

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Public Hearing to consider a Conditional Use Permit - Planned Development for a General Development Plan for Village Square of Delafield to be located on vacant property on the southwest corner of Highway 83/16, City of Delafield.

CALL TO ORDER

Mayor Craig called the meeting to order at 7:10 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC HEARING

M. Czubkowski read the notice for the Public Hearing. She explained the procedures for a public hearing. It was reported that 56 letters/e-mails were received by the City Hall in regards to the proposal. Copies of these letters/e-mails were given to the commissioners. One packet will be put in the library for public viewing.

Mayor Craig stated that this is a public hearing for development. This is a hearing, not an answer and question period. It is a chance to give public input. It was stressed that this was a process and that the commissioners have not formed any opinions on this issue.

As a reminder, Mayor Craig stated that a budget workshop would be held Monday night from 7-9 p.m. at the Fish Hatchery.

ROLL CALL

Present

Mayor Paul Craig
Phil Schuman
Chrys Mursky (entered 8:05 p.m.)
Robert Transon
Marily Gardner
Matt Carlson
Marilyn Czubkowski

Absent

Fred Welch
Diri Curtis Costa
Roger Dupler
Tom Maney

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PUBLIC HEARING

Comments from the Developer

Mr. Spheeris, the Developer of the proposed Village Square of Delafield, explained that he was here to present their plan for the development. He described the property, its history, zoning (currently B-6), and the surrounding area. He stated that the proposal will not have fast food facilities and that many facets had been taken into consideration in the design of this proposal. He discussed road usage, goals, themes, and water retention ponds. The development would consist of retail, office, and restaurant space. Contributions to the school district and tax monies generated were reviewed. Spheeris Development Corporation's past projects were reviewed. He believes that adjacent property values will increase.

Steven Gartman of the Albion Group (Architect) spoke in regards to the architecture of the development. A Colonial-type village square look is planned. He explained the architecture of the buildings, lighting, parking, the surrounding areas (how it will shield the residential neighbors), and the use of natural landscaping in the project to make it appealing.

Dan Rosenfeld of the Mid America Real Estate Group (Leasing Agent) explained the type of tenants that they are looking for. He listed various kinds of restaurants and office businesses that are being targeted.

John Bieberitz of Traffic Analysis and Design, Inc. (Traffic Study) summarized the traffic studies and future plans for the roadways and park-and-ride. It is estimated that there will be 21-22% less traffic than the Lake Country Crossing development would have generated. This traffic will consist of 45% from the south, 45% from Highway 16, 5% from the north on Highway 83, and 5% from Vettelson Rd. Improvements would have to be signed off by the DOT. This development would essentially pay for traffic signals at 16/83 and turn lanes. Access to Vettelson Road will be downplayed.

Chip Leedom of Sigma Development (Engineer) talked about the engineering aspects associated with the site; i.e., grading, utilities, water supply and storm water provisions/treatment.

Rick Zarkow, The Redmond Company (Construction Manager), spoke about the phasing in of the project - it would be approximately a 2-3 year

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period after approval by the City. He reviewed the installation of erosion control throughout the site, construction of site improvements, and initial construction of stores. Construction hours will be between 7 a.m. and 4 p.m. Using existing data, this property will generate approximately \$286,000 in property tax revenue. The project would create 542 full and part time jobs when completed.

John Spheeris concluded that he thought that this was a well-designed project.

Mayor Craig thanked the Lake Country School for allowing the City to use their facilities. He explained that comments would be limited to three minutes per speaker. A total of nine minutes total would be allowed if two other people who had signed up to speak banked their time.

Comments from the Citizens

Bill Restock, 4527 Vettelson Road, Hartland, WI (City of Delafield) – (Against). Read from his letter. Concerned about increased traffic on Vettelson. The location of the retention pond near the residential area is another concern. The compatibility of this development with the surrounding area was discussed. He thought the size of the development was too large.

Alice Schouton, 4518 Vettelson Road, Hartland, WI (City of Delafield) – (Against). She cited recent thefts at various retail establishments in the Highway 83/I-94 area. She does not want this kind of atmosphere at the Highway 83/16 area. She does not want any kind of development, the crime, noise, light pollution, and traffic from a project like this.

Ann Seidel, 5144 N. Highway 83, Hartland, WI – (Against). Doesn't feel there is a need for a shopping center such as this in the area. The area is over-saturated with retail establishments. Concerned about the water run-off, ecological impact on the natural habitats in the area, increase in traffic, inappropriateness of the development, and the cost of City services to the development.

Mary Rose Monsour 226 W. Capitol Drive, Hartland, WI – (Against). Spoke about the difficulties of backing out of driveways on Capitol Drive.

Jeff Krickhahn, 4506 Vettelson Road, Hartland, WI -- (Against). He addressed the traffic in front of his house. Doesn't think it would be easy

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to back out of his driveway. There are a lot of children in the area and is concerned about their safety.

Barbara Reinders, N38W32930 Lake Country Dr., Nashotah – (Against). Stated that she chose to live here because it is a quiet, rural, safe place to raise her daughter. Concerned about traffic, congestion, noise, lights, the close proximity to neighboring schools, increase in crime, the character of Lake Country area, and water run-off. There is a lack of need of more shopping areas. The targeted shoppers are also the residents in the area who are against this development.

James LaFove, 1441 Genesee Street, Delafield – (Against). He is both a resident and business owner who will be affected by this development. He feels that help is hard to find now and that the area will not support 500 more jobs.

Barb Rambadt, 3440 Nagawicka Road, Hartland -- (Against). Spoke about how beautiful the Arbors is and how this development will have a negative impact on the surrounding neighborhoods.

Don Rambadt, 3440 Nagawicka Road, Hartland – (Against). Spoke in regards to the clay-lined retention pond. Concerned about the toxic compounds that will come from the autos and go into the water. The clay allows certain toxic and chemical wastes to go through. Urged the commissioners to look into this. Is concerned about protecting the water in the neighboring wells against contamination.

Jaci Bowman, 4449 Vettelson Drive – (Against). She distributed her and Peter Radnek's (same address) written comments to the commissioners. Concerned about well and septic, possible flooding, quality of life, traffic, water and sewer, development in this quadrant, affect on businesses and residents in Hartland and Chenequa. She stated that she doesn't want another "Bluemound Road". Asked that this decision be postponed.

Dave Lamerand, 516 Saxony Court, Hartland, WI – (Against). Spoke regarding traffic, the effect on the surrounding area businesses, obtaining workers to fill the jobs, water usage, road conditions, water run-off, regional attractions, and further development. Stated that this is a regional center, not a neighborhood center.

Cheri Myers, 4447 Vettelson Drive – (Against). She has a water problem in her yard now and is concerned about water running in her direction

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from the proposed development. She addressed the added tax benefits versus cost of services.

Attorney Mike Rambousek, Schober, Schober & Mitchell (Represents Chenequa Land Conservancy Project) -- (Against). He distributed his report dated July 18, 2002 stating why this project should be denied. He stated that this is not a village square. His credentials were reviewed. There will be 20 single-family homes in the area affected by this development. The Comprehensive Plan goals were reviewed and compared to this development proposal. Preservation of privacy, traffic, economic impact analysis (the dollar amount to the school would be less than that projected), proposed traffic improvements on Highway 83/16, and compatibility were discussed. They recommended denial.

Randy Artrip, 3911 Campbell Trail - (Against). He moved here because of the rural area. Addressed the stores in the area, fast food restaurants and restaurants, and office space available in the City of Delafield and Hartland. Concerned about water pollution in his well and light pollution in the area. He doesn't see this increasing the value of his home. (Distributed a copy of his comments to the commissioners).

Linda Randall, 4530 Vettelson - (Against). She moved here because of the country-like atmosphere. Does not want the traffic or the development. Concerned about the trees that will be cut down. Addressed the increase in traffic. Does not want to use the property for a commercial development just because it is zoned business.

Dave Meyer, S83W23915 Arterian Avenue, Big Bend, WI -- (Wetland & Waterway Consulting, LLC) - (For [see Citizen Comment card]). He discussed the destruction of an isolated natural resource area, impacts to archaeological resources, water quality impacts from retention basin discharge, and impacts to groundwater and drinking water wells. A paper detailing these items was distributed to the commissioners.

Judy Perry, 2030 Bay Point Lane, Hartland - (Against). Stated that the proposal is attractive, but it is not going to hide the fact that all of the occupants are duplicates of what is already in the surrounding areas. Tax revenue versus tax loss from businesses that would no longer be viable was addressed.

Holly Warner, 5636 N. Pheasant Dr., Nashotah, WI -- (Against). Concerned about the runoff to the lakes. Addressed "open space" and

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the parking spaces proposed. Urged commissioners to listen to the consensus of the people.

Nancy Anderson, 31885 Treasure Island, Drive, Hartland – (Against). She is concerned about commercial businesses in the neighborhoods. This development is not needed.

Cari Matter, N46 W28679 Willow Brook Court, Hartland, WI – (Against). Asked that the commissioners consider the impact this will have on the entire area. There is already plenty of commercial businesses in the area now. Asked that the commissioners reconsider any development on this site.

Larry Schouten, 4518 Vettelson Road, Hartland – (Against). Concerned about using more of the “fields”. Presently, this land does not require any costs to the City for protection. The development is not compatible with anything in this area. Asked that the master plan zoning of this parcel be reconsidered.

Ted Rolbs, 6264 N. Brumden Rd., President of Chenequa Land Conservancy – (Against). They are concerned about the watershed and the effect this development will have on the lakes. He stated that the possibility of the Lutheran high school being built is looking slim and should not be counted on. Destination vs. pass-by consumers and police/fire protection was discussed. The Chenequa Land Conservancy would like to buy this property for conservancy, but have not been able to come to an agreement.

Bob Borkowski, 4521 Vettelson Rd. – (Against). He lives next to the proposed retention pond. Distributed a copy of his letter to the commissioners. He addressed the Lake Country Reader Poll (the majority were against this proposal). This development is not compatible with the area. Fire/Police protection to this area will not be good. He discussed the screening of the project from the neighboring areas. The retention pond is higher than his backyard and he is concerned about the water. Concerned about hours of operation, snow removal, deliveries, well contamination, etc. Asked the commissioners to vote as if they lived on Vettelson Rd. He reviewed the traffic routes to the proposed development. Addressed surrounding community’s developments and their affect on his neighborhood.

A BREAK WAS TAKEN AT 9:30 P.M.

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THE MEETING RECONVENED AT 9:39 P.M.

Ralph Kutschera, 236 Millington Land, Hartland – (Against). Moved here from Milwaukee to get away from things like this proposed project. Thought that this would destroy the quality and quietness of the area.

Mark Weber, W316 N7479 Clare Lane, North Lake – (Against). Grew up in this area. Thought that there are already enough shopping malls/centers in the area. This would take business away from the stores in the area. Addressed vacant and open storefronts. There are many businesses failing due to lack of business now – this will not help.

John Lill, 3622 Nagawicka Shores Dr., Delafield – (Against). Will be a business owner on Milwaukee Street in Delafield in two months. Did not think this was the best use of this property as it will be a duplication of existing establishments. Addressed the silt that could potentially go into Lake Nagawicka. There is a lot of money being spent to beautify Downtown Delafield and to make it (Downtown Delafield) a destination shopping area. The fragmentation of City services will be stretched.

T. Michael Schober, Attorney, 16845 W. Cleveland Ave., New Berlin – (Against). Violates planning standards and zoning. There are insurmountable environmental problems. Addressed potential increase of traffic on Vettelson Road, affect of the Lutheran school, and that the tax amount that goes to the school does not take into affect state aids. The only benefits are possibly some money for the school and economical benefit to the developer. There are no other benefits. He compared this development to that of the one proposed three years ago. The reasons for turning down the first one still exist and thus this one should be turned down also.

Bob Borkowski, 4521 Vettelson – (Against). Reviewed the areas that would potentially need traffic control lights due to high traffic volume created by this proposed development and those developments that are occurring in surrounding communities.

Closing Comments

Mr. Spheeris thanked the participants in tonight's hearing. He has made notes of questions and concerns.

Mayor Craig reminded everyone about the budget workshop this coming Monday, 7 p.m. at the Fish Hatchery.

July 24, 2002

7:00 PM

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Commissioners not present tonight will be provided with a tape of the meeting.

CLOSE PUBLIC HEARING

M. GARDNER MOTIONED TO CLOSE THE PUBLIC HEARING. P. SCHUMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. THE PUBLIC HEARING WAS CLOSED AT 9:59 P.M.

ADJOURN

Respectfully submitted:

Minutes Prepared By:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications