

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARINGS

Mayor Paul Craig declared the public hearing open at 7:00 p.m.

M. Czubkowski read the public hearing notices.

Two written letters regarding the public hearing notices were received from Michael and Karen Johnson, and Jane and Robert Luedke; plan commission members have these comments. M. Carlson received a phone message from Nancy Dersler stating that she is against increasing the number of lots other than what zoning code permits.

1. CONDITIONAL USE PERMIT FOR VACANT PARCEL ON THE NORTHWEST CORNER OF PRICE AND NAGAWICKA ROADS TO ACCOMMODATE A PLANNED DEVELOPMENT – WATERLEAF SUBDIVISION

Attorney Dean Richards gave a presentation on the proposed subdivision to the audience.

Beth Leonard, 2313 Nagawicka Road – She has a background in land use planning and is concerned about the area as a whole. The area seems to have uncontrolled and excessive growth. There are large increases in property taxes. She suggested looking at other plans in place for the City and see how this plan complies. The entire site should be treated as low density. Thinks that the density recommended by SEWRPC is good. She is not in favor.

Janet Matt, 2016 Bay Point Lane, Hartland – Lives on Nagawicka Lake. She is concerned about the traffic coming out on Nagawicka Road. Nagawicka Road is not a good road to come out; the exit from the proposed subdivision should come out on Price Road. Other than that she thought that it meets the zoning and it is fine.

Patricia Winsten, 1910 Price Road – Lives on three acres opposite the proposed development. Concerned about the environmental impact on the land. She fears serious consequences for the lake. Concerned about the high density of the subdivision and traffic on Nagawicka Road. The burden on the school is also a concern. She questioned who delineated the environmental corridor. Suggested that the DNR and Corp of Engineers look at the property and make recommendations. Asked that the City to have SEWRPC come out and delineate the environmental corridor and that the DNR and Corp of Engineers make

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recommendations. She felt that the lot sizes should not be smaller than two acres and that a foot/bike path should be constructed along Nagawicka Road.

John Fuchs, 2921 Sylvester Dr., Delafield – Owns a lot that Price Road dead ends to. He is opposed to this development. This density conflicts with the master plan. Questioned that the notice is conditional use. Asked that an engineer look at drainage. Consider the preliminary plat. He felt that this should only have two acres lots. Sylvester Road is very small and looks like a private road; more traffic would be bad. Detention ponds are a concern to him. Asked that the zoning be reconsidered.

Thomas Mauer, 3230 Nagawicka Rd. – If the road goes into Nagawicka Road, he is concerned about the traffic and would ask is that they put up no parking signs along Nagawicka Road. This is a dangerous area on Nagawicka Rd. He is not in favor of the development. Addressed the conservancy area and thought it was fine but that the pathway should be removed.

James LaFore, 1441 Genesee Street – Concerned about the density and how it would affect/cause additional silt in the lake. Would like it zoned as it should be zoned – two acres. Once you start getting rid of absorbable land, you will have a lot more run-off.

Kent Attwell, 2816 Ridley Road – Wants to keep it to the two-acre minimum and keep the character of the area.

Gary Pratt, 3523 Ridge Drive – Agrees with everyone who came up before him. He moved his house to conform to zoning laws. Two-acre lots should be the zoning in this development.

Sara Ackley, 2657 Nagawicka Road – Concerned about traffic and the aesthetics. She stated that her family wanted to move to Delafield because of the character and large sized lots. Before moving here she asked about this farm field and was told that if it were developed it would be two-acre lots. If smaller lots are allowed it will change the character of the area. Would like to maintain rural land.

Andrea Shrednich, 3603 Ridge Dr., Hartland – Opposed to this development. Asked if the bridge was equipped to handle the increased traffic. Asked about run-off from lots and fertilizer from them going into the river. She lives on the channel and it is so filled with silt that it is hard to get boats out.

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Bob Borkowski, 4521 Vettelson Road – Addressed traffic to Vettelson with the narrowness of roads and the speed. The zoning is two acres and should stay at this at a minimum. He doesn't think that the ground type can support this kind of development.

Barb Rambadt, 3440 Nagawicka Road – She agrees with all of the comments that have been made.

Norman Sandy, 3123 Sylvester Dr. – He is in agreement with the others. He is concerned about the retention ponds and pollution. Asked where the overflow will go.

Kris Affeldt, 3247 Sylvester Dr. – Asked if there would be any park for the new residents. There is nothing in this area for kids to do.

Robert Schutt, 3180 Nagawicka Road – This road gets more traffic than it should and this will bring in more. Suggested using Price Road because of safety reasons and to have a path along Nagawicka Road.

Ken Otzelberger, 1720 Bark River Drive – Stated that during dry weather the conservancy is very accessible to walk through. He would like assurances that people will not be tramping around in the conservancy and disturbing the wildlife that is there and that people would not be using this area to get to the river. Likes the idea of a bike path.

Dan Trzinski, 3230 Sylvester Drive – Doesn't want to see more traffic on Sylvester Drive, there is too much traffic now.

Mayor Craig asked three times if there was anyone else who wished to speak.

P. SCHUMAN MOTIONED TO CLOSE THE PUBLIC HEARING ON WATERLEAF. F. WELCH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. CONDITIONAL USE PERMIT FOR THE AMISH BARN TO ALLOW A VEGETABLE STAND.

Mayor Craig declared the public hearing for the Amish Barn open.

M. Czubkowski read the public hearing notice.

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Mayor Craig asked three times if there was any public comment. There was none.

R. TRANSON MOVED TO CLOSE THE PUBLIC HEARING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

CALL MEETING TO ORDER

Mayor Craig called the meeting to order at 7:47 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Absent

Mayor Paul Craig
Marily Gardner
Fred Welch
Chrys Mursky
Diri Curtis Costa
Robert Transon
Phil Schuman
Roger Dupler
Matt Carlson
Marilyn Czubkowski

Tom Maney

1. APPROVE MINUTES OF MAY 29, 2002.

P. SCHUMAN MOTIONED TO APPROVE THE MINUTES OF THE MAY 29, 2002 MEETING AS PRESENTED. THERE WAS NO FURTHER DISCUSSION. C. MURSKY SECONDED THE MOTION. F. WELCH, M. GARDNER, AND R. TRANSON ABSTAINED. MOTION CARRIED.

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

Mayor Craig announced that a public hearing would take place on July 24, 2002 at a time and place to be announced at a later date to hear comments on the SW Corner of STH 16 and STH 83 only.

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Joyce Wessel, 715 W. Shore Dr. N. – Spoke in regards to the Jens subdivision and is not in favor of this. They should be one acre lots and not any smaller. She was also concerned about the drainage.

Robert Borkowski, 4521 Vettelson Road – Spoke in regards to the 16/83 development. He is not in favor of anything that he has seen. Stated that the size of the development is out of line, the holding pond is not adequate, there is a potential geese problem, water control concerns, light pollution problems, the business locations are not in line, and is concerned about the traffic on Vettelson, and fire and police protection.

Bill Restock, 4527 Vettelson Road – Spoke in regards to the Hwy. 16/83 development. He stated that on the map it shows a vacant piece of property just south of development – this is a mistake, the property is not vacant -- this is his property. He is concerned about the access road onto Vettelson and the amount of traffic that will be added to this road. Vettelson is a residential area. He would like to see if the number of parking spaces reduced. On the south border cars could pull up and lights would shine on houses, would like this to be looked into.

Mary Rolfs, not from the City – She could not speak because she is not in the City. She wanted to comment on the Hwy. 16/83 issue, but will come back in July for that public hearing.

Al Zietlow, 3312 Bayview Court – Stated that he a co-owner of property on Vettelson Rd. Spoke about the environmental aspect of the Hwy. 16/83 development. There should be no access to Vettelson Rd. from this development. Discussed holding ponds and fiscal impact. He felt that this development would hurt the downtown area.

Janet Matt, 2016 Bay Point Lane – Had hoped that there would be comments after presentations. Mayor Craig stated that packets were available to the public in the library prior to the meeting. M. Carlson reviewed the consideration process.

Andrea Shrednick, 3603 Ridge Dr. – Spoke in regards to the Hwy. 16/83 development. She discussed the size. The type and way the development is is not the way the residents want it. Would like developers to listen to the community.

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Ann Seidel, 5144 N. Hwy. 83 – She is not a City resident and will come back on July 24 to address the Hwy. 16/83 development. She stated that this affects more than just the City of Delafield people.

James LaFor, 1441 Genesee Street – Spoke regarding the subdivision on Genesee. He thought that the acreage should be one acre per lot. On 16/83, a car would be added every 10 seconds to that area. There will be more jobs and this will make it more difficult for the area employers to retain and hire employees. Projects should not be proposed if it is not within the guidelines. Mayor Craig stated that all projects/developments must go through the process.

Jaci Bowman, 4449 Vettelson Rd. – Addressed the development on 16/83. There will be a high school and park and ride constructed on this corner also, thus increased traffic. Suggested that the infrastructure on Highway 83 go in first before a development take place. The intersection is bad now. Agrees with the other neighbors and the concerns that they have.

Tom Mauer, 3230 Nagawicka Rd. – Spoke in regards to the 16/83 development – Four lanes, high school, and park and ride – there is a residential neighborhood here. He is against the development. He was also concerned about light pollution.

Monique Henry, 2804 Burries Rd. – Spoke in regards to the 16/83 development -- A project this size will turn Delafield into another Brookfield. There are too many accidents now. She is against the development. Delafield is not ready for this. They live in this area for the present atmosphere.

Gary Pratt, 3523 Ridge Dr. – Spoke in regards to the 16/83 development – This shopping center wouldn't exist if it were not for the subdivisions. Also thought that the City should enforce the acreage in Waterleaf and keep the density as low as possible. He would like an access from Vettelson Road to this shopping center, and it should be accessible from surrounding neighborhoods.

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

M. GARDNER MOTIONED TO CLOSE THE CITIZEN'S COMMENTS. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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3. CONSENT AGENDA

Item C was removed. M. Czubkowski reviewed Items A and B.

P. SCHUMAN MOTIONED TO APPROVE. R. TRANSON SECONDED. C. MURKSY ASKED IF THERE WAS ADDITIONAL SIGNAGE FOR THE MASSAGE THERAPIST AND ABOUT THE ADDITIONAL NIGHTS FOR B-LOU. P. SCHUMAN MODIFIED HIS MOTION TO STATE THAT IF NIGHTS WERE REQUIRED FOR B-LOU (ITEM B) THEY WOULD HAVE TO COME BACK FOR APPROVAL. R. TRANSON AGREED TO THE MODIFIED MOTION. ALL WERE IN FAVOR OF MODIFIED MOTION.

- a. **Tax Key 798-013, 609 Main St.** Owner: Rick Lieblang, Applicant: Dawn Marie Pasniak. Applicant seeks approval for a Business of Operation for *Lake Country Family Massage (within Jeff Hamill business)*. Hours of operation: Monday to Friday 7:30 AM to 6:00 PM, Saturday 8:00 AM to 4:00 PM, and closed on Sundays. One full-time employee.
- b. **Tax Key 792-056, 807 Genesee St Suite D.** Owner: Lang Investments, Ltd. Applicant: Sea Scape, LLC. Applicant seeks approval for a Business of Operation for *B-Lou*. Hours of operation: Monday to Saturday 10:00 AM to 6:00 PM, Sunday 11:00 AM to 3:00 PM, and possible nights. One full-time employee and One part-time employee.
- c. **Tax Key 804-994-002, 2820 Heritage Dr.** Owner: Kensington Development Corp. Applicant: John Zingsheim. Applicant seeks approval of Amended Business Plan of Operation for the *HobbyTown USA* to have parking lot remote control racing on Sundays, *Daytime Hours, Spring through Fall weather permitting*.

John Zingsheim, owner, was present. A letter summarizing the history, current request, and the original letter from the property manager in support of the proposal was given to the commissioners. A map showing the parking areas and stores was distributed to the commissioners. J. Zingsheim reviewed the history of this program. The proposed parking lot for this event is contained by curbing and has no flow through traffic. There is an adjacent parking lot in front that can be used for parking by participants that is fairly empty on Sundays. No permanent signage would be used and he does not anticipate using any

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signage at all. The participant parking was discussed. They will be responsible for keeping the parking lot clean. At least two store employees will supervise the event at all times.

R. TRANSON MOTIONED TO APPROVE CONTINGENT THAT IF ANY COMPLAINTS WERE RECEIVED THEY WOULD NEED TO COME BACK. M. GARDNER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

P. Schuman stated that as a result of a memo written by M. Carlson, he reserves the right to make a different decision at the Common Council meeting than he makes here at the Plan Commission. Mayor Craig stated that he too may make a different decision at the Common Council meeting than he makes here at the Plan Commission meeting.

- a. **Special presentation** by the Chamber of Commerce regarding downtown Delafield "Thursday Night Stroll" activities.

M. Carlson stated that a group of merchants would like to create a centralized focus to help them survive throughout the construction process. This would include featuring a certain merchant each week and to have some fun things happening on Thursday nights. The idea is to create interest and activity in downtown Delafield during the construction activity.

- b. **Tax Key 793-015-000, 603 Genesee.** Owner: Lang Investments, Ltd., Applicant: Kuhlvar, Inc. Applicant seeks approval for a Business Plan of Operation and Signage for *Kuhlenbeck's Pub and Eatery*. Hours of operation, 11:00 AM to 2:00 AM Sunday –Friday, Saturday 11:00 AM to 2:30 AM, and special events hours 11:00AM to 2:00 AM. Twelve times a year, there will be bands playing inside and outside. Eight full-time employees and fifteen part-time employees.

R. Dupler reviewed. The location for signage is different for each side of the building. The sign on south side is the correct size; the east side needs to be limited to 12 square feet because it is in the Historic District. The signage package in the packets is not in compliance. Compliance on the east size needs to be 12 square

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feet. The hours are standard State Statute hours. The restrictions on outside music were discussed. Specific approval for specific outside events was recommended.

M. GARDNER MOVED TO APPROVE WITH THE MUSIC INSIDE ONLY, HOURS AS IS, AND SMALLER SIGNAGE ON THE SIGN IN THE HISTORIC DISTRICT. F. WELCH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **Tax Key 804-999-004, Nagawaukee Shopping Center.** Owner: Told Development Co. Applicant: So-Lite Neon Sign, Co. Applicant seeks approval for Signage for *GNC-General Nutrition Center*.

A representative from So-Lite Neon Sign Company was present. R. Dupler reviewed. The GNC font is consistent with the existing wall mounted sign and may be afforded the same flexibility as previously approved signs.

M. GARDNER MOVED TO APPROVE. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **Tax Key 894-994-017, 2744 Heritage Dr.** Owner: Kensington Development Corp. Applicant: Craig Clausen. Applicant seeks approval for a Business Plan of Operation and Signage for *The Dollar Shop*. Hours of operation, 10:00 AM to 8:00 PM Monday – Friday, Saturday 10:00 AM to 6:00 PM, and Sunday 10:00 AM to 5:00 PM. Two full-time employees and one or two part-time employees.

Craig Clausen was present at the meeting. He stated that the font type on the sign does not matter to them. R. Dupler reviewed. Everything is complaint with neighboring shops.

P. SCHUMAN MOVED TO APPROVE WITH A PRE-APPROVED FONT. M. GARDNER SECONDED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- e. **Tax Key 807-978-003. 350B Austin Circle.** Owner: Austin Real Estate Co, Applicant: Burgess, Inc. Applicant seeks approval for a Business Plan of Operation for *Burgess Boys*. Hours of operation,

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8:00 AM to 6:00 PM Weekdays, Saturday 8:00 AM to 4:00 PM, and closed Sunday. Three full-time employees.

Tom Smith and Brian Burgess were present. R. Dupler reviewed. This is an approved use. This would be a mechanical repair/maintenance facility for cars. There are 9-10 spaces available for parking behind the building. The primary purpose would be to service private vehicles.

D. CURTIS-COSTA MOTIONED TO APPROVE WITH THE CONDITION OF NO OUTSIDE STORAGE OF VEHICLES AND THAT THE BUILDING INSPECTOR WILL ADDRESS ANY ENVIRONMENTAL CONCERNS. R. TRANSON SECONDED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- f. **Tax Key 792-056, 807C Genesee St.** Owner: Lang Investments, Ltd, Applicant: Philip and Mary Lach. Applicant seeks approval for a Business Plan of Operation and Signage for the *Lighting Traditions*. Hours of Operation, 10:00 AM to 5:00 PM Monday – Saturday, and Sunday noon to 4:00 PM. Five part-time employees.

Applicants Phil and Mary Lach were present. R. Dupler reviewed. The proposed sign is in compliance. They have signage exposure on two streets.

M. GARDNER MOTIONED TO APPROVE. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- g. **Tax Key 798-050. 703 Main St.** Owner/Applicant: Gary Gorski. Applicant seeks approval for Signage and Lighting for *Gary's Auto Repair*.

Gary Gorski was present and displayed the color of the awnings. Lighting was discussed. R. Dupler recommended that if street standard lightings were installed that greenery or raised planting beds be installed around the lighting to define where the street ends and his property begins. Discussion took place. R. Dupler stated that the staff is agreeable to the text, but does not think that the logo is necessary. Discussion took place. The logo is removable and the same color as the text.

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F. WELCH MOTIONED TO APPROVE SUBJECT TO WORKING OUT THE ASPECTS OF THE GREENERY, APPROVING THE LOGO AND THE CITY LIGHTS. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- h. **Tax Key 743-999-004 120 Nashotah Rd.** Owner: St. Joan of Arc Education Center, Applicant: Poblocki & Sons LLC. Applicant seeks approval for Signage for *St. Joan of Arc Education Center*.

A representative from Poblocki & Sons was present. R. Dupler reviewed.

M. GARDNER MOTIONED TO APPROVE. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- i. **Tax Key 804-999-004 3131 Golf Rd (Nagawaukee Shopping Center).** Owner: Told Development Co. Applicant: Bauer Sign Co, Bob Kraus. Applicant seeks approval for Signage for *Famous Footwear*.

It was clarified that there was no change in the business plan of operation; this is just signage approval. A representative from Bauer Sign Company, Bob Kraus, was present.

M. GARDNER MOTIONED TO APPROVE. F. WELCH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. PRELIMINARY CONSIDERATION

- a. **Tax Key 803-962, 1928 Hillside Court.** Owner/ Applicant: Jeanne P. Kay. Applicant seeks preliminary consideration of a Conditional Use for a home business and a Business Plan of Operation for *Perfect Puppy/Perfect Dog*. Hours of Operation, 9:00 AM to 11:00 AM or 6:00 PM-8:00 PM two or three times Monday – Friday, and Saturday 9:00 AM to 11:00 AM. One part-time employee.

Jeanne Kay and her partner, Janet Tomaz, were present. This would be a business teaching puppy and dog owners gentle methods of training. She explained the business. Days of

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operation were Monday-Thursday and Saturday morning. They do not intend to utilize every evening and every weekday morning. This is a part-time, part-time venture. Parking was reviewed.

R. Dupler reviewed. This would require a conditional use and a public hearing. A conditional use allows home businesses on residential properties with one employee residing outside the home. Whether or not a public hearing was required was discussed.

M. GARDNER MOTIONED TO MOVE THIS TO A PUBLIC HEARING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 786-999, CTH "C" and North Westshore Dr.** Owner: Gerald and Dianne Jens, Applicant: MLG Development, Ryan Schultz. Applicant seeks preliminary consideration on conceptual site plan, Planned Development and Conditional Use.

Ryan Schultz was present along with support staff. He gave a presentation on the property. They proposed an RE-1 PUD in the form of a cluster, 46 lots with the typical lot size being 25,000 – 30,000 s.f. There are 10.3 acres in open space. Three cul de sacs with island features and wetland features are located throughout the site. Landscaping along the backsides of lots on Highway C and North West Shore would have a 30' rear yard easement. The roads do not encourage this as a thoroughfare. The commons/open space is the natural swale. The offsite water flow was reviewed.

R. Dupler reviewed. Density is the number one concern. The plan is being presented with the maximum allowable number of lots – 46 lots on 46 acres. He expanded and stated that 41 lots would be the maximum incorporating the necessary right-of-way. Discussion took place regarding incorporating the existing farmstead. R. Schultz replied that this farmstead is still being lived in and the developer has not purchased it. Discussion took place on the ponds and how it will flow out of the subdivision. The watershed and drainage, velocity, and quality of water were reviewed. This development incorporates water-settling time. They will come back with a greater degree of information regarding the water retention/detention. The density of the development was

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discussed and it was thought that it was too high for this area. The representatives responded. Buffers, open spaces, and environmental considerations are created by developing this as a PUD. House size and values would be conducive to the surrounding area, i.e. Nashotah Farms Development. It was suggested that the density should be looked at and that they should try to get it down to 40-41 lots and to make sure that the road going out to North West Shore Drive does not aim at someone's house. Planting around the ponds to discourage geese could be considered. Dedicated open space rather than easements along the backside of the lots was suggested. A deceleration lane on Highway C would be needed and possibly a center turn lane. A fiscal impact study would be needed, revenues and expenses from municipal and school side, and a traffic generation study estimating amount of traffic from the site. M. Carlson reviewed other studies that would be needed. The County should be kept in the communication loop on the entrances and exits as Hwy. C is a county road.

- c. **Tax Key 733-990-003 and 733-998. SW corner of S.T.H. 16 and S.T.H. 83** Owner/Applicant: Michael Schutte and Jonathan Spheeris and/or assigns. Applicant seeks preliminary consideration of a General Development Plan and Conditional Use.

Jon Spheeris and his support staff consisting of Steve Gartman, Architect, Albion Group; Rick Zarkos, Economic Impact and Construction, Redmond Company; Chip Leedom, Water, Sanitary Sewer, Storm Sewer, Sigma Development; John Bierbertiz, Traffic Analysis, Traffic Analysis and Design, Inc.; and Dan Rosenfeld, Leasing Agent, Mid America Real Estate Group were present. This is not the same plan as the previous proposed development and it is smaller. He gave a detailed review of the proposed development, "The Village Square of Delafield". Encouraged use of Highway 83 versus Vettelson Road was discussed. It is anticipated that this would be a neighborhood shopping center, not a destination center. The parking lot would be broken up into segments and interspersed with greenery, traffic in parking lots would be pedestrian friendly, all sides of the buildings would be developed (not just street front facades), the edges of the development would have trees, etc., to protect the surrounding the residential properties from light and sound. Design techniques have been used to make it look as if it is more than one building. The use of color, lighting, and building materials make it look historical in

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character. They have used different plantings for color, heights, etc. In an effort to try to down-play access to Vettelson Road, a T-intersection is proposed. Site characteristics (grading), utility requirements, storm water management with a wet pond, and drainage swales were reviewed. Traffic issues and studies were reviewed. Signals are now being planned on the ramps for installation in 2003 and/or 2004. A temporary park and ride will be provided on the site while the DOT's site is being built. This site would generate approximately 10,000 trips per day. There are presently 2,100 vehicles per day on Vettelson; this would go up to approximately 2,600 vehicles per day. This would generate 25% less traffic than the Told development had proposed. Any traffic improvements that are made would have to be approved by the DOT. This would be a two-phase project. Discussion took place on retaining and removing existing trees. M. Carlson explained the agreement with Hartland regarding water. He recommended the installation of a community well. Parking areas near residential areas would be screened with multiple levels of landscaping so that light pollution would not encroach on the neighboring residential properties. It was restated that the backsides of the buildings would be attractive and would be layered with landscaping, etc. Mayor Craig commented on the amount of parking lot and stated that there was a lot of parking proposed. In response, it was stated that the parking proposed meets the code, not one space more or less than what the City of Delafield requires. It was clarified that the parking is shielded with greenery and landscaping. The stores are to be an upscale collection of retailers to fit into the needs of the community. The transferring of the cost to maintain the detention pond to the residents was discussed. J. Spheeris stated that they would be happy to retain ownership. Discussion took place regarding the economic analysis. M. Carlson stated that additional detail on revenues and expenses related to the project should be submitted. The leasability of the facility was discussed; a lot depends on the convenience and accessibility of the facility. Staffing of the businesses was reviewed. It was stated that there is demographic data that will support these issues. Delivery to the grocery store will be at the back of the building via the road from Highway 83 with two to three loading docks, hours of delivery will be worked out. There are no offers to purchase this property. The compatibility issue was discussed. J. Spheeris replied that the property is being designed with a colonial Williamsburg look to give it a residential scale. R. Dupler shared the history of the site with

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the commissioners. This is a commercially zoned site and has already been approved for commercial use. The next step would be to have the public hearing on July 24, 2002; the Plan Commission would then get another presentation for final consideration to the council.

M. GARDNER MOTIONED TO HAVE A PUBLIC HEARING ON JULY 24, 2002 WITH THE SITE AND TIME TO BE ANNOUNCED LATER. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **Tax Key 754-989-004, Price Rd and Nagawicka Rd.** Owner/Applicant: Jorgensen & Taugher. Applicant seeks approval of a Conditional Use Permit and a Preliminary Plat for Waterleaf Subdivision a Plan Unit Development.

Attorney Dean Richards was present and reviewed revisions to preliminary plat. Discussion took place on the density of the subdivision and the lots in the environmental corridor of the proposed subdivision. SEWRPC's interpretation of this issue in letter format is needed. M. Carlson recommended applying the same methodology to this as to other developments. R. Dupler stated that according to his calculations, the maximum number of lots for this development would be 24. M. Carlson stated that under the PUD concept it allows preservation of better lands with smaller lot sizes. SEWRPC has been asked to delineate the environmental corridor; it is about four months out. The bridge over the river was reconstructed and was brought up to standards three to four years ago. At the posted speed limit (25 mph) there is adequate vision by the curve.

P. SCHUMAN MOVED TO POSTPONE THIS ISSUE ONE MONTH, GET THE SEWRPC LETTER, AND MAKE A DECISION THEN. D. CURTIS-COSTA SECONDED. R. TRANSON STATED THAT WE SHOULD GO BY PAST PRACTICES. D. CURTIS-COSTA WITHDREW HER SECOND. THE MOTION DIED.

R. TRANSON MOVED TO APPROVE THE PLAN SUBJECT TO USING PAST PRACTICE. C. MURSKY SECONDED.

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DISCUSSION TOOK PLACE. R. TRANSON WITHDREW HIS MOTION.

C. MURSKY MOTIONED TO REJECT. M. GARDNER SECONDED. DISCUSSION TOOK PLACE. C. MURSKY WITHDREW THE MOTION.

R. TRANSON MOVED TO TABLE. M. GARDNER SECONDED. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **Tax Key 803-002, 2420 Milwaukee St.** Owner: Daniel and Patricia Leavitt, Applicant: Charlie and Tamara Rona. Applicant seeks approval of Conditional Use.

P. SCHUMAN MOVED TO APPROVE. M. GARDNER SECONDED THE MOTION. THIS IS A TEMPORARY STRUCTURE. HOURS WERE REVIEWED. P. SCHUMAN AMENDED THE MOTION TO STATE THAT THIS WOULD BE FOR ONE SEASON TO EXPIRE ON 12/1/02, COLOR SUBJECT TO STAFF APPROVAL. M. GARDNER SECONDED THE AMENDED MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. ZONING AND ORDINANCE REVISIONS

- a. FLAG LOT DISCUSSION

P. SCHUMAN MOVED TO DEFER THIS TO THE NEXT MEETING. D. CURTIS-COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. ADMINISTRATIVE APPROVAL OF BUSINESS PLANS OF OPERATION

P. SCHUMAN MOVED TO DEFER THIS TO THE NEXT MEETING. D. CURTIS-COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

8. HEARING DATES

CITY OF DELAFIELD PLAN COMMISSION MINUTES

All hearing dates (if they want to proceed) will be held on July 31, 2002 except for the SW corner of STH 16 and STH 83 which will be held on July 24, 2002.

- a. Ordinance for Vandal Proof Hydrants
 - b. Temporary Sign Permit Fee Waiver
 - c. Flag Lot Text Amendments
 - d. Administrative Approval of Business Plans of Operation
 - e. Conditional Use for Perfect Puppy
 - f. Conditional Use for Jens Farm (not proceeding at this time)
 - g. Conditional Use Village Square
9. ADMINISTRATOR'S REPORT
- No report.
10. BUILDING INSPECTOR REPORT
- There were a total of 28, no occupancy, and no new construction permits.
11. BOARD OF ZONING APPEALS – CASE #677 DAN AND CINDY SISULAK
- Informational
12. CORRESPONDENCE
- a. DOA Re: Maple Field Extraterritorial.
 - b. Progress Report from Mark Moertl, Boatgas Marine Refueling Service.
13. ADJOURNMENT

R. TRANSON MOTIONED TO ADJOURN FROM THE MEETING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 12:15 A.M.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications