

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Attwell called the Wednesday, May 29, 2019 Plan Commission meeting to order at 7:00PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, May 29, 2019 Plan Commission meeting:

Present

Kent Attwell, Mayor

Tim Aicher, Ald.

Dave Greenway

Dan Jashinsky

Ed Marek

Laura Schult

Robert Weiler

Roger Dupler, Planner

Scott Hussinger, Building Inspector

Absent

Jim Reiher

PUBLIC HEARINGS:

PUBLIC HEARING #1:

Amended Conditional Use

TAX KEY/ADDRESS:

DELC 0781.996.013, 2215 Hwy 83, Hartland.

OWNER/APPLICANT:

Bryan Becker – Clay Werks

MATTER:

Consider an Amended Conditional Use Permit and Site Plan to allow for a second accessory building for storage in support of the existing business. This business operates in an RE-2 residential district governed by an existing Conditional Use for a Home Business.

Attwell opened the Public Hearing at 7:01PM. **Bryan Becker** was present. Hearing no one come forward to provide additional comment at this time, Public Hearing #1 was closed at 7:02PM.

1. Approve Plan Commission meeting minutes of meeting. [April 24, 2019](#)

AICHER MOVED TO APPROVE THE APRIL 24, 2019 PLAN COMMISSION MEETING MINUTES AS PRESENTED. MAREK SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. City of Delafield Citizen's Comments pertaining to subjects on the Consent Agenda.

Hearing no comments pertaining to subjects on the Consent Agenda, Citizen's Comments pertaining to subjects on the Consent Agenda were closed.

3. Consent Agenda

- a. **DELC 0798.005, 620 Milwaukee Street, Delafield. Owner: Andrea D. Johnson. Applicant: Carol Guayliardo.** Applicant seeks approval of a Business Plan of Operation for Bliss Boutique, a specialty retail store. Hours of Operation are 6:00 A.M. to 10:00 P.M. all days, with 2 part-time employees.
- b. **DELC 0803.988.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Stortz. Applicant Matthew and Michele Matheny.** Applicant seeks approval of an Amended Business Plan of Operation for new ownership of Lake Country Cigars. Hours of Operation are 6:00 A.M. to 10:00 P.M. all days, with 1 full-time and 5 part-time employees.

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- c. **DELIC 0797.967.001, 1444 East Devonshire Road, Delafield. Owner/Applicant: Maureen A. Pohle.** Applicant seeks approval of a Business Plan of Operation for Creating Balance LLC, a professional counseling service and home occupation. Hours of operation are 8:00 A.M. to 8:00 P.M. Monday through Friday, with one full time employee.
- d. **DELIC 0793.020.001, 727 Genesee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Renotta Thompson.** Applicant seeks an Amended Business Plan of Operation and sign for Next Door Boutique, a specialty retailer, to accommodate relocation within the City. Hours of Operation are 8:00 A.M. to 9:00 P.M. all days, with 1 full-time and 2 part-time employees.
- e. **DELIC 0733.998.002 3130 Village Square Drive, Hartland. Owner: Delafield Station LLC. Applicant: Tim Mikulance.** Applicant seeks approval of a Business Plan of Operation and sign for 360 Fitness, a personal training facility. Hours of Operation are 5:00 A.M. to 10:00 P.M. all days with 2 full-time and 2 part-time employees.
- f. **DELIC 0803.993.001, 2553 Sun Valley Drive, Delafield. Owner: Dayton Hudson Corporation. Applicant: Lemberg Electric.** Applicant seeks approval of a new sign panel for Target.
- g. **DELIC 0793.014.023, 631 Genesee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Waterford Wine and Spirits.** Applicant seeks an Amended Business Plan of Operation to allow for outdoor seating and service. Hours of operation are Monday through Saturday 11:00 A.M. to 8:00 P.M., Sunday 12:00 P.M. to 5:00 P.M., with 2 fulltime and 12 part-time employees.
- h. **DELIC0793.987.003, 417 Main Street, Delafield. Owner/Applicant: City of Delafield.** Applicant seeks approval of a replacement ground sign for the Promotion and Tourism Visitor Center.

WEILER MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- 4. City of Delafield Citizen's Comments pertaining to items on or off this Agenda.

Bill Restock, 4527 Vettelson Road, lived at his address for the past 30 years and shared the lot line with Village Square Shopping Center. He had been an active participant in Village Square issues since the 1990s. He was opposed to the business operations being discussed in Item 6a. He was opposed to a vape shop in general and opposed to having one in the City overall. When the Village Square Shopping Center presented the development to the City, it was "sold" to citizens as a "gateway to Delafield." It would be a "quality" development and the pride of the neighborhood. Years of debate about the types of tenants that would be allowed to create the right retail climate at the shopping center took place. Since then, each applicant has been scrutinized to make sure they were right for the retail climate and the neighborhood. The proposed vape shop was not a good fit for several reasons. First, it was in a residential neighborhood. The American Heart Association said that in 2018 the number of teens vaping increased by 78%. There were four schools located within two miles of Village Square and this type of retail shop was not a good mix with schools. In addition, a vape shop would attract a different demographic than the Village Square Shopping Center was designed to attract. Residents were told it would be a family oriented center for food, pizza, etc. A vape shop would encourage the use of the product on the premises and this would encourage people to congregate to use the product. This was a concern. He was also concerned about paraphernalia being sold on site. While he understood the difference between products, he was nervous about having CBD sold in this location. When driving into an area, a person could view the types of businesses that often indicated the type of neighborhood that was thriving there. Places like a tattoo shop, adult toy store and vape shop would be less family friendly. He also noted Village Square is miles from downtown. He questioned whether the

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same business would be allowed to apply for the Downtown District. He encouraged the Plan Commission to deny the application because it was not a good fit in the community in that area.

Hearing no other comments pertaining to items on or off this Agenda, Citizen's Comments were closed.

5. Unfinished Business.

- a. **DEL0793.049, 408 Main Street, Delafield. Owner/Applicant: John D. Tomasini.** Applicant seeks approval of a Certified Survey Map to consolidate four historically substandard lots into one parcel conforming to the CBD-2 district and facilitate development of an approved four unit multifamily dwelling 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 explained information about this item was included in the epacket. Since the last Plan Commission meeting on this matter, a decision had been made by the applicant to downsize the project. Before any approvals of a smaller project could take place, action was required on the original submittal. **John Kutz, of MSI General**, was present to answer questions.

AICHER MOVED TO APPROVE A CERTIFIED SURVEY MAP TO CONSOLIDATE FOUR HISTORICALLY SUBSTANDARD LOTS INTO ONE PARCEL CONFORMING TO THE CBD-2 DISTRICT AND FACILITATE DEVELOPMENT OF AN APPROVED FOUR UNIT MULTIFAMILY DWELLING FOR DELC0793.049, 408 MAIN STREET, DELAFIELD. OWNER/APPLICANT: JOHN D. TOMASINI AS PRESENTED 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. **DEL0793.049, 408 Main Street, Delafield. Owner/Applicant: John D. Tomasini.** Applicant seeks feedback on downsizing the approved four unit residential condominium.

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

The applicant wanted to downsize the project. Because of this, a preliminary presentation and public hearing would be required regarding modification of the site plans. Kutz explained the revised plan included reducing the overall size of the original project from 16,000 sf to 12,000 sf due to market research conducted by the applicant. The units shrunk from 4,000 sf to 3,000 in size. The footprint shrunk as well with added green space on the site the result. All architectural proportions were being maintained to suit the new size. Height of the buildings had been reduced from 34 feet to 28 feet. Updated renderings were provided and included in the epacket. No new materials had been or would be added as a result of the smaller plans. Revised landscaping plans would be included in the final site plans submitted; however, it was noted that the stormwater would still drain to the drainage swale as originally planned. No curb cuts were changed in the new project proposal as well. A public hearing would be scheduled on this item for the next Plan Commission meeting. It was noted that the next step in the process was to amend the conditional use for the property to accurately reflect the new development proposal.

- c. **DEL0751.110 and DEL0751.097 906 Scenic Heights Drive, Delafield. Owner/Applicant: Michael and Audrey Pals.** Applicant seeks approval of a Certified Survey Map, Stormwater Maintenance Agreement and Easement, and recommend to the Common Council of the same.

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Michael Pals, applicant and Tom Langan, Badger Homes Builder, were present. Pal explained they wanted to downsize and move to the smaller of the two lots once a new house was constructed. There was a "jog" in the proposed house plans to accommodate the setback requirements from a neighboring deck that was located two feet over the lot line. The Pals would be 12.5 feet from the lot line with the shift in the foundation.

AICHER MOVED TO APPROVE A CERTIFIED SURVEY MAP, STORMWATER MAINTENANCE AGREEMENT AND EASEMENT FOR DELC 0751.110 AND DELC 0751.097 906 SCENIC HEIGHTS DRIVE, DELAFIELD. OWNER/APPLICANT: MICHAEL AND AUDREY PALS, CONTINGENT UPON RESOLUTION OF THE ITEMS IDENTIFIED IN THE SURVEYOR'S REVIEW LETTER OF APRIL 16, 2019, PUBLIC WORKS COMMITTEE ACTION TO APPROVE THE STORMWATER MAINTENANCE AGREEMENT AND RELATED ENGINEERING DOCUMENTS AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. New Business

- a. **DELC 0733.998.002, 3067 Village Square Drive, Hartland. Owner: Delafield Station LLC. Applicant Stephanie Lempke.** Applicant seeks approval of a Business Plan of Operation for Vapes, Juices, and CBD LLC. a specialty retail store. The hours of operation are 6:00 A.M. to 11:00 P.M. all days, with 1 full-time employee and 3 part-time employees.

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Stephanie Lempke, 3067 Village Square Drive, Hartland, WI, was present. She explained her store was not a vape shop. She would not be selling items to children under the age of 18. Approximately 10-15% of her products would be vape products. She was selling CBD products, bath salts, essential oils, body scrubs, face masks etc. CBD was a product made from hemp, not THC, and there was no marijuana included at all. The proposed name of her store only had vape in it because CBD products sometimes had vape cartridges to get the CBD into the system earlier. There would be no paraphernalia sold. Some juices being sold had CBD in them. She was selling health and beauty products that would work well in this area. She could change the name of the store and planned to have signage indicating identification and proof of age would be required prior to sale. There were a variety of reasons why people chose to use CBD products for themselves and pets. Discussion ensued. Concern was expressed that smoking aspect of the stores products were being downplayed. The store would be in close proximity to schools and this was a concern due to the CBD trends found in a younger demographic. There was legislation being brought forward that was only in a pilot program stage regarding hemp. The Police Chief did not yet have a mechanism to monitor the legality of the item. There were many unknowns about the CBD product and it was not currently licensed or regulated. The County regulated public health, but did not regulate vape shops and CBD oils. Conversely, it was noted the surrounding communities had CBD stores. Tobacco use was older than the country. This product was less than six months old. It was not the same as tobacco. The CBD substance was not well regulated due to its newness. The only regulation was related to the amount of THC allowed in the CBD product.

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Lempke explained she had been in business for many years in the mortgage and restaurant businesses. She believed in the products she would sell and that was her reason for wanting to have the storefront. While the name could be changed, it was important to note that CBD does have cartridges that vape equipment used with it. She was not saying she wouldn't sell any of it, but she anticipated it being a small percentage of her business at the site. If CBD were to become regulated, she would be required to follow along with the regulations regarding that product. Additional discussion took place regarding whether the business could be approved without the vape aspects included. Historically, heavy scrutiny had been placed upon the development agreement and factors of residential use at the Village Square Shopping Center with many aspects of the conditional uses predetermined. To consider allowing an unregulated use would be counterproductive to these decisions. There were vape products currently sold at various locations throughout the city. Discussion also took place regarding the process required if changes were made at this time.

AICHER MOVED TO DENY APPROVAL OF A BUSINESS PLAN OF OPERATION FOR VAPES, JUICES, AND CBD LLC. A SPECIALTY RETAIL STORE WITH HOURS OF OPERATION FROM 6:00 A.M. TO 11:00 P.M. ALL DAYS, WITH 1 FULL-TIME EMPLOYEE AND 3 PART-TIME EMPLOYEES FOR DELC 0733.998.002, 3067 VILLAGE SQUARE DRIVE, HARTLAND. OWNER: DELAFIELD STATION LLC: APPLICANT STEPHANIE LEMPKE AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. THREE WERE IN FAVOR. THREE WERE OPPOSED RESULTING IN A TIE VOTE WITH ATTWELL VOTING AYE.

It was suggested that Lempke should contact City Hall if a business name change was preferred. A new application would not be required.

- b. **DELC 0781.996.013, 2215 Hwy 83, Hartland. Owner/Applicant: Bryan Becker.** Applicant seeks approval of an amended Conditional Use Permit and Site Plan for Clay Werks to expand the home business with the addition of an accessory building, 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.

Bryan Becker, applicant, was present. The business had been operating in a 1928 dairy barn for many years. He had a different marketing plan that emphasized online retail shopping to the public. There was currently little room due to the pottery wheels, trade show items and business materials being stored on the premises. Also, there was no storage space in the barn for vehicles of any kind. Discussion took place. Suggestions were made regarding consideration of offsite storage for some of the items being housed in the barn that would free up space for business operations. Becker explained it would be cumbersome on the business to have to drive several minutes to gather materials needed for business operations. Discussion ensued regarding the possibility of adding onto the existing building. Historically, there had been similar applications that were considered on a case by case basis. There was little hardship presented regarding the need for an ancillary building that was not allowed on the property. Additional discussion took place regarding the elements of the conditional use relative to any future sales of the property. Becker had discussed various options for additions and offsite storage with City staff in advance of this meeting. Common sense suggested that it all should be included under one roof. He would have just enough space to grow into the building space if he cleared the other items out. He had filled the existing space in the current manner only due to recent box shipments for the business.

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WEILER MOVED TO APPROVE AN AMENDED CONDITIONAL USE PERMIT AND SITE PLAN FOR CLAY WERKS TO EXPAND THE HOME BUSINESS WITH THE ADDITION OF AN ACCESSORY BUILDING FOR DELC 0781.996.013, 2215 HWY 83, HARTLAND. OWNER/APPLICANT: BRYAN BECKER WITH A REVISED CUP TO BE DRAFTED BY THE CITY ATTORNEY IN PREPARATION OF THE COMMON COUNCIL MEETING AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FOUR VOTED IN FAVOR. MOTION CARRIED WITH AICHER AND SCHULT VOTING NAY.

- c. **DELC 0825.987, 601 Maple Avenue, Delafield. Owner: Ben and Amy Askren. Applicant: Cameron Bence.** Applicant seeks approval of a Certified Survey Map to divide one 10-acre parcel into two 5-acres parcels and recommend to the Common Council of the same.

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Ben Askren, 601 Maple Avenue and Cameron Bence, 1301 W Canal Street, Milwaukee, WI., were present. Bence explained the Askren application was placed on a previous Plan Commission agenda with a different design regarding bringing water to the site. It was cost prohibitive to bring sewer to the site. The new proposal included the use of a septic system and well on each lot and met City standards for each. Dupler noted that the flag lot did satisfy requirements for creation of this type of lot. Discussion ensued. Concern was expressed for creation of a flag lot in this area; however, it was noted this was the only way to have five acres on both lots.

SCHULT MOVED TO APPROVE A CERTIFIED SURVEY MAP TO DIVIDE ONE 10-ACRE PARCEL INTO TWO 5-ACRES PARCELS FOR DELC 0825.987, 601 MAPLE AVENUE, DELAFIELD. OWNER: BEN AND AMY ASKREN. APPLICANT: CAMERON BENICE, CONTINGENT UPON TECHNICAL REVIEW AND APPROVAL FROM THE CITY ENGINEER AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. FIVE WERE IN FAVOR. MOTION CARRIED WITH AICHER VOTING NAY.

- d. **DELC 0734.989 4024 Nagawicka Road, Hartland. Owner: University Lake School. Applicant: SunVest Solar Inc.** Applicant seeks preliminary feedback regarding a solar collection system to service the school utility demands.

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Kurt Kindred, N27W24025 Paul Ct #100, Pewaukee, WI, explained a solar array was proposed on a small sliver of land that was owned by University Lake School on the north side of Vettelson Road. The array was designed to capture solar energy on the far east side of the site. The site would be fenced with a six foot tall chain link fence. The array would be approximately 8 feet tall and sloped at 25 degrees to a height of approximately three feet at the front of the panel. There would be no reflection from the array panels because they were designed to redirect any light into the solar cell via a non-reflective glass technology that absorbed sunlight. The solar panels were safe to the touch. It was suggested that landscaping be added to the fence line bordering Vettelson Road so that it looked less industrial in that area. A public hearing on this matter would be on a future Plan Commission agenda.

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- e. **DELC 0798.098.001-004, 319 – 337 Division Street, Delafield. Owner: Berhend Property LLC. Applicant: Condo Development Inc.** Applicant seeks preliminary feedback on a development concept that would require revised Comprehensive Plan text, rezoning and a site plan approval for a ten unit attached age restricted housing development.

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

Greg James, applicant's representative, was present. It was noted that this item had been considered by the Common Council to determine if there was interest from the City to vacate Lake Street and the alley area impacted by this development. The bike trail would be preserved on the easterly half of the alley area. There was no need to retain the property and the development proposal was placed on the Plan Commission agenda for consideration at this meeting. In addition, it was noted R-7 zoning was across the street from the proposed development which made the proposal an appropriate location for the proposed use. James noted the development included a two car garage on the north side. Residents would have to climb one flight to stairs to get to the first level on the front street side to the south. They would enter the first floor and could then navigate without stairs to all everyday living needs. Two bedrooms would be housed on the upper level for visitors. There would be no step at the front and back door entrances with straight stairways in the units. There would be no children under the age of 15 allowed to reside in this development. The minimum of 80% of the units qualified the development as senior housing. Concern was expressed regarding the mass of the building and density of the overall structure. It was suggested that two buildings be constructed. Concern was also expressed regarding the size of the garage space. James indicated the space would not be made any wider in the garage areas.

- f. **100 Block Main Street, and 2500 Block Genesee Street, Delafield. Owner: City of Delafield. Applicant: City of Delafield** Applicant seeks approval to remove civic program signage attached to the Welcome Signs.
- g. **Civic Program Signage** Staff seeks determination and direction for Civic Program Signage.

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Items 6f and 6g were discussed concurrently. Attwell explained the history of these items, noting the Promotion and Tourism Committee had made a recommendation to have the arbitrary signage attached to the City's Welcome to Delafield sign removed. Discussion ensued regarding the value of the arbitrary signage (i.e., Tree City USA, Ice Age Trail City, etc.). If the signage were to be retained, an appropriate display area was needed. Discussion ensued. An appropriate location for the signage would be to include it on the Visit Delafield website. It was not helpful to motorists to view the signage in its current location because over time people stopped noticing it.

AICHER MOVED TO REMOVE CIVIC PROGRAM SIGNAGE ATTACHED TO THE WELCOME SIGNS IN THE 100 BLOCK MAIN STREET, AND 2500 BLOCK GENESEE STREET, DELAFIELD. OWNER: CITY OF DELAFIELD. APPLICANT: CITY OF DELAFIELD, CONTINGENT UPON FUTURE REQUESTS FOR SUCH SIGNAGE TO BE INCLUDED IN THE VISITDELAFFIELD.ORG WEBSITE. SCHULT SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

The civic program signage demonstrated involvement in other city entities and supported those programs. Signage could have a determined calendar cycle for display with reapplication

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required on an annual basis. In this way, the signage could be present and evaluated for relevance each year. Discussion ensued regarding whether such signage should be displayed in the future and if so, how to manage the signage. It was determined that no further action was required on this matter.

7. Zoning and Ordinance Revision – None.

8. Reports of City Officials:

a. Clerk

1. Plan Commission Meeting Dates & Deadlines
 - i. Meeting June 26, 2019
 - ii. Meeting Submittal Deadline June 11, 2019
 - iii. Public Hearing Submittal Deadline May 27, 2019

2. Correspondence – None.

b. Planner.

1. Building Height analysis

Discussion took place regarding various building heights noted throughout the City. Information was provided in the epacket for this item. Historically, different building heights were noted in the conceptual drawings and then were sometimes constructed to a different height. The drawing included in the epacket demonstrated how the building height would be applied relative to the Code. It would be helpful to provide language that demonstrated clarity and consistency regarding building heights for the future.

c. Building Inspector.

There were 29 total permits with two residential and one commercial permit this month.

9. Adjournment.

There was no further business; therefore, the Wednesday, May 29, 2019 Plan Commission meeting adjourned at 9:13PM.

Minutes Prepared By:

Accurate Business Communications, Inc.

Molly Schneider

From: Michelle Luedtke
Sent: Wednesday, May 29, 2019 9:13 AM
To: Molly Schneider
Cc: Roger Dupler
Subject: FW: Against Vape, Juices and CBD Oil retail sales outlet in Village Sqaure/City of Delafield

Importance: High

Please place on the associated agenda under correspondence.

Thanks,

Michelle Luedtke
Clerk - City of Delafield
Population: 7176 in 2018
500 Genesee St. Delafield, WI 53018
262-303-4513
262-646-6223 fax
www.cityofdelafield.com

From: Robert Borkowski <rborkowski@milwpc.com>
Sent: Tuesday, May 28, 2019 9:05 PM
To: Doug Saloga <dsaloga@ci.delafield.wi.us>; Michelle Luedtke <mluedtke@ci.delafield.wi.us>; Kent Attwell <kattwell@ci.delafield.wi.us>; Tim Aicher <taicher@ci.delafield.wi.us>
Cc: ascho10074@wi.rr.com; 'Woody Krickhahn ' <srfncr8@hotmail.com>; 'Sherry Myers' <slmyers1@wi.rr.com>; Bill and Ellen Restock <restockwg@gmail.com>
Subject: Against Vape, Juices and CBD Oil retail sales outlet in Village Sqaure/City of Delafield
Importance: High

Dear Alderman Saloga, Ms. Luedtke, Mayor Attwell, and Alderman Aicher

I am sending you this e-mail to inform the City of Delafield, City Clerk, Plan Commission and Common Council that I and my wife Lisa are opposed to the City of Delafield Plan Commission and Common Council approving any request for a retail outlet in Village Square, City of Delafield for the sale and distribution of any "Vape, Juices and CBD Oil"

There are two High Schools, a private prep school and grade school all located within one mile or less of Village Square.

Our property abuts Village Square on two borders; on my north and east property lines.

Please not in my neighborhood.

Please vote to deny.

Thank you,

Bob & Lisa