AND CARLSON TRAVEL. APPLICANTS SEEK APPROVAL OF SIGNAGE FOR CARLSON TRAVEL, A TRAVEL CENTER.

Approved.

4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **TAX KEY 797.979, MAIN STREET AND LAPHAM PEAK ROAD, DELAFIELD.** APPLICANT: TRILLIUM DEVELOPMENT. APPLICANT'S AGENT: ROD CARTER. APPLICANT SEEKS FINAL CONSIDERATION OF A PLANNED UNIT DEVELOPMENT (PUD) CONSISTING OF 20 SINGLE FAMILY HOMES.

Mayor Craig recused himself. P. Schumann acted as chairman for this agenda item.

P. Schuman stated that this item was considered by the Common Council on September 17, 2005 and referred back to the Plan Commission for clarification on certain items, i.e. the well. The question was one well or 20 wells. It was not considered city water at that time. What was reported in the newspaper was between the subscribers and the readers of the newspaper and the newspaper itself. The developers have submitted additional information. The Commissioners' packets included a letter dated October 21, 2005 with changes made. Nick Pateria, a representative from Trillium, was present at the meeting. Several changes have been incorporated into the plan. They include:

- Increased rear yard setbacks along Main and the east side by the adjacent residential and along the west side.
- Create a greater sense of openness at the front. The streetscape along Main Street will have similar setbacks to the two existing homes at that location.
- Spacing between units has been increased to 32' building separation.
- Possible path connection and possible trail relocation

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- A gazebo/shelter structure is shown
- Modifications to the trail path to provide more privacy
- The open space is opposite the first unit
- Screen with year around evergreen plantings to occur around the perimeter
- 40' minimum or greater to the adjacent to the rear yards

A comparison plan showing the 25 home units with a greater degree of setback/separation between buildings was shown. The comparison also depicted the connection road being relocated eastward so as not to shine headlights into the home.

M. Carlson inquired about the headlights shining into the homes by Lapham Peak Rd. The people in this area would also like to make sure that the headlights do not go into their windows. N. Pateria stated that they would be happy to work with staff incorporating any refinements into the plan that could help address the headlight issue there.

John Stigler with Jahnke & Jahnke stated that they had been retained to provide civil engineering consulting on this project. He stated that the road on Main Street had been moved to the east. In regards to the safety of that location, they are now showing the new drive location as it would position on the road. The moving of the intersection to the east has not hindered or diminished the safe vision distance that they have. There is clear vision past First Street. The western area was looked at and has improved the visibility in that area. There is now 440 ft. of sight distance and the stopping sight distance also increased based on the move.

R. Dupler reviewed the primary issues. This is proposed to be condominium, there are no front setbacks in some cases – instead the garages have been reoriented, a 60' right-of-way (ROW) is being employed with 24' cross section, sidewalks are employed on one side of the street. Some of the tangible community benefits proposed in the original still exist – there is a usable public space in the center of the property, the trail system exists and will be a hard surface, the intent for a public structure was overlooked in this plan but can be picked up in the SIP submittal, the parking lot is being proposed in the northwest corner of the site. He reviewed the issues from the Common Council. Those being 20 units to be the maximum for the development and that it should employ 32' building to building separation. The increased 40' setback would be appropriate for the site. The Common Council asked for additional landscaping to buffer the property and asked for more buffering along the utility easement on the south. P. Schuman stated that the Council wanted to see the entrance in a safer position. The Jahnke & Jahnke demonstration showed that it was moved 28' to the east in response to this concern. R. Dupler stated that the Council asked for the Plan Commission determine whether there should be 20 wells or one central well and that the Plan Commission look at the stormwater pond in the northwest. He stated that the plan is substantially compliant with the discussions that have taken place. He encouraged approval of the development and that it come back to the Plan Commission for the SIP, that the building square footages are obtained to monitor overall FAR and that a final CSM be prepared prior to final plating.

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B. Leonard discussed pathways along an existing public right of ways (along Main Street). R. Dupler stated that if there was a determined need for it, it could be asked for; however there is not a set policy.

The ultimate development of the two lots on Main Street not part of this development, but surrounded by it were discussed. R. Dupler stated that this was only a tool to illustrate what could be done with the lots. If the properties were redeveloped, they would be provided the opportunity for interior connection, but could opt for the Main Street connection.

R. Dupler stated that it was recommended at the last Plan Commission meeting by staff that the developers create improvements to the parking lot. M. Carlson stated that the Common Council's discussion was that the piece of property be converted to a parking lot and to show the stormwater management as part of that property to be owned and maintained by the homeowner's association as a public parking lot. It should be shown as a parking lot on the GDP. M. Carlson stated that the assumption was that the Plan Commission was either approving or disapproving what the developer has presented. Discussion took place on whether there should be one well servicing the entire area or 20 individual wells. M. Carlson stated that there was reference made earlier to a newspaper article that identified that the City was going to require them to hook up to the City's water system or to put in a municipal well – those issues were never discussed at the City Council level. The issue of extending the City's municipal water system was discussed at the Plan Commission level, but that motion was not part of the recommendation of the Plan Commission. The City Council accepted that piece of the motion. The City Council is asking for something that the Public Works Committee can discuss at a technical standpoint as to what well method would be best. The Developer stated that they have been planning this project as 20 individual wells. It was their clients' preference to have 20 individual wells. They felt that joint wells may cause problems in terms of maintenance and administration of responsibility. Since it had previously been required of other developers, M. Carlson stated that staff's perspective is if this is the direction that it goes, they would like to see the developer design a water system showing where it would be located in the ROW's, but not require them to build it. It was the consensus of the Plan Commission to have staff and Public Works review the well issue. C. Mursky discussed the path from the central area to the south part and asked why it was brought back to the north instead of keeping it on the south side. The Developer stated that he would be agreeable to keep the path on the south side in its entirety.

D. KUCHLER MOTIONED TO APPROVE RECOMMENDATION TO COUNCIL TO ACCEPT THE 20 UNIT PLAN AND ALLOW THE DETAILS OF THE PARKING LOT AND RETENTION POND TO BE HANDLED BY PUBLIC WORKS AND STAFF ALONG WITH THE DECISION OF THE WELLS. M. SAWALL MADE A FRIENDLY AMENDMENT TO ADD THAT THE ADJUSTMENT OF THE FEEDER ONTO LAPHAM PEAK GO BETWEEN THE HOUSES AND THE FOUR STANDARD DOCUMENTS THAT GO WITH ALL CONDITIONAL USES (DEVELOPMENT AGREEMENT, CONDITIONAL USE PERMIT, STORMWATER MANAGEMENT MAINTENANCE

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AGREEMENT, AND DEEDS COVENANTS & RESTRICTIONS). D. KUCHLER ACCEPTED THE FRIENDLY AMENDMENT. M. SAWALL SECONDED THE MOTION. B. LEONARD ASKED THAT THE PARK & REC COMMITTEE BE KEPT INFORMED ON THE PARKING LOT. M. CARLSON STATED THAT IF THE CITY COUNCIL AGREES WITH THE RECOMMENDATION, IT WILL BE A PARKING LOT UNLESS THE SITE PLAN IS AMENDED. M. COURT STATED THAT THE WHOLE PLAN SHOULD BE REFERRED TO PUBLIC WORKS FOR OVERALL SITE ENGINEERING. C. MURSKY WOULD LIKE THE PUBLIC WORKS COMMITTEE TO ALSO REVIEW THE LEFT TURN NORTH ONTO MAIN STREET. SHE WAS ALSO CONCERNED ABOUT THE TRAFFIC IMPACT ON THE DEVONSHIRE/LAPHAM ROAD NEIGHBORHOODS. **ALL WERE IN FAVOR. MOTION CARRIED.**

- b. **TAX KEYS 781.990, 781.989, 779.999, 778.999.001, 784.999, HIGHWAY 83 AND NAGAWICKA ROAD**, APPLICANT: TIM GRAF, ACUITY DEVELOPMENT. APPLICANT SEEKS FINAL CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT (CU-PD) FOR PROPOSED USE OF PROPERTY FOR SINGLE FAMILY (53 LOTS) AND MULTI-FAMILY CONDOMINIUM (80 UNITS)

T. Graf was present. He stated that the density on the total site is two units per acre. They have submitted a traffic study to the City. They are regulated by the DOT. A financial impact statement has been prepared and is a positive for the City. He stated that what is shown in their plan is the way the building will turn out.

R. Dupler stated that there were a number of issues that need to be resolved, one of them being the Comprehensive Plan versus the Zoning. He suggested that the Geasons should be asked to create a Master Plan for the entirety of their property, not only this property, but also the properties on the west side of Highway 83. The Plan Commission is obligated to share with them at these meetings whether this project is going to move forward or not. As a Plan Commission, he suggested considering densities for this site in combination with those on the balance of the Geason property in aggregate and then think about a creative planning alternative to include transferring some of the density out of the east side to the west side with a more cohesive Comprehensive Plan for the entirety of the property. The Master Plan must also include the properties on the east side and should address how they can be accessed from the interior rather than individual driveways off of the highway.

Attorney Sewell stated that land division is another facet of this project. He discussed how State Stats 16.23 and 18.13 of the municipal subdivision ordinance affect this development. While the Master Plan is an advisory or guide for development, when you work with dividing, it becomes something more than a "may", it becomes more of a "shall."

It was clarified that the nearby neighborhoods are primarily two acre lots.

In response to a question about notification of property owners of the public hearing, M. Czubkowski stated that this parcel encompassed their whole

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farm area and notifications were sent out to all of the property on the west within 300' of the property.

This property would be in the Arrowhead/Lake Country school district. B. Leonard stated that it the school district should be consulted to determine how this would impact their space needs. She would like to know if there is a need for senior housing in this area and if so, if it could be earmarked for senior housing. Redevelopment of existing uses were a concern. A sound land use plan and a comprehensive are needed to guide this and to give residents a comfort level as to what is going to happen in this area of town. The quadrant study should be performed – all of the properties on both sides of 83 need to be looked at.

P. Schuman discussed whether another entrance/exit along the Foxwood Estates Road going to KE was a possibility. The Developer stated that the right-of-way was set aside for sewer and water from Hartland and that it was also an area designed for the Ice Age Trail.

D. Kuchler would like to see more changes in terms of a reduction of the density. He thought that it was too dense of a development.

Discussion took place as to whether another public hearing would be required. R. Dupler stated that if the City asked the Petitioner to come back with a Master Plan to incorporate the entirety of their property, such a Master Plan would require modification of the Comprehensive Plan which would necessitate a public hearing for that specific application. However, as long as there are continual meetings on the petition on the table, that it is noted, action can be taken without a second public hearing so long as there is consistency of this body's action from meeting to meeting. Attorney Sewell will research this.

R. Dupler suggested that the Geasons could proceed if they were to generate a Master Plan that was unique to their property unique from the evaluation of the entire northeast quadrant so long as this body has identified a goal shared with the Geasons how the project should evolve and fit in with the immediate neighbors. Attorney Sewell stated that the conditional use permit envisions land division and other aspects. The Master Plan may need to be changed.

M. Sawall would like to see larger lots, about one-half as many condominiums, and more green/open space. B. Leonard would like to see the four yellow areas planned for. R. Dupler stated that there is not any way for a pedestrian to get any other recreational opportunity without crossing Highway 83.

A separate meeting will be set up for this item for further discussion.

5. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **TAX KEY 793.026.001, 645 WELLS STREET, SUITE 101, DELAFIELD.**
OWNER: LANG INVESTMENTS. APPLICANT: CRAIG BERNS SALON.

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APPLICANT SEEKS APPROVAL OF SIGNAGE FOR CRAIG BERNS SALON SPA

Craig Berns, owner, was present at the meeting. He would like the signage primarily to have visibility from Highway C. Their location does not provide signage visibility.

R. Dupler stated that this property should be limited to a maximum of 12 sf of wall mounted signage. The Plan Commission does have the latitude to make exceptions to the rule/guidelines. The color and font of the signage are identical to the post mounted signage. He recommended that if the Plan Commission allowed the sign to exist, it should be placed in the center of the building. It is proposed to be elevated in order to be seen from Genesee Street – this is another element to consider as it should be pedestrian oriented.

C. Mursky encouraged the other Commissioners to stick to the guidelines and that consistency is needed in rulings. Discussion took place on other options that could be used.

D. KUCHLER MOTIONED TO ACCEPT THE SIGN AS PROPOSED AND THAT IT BE CENTERED IN THE BUILDING. THERE WAS NO SECOND. THE MOTION DIED.

P. SCHUMAN MOTIONED TO HAVE THE SIGN BE 12 SF AND CENTERED ON THE BUILDING. B. LEONARD SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

C. Berns discussed signage on the corner of Highway C and Wells Street that technically should not be there. Discussion took place. It was suggested that C. Berns work with Rob and Bob Lang to see if some sort of program for directional signage could be worked out with the Steeple.

- b. **TAX KEY 807.978.003, 350 AUSTIN CIRCLE, DELAFIELD.** OWNER: TOM SMITH APPLICANTS: MARK ZINGG AND KENNEDY HAHN. APPLICANTS SEEK APPROVAL OF SITE PLAN, BUSINESS PLAN OF OPERATION AND SIGNAGE FOR KENNEDY HAHN, AN APPLIANCE SHOWROOM. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAY, 9AM - 5PM. NOT OPEN ON SUNDAY

A letter was received from the Petitioner asking that this be removed from the agenda.

- c. **TAX KEY 803.998.004, 2566 SUN VALLEY DRIVE, DELAFIED.** APPLICANTS: BAUER SIGN AND JOURNEE. APPLICANTS SEEK APPROVAL OF SIGNAGE FOR JOURNEE, A RETAIL STORE.

A representative was present at the meeting. They would like to operate a retail operation in conjunction with their traditional travel agency. They need to have a separate identity for Journee, the retail partition from the Carlson operation. She reviewed the signage program.

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R. Dupler stated that the signage was here due to the fact that the font for "Journee" was not an approved font. The size, location, and mounting were all compliant. The representative stated that she did not think changing the font would cause a problem.

C. MURSKY MOTIONED TO APPROVE WITH CONSULTATION WITH STAFF TO A PREAPPROVED FONT. P. SCHUMAN SECONDED THE MOTION. IT WAS CLARIFIED THAT THERE WERE PRE-APPROVED FONTS FOR EVERY AREA IN THE CITY. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY CONSIDERATION

- a. **TAX KEY 795.982, 437 S CUSHING PARK ROAD, DELAFIELD.**
APPLICANT: WILLIAM ADAMS DEVELOPMENT. APPLICANT SEEKS PRELIMINARY CONSIDERATION OF A SITE PLAN FOR A 10 LOT PLANNED UNIT DEVELOPMENT (PUD)

W. Adams was present at the meeting. This is a 10 unit PUD. He explained the concept of the development. The attempt is to make this a very upscale subdivision. The neighboring lands and densities were reviewed. The proposed development would have 1.7 acres per lot. A critical issue is to have septic systems. The costs of hooking up to the sanitary sewer system were discussed. He asked for permission to use septic systems.

R. Dupler stated that the proposed density is substantially lower than the surrounding density or that on the Comprehensive Plan. The actual land use designation is a one acre lot zone. The existing zoning on the property is R1 which could account for as little as 30,000 sf lots. This is one of the last parcels of undeveloped property south of 94 within the City of Delafield. The neighboring developments have been allowed to develop without sewer, however there is now a mandatory requirement for extension of sewer service to all lots unless the lots are greater than five acres. The ordinance was distributed to the Commissioners. The Plan Commission is allowed to waive that restriction, but upon review of the wording of the ordinance this waiver is for lands outside of the sewer service area. This property falls within the bounds of the sanitary sewer service area. It is therefore a mandatory requirement that the sewer lines be extended. He suggested that W. Adams should investigate precedence that has been established in the past, and the Plan Commission should share their opinions as to whether this would be insisted upon.

Mayor Craig suggested that W. Adams work with the staff on the financing of the sewer. There are tools and mechanisms that could be used in addition to possible interest in that area from other property owners.

W. Adams discussed the costs to extend sanitary sewer service to this area.

General discussion took place regarding the sanitary service in the neighboring areas.

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- b. **TAX KEY 740.996.007, BLUE SPRUCE LANE, DELAFIELD.** OWNER: GREGG HEMM, RESOLVE PROPERTIES, LLC. OWNERS AGENT: DAVID BORCHERDING, LANDCRAFT ENGINEERING. APPLICANT SEEKS PRELIMINARY CONSIDERATION OF A SITE PLAN FOR BLUE SPRUCE LANE

G. Hemm was present at the meeting. This is a three acre parcel currently divided into two separate lots. They would like to have this be two single family condominiums. A tree survey has been completed and a tree preservation program is being worked on.

7. ZONING AND ORDINANCE REVISION

A memo was in the Commissioner's packets regarding Board of Zoning Appeal cases that were granted, namely for Scott Newcomer, 1829 Nagawicka Road, and to Curt Delie at 2940 Nagawicka Avenue.

8. HEARING DATES

None.

9. ADMINISTRATOR'S REPORT

- a. DETERMINE THE DATES FOR THE PLAN COMMISSION MEETINGS FOR NOVEMBER AND DECEMBER, 2005.

The November meeting will be held November 30, 2005 and the December meeting will be held December 21, 2005.

B. Leonard discussed the capital improvement plan that was supposed to be on this agenda. Mayor Craig stated that if any commissioners had comments to provide it prior to the Council meeting. M. Czubkowski stated that the capital budget does not affect this year's levy. B. Leonard would like this put on a future agenda.

10. BUILDING INSPECTOR'S REPORT

Total number of permits to date are 39, plus two occupancy permits. New permits include one new retail contractor's building (Delafield Design Mart) and the conversion permit for the Lang Warehouse.

11. BOARD OF ZONING APPEALS

- a. BOARD OF ZONING REPORTS FOR SEPTEMBER AND OCTOBER, 2005

See above.

12. CORRESPONDENCE

None.

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13. ADJOURNMENT

P. SCHUMAN MOTIONED TO ADJOURN FROM THE MEETING. D. KUHLER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 11:04 P.M.

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications LLC