

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Mayor DeYoe called the Wednesday, June 28, 2017 Plan Commission meeting to order at 7:01PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, June 28, 2017 Plan Commission meeting:

Present

Absent

Michele DeYoe, Mayor

Tim Aicher, Ald.

Wayne Dehn

Dave Greenway

Dan Jashinsky

Jeff Miller

Jim Reiher

David Simon

Roger Dupler, Planner

Scott Hussinger, Building Inspector

Jim Hammes, Attorney

**PUBLIC HEARING #1:**

**Amended Conditional Use Permit, St. John’s Chrysostom**

**TAX KEY/ADDRESS:**

**DELC 0792.988, 1111 Genesee St., Delafield**

**OWNER:**

**Fr. Philip J. Cunningham**

**APPLICANT:**

**John A. Choren**

**MATTER:**

Applicant seeks an amended Conditional Use Permit to replace and relocate an existing sign.

DeYoe opened the Public Hearing at 7:01PM

**John Choren, Church of St. John Chrysostom Vestry representative**, explained the current sign for the church had been in place since the 1950s. The church wanted to replace it with signage that could be more easily maintained and would draw more attention to the church located off the hill. Quotes and a design had been received from a designer that the vestry thought was fitting and appropriate for the historic area in the city. The cross on the signage had been part of the church for 160 years.

There was no one present wishing to speak at this time. DeYoe closed the Public Hearing at 7:03PM.

1. Approve Plan Commission meeting minutes of May 31, 2017 meeting.

Hearing no objections, the May 31, 2017 Plan Commission meeting minutes were approved.

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

**Erv Sadowski, 1716 Milwaukee Street – Southshore Condo complex**, was present to provide input on the property located at 1712 Milwaukee Street immediately adjacent to the Southshore Condo complex. He had resided at the location over 25 years. He provided history on the property and easement that provided egress/ingress for the property. The structure was originally a bait shop until the 1960’s. The purchase was made by the Woeste property and that came with different zoning. That zoning was R-4 zoning. There was a 10 foot driveway access easement to the property allowed at that time. In exchange there was 19 feet of frontage on Nagawicka Lake associated with the property as well. When Ruff’s Preserve and the Sanctuary were sold, this property was offered to the five adjacent

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

property owners with the caveat that it could only be sold to an abutting property owner. The initial intent of the property was R-6 zoning. The easement was in place prior to 1989. It would be difficult to build in the easement area; however, as the lot went further to the south, the lot widened into a buildable area. WE Energies owned eight feet on the hill for a bike path and had been a good neighbor. Now a realtor who did not live in the City wanted to change the zoning for this site. Sadowski thought the R-6 zoning was better suited to this site and neighborhood. He encouraged the Plan Commission to keep it.

**Bill Wischer, 231 S. Lapham Peak Road**, was present regarding Item 5f. He could not support the project as proposed because it did not meet the current zoning ordinances. When Prestwick representatives recently met with neighborhood residents to discuss plans for the site, a Plan B was also discussed that was different than the proposed materials. Plan B met ordinances, included more office space and seemed to impact the land less than the proposal on the agenda. Prestwick had done its due diligence in planning and he could support Plan B but not the current proposal. The zoning on the site had remained unchanged since 1975. No one envisioned an office campus on the site when the zoning was designated for this area. He also remained concerned about the traffic at the corner of Highway C and Indian Springs Drive. While he thought the City had a good plan for zoning and development of the area, it needed to be updated and residents concerns resolved in moving forward with development of this site.

**John Kircher; 946 Bahr Road**, was in favor of development of the site within the existing zoning; however, he was not in favor of a Tax Increment Financing (TIF) for the site being discussed in Item 5f.

**Linda Kircher, 946 Bahr Road**, was present to speak to Item 5f. She was also in support of retaining the B-5 zoning for this site. While she welcomed new business to the City, she did not want a factory in her backyard.

**Phillip Cunningham**, was present regarding Item 4a. His property abutted the Rogers site in Item 4a. He was confused by some issues presented in this matter. He lived next door to the Rogers site for four years. He heard people reference screaming residents and a great deal of traffic going to Rogers. This had not been his experience over the past four years. He did not know that the residents of the Rogers facility were even there until someone notified him. He had not heard any noise and did not see any vehicles. As a citizen he was pleased to have a world class facility operating at this location and it would be a loss if they were not allowed to operate in this neighborhood. As humans, caring for the most vulnerable in society was one of the noblest things that could be done. The focus should be on how to treat those that most need the help of all of those present rather than the activities currently going on related to this matter. He commended Rogers for how quietly and discreetly they operated on this site.

**Laura Schult, 935 Bahr Road**, was present regarding Item 5f. (Clerk's note: A letter from the resident is attached at the end of these minutes.) Historically this area was zoned B5 because it was believed that it would protect her neighborhood and be a good decision for the City. Since that zoning took effect for this site, it had become a constant battle for residents to be able to support the right proposal for this site. Originally she was hopeful that a development was being proposed that would include a high quality office park to bring value, compatibility and act as an entrance to downtown Delafield until she saw the manufacturing building in the proposed plans that would border homes on Bahr Road. A manufacturing facility was not compatible in B-5 zoning or in an area dominated by residential. The hours of the proposed manufacturing facility would create more traffic, noise and congestion on roadways. She had researched B-5 zoning within the City. There were only 11 permitted uses in a B-5 zoning district; none were manufacturing. If the Prestwick Group were to choose Plan B that did not include manufacturing, she would welcome them and support them being there.

## CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

**Ed Weir, 2058 Mill Road**, resided at this location for 17 years. While his address was Mill Road, his property, including a tennis court lot, ran along the southern border of the Roger's site. This side was the "traffic side." The entire living space of his home was to the back of the residence. A big change in activity had been noted in the last years with increased traffic on Oakwood Road. Last year, area residents met with Roger's representatives regarding improvements to the Roger's site. After that, a driveway repair took place before sunrise on a Saturday morning. This was acceptable in a commercial neighborhood but not in a residential one. When he had worked with City staff in the past regarding his own lot, various concerns were raised that would seem to be similarly germane to the Roger's request. He wondered why the current operation was allowed to continue at Roger's. This was a commercial enterprise operating without a Conditional Use Permit and he did not see how this could be allowed.

**Keith Schermitzler, 343 Juniper Court**, explained the Plan Commission became fully aware of his views regarding business being conducted in a residential neighborhood last August. He reviewed the history of concerns he shared in the past and noted Roger's had invited the Plan Commission to their facility to tour the site. He thought a clear understanding of his concerns would have been revealed if site visits had been unannounced. He had resided at his current address for 15 years. In the first eight years, activities at Roger's were quiet. When Rogers took over the elderly care facility things changed. He thought the City had the ability to retract the conditional use permit if the site was not being used for its original designation without appropriate approvals. In 2016 he learned things had changed again and new activities were proposed for the facility. All this change concerned him because he felt as though his city had failed him in allowing Rogers to expand its current operations without addressing the lack of documented conditional use permit for the site. This lack of approval did not give Rogers the right to conduct a business starting with today. This seemed to "sweep things under the rug" as if nothing existed and this was not right. The largest component of traffic along the area roadways around the site was due to Rogers traffic to and from the site. The driveway entrance to Rogers stopped at the end of his driveway. The lights from the exiting traffic shined lights into his property at all times of the day. During the winter months when the foliage was off the trees, it was worse. The property surrounding the Rogers site was residential. He questioned why a commercial operation was allowed to exist within a residential neighborhood. To increase traffic on Oakwood Road impacted the conditional use permit. The answer was not to allow Rogers to build a larger parking lot and continue to expand operations. He thought the zoning would protect him from this type of operation and he never believed he would have to deal with this.

**David Buckley, W325N1161 Lapham Peak Road**, was present regarding Item 5f. He appreciated the comments made as well as the plans proposed by Prestwick Group. They were a first class company. He was familiar with their light industrial manufacturing operations and facility that was comparable to the existing Mertin's Cabinets in the City of Delafield. They used a CNC router, saws, drills and screwdrivers. They would not create noise, smoke, dust or a nuisance if allowed to move forward with their proposal. Two proposals were shared with the neighbors in the event one proposal option was not allowed by the City. The desired option was the proposal submitted that would include 28 acres with walking trails for employees, a center allowed for corporate retreats and a light manufacturing facility to go along with the office building. He understood the feelings of the neighbors that wanted to keep the area zoned as an office park only. There was no crystal ball that would show how the companies that would occupy the office buildings would operate on the site. In the proposal submitted, there was a campus setting that would allow employees to make use of the green space, remain productive and proud and maintain the character of the land. The light industrial manufacturing facility remained a challenge for the neighbors to support. If a planned unit development were allowed and approved as part of this proposal, Johnson Design would provide the architecture for the buildings that would end up looking similar to the buildings in the downtown historic district. If the property sold in the future, the use would revert back to the office use. This would be a single opportunity to provide quality

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

construction and operations on this site. He believed that "Plan B" would pose more of an impact to the neighborhood than the plan proposed. If that plan were approved, there would be challenges to staggering the start times for the companies operating within the office park. There would be 2.5 times the vehicles parking on the site than what was proposed currently. With the plan submitted, there were fewer concerns and more control of the property with one owner. Approval of the proposed plan would be attractive for taxation purposes and city services. He preferred three companies operating from the site not the alternative.

Hearing no further comments, DeYoe closed City of Delafield Citizen's Comments.

3. Consent Agenda

- a. **DELC 0798.036.001, 0798.037.001, 0798.038.001, and 0798.039.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties Applicant: Ann Lestina.** Applicant seeks approval of an amended Business Plan of Operation to relocate Delafield Jazzercise Center LLC *from 440 Wells St., Suite B1, Delafield to 711 Wells St., Suite 220, Delafield. Hours of Operation are Monday – Saturday, 5:00 A.M. to 8:00 P.M., Sunday, 6:00 A.M. to Noon.*
- b. **DELC 0798.036.001, 0798.037.001, 0798.038.001, and 0798.039.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties Applicant: Petite PAS Ballet School.** Applicant seeks approval of an amended Business Plan of Operation to relocate Petite PAS Ballet School *from 524 Milwaukee St., #204, Delafield to 711 Wells St., #110, Delafield.* Hours of Operation are Weekdays and Saturdays 8:00 A.M. to 8:00 P.M., with three full-time employees and one part-time employee.
- c. **DELC 0794.008, DELC 0794.009, DELC 0794.010, 208 West Main Street, Delafield. Owner/Applicant: Robert Baierl.** Applicant seeks approval of a Certified Survey Map to consolidate three existing lots into one. Recommend to the Common Council of the same.

Simon requested Item C be removed for discussion and consideration. Hearing no objections, Items 3a and 3b on the Consent Agenda were approved as presented.

Simon requested clarification on why Item 3c was coming forward to the Plan Commission. Dupler explained the history of this item, noting the property owner had requested this same matter approximately seven years ago; however, once approval was granted, the consolidation was never recorded by the owner with Waukesha County.

**AICHER MOVED TO APPROVE A CERTIFIED SURVEY MAP TO CONSOLIDATE THREE EXISTING LOTS INTO ONE FOR DELC 0794.008, DELC 0794.009, DELC 0794.010, 208 WEST MAIN STREET, DELAFIELD. OWNER/APPLICANT: ROBERT BAIERL AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. SIMON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. Unfinished Business

- a. **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.03, W367 Oakwood Drive, Delafield. Owner: Roger's Memorial Hospital Incorporated. Applicant: City of Delafield.** The City seeks to authorize issuance of a conditional use permit for the CBRF operated by Rogers Memorial Hospital in accordance with the conditional use permit issued to Cedar Ridge, and amended on August 29, 2007 at the request of Rogers. Changes in the operation since

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

2007 and the impact on neighboring properties will be considered. Issuance of the conditional use permit may authorize and/or limit modifications of the CBRF that have occurred since 2007, and recommend to the Common Council of the same.

***PLEASE SEE PLANNER'S REPORT IN THE EPACKET FOR THIS MEETING TO LOCATE DETAILED INFORMATION ON THIS ITEM.***

**Bob Snyder, Attorney for Rogers Memorial Hospital**, explained the history of this matter, noting that since the last Plan Commission meeting, site visits had occurred to Rogers Memorial Hospital, and new information had come to light regarding the Community Based Residential Facility (CBRF) designation associated with the site. This information had been summarized and shared in the Planner's Report in the epacket for this meeting.

Simon questioned the process being used to review a draft conditional use permit for Rogers Memorial Hospital. Hammes explained it was important to have a Commission discussion pertaining to conditions with preparation of a document for feedback and consideration at the next Plan Commission meeting.

Snyder apologized for providing an incorrect answer to Commissioner Aicher's question regarding the CBRF designation in the past. Residential care centers were handled under different regulations as noted in the epacket for this meeting. There were various parameters that should be discussed as a result of the staff report for this meeting as it related to a conditional use permit for Rogers. The Plan Commission had asked that he address the Conditional Use parameters used to review each matter. The use of the site was for a residential home as allowed by conditional use permit in this zoning district. It would have a low density impact with only room for 24 people. There were no plans to grow this facility at this time. With regard to traffic, the use by Rogers of this facility was not going to change the traffic. All neighbors used the roadways daily. The roadway was a Waukesha County roadway that provided an arterial entrance to the City of Delafield. There were less than 2,000 trips per day from the west on this roadway as noted in the most recent traffic count. The road could handle more than what was currently occurring. With regard to parking, Rogers had installed gravel to help alleviate parking issues. That gravel area was shown on the plans and was requested for paving. Lighting on the site included one 70 watt light visible from outside the property. It was installed in 1986 by WE Energies. There was no new or bright light that could be viewed from off the property. There were no new or changed proposals for water or sanitary sewer associated with this request. With regard to surrounding property values, no appraisal was requested by Rogers because it would not have been useful. In looking at the matter objectively, assessed values demonstrated there was no harm to value of the surrounding home prices. In fact, many of them had increased in value during the time this facility was in place. Rogers remained willing to install fencing for those that thought the facility was negatively impacting the value of their homes. There would be no noise, dust, smoke or odor coming from the facility. Two issues of concern shared with Rogers's staff regarding staff smoking at the end of the driveway had been curtailed. In the past, one neighbor had noted a resident had screamed. This would likely happen again because there were times that children became upset and did not want to stay. The Rogers staff worked hard to avoid this type of outburst. It was important to also note that residents surrounding the Rogers facility would likely provide noise to residents as they enjoyed their property, campfires and other outside activities as well.

Snyder requested a vote on the matter be set aside until three issues were addressed. A concern remained regarding combining the property for a certified survey map. The City's ordinances used the word "campus" in its zoning ordinances related to signage. The

## CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

combination of lots was not a requirement for this application and was not wanted by Rogers Memorial Hospital at this point. Secondly, a limitation of visiting hours was a concern. Hours could be limited to 9 PM; however, it was unreasonable to expect that families could not visit after 7 PM in the evening. There were certain instances in which families were needed as visitors or to make a resident comfortable prior to departing that might take place after 7 PM. To restrict these types of activities to occur before 7 PM was extremely unreasonable for residents and their families. Finally, the use of the facility was for treating residents with obsessive-compulsive disorder, depression and/or eating disorders. These three diagnoses were the least obtrusive of mental health treatments and were not obtrusive to the neighborhood. The property would continue to serve the same number of residents that were there now. The request to the Plan Commission included the same staff, better landscaping and fencing and a low density use of the site that would create favorable conditions relative to disturbances to the neighborhood.

Simon remained concerned with the traffic on the roadways surrounding Rogers. The objections from the neighbors were related to core traffic issues. He questioned whether there could be ways to consider limiting the traffic associated with non-residential use of the site, such as a shuttle from the main campus to this facility or a limitation to deliveries for food and other supplies. Snyder noted that a previous proposal that included an addition of another building would have helped with the concerns and reduced the traffic because there were less people leaving to other venues. While efforts to evaluate the number of trips for reduction could take place, this was a business that needed to be allowed to operate and some suggestions posed would be impractical.

Discussion ensued regarding the ability to add a condition to the conditional use permit that would allow the Plan Commission to review the traffic flow to the site and parking conditions on the site in a specific timeframe in the future. Discussion further ensued regarding treatment of disorders through family therapy as it related to the limitation of visitation hours. Family counseling could not always take place over the phone. There were times when counseling of the family would be required when families could congregate after work or school that would require people to visit beyond 7 PM at night. Criteria for admissions to an eating disorder clinic should be included in the conditional use permit because it conveyed times when people might be coming or going to the facility. With regard to the suggested lot combination, the lot lines reasonably restricted activities on site. It was suggested that additional evergreens be provided to any fencing to further assist in screening the facility from surrounding property owners. Discussion ensued regarding a limitation on outdoor activities on the site. Snyder noted there were legalities associated with the restrictions being requested. Rieher noted there were conflicting views of what it was like to be a neighbor to Rogers Memorial Hospital and discrepancies between what was presented and what he observed for distances to Rogers from adjoining property owners. It was important to set aside the historical differences and create something that worked for all. Rogers Memorial Hospital provided an opportunity for the community and it was important to continue to embrace a worldwide facility within the City. It remained an asset to the community and it was not the role of the Plan Commission to deal with treatment aspects. It was suggested that clarification be provided on the legal implications associated with a treatment facility.

DeYoe provided history on the matter presented, noting the conditional use issue was an inherited problem of the current Plan Commission from the past. Discussion ensued regarding options available to move this item forward. The City Attorney would work with City Staff on this matter. The opportunity to provide public commentary on a conditional use permit for the site was considered critical in moving the matter forward. Additional information would be provided at a future Plan Commission meeting.

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Mayor DeYoe recessed the meeting at 9:01PM and reconvened the meeting at 9:08PM.

5. New Business

- a. DELIC 0746.002, 3800 Red Chapel Court, DELIC 0746.003, 3700 Red Chapel Court, and DELIC 0746.004, 3700 Red Chapel Court, Nashotah. Owner: Mission Prairie Properties II, LLC Applicants: Delbert Vanstone and Steven Roesler. Applicants seek approval of a Certified Survey Map to divide a parcel and attach equal portions to their neighboring lots, and recommend to the Common Council of the same.

***PLEASE SEE PLANNER'S REPORT IN THE EPACKET FOR THIS MEETING TO LOCATE DETAILED INFORMATION ON THIS ITEM.***

Dupler provided history of this matter, noting that all items requiring resolution at the time of issuance of the Staff Report and those items noted in the final surveyor's letter had been resolved.

**AICHER MOVED TO APPROVE A CERTIFIED SURVEY MAP TO DIVIDE A PARCEL AND ATTACH EQUAL PORTIONS TO THEIR NEIGHBORING LOTS FOR DELIC 0746.002, 3800 RED CHAPEL COURT, DELIC 0746.003, 3700 RED CHAPEL COURT, AND DELIC 0746.004, 3700 RED CHAPEL COURT, NASHOTAH. OWNER: MISSION PRAIRIE PROPERTIES II, LLC APPLICANTS: DELBERT VANSTONE AND STEVEN ROESLER AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- b. DELIC0792.988, 1111 Genesee Street, Delafield. Owner/Applicant: Church of St. John Chrysostom. Applicant seeks an amended Conditional Use and Site Plan for a new monument sign, and recommend to the Common Council of the same.

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**John Choren, Church of St. John Chrysostom representative,** explained he met with a lighting contractor recently to determine how to resolve the issue presented. Ideally the church wanted a backlit sign because it was less obtrusive to light the sign from within than to light it from the exterior. Lighting could be repositioned from the ground to illuminate the sign proposed at the last meeting. He requested the Commission consider one compromise in allowing only the cross to be illuminated. There was a historic precedent dating back 160 years in allowing that particular cross sign to be illuminated in a backlit manner. The rest of the sign could be illuminated from the ground. The cross measured 32 inches wide and 43 inches tall.

**DEHN MOVED TO APPROVE AN AMENDED CONDITIONAL USE AND SITE PLAN FOR A NEW MONUMENT SIGN WITH A BACKLIT CROSS IN ADDITION TO EXTERIOR GROUND LIGHTING FOR DELIC0792.988, 1111 GENESEE STREET, DELAFIELD. OWNER/APPLICANT: CHURCH OF ST. JOHN CHRYSOSTOM AS PRESENTED AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. SIMON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. MOTION CARRIED WITH AICHER AND SIMON VOTING NAY.**

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

- c. **DELC 0804.999.008, 3200 Golf Road, Delafield. Owner: Shoppes at Nagawaukee EquityLLC. Applicant: Sign Effectz.** Applicant seeks approval of a new sign for Qdoba Mexican Eats.

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The applicant was present.

**DEYOE MOVED TO APPROVE A NEW SIGN FOR QDOBA MEXICAN EATS FOR QDOBA MEXICAN EATS. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- d. **DELC 0624.001.002, 34266 Valley Road, Delafield. Owner/Applicant: Dennis and Kellie Mueller.** Applicant seeks approval of a boathouse site plan and architecture.

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The applicants were present and represented by **Dale Kolbeck of Architectural Homes by Anders, Inc.**. Aicher questioned Kolbeck about the use of interior space of the boathouse. Kolbeck explained the entire interior was being used as storage. There was no entertainment area within the proposed boathouse.

**AICHER MOVED TO APPROVE A BOATHOUSE SITE PLAN AND ARCHITECTURE FOR DELC 0624.001.002, 34266 VALLEY ROAD, DELAFIELD. OWNER/APPLICANT: DENNIS AND KELLIE MUELLER. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- e. **DELC 0797.085.001 1712 Milwaukee Street Delafield. Owner/Applicant: Robert Woeste.** Applicant seeks approval of a Certified Survey Map to consolidate lots and requests feedback regarding a conditional use multitenant development, and schedule a public hearing accordingly.

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**Tom Levi, attorney for Robert Woeste-1712 Milwaukee Street,** was present. The location of the property along with 121 feet of frontage on Nagawicka Lake was noted. Southshore Condominiums were constructed in 1990 just east of the Fishbones Restaurant. The property originally housed a bait shop in the 1960's and became the house that was owned by Woeste currently. He noted the "hockey stick" shape associated with the southern portion of the property. As part of this application, the owner wanted to dedicate a portion of the lot that was already in the roadway. The property had been marketed for over a year and potential buyers were interested but were uncertain what could be built on the property. Zoning designations had changed through the years. A proposal for the property could include a tentative building envelope of approximately 7,000 sf to include construction of up to three condo units and garage structures located at the rear of the residential units. Height restrictions would dictate whether there could be two or three units constructed. Also south sideyard setback requirements would not allow a driveway to access the units without consideration. He

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

requested a driveway width of 15 feet be allowed instead of 24 feet in order to grant access to the rear of the proposed condo units. The property had been in existence with lakeshore frontage for a long time. A waiver of prohibition of pyramiding was needed. Two private piers on Outlot 1 should be established subject to DNR approval. Milwaukee Street should be dedicated to public use. Dupler clarified that all lots had been converted to R-6 but two parcels should be consolidated. There was no other way to resolve the issue because ordinances suggest that a new lot could not be created on the lake that was less than 150 feet wide.

Discussion ensued regarding the impacts to the site relative to having two units instead of three units. Dehn noted a public hearing should take place prior to approving a CSM. A public hearing for this matter would be placed on the next Commission meeting agenda.

- f. **DELCO799.893, DELCO799.984, DELCO799.984.001, DELCO799.984.002, DELCO799.984.003, DELCO799.984.004, DELCO799.984.005, DELCO799.973. South East corner of Genesee Street and I-94. Owner: Ixonia State Bank. Applicant: Prestwick Development.** Applicant seeks preliminary feedback on a development concept and schedule a public hearing accordingly.

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**Matt Morse and Tyler Morse**, were present representing Prestwick Development. M. Morse thanked the City for the opportunity to move his headquarters and manufacturing operations to Delafield. He met with the neighbors recently regarding legitimate concerns related to zoning ordinances for the property. He had resided in Lake Country for 32 years, raised his family and thought it an ideal location for the 110 employees in his manufacturing business of site furnishings for golf facilities. Morse noted the history of his company, explaining his business needs had outgrown the current facility in Sussex. The campus setting was proposed to separate the corporation from the office and manufacturing areas. The site was a beautiful piece of land similar to a mini-farm that would hold a barn to help create an idyllic setting for the southeast corner of the downtown City area. He noted the land went from high to low areas. The building would resemble a golf clubhouse. **Kent Johnson, Johnson Designs**, provided conceptual architectural sketches of the site for the Commission. The architecture would complement the downtown historical area with a rural character. Tree loss would be minimized for parking. If the plan were based solely on financial impacts, the plan submitted would not be recommended. The proposed plan provided an effort to keep the area low density, green and natural looking. The site plan was reviewed, noting the corporate offices on high point of the site, the manufacturing center on Indian Springs Drive, and a small barn structure that would act as a corporate retreat center for all buildings. The land would be finely manicured and beautifully kept to create more green space and buffer between the neighbors and the proposed development. The proposal seemed to make appropriate use of the property. Morse explained the proposal would be phased in to allow resolution of traffic issues over time. Phase One would include approval for corporate offices, manufacturing facility and barn structure. The second phase would include development of another office building and related parking.

**Pat Hawley, R.A. Smith National Inc**, explained there was a two-phased approach to traffic issues associated with Highway C and the eastbound I-94 entrance ramp intersection. In consideration of the first phase of development for the site that included the office building and manufacturing park, additional traffic would be added to the area but could still be accommodated. Existing conditions with tight spacing would remain and peak hours would include less than two vehicles per minute to and from the site. Operationally the intersection

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

could accommodate the traffic flow and cueing difficulties would remain negligible. Any future development would depend on changes to Indian Springs Drive or the intersection.

Simon questioned the manufacturing proposed for the site. Morse explained the activity would include light manufacturing in a 50,000 sf facility without the need for large equipment, extruding of plastic or injection molding. Positioning of the buildings allowed the manufacturing facility to be located approximately 300 feet from the neighboring property line. Materials were delivered via semi truck in approximately 12-16 truckloads per day. The west side of the facility would include semi-loading docks to minimize any noise to be heard. Buffers were provided by large trees on the property. Morse worked to make the loading docks narrower to get good flow into the property and still create an aisle that trucks would use to drop off materials away from the neighbors. No emissions, odors from solvents or other conditions would be the result of the manufacturing on site. All lighting would be downcast. He noted that if the alternative plan were put in place without the manufacturing facility, there would be eight office buildings on site, additional parking and traffic would be created than what was being proposed with a lot less control over ownership of the land and building uses.

A Public Hearing was needed. Hawley noted a Traffic Impact Study for Phase One had been completed and submitted to City Staff as requested. Once all engineering items were completed, a public hearing could be scheduled at a future Plan Commission meeting.

6. Zoning and Ordinance Revision - None.

7. Reports of City Officials:

a. Clerk

1. Plan Commission Meeting Dates & Deadlines

a. July 26, 2017; next meeting.

b. July 11, 2017; submittal deadline.

c. June 28, 2017 Public Hearing submittal deadline.

2. Correspondence – None.

b. Planner – No report given.

c. Building Inspector

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

8. Adjournment

There was no further business; therefore, the Wednesday, June 28, 2017 Plan Commission meeting adjourned at 10:23PM.

Minutes Prepared By:

Accurate Business Communications, Inc.