

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Mayor DeYoe called the Wednesday, August 31, 2016 Plan Commission meeting to order at 7:00PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, August 31, 2016 Plan Commission meeting:

Present

Absent

Michele DeYoe, Mayor

Tim Aicher, Ald.

Wayne Dehn

Dave Greenway

Dan Jashinsky

Jeff Miller

Jim Reiher

David Simon

Mike Court, Engineer/Interim Planner

Scott Hussinger, Building Inspector

PUBLIC HEARING #1:

Zoning Text Amendments

APPLICANT:

CITY OF DELAFIELD, WI.

MATTER:

The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages.

DeYoe opened the Public Hearing at 7:01PM., noting this was a continuation of last month's public hearing on the same topic.

Laura Schult, 935 Bahr Road, liked the sign on the Delafield Dental property. Specifically she liked the large letters that made it easier to read while going down the freeway unlike the signs east of 83. She expressed concern that the size of the lettering on signage east of 83 could cause issues for people entering and exiting the freeway while trying to read the signage. She requested the Commission continue to keep this in mind when the size of letters was discussed relative to electronic messaging.

DeYoe closed Public Hearing #1 at 7:02PM.

PUBLIC HEARING #2:

Conditional Use Amendment

LOCATION:

DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.003, W277, W345, and W367 Oakwood Road, Delafield.

OWNER/ APPLICANT:

ROGERS MEMORIAL HOSPITAL INCORPORATED

MATTER:

Applicant seeks to amend the existing conditional use permit to allow for a therapy building, garage/storage building, gazebo and dumpster enclosures for 9.55 acres, more or less, located in the northwest ¼ of the northwest ¼ of Section 18.

DeYoe opened the Public Hearing at 7:02PM.

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Paul Miller, CEO-Rogers Memorial Hospital, Delafield, explained he had worked at Rogers Memorial Hospital, Inc. (Rogers) for 22 years serving in many roles prior to becoming the CEO four years ago. Rogers had operated on the current site for the past eight years. The proposal included building an accessory service building to serve many functions including kitchen space, therapy space for families and patients and horticulture therapy activities. There were no plans to expand the number of beds. Currently food service was transported three times daily from the Cedar Creek Community Based Residential Facility (CBRF). Family therapy took place at CBRF currently as well. Horticulture therapy was now split between the two sites. By constructing the new building, he anticipated a reduction in traffic on the roadways between the two facilities. The design team had met with the neighboring property owners to share the design and hear concerns. As a result, plans were modified to alter the parking to reduce light intrusion into the subdivision. Mutually agreeable landscaping, fencing and lighting would also be used. A handwritten letter submitted to the City late this afternoon noted other issues relative to the conditional use permit. There was no expansion of clinical staff planned and no additional traffic anticipated as a result of the programming location. Feedback was appreciated.

Keith Schermitzler, 343 Juniper Court, explained his property bordered the driveway entrance to Rogers. He had noticed a substantial increase in the amount of traffic coming and going to the site. He was not aware of the current proposal; however, he expressed concern regarding the noise, headlights and people that were present in a residential area. He wished that he had been asked to participate in the neighborhood meeting with Miller prior to this evening. He asked the Commission to consider the neighbors in the adjoining properties.

Donna Weir, 2058 Mill Road, lived near the intersection of Mill Road and Valley Road. Her backyard looked at the entrance of the current Rogers Hospital building. Lights shined into her living space many nights and there was more traffic than before. Fencing would be helpful. She also noticed that people came to the end of the driveway entrance to smoke. This was not helpful in a neighborhood with small children. She appreciated the neighbors providing input and requested consideration should be given to all neighbors in the area including those on the other side of Valley and Oakwood Roads.

DeYoe closed Public Hearing #1 at 7:11PM.

1. Approve Plan Commission meeting minutes of July 27, 2016 meeting.

Hearing no objections, the July 27, 2016 Plan Commission meeting minutes were approved.

2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.

Laura Schult, 935 Bahr Road, was present regarding Item 5a to represent her neighborhood. She then read a letter of opposition to the proposed Hope Church project due to elimination of remaining trees and a water retention area, lack of green space, concern for parking and overflow, as well as traffic backing up on Highway C and ramps. Aesthetics was also a concern for the building design and she questioned the sizing of sanitary sewer pipe relative to capacity. She requested that the Commission deny the proposal. Personally, she was surprised that no one from the church seemed to consider the neighbors because no one from the church contacted the neighbors regarding these plans. She had heard several proposals for the space on Indian Springs Drive and she was weary of hearing proposals that were not the correct zoning designation. She requested the zoning revert back to residential for this parcel and others in the neighborhood similarly zoned because the B-5 zoning was not working correctly. *(Clerk's note: The letters are attached to these minutes.)*

Bill Wischer, 231 S. Lapham Peak, lived downhill from this proposal. He reviewed the proposed site plan and it was obvious that at least four to five acres would be paved over in this plan. The water drainage would have to go somewhere because it could no longer soak into the ground. There were

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drainage issues currently along Lapham Peak Road that had been there since 1950. Five acres of water coming down the road did not seem to take the neighbors into account. There would be more than 300 cars coming down Indian Springs Road. This would create more traffic issues. There did not seem to be any screening of the property from existing neighbors. The property did provide screening to I-94 for the residential properties currently in existence; however, if the property were paved that would all disappear. He questioned whether the area was designated as an environmental corridor due to the trees on the property. The church would likely have well issues due to the depth. When the motel was built on Indian Springs Road, the well was more than 200 feet deep. He questioned the effect this could have on the aquifer and neighboring wells. He was concerned about the sanitary sewer capacity because no holding tank was noted and it did not seem that the proposed sanitary sewer was enough to service the number of people attending the church. In addition, the church would create the need for additional services from the City without having to pay taxes for them.

John Kircher, 946 Bahr Road, noted that properties that had noxious weeds were listed in the paper. This property clearly had noxious weeds; however, it had not been cut at all. Someone was currently dumping roofing materials on the site. He questioned whether there was a plan to return the church site to green space if the church moved or was not successful in this location.

There were no objections; therefore, Citizen's Comments were closed.

3. Consent Agenda

- a. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Jon Anderson – Grade A Strategies, Inc.** Applicant seeks approval of a Business Plan of Operation for a Marketing Services Company. Hours of Operation: Monday-Friday, 8 a.m. to 5 p.m., with 1 Part-time and 3 Full-time employees.
- b. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Jon Anderson – Grade A Strategies, Inc.** Applicant seeks approval of signage for a Marketing Services Company.
- c. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Thomas & Marlene Kelley Trust. Applicant: Evolve Chiropractic & Sports Rehab.** Applicant seeks approval of signage for chiropractic and sports rehabilitation business.
- d. **DELC 0801.999.007, Naga-Waukee Park 2699 Golf Road, Delafield. Owner: Waukesha County. Applicant: Waukesha County Parks and Land use.** Applicant seeks approval of a modification to the existing park entrance sign at the Naga-Waukee Park.
- e. **Extra Territorial CSM Review, N20 W29857 Glen Cove Road, Pewaukee WI. Owner: Jodi Anderson.** Owner seeks approval of a CSM to combine two lots into one within the Town of Delafield. Recommend to the Common Council of the same.
- f. **DELC 0798.073, 611 Bleeker Street, Delafield. Owner: Glen Culberston – Main Street Soap Shop LLC. Applicant: Genetti Gardens.** Applicant seeks approval of a Business Plan of Operation to run an Art Shop. Hours of Operation: Weekdays – Flexible hours, Saturday and Sunday, 10 a.m. to 4 p.m., with 1 Part-time and 1 Full-time employee.
- g. **DELC 0798.073, 611 Bleeker Street, Delafield. Owner: Glen Culberston – Main Street Soap Shop LLC. Applicant: Genetti Gardens.** Applicant seeks approval of signage for an Art Shop business.
- h. **DELC 0798.024.001, 606 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Amy Quinn – Belfre Kitchen.** Applicant seeks approval of signage for the Belfre Kitchen Restaurant.
- i. **DELC 0803.979.004, 2325 Sun Valley Drive, Delafield. Owner: JMK Properties. Applicant: Flyway Signs/Signarama.** Applicant seeks approval of replacement signage for Valvoline Instant Oil Change and Car Wash.

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Simon requested Item 3h be removed from the Consent Agenda for discussion and consideration. Hearing no objections, the Consent Agenda items 3a-3g and 3i were approved as presented.

- 3h. **DELC 0798.024.001, 606 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Amy Quinn – Belfre Kitchen.** Applicant seeks approval of signage for the Belfre Kitchen Restaurant.

Simon requested clarification on the non-conforming signage approval by staff. The signage ordinance allowed 25 sf in the downtown district. The proposed sign was 29.5 sf. Staff had worked with the applicant to reduce the sign down to this size. The signage used negative space with letters mounted to the siding with a framed area and a tag line of "Food and Friends" that put the signage over the square footage allowed. The sign calculation was defined on the measuring the sign. The signage calculation was based on the measurement of all presented. The ordinance did allow the Commission to have specific exemptions in the downtown district. Simon requested that future non-conforming signage not be placed on the Consent Agenda. Aicher also noted concern and questioned whether there were any other signage on the building that would bring the measurements to the total shared.

Joe Kolafa, Wauwatosa and Alex Revak, 726 West Shore, were present along with the applicant. Kolafa explained the proposed sign was the only sign on the building along with the address by the door. The half-inch thick lettering on the sign were mounted two inches offset on the siding and were not mounted on a sign. The framed portion was a yellow gold metal finish set out a quarter inch from the siding. The sign would be lit at night by a goose-neck style lamp that would cause shadowing on the building.

Discussion ensued regarding the possibility of reducing the lettering to make the signage conforming. There had been a discrepancy in communication in the past. The sign had been ordered from a sign company without the ability to shrink the sign below 29 sf. Various Commissioners liked the look of the sign; however, there was concern expressed for setting a precedent in this matter. Consistency should be developed in how to approve non-conforming signage in the future. It was noted that if the tag line were suggested as a secondary sign on the building instead of incorporated into the sign total, there would be no issue.

AICHER MOVED TO APPROVE THE SIGNAGE FOR THE BELFRE KITCHEN RESTAURANT DELC 0798.024.001, 606 GENESEE STREET, DELAFIELD. OWNER: HENDRICKS COMMERCIAL PROPERTIES. APPLICANT: AMY QUINN – BELFRE KITCHEN AS PRESENTED. SIMON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. MOTION CARRIED WITH DEHN AND MILLER OPPOSED.

4. Unfinished Business

- a. **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.003, W277, W345, and W367 Oakwood Road, Delafield. Owner: Rogers Memorial Hospital Incorporated. Applicant: John Curran – TWP Architecture.** Owner seeks to amend the existing conditional use permit to allow for a therapy building, garage/storage building, gazebo and dumpster enclosures for 9.55 acres, more or less, located in the northwest ¼ of the northwest ¼ of Section 18. Recommend to the Common Council of the same. (See these attached links: [Rogers](#); [Rogers2](#))

TAKEN FROM THE STAFF REPORT: Rogers Memorial Hospital: Amended Conditional Use, Site Plan and Architecture and CSM review - Rogers Memorial Hospital purchased the

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former site of Cedar Creek Community Based Residential Facility (CBRF), as such they have assumed the existing Conditional Use Permit as well. The application introduces a new building to be erected for an accessory use to the CBRF and associated site improvements. Per section 17.46 (27) of the zoning code, CBRF's are allowed in any zoning district with a conditional use permit. The CBRF allowances provide for use of residential structures as group housing for treatment centers. There are restrictions to the number of residents that impact the potential growth and development of the facility. Staff has recommended that the three residential lots be consolidated into one lot and treated as a campus rather than individual lots. With this modification the need for access easements and utilities easements are not complicated with extraneous requirements. A preliminary plan was presented at the May Plan Commission Meeting, at which time Rogers Memorial Hospital was directed to prepare the full build-out plan for the site. The current submitted plan illustrates the two existing residential buildings accommodating sixteen (16) units in one building and eight (8) in the other. With the newly proposed Experimental Therapy Building positioned between the two existing buildings. The existing garage will be removed. A new parking lot configuration is proposed with improved driveway access. The majority of the parking is now shown to the north of the buildings. A proposed landscape buffer is shown on the plans east of the proposed parking to help shield the effects on properties to the east. The east lands are a platted single-family residential area. There is no plan to increase the unit count. Per Rogers Memorial, the proposed building will be an accessory use to the existing CBRF and will be used for the treatment of the existing residents of the CBRF. Since the new building does not introduce any new residential units the parking demand should be unaffected, however the proposed parking layout will further increase the available number of spaces for residents, guests and staff. The Plan Commission will need to determine if the proposed building and site improvements are compatible with the existing uses etc. The total Floor Area Ratio is far below the allowable amount and the required setbacks (with the proposed CSM) are respected by both building and parking. A new sign is desired but has not yet been incorporated into the site plan. Included in the Plan Commission packet is the review letter for the engineering documents and CSM. Architecture of the proposed building is a contemporary rural design and reasonably compatible with the campus aesthetics. Colors and materials are complimentary to the other structures on site.

Recommendation: The Plan Commission should share with the petitioner any direction for modifying their proposed architecture and site plan, as well as provide input on the conditions for the conditional use permit, contingent upon public hearing input. A motion to approve, approve with conditions, or deny should reference the Conditional Use criteria per ordinance. If the motion is to approve or approve with conditions, staff will draft a conditional use document for review at the next Plan Commission Meeting.

Court provided history on the request noting the Commission needed to review the conditional use criteria in this case. The conditional use document was not on file; however past minutes indicated there was approval of the CBRF. This process of review for the full build-out of the sites would allow for a better defined conditional use for all in the future. Aicher explained research had been conducted approximately four years ago when an amendment to the conditional use was requested at that time. The City had not been given a conditional use for the facility when Rogers acquired it according to the August, 2007 Council meeting minutes. According to the records found, it was a nursing home in two buildings on two separate lots that conformed to setbacks with no residential lot development around it in the 1970's. The property was now surrounded by residential zoning (RE-2). He agreed with the Loepfe's letter that it was important to have a conditional use document to review prior to amending a document that could not be located. Miller agreed. Miller also noted he had left this meeting to meet with residents that voiced concerns in the public hearing portion of this meeting. He had invited them to be part of the Residential Advisory Committee and they had agreed to meet with him in the future to continue to discuss concerns relative to the site. The proposed reconfiguration of

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the parking lot was considered an improvement. Court noted the added parking stalls would bring the parking requirements for the overall site plan into compliance. The applicant should consider presenting the application to the Commission with consideration given to how the request meets the conditional use criteria in the future.

Bob Snyder, 216 Lake Road, Oconomowoc and attorney for the applicant explained the applicant was not applying for a new conditional use. They wanted to add an accessory use to the current conditional use permit in this case. He thought there was a conditional use permit that needed to be located. He thought the matter of the conditional use permit document could be handled in working with the City Attorney.

Aicher noted the dissolution of the boundaries of the two properties would begin to signify a turn toward an institutional zoning for future use of the property. This was different than developing a property according to a Master Plan. Impact to the neighbors and surrounding properties should also be considered in a conditional use permit review and amendment. Discussion ensued regarding the intentions and implications of the current and proposed zoning requirements.

Miller explained all services being provided to patients today were not being organized and delivered efficiently at this time. The new proposal would provide an improved kitchen facility to make meals that were currently transported from the CBRF site that created a burden to the operations and environment. In addition, family therapy in the new accessory structure would allow provide a better environmental design that would improve the physical and mental aspects of patients and would also allow two therapies to take place. The horticultural therapy integrated the environment and other therapies and would be valuable to overall treatment. Patients were currently transported to the greenhouse down the road. Having the greenhouse on the main site would make the situation safer. Overall consolidation of services would improve the current therapies taking place and would reduce issues of transportation and staffing. Court reminded all present of the approval process for this matter, noting the public hearing for the request had taken place earlier in this meeting.

5. New Business

- a. **DEL 0799.998 and 0799.999, 940 and 1050 Indian Springs Drive, Delafield. Owner: Shaun and Colleen Kelly. Applicant: Hope ELC Holdings LLC.** Applicant has submitted for a conceptual project presentation and seeks input from the Plan Commission on the proposed Church project.

TAKEN FROM THE STAFF REPORT: Hope Church Project: Conceptual Consideration - Hope Church is proposing to construct a Church at 940 and 1050 Indian Springs Drive. The current owner is Shaun Kelly. The two parcels would need to be combined into one and are currently zoned B-5 Office and Research Commercial. Per section 17.37 of the zoning code – churches are allowed in any zoning district as a conditional use per 17.40-17.48 of the zoning code. Hope Church has made application for Preliminary Plan Commission consultation for this meeting and it is our understanding will be submitting a Conditional Use application for a Public Hearing at the September Plan Commission meeting. Included in your packet are preliminary site plans and elevations, as well as a detailed description of the proposed Business Plan of Operation. The Church proposes to build an approximately 27,000 s.f. building on approximately 4.8 acres. Hope Church is in the process of potentially acquiring a portion of the right-of-way triangle from the State. This would increase the overall acreage of the parcel. The Plan Commission should provide feedback regarding the proposed use of the property. Factors to be considered include: the health and safety and welfare of the community and of the

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*immediate neighborhood in which such use would be located, including considerations as compatibility with existing uses, problems of fire and police protection, traffic movement and control, water, sanitation and utilities, impact (aesthetically or otherwise) on surrounding property values, noise, dust, smoke, odor, and such other factors appropriate to the granting of a conditional use. **Recommendation: Share with the applicant any issues or concerns.***

Stephen Smith, architect – Steven Perry Smith, Josh Pudelko, Trio Engineering, Brian Porter and Charles Stubblefield of Hope Church, were present.

Porter explained the Church averaged approximately 500 people in size. He apologized to neighborhood residents for not speaking to them prior to this meeting. He had misjudged the appropriate time to meet with them and had anticipated doing so after this meeting took place. Topics covered in the public hearing had been considered and neighbors had been taken into account in the planning stages of this proposal. Community and service to community was a large part of the church. Hope Church did not have a facility currently and met in Silver Lake Intermediate School on Sunday mornings. This allowed the focus of the church to remain narrow. He explained the church philosophy and noted most of that most meetings were in people's homes rather than having large events at the church. Different strategies that included large gatherings such as weddings, funerals, child care, etc., were not part of the church focus and would not become so after the facility was built. The church was growing and for this reason was considering adding more than one service on Sunday mornings. The longer term strategy would be to meet at multiple sites and locations. The church would not outgrow this location because another church site would be started in the eastern or western communities away from this site.

Pudelko explained 33% of the site was green space. There was 30-40 ft of green space around the church and on the internal islands. The site today included a small natural low area on the western parking lot area. The water from the site drained to the south into the residential properties. Engineering staff was aware that this could not continue to be increased once the church was built and by city ordinance was challenged to improve the drainage as a result of construction. This would be accomplished by an underground detention facility with several pre-treatment methods. One section of a detention area would allow for initial settling of contaminants which would then go through a treatment train underground that would have an open bottom to encourage infiltration and recharge the aquifer while reducing water from the site. The little amount of drainage that would come off the site would be directed to Lapham Peak Road. More information would be available in the detailed plans to be submitted in the next phase of the approval process. Stubblefield explained careful consideration had been given to the number of people that would ride to services in cars. The building would only hold so many people and the projected site calculations would hold those people. For this reason, there was no overflow parking needs anticipated. Additional information including a traffic study would be available at a future meeting.

Jashinsky explained he was a twenty year resident of the roadway and was concerned about the stop-controlled cueing from the off ramp for those attempting to turn onto Indian Springs Road. Traffic control measures should be considered. Court noted preliminary calculations of the sewer capacity indicated there should not be an issue with the capacity in the building and in the overall system. Stubblefield explained a privately paid lateral would be directionally drilled beneath I-94 to access the church. Permits for lane closures to do so were being pursued at this time. Pudelko also shared a landscaping rendering at this time. The church site would be empty for six days and would make a quiet neighbor. The goal was to have the church be a pleasing view to neighbors from all directions. To that end the plan proposed a combination of six foot tall fencing at the edge of the parking lot combined with several deciduous trees. The

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intent was to save the existing vegetation at the south lot line along with three maple trees on the northern edge of the site. Services would be held during the daylight hours. Any lighting of the parking area would be downcast with 20 foot light poles to filter out the light to the neighboring properties. The fencing proposed would prevent any headlights from shining into residential living rooms. With regard to the proposed architecture, it was noted that the building was of aggressively modern design that did not fit into the residential surroundings nearby. Smith explained the architectural elements that included concrete precast panels were comprised of three areas including the administrative area, the teaching classrooms and the main gathering area/auditorium. Articulated windows were provided with a composite metal finish. LED indirect lighting would be on the inside of the portal style windows that would make the design appear less box-like. The articulated window style had been designed on the back of the building to provide a pleasing side to the neighborhood behind the church as well.

It was suggested that future submittals include the view from the south in a 3D perspective, a detailed traffic study, detailed landscaping plans, tree mitigation plan, etc. Jashinsky reminded all that the environment should be emphasized in this submittal. The creek located one-quarter mile south of the site crossed Lapham Road, Indian Spring Road and soon entered Nagawicka Lake. At this time the creek drainage did not contain oils that would result from the cars and paved parking surfaces being proposed.

DeYoe recessed the meeting at 8:54PM and reconvened the meeting at 9:00PM.

- b. **DEL C 0790.987, W237 Oakwood Drive, Delafield WI. Owner: Harry R. Peterson. Applicant: Matthew Tadisch.** Applicant seeks approval of a CSM to divide a 7.34 acre parcel into 3 lots. Recommend to the Common Council of the same.

TAKEN FROM THE STAFF REPORT: Matthew Tadisch: CSM Review - Mr. Tadisch is proposing to divide the Peterson property into three lots by certified survey map. The original parcel is 7.34 acres. The current zoning is RE-2. The 3 proposed lots would be at least 2 acres each. This CSM was conditionally approved previously under a different applicant. With this application, Mr. Tadisch has provided the previously requested information that was part of the previous conditional approval. This includes a master grading/driveway location and sanitary sewer lateral plan and a tree location plan. The plans show that the proposed improvements will not impact any quality trees. See the CSM review and approval letter included within the epacket. Recommendation: **Approval subject to addressing items raised in the CSM review letter.**

Court explained this matter had been presented to the Commission prior with a different applicant presenting the required documented information including a driveway plan, tree survey and plan for sanitary sewer lateral at this time. Tadisch explained all comments from the engineer had been revised in the proposed plan and a PDF was provided of same to allow the approval process to continue.

AICHER MOVED TO APPROVE THE CSM TO DIVIDE A 7.34 ACRE PARCEL INTO 3 LOTS AND DEL C 0790.987, W237 OAKWOOD DRIVE, DELAFIELD WI. OWNER: HARRY R. PETERSON. APPLICANT: MATTHEW TADISCH CONTINGENT UPON RESOLUTION OF THE ISSUES PRESENTED IN THE CSM REVIEW LETTER AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **DEL C 0807.985.005, 3655 Kettle Court East, Delafield. Owner: KB Investments I LLC. Applicant: Oliver Construction.** Applicant seeks approval of a site plan, architecture,

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landscaping, lighting and other site improvements for a multi-tenant manufacturing/warehouse facility.

TAKEN FROM THE STAFF REPORT: John Barker: Site Plan and Appearance Review: - *The applicant is proposing a multi-tenant manufacturing/warehouse facility at 3655 Kettle Court East. The site is located between Abra Autobody and Glass and the Corcoran Glass facility. The building is designed to accommodate warehousing operations as well as storage. The existing M-1 zoning permits the proposed uses. Site Plan, Architecture and landscaping for the new building is presented for Plan Commission approval. Building and site signage is shown conceptually and will need to come back to the Plan Commission for approval. The proposed building materials generally fit in with the surrounding Kettle Court East buildings. Building setbacks, floor area ratio, parking requirements and height all satisfy the M-1 zoning requirements. Included in the packet is the staff review letter. Approval should be subject to satisfying all staff comments. Please note that based on our review comments, additional work will be needed on the storm water management plan that may require site layout changes or utilizing underground storm water storage. **Recommendation: Approval, contingent upon satisfying staff comments.***

Court explained the history of the request, noting the stormwater for the site still required resolution; however, he anticipated this could be accomplished in staff meetings with the applicant.

Bud Bessler, Oliver Construction – Oconomowoc, provided a presentation on the proposal. He noted the proposed 11,980 sf one-story would include a design that allowed multi-tenant use of the building including an office, small manufacturing and two storage areas in the back. He then reviewed the traffic pattern for the site, noting the employees and guests would park on the western side of the building with truck delivery on the eastern side and exiting in the front of the building. Red doors were being proposed on both sides of the building to allow people to drive through the building if necessary. Green space had been maintained to the extent possible with existing trees included in the landscaping plan presented. A few trees located at the southeasterly corner of the site would be required for removal in order to allow the trucks to adequately traverse the site. A proposed retaining wall would connect into an existing retaining wall on the western side of the property. Photometric studies indicated there would no light shining outside the property as a result of LED light fixtures proposed. Stormwater issues remained regarding the infiltration basin size and rate of drainage flow from the roof. The architecture would be a precast dark aggregate concrete material with a textured stone look. The object was to achieve a simple elegant rectilinear building with three areas of use. There were yellow portions of the building façade noted to highlight the entry area with a silver metal galvanized aluminum composite panel planned for the canopy areas. Height of the building was required to allow appropriate storage racking. Court noted six parking stalls had been land banked for this project and were shown by the dashed lines in the submitted plans in the epacket. Underground storage facilities would likely need to be included in the future plans to allow for adequate stormwater calculations to be achieved.

JASHINSKY MOVED TO APPROVE THE A SITE PLAN, ARCHITECTURE, LANDSCAPING, LIGHTING AND OTHER SITE IMPROVEMENTS FOR A MULTI-TENANT MANUFACTURING/WAREHOUSE FACILITY FOR DELC 0807.985.005, 3655 KETTLE COURT EAST, DELAFIELD. OWNER: KB INVESTMENTS I LLC. APPLICANT: OLIVER CONSTRUCTION AS PRESENTED, CONTINGENT UPON RESOLUTION OF THE ITEMS PROVIDED IN THE STAFF REVIEW LETTER AND APPROVAL BY THE PUBLIC WORKS COMMITTEE. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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6. Zoning and Ordinance Revision

- a. **City of Delafield, WI:** The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages. (Ordinance #732)

TAKEN FROM THE STAFF REPORT: Electronic Signs: Zoning Text Amendments - Attorney Hammes has recommended that the Plan Commission take no action on this item at this time.

This matter would be placed on the next Commission agenda.

7. Reports of City Officials:

- a. Clerk
1. Plan Commission Meeting Dates & Deadlines
Meeting: September 28, 2016
Regular submittal deadline: September 13, 2016
Public Hearing submittal deadline: August 31, 2016
- b. Planner - No report.
- c. Building Inspector - No report.

The total number of permits to date was 42 with two residential occupancy permits this month.

8. Correspondence – None.

9. Adjournment

There was no further business; therefore, the Wednesday, August 31, 2016 Plan Commission meeting adjourned at 9:22 PM.

Minutes Prepared By:

Accurate Business Communications, Inc.

Laura Schult
935 Bahr Rd.
Delafield, WI 53018

Some of you might be thinking that we do not want to see anything built on this property or on the corner of Indian Spring Drive. You would be greatly mistaken.

I for one don't want to be always on guard with my lawyer's card at the ready.

I'm tired of plans that are far off base from what the zoning calls for. I'm tired of developers who want to build the Mall of America or plans for a completely different zoning.

I'm a 43 year resident of Delafield. I'm sorry, but I expect the city to filtering out this type of nonsense before it makes it ways to this body.

I want the city to stand by the zoning, and assurances you made to us all those decades ago when we fought the change of zoning.

Yes, we fought against the changing of the zoning, but only relented after the city made assurances that the zoning would protect our neighborhood. Sad to say we've been fighting ever since.

I will admit this has been a difficult property to develop. Mainly due to the fact that there are no city sewers in this area.

As far as sewers go; I was at the very first Master Plan unveiling. This was years before the change in zoning.

The Master Plan did not call for this area to have sewers, because of the size of the service area, and how spread out many of us are. The cost did not justify running a sewer line.

To put a sewage line in now would be quite costly, as it would need to go under the exchange at HWY C and through a wet land to get to the plant.

Having said all this; I feel that, because our area is 99% homes. I'm requesting that the zoning revert back to residential. New home building is strong and as we have seen on Hwy C, people will buy large lots of 5 acres or more.

The time is ripe for residential zoning of these lands.

Lets stop this madness. B-5 zoning is not working in this area, and hasn't since it's creation more than 25 years ago. I request that the city revert all B-5 zoned lands in my neighborhood back to a residential zoning.

Let the bank divide the corner of Indian springs Drive into 5 acre lots, which won't require a sewer, along with the 2 lots were speaking of today, and finally we can have something nice to live with and look at.

Honestly I have better things to do with my time.

Thank you

From: Keith Schermitzler [<mailto:keith.schermitzler@alorus.com>]

Sent: Wednesday, September 28, 2016 10:42 AM

To: jobrien@ci.delafield.wi.us

Subject: Proposed Rogers Hospital Expansion on Oakwood Ave.

Jeanne,

Please forward this email to the members of the Delafield Plan Commission & Common Council prior to this evenings Plan Commission meeting. Thanks.

Plan Commission & Common Council Members,

My name is Keith Schermitzler and I live at 343 Juniper Ct. in Delafield.

I ask the Plan Commission and the Common Council to represent the residents of Delafield and deny Rogers their attempt to expand.

I ask you to reject the proposal by Rogers to build any new buildings on their existing property located on Oakwood Ave. in the city of Delafield.

You need to deny Rogers their request to expand their current operations. You need to deny their request to build and to open up a new clinic. A new clinic that will greatly expand their programs to offer services that are not suited for this location.

You need to button up the Conditional Use Permit and clearly define what is allowed in that permit today. I ask you to find the strength to represent the residents of Delafield who's properties and neighborhood are already affected by the existence of this corporation that is conducting business in a residentially zoned area in the city of Delafield.

I want to be very clear about something. I don't have any issue with Rogers or their corporate mission. I'm sure that Rogers provides valuable services to their patients. The issue I have is WHERE these services are being allowed to be rendered - and the proposed expansion within a residential neighborhood on Oakwood Ave. and the impact that will have.

There are plenty of commercially zoned areas for Rogers to pursue as they look to expand their operations. While I figure it's a profitable endeavor for Rogers to try to expand and try to maximize its return on investment at its current location - it is not a profitable endeavor for the residents who surround them and live there. Their gain and continued expansion could easily result in the reduction of property values for the surrounding residential neighbors.

The utility derived from home ownership comes in many forms: shelter, safety, good neighbors and peace and quiet. In Delafield, with its big lots and large yards, it also offers a safe place for kids to play - and hopefully stable property values.

I need to share with you a story to try to put all this into perspective. My 11 year old son and his friend were playing basketball in our driveway earlier this summer. Rogers is located directly across Oakwood Ave., right behind our house and driveway. The boys came running in the house and ran right downstairs yelling they were afraid of "the girl out there". The girl they were referring to was a patient at Rogers. She was sitting on their deck crying - and screaming on her phone that she didn't want to be there.

Commercial business brings noise pollution. There is a lot of extra traffic already on Oakwood because of Rogers. There are always vehicles coming and going - and this occurs seven days per week. Patients,

visitors, delivery service, garbage dumpster removal, ambulance, etc. All this traffic brings unwanted noise pollution and a lot of car doors slamming. And it will get worse if Rogers is allowed to expand and start offering additional clinical services. Not only will they serve the adolescents with eating disorders which they serve today, but they want to start offering services to serve their families as well. This would lead to even more traffic and more noise.

Commercial business brings light pollution. This includes lights from all the vehicles going up and down the driveway. Plus all the new light pollution that would come with the proposed new buildings and proposed green house and all those grow lights.

All businesses grow and expand - at least that is the goal. What might seem appropriate today for a business in a residential area could very easily become inappropriate tomorrow. For this reason, City's have separate zoning and separate areas for business and for residents. Rogers hospital has already outgrown its space in a residential neighborhood. The approval of any future expansion by the city of Delafield will put even more stress on the existing neighbors.

In summary, I ask you to stop the proposed expansion at Rogers. No new clinics, no new buildings, no new programs for more patients at Rogers. I ask you to cap and limit the services rendered at Rogers on Oakwood Ave. I ask you to freeze and clearly define the Conditional Use Permit in an attempt to reduce and control the traffic, the noise pollution and the light pollution.

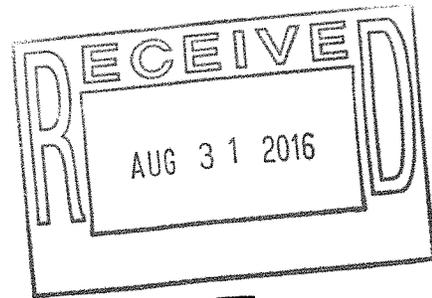
I ask the Plan Commission and the Common Council to represent the residents of Delafield and deny Rogers their attempt to expand and to see that they do not grow at this location beyond what is in place today.

Thank You.

Keith Schermitzler

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August 30, 2016

City of Delafield Mayor,
Planning Commission, and
Councilmen

Our family has owned
the land next to the current
Rogers facility on Oakwood
for over twenty years.

This Oakwood parcel
was sold originally to
the Christian Scientist
Church so that they could
expand their elderly
residential care unit.

At the time the city
worked with the sale
of the land to Rogers
they did not establish
a formal Conditional
Use Permit outlining
what the land could
and should be used
for.

Now Rogers is asking to expand their program on the Oakwood site. We have discussed their plans with them at length. It is very important that the city use this opportunity to set into place a CUP for the future. There are concerns, since the hospital is situated in the middle of a residential area, and along a rustic road. We are comfortable with the current proposal that Rogers went over with us: an additional building for food service and natural holistic healing in a gardenlike setting.

We are apposed to any increase in the number of "beds" or patients being serviced, and also any more traffic.

Rogers agreed to move the temporary gravel parking from the northeast side of their property so that the headlights and traffic pattern will not be along the edge of our subdivision land.

They have also agreed to construct a mutually agreed upon fence to be installed along the border of the Valley Road Farms land. This will hide the buildings and

provide privacy and protect the investments of future homeowners. This is why it is critical that everything be outlined in a Conditional Use Permit prior to any construction. If the terms which we have outlined in this letter are met we have no objection to the additional structure.

Sincerely —

Lynn + Bob Spepp
Valley Road Farms