

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Planning Commission Vice-Chair Aicher called the Wednesday, February 26, 2020 Plan Commission meeting to order at 7:00PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, February 26, 2020 Plan Commission meeting:

Present

Tim Aicher, Ald.
Dave Greenway
Dan Jashinsky
Ed Marek
Jim Reiher
Laura Schult
Robert Weiler
Roger Dupler, Planner
Scott Hussinger, Building Inspector

Absent

Kent Attwell, Mayor

PUBLIC HEARINGS:

PUBLIC HEARING 1:

Amended Conditional Use Site Plan

APPLICANT:

St. Michaels Anglican Church

MATTER:

Discussion and possible action to amend the Conditional Use Site Plan for DELC 0748.998.002, 2565 Genesee Street, to allow for a new ground mounted sign and cross.

Aicher opened the Public Hearing at 7:00PM. Hearing no one come forward to provide comment at this time, Public Hearing #1 was closed at 7:01PM.

PUBLIC HEARING 2:

Amended Conditional Use Site Plan

APPLICANT:

Christ the King Lutheran Church

MATTER:

Discussion and possible action to amend the Conditional Use Site Plan for DELC 0786.998, 1600 Genesee Street, to allow for new directional signs.

Aicher opened the Public Hearing at 7:01PM. Hearing no one come forward to provide comment at this time, Public Hearing #2 was closed at 7:02PM.

- 1. Approve Plan Commission meeting minutes of the [January 29, 2020](#) meeting.

JASHINSKY MOVED TO APPROVE THE JANUARY 29, 2020 PLAN COMMISSION MEETING MINUTES AS PRESENTED. GREENWAY 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.

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3. Consent Agenda
 - a. **DELC 0804.982.001, 2990 Golf Court, Delafield. Owner: Delasota LLC. Applicant: Eric Jones.** Applicant seeks approval of a Business Plan of Operation and Signage for Diesel Barbershop, a personal service provider. Hours of Operation are 9:00 A.M. to 8:00 P.M, with six full-time and two part-time employees.
 - b. **DELC 0807.985.004, 3591 Kettle Court East, Delafield. Owner: Lien Family Trust. Applicant: Caliber Collision Center.** Applicant seeks approval of new building mounted signage.
 - c. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Marshall's.** Applicant seeks approval of new building mounted signage.
 - d. **DELC 0804.994.017, 2720 Heritage Drive, Delafield. Owner: Heritage-Hillside LLC. Applicant: Brandon Garrett.** Applicant seeks approval of a Business Plan of Operation for Sports Clips, a personal service provider. Hours of Operation are 9:00 A.M. to 8:00 P.M. with ten full-time employees.

Item 3b was removed at the request of the Planner.

SCHULT MOVED TO APPROVE ITEMS 3A, 3C AND 3D ON THE CONSENT AGENDA AS PRESENTED. MAREK SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Clarification was provided regarding the signage for the building in Item 3b. Previous business signage had been removed on the building. The dark brown band had been converted to the field color of the building and a black band used in its place at the main entrance and along the westerly side of the building to create contrast with the windows.

MAREK MOVED TO APPROVE ITEM 3B ON THE CONSENT AGENDA WITH CHANGES PRESENTED. WEILER 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.

Dirk Debbink, MSI Development, (Item 7b) In support of scheduling a public hearing. MSI intended to meet with neighbors on March 18 or 19 to provide additional information that would allow them to be fully informed.

David Simon, 180 North Fieldstone Road, (Item 6e), In support of the project on behalf of Delafield Citizens For Responsible Growth (DCRG), a coalition of citizens, local businesses and interested stakeholders that wanted to promote responsible economic growth and development in the City. The project added tax dollars and energy to historic downtown and would be beneficial to City. The energy and activity were needed in the downtown area to maintain current restaurants and businesses. Design and aesthetics should not be tied to a "Williamsburg" architectural style. Several different types of architecture were already in existence that all worked together in the context of a historic district. Hendricks Commercial Properties (hereafter referred to as Hendricks) developments typically provided quality building designs and construction. Compatibility was the issue rather than specific design type. Other projects had been approved that looked good on paper but not in reality. The DCRG would continue to pay attention to this in the future.

Josh Vieth, 150 North Fieldstone Road, (Item 6e), was a member of the DCRG. The proposed project was the best possible use of the space and came with overwhelming support from local businesses. The building was beautifully designed and should be added to the City's downtown. He

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knew there was a process to be followed and with that came a beginning, middle and end of the process. He asked the Commission to end the process and approve Items 6d and e on the agenda.

Danielle Collins, 726 Milwaukee Street, (Item 6e), agreed with all other speakers on this topic that previously spoke. Neighbors in the downtown area were in support of the project. The process could be in end phases and should be approved. Meticulous oversight had been given and it was time to move the project forward.

Bill Wischer, 231 Lapham Peak Road, (Items 6e and 7b) appreciated the larger size packet for the meeting with additional days to review. Regarding Item 6e, the eastern building showed design improvements; however, the west building seemed to have wings. The parapet was ugly and would be a maintenance problem during Wisconsin winters. He questioned the underground drainage flow. He suggested that Hendricks donate the original Town Hall, and have it moved at their expense to the Fish Hatchery property so that the area could be used for landscaping or green space to open the north face of the proposed building. Regarding Item 7b, the issue of having a hotel in B-5 zoning should be coming from the developer. Many major issues still needed to be addressed by the County and State. The addition of a hotel in B-5 zoning needed to wait until the developer presented the entire site plan for review. He agreed with comments made earlier in the meeting by the MSI developer.

Kurt Hakkinen, 252 Hickory Drive, (Item 6e) lived in the City 18 years with his family and owned the business rebranded as Modern Hire with co-headquarters at 440 Wells Street. He built the business from start-up to present that now employed 180 individuals with 7 people recently hired from Delafield. The City was a hub for the business to grow with talent typically attracted from western Madison to the northern and southern shores of Wisconsin. He enjoyed his work and his business brought in hundreds of people a year to Delafield that enjoyed the hotels, retail outlets and other businesses. Hendricks had been a great partner to work with in the past and he had decisions to make in the future about where to grow his business. He wanted that growth to be in the City and thought the community needed the development to support business and economic growth. He was part of the DCRG and supported the design.

Gerry Spencer, 634 Main Street, (Item 6e), noted the history of Hendricks development in the City. Hendricks had invested more than several million dollars in the community per year while leasing space to happy successful business owners that were treated well. Hendricks design style was considered a bold vision that brought life and stability to communities of Beloit and Indianapolis. Hendricks had shown broad capabilities of stability with deep pockets and a willingness to help transition areas with a long-term view. The city had varied styles of architecture, including masonry walls along City Hall, that all worked together to add to the diverse Delafield image. In his 40 years as an architect, he learned that typically a developer worked to provide a business plan of operation that would provide successful sustainable businesses that would complement the City. If all three of the components were not there, then the business would not be successful. The proposed project seemed to have all three and the development was important to bring about change. In the past, developers had moved on to other areas due to the City's lack of cooperation. The Lang developments would not continue to be sustainable without Hendricks developments and the project would provide additional taxes and offered salvation to the Delafield image. It seemed that if the City wanted something it could get it done despite a lack of zoning. He hoped that the Commission would vote in the best interest of all and approve the Hendricks design. Hendricks valued the legacy of providing an economic boost to the City and was economically sustainable. It was important that this project was not dropped.

Rick Lieblang, 312 Evelyn Drive, (Item 6e) noted it was important to get more foot traffic in the City. Oconomowoc had been aggressive and had been taking development away from the City. It was time to approve this project. Most downtown businesses supported it as well.

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Jordan Lazovik, 129 South Laurel Circle, (Item 6e) was in support of the project. She moved here six years ago because of the lively downtown community feeling and because of the school system. Now she was concerned about both. She encouraged the Commission to finish this project.

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

5. Unfinished Business. Items recommended for discussion and possible action:

- a. **DELC0804.994.016, 2725 Hillside Drive, Delafield. Owner/Applicant: Heritage Hillside LLC.** Applicant seeks approval of architectural changes to the existing façade and roof and schedule a public hearing of the same.

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

Gregory Hughes, 2725 Hillside Drive and Ryan Hundt, 3058 N. Newhall Street, Milwaukee, WI, were present. Hughes reviewed the original proposal noting that new plans had been proposed to bring additional visibility to this building. New materials would match existing building materials. The proposed façade would include additional veneer stone on the base of the building. Feedback given over the past eight years indicated tenants continued to leave the property due to a problem with visibility at this location. Stormwater drainage would drain to the back of the building via gutter and downspouts. Proposed architectural renderings were shared with the Plan Commission at this time. Nothing had been provided in advance of the meeting for inclusion in the epacket for this meeting. Discussion ensued. Little had changed in the proposed modifications. Additional signage at the roadway was suggested as well as consideration of a multi-tenant sign program.

JASHINSKY MOVED TO SCHEDULE A PUBLIC HEARING ON MARCH 25, 2020 FOR ARCHITECTURAL CHANGES TO THE EXISTING FAÇADE AND ROOF FOR DELC0804.994.016, 2725 HILLSIDE DRIVE, DELAFIELD. OWNER/APPLICANT: HERITAGE HILLSIDE LLC. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. New Business - Items recommended for discussion and possible action:

- a. **DELC 0748.998.002, 2565 Genesee Street, Delafield. Owner: St. Michael's Anglican Church Inc. Applicant: Fast Signs of Waukesha.** Applicant seeks approval of an Amended Conditional Use Site Plan to accommodate a new monument and cross and recommend to the Common Council of the same.

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Mitch Carroll, of Fast Signs of Waukesha and applicant's representative, was present.

REIHER MOVED TO APPROVE AN AMENDED CONDITIONAL USE SITE PLAN TO ACCOMMODATE A NEW MONUMENT AND CROSS FOR DELC 0748.998.002, 2565 GENESEE STREET, DELAFIELD. OWNER: ST. MICHAEL'S ANGLICAN CHURCH INC. APPLICANT: FAST SIGNS OF WAUKESHA AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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- b. **DELC 0786.998, 1600 Genesee Street, Delafield. Owner: Christ the King Lutheran Church of Delafield Inc. Applicant: Sign Effectz Inc.** Applicant seeks approval of an Amended Conditional Use Site Plan to accommodate a directional sign program and recommend to the Common Council of the same.

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Michael Groh, Christ the King Church representative and Eric Rohz of Sign Effectz, Inc., were present.

MAREK MOVED TO APPROVE AN AMENDED CONDITIONAL USE SITE PLAN TO ACCOMMODATE A DIRECTIONAL SIGN PROGRAM FOR DELC 0786.998, 1600 GENESEE STREET, DELAFIELD. OWNER: CHRIST THE KING LUTHERAN CHURCH OF DELAFIELD INC. APPLICANT: SIGN EFFECTZ INC. AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **DELC0801.999.009, 2901 Golf Road, Delafield. Owner: Nagawaukee Square LLC. Applicant: American Tower Corporation.** Applicant seeks preliminary feedback on an Amended Conditional Use Site Plan to facilitate new buildings and infrastructure and schedule a public hearing.

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Mike Benick, LCC Telecom Services and Verizon Wireless representative, explained the proposal included installation of a fiber hub that would also include a back-up generator. This equipment would necessitate construction of a new equipment shelter that would be approximately 11.5 ft by 22 ft. The proposed shelter would be similar in scale and height to the existing building.

MAREK MOVED TO SCHEDULE A PUBLIC HEARING ON MARCH 25, 2020 FOR AN AMENDED CONDITIONAL USE SITE PLAN TO FACILITATE NEW BUILDINGS AND INFRASTRUCTURE FOR DELC0801.999.009, 2901 GOLF ROAD, DELAFIELD. OWNER: NAGAWAUKEE SQUARE LLC. APPLICANT: AMERICAN TOWER CORPORATION. REIHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- d. **DELC 0793.021 and DELC 0793.021.001, 705 Genesee Street, Delafield. Owner/Applicant:705 Genesee Street LLC.** Applicant seeks approval of a Certified Survey Map to consolidate two adjoining lots into one 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.

JASHINSKY MOVED TO APPROVE A CERTIFIED SURVEY MAP TO CONSOLIDATE TWO ADJOINING LOTS INTO ONE FOR DELC 0793.021 AND DELC 0793.021.001, 705 GENESEE STREET, DELAFIELD. OWNER/APPLICANT:705 GENESEE STREET LLC. CONTINGENT UPON RESOLUTION OF ITEMS IN THE SURVEYOR'S REVIEW LETTER

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DATED FEBRUARY 19, 2020 AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. MAREK SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- e. **DELC 0793.021 and DELC 0793.021.001, 705 Genesee Street, Delafield. Owner/Applicant: 705 Genesee Street LLC.** Applicant seeks approval of site development documents and architecture for two mixed use buildings exhibiting commercial and office use.

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

An overview of the project was provided as noted in the epacket for this meeting. As a result of the last agenda item, the two lots could now be considered as one lot. The buildings were oriented to Genesee Street and the other to Main Street. Combined underground parking served both buildings as well as surface parking stalls. The proposal as submitted was consistent with CBD-1 setbacks, heights and floors. There were 79 parking spaces required and 128 proposed with 93 below grade. The parking deck space in the drive aisle was 21.1 feet and was required to be 24 feet. This could be achieved if the parking depths were reduced and car bumper overhang allowed. Underground parking aisle spacing also required resolution due to columns being spaced 23 feet apart. Pedestrian access could be gained from Dopkins Street, Main Street and the north side surface areas; however, additional review was needed to allow appropriate pedestrian access to the western building. The area could be better served with a direct link via stairway from Main Street to the parking deck. Architecture remained similar to other submittals with little change. Sunshades and brackets had been changed with relief in the masonry also added as noted in submitted illustrations. Window design had reached maximum capacity and was within fire code requirements. Detail on rooftop screening was still needed along with landscaping and lighting plan details. Green grass was planned for the top of the parking deck. This should be irrigated to adequately support growth. Planter boxes located in the right-of-way could be supplied with irrigation as well to maintain beauty during peak summer weather. Offsite improvements were noted. The City Engineer had prepared a letter of items to be resolved that could include Public Works Committee review. There was no conditional use consideration needed and any remaining site issues could be resolved by staff.

John Gackstetter, of Hendricks Commercial Properties, LLC, Paul Davis and Kent Johnson of Johnson Design, Inc., and Paul Schaefer and Pat Hawley of raSmith were present. Davis noted design changes for the Commission. Detail around the base of the building would be comprised of composite material with panels that extended down with detailing. Spandrel glass that met state codes would be used along the first floor. Garbage access was resolved. Stairs had been added from Dopkins Street. People would come from Genesee and Main Street corner lots as well as the municipal parking lots in the area as pedestrians to access the property via a six-foot-wide stairway to the upper parking level. Additional width could be added to the staircase if desired. Brackets on the overhang on both buildings would be constructed of metal and/or wood. A solid roof would be added however, whether it would be metal, or shingle had not yet been determined. Johnson reviewed the brick choices with the Commission. The building that faced Genesee Street would be a light Cream City brick color with fenestrations and a sage green cornice piece on top with a green corner area as shown as well. Brackets were solid metal. The rooftop enclosure, while not visible from the street, would be the same color and trim elements as the building. The second building that faced Main Street would be red brick with darker color cornice areas with subtle fenestrations. The buildings were intentionally designed to be unique and different from one another.

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The Engineering Review letter was discussed. A 24-foot aisle width was needed in the public parking area. Stalls could be widened to 10 feet to gain maneuverability. A path should be added between the two buildings to allow pedestrians to easily access both sides of the buildings. Davis noted the intent was to avoid overlap in property lines. Concern was also expressed regarding pedestrian accessibility via stairs to get to retail businesses in the second building. Handicapped accessibility would be difficult. Discussion ensued. A ramp could not be constructed due to the required length necessary for safe construction. A center access to the business retail building from the street was desired. Center access could be achieved with the loss of two stalls. Commissioners supported this change. Underground parking was discussed. Davis explained, while it was currently non-compliant, the drive aisles were 24 feet only where the columns were located, and it widened out in other areas. Hawley explained the traffic during peak flows still would be accommodated with the proposed project plan. The project plans should be reviewed by the Public Works Committee. Building aesthetics were discussed. The western building was dark. Building materials were carried through to both buildings despite being different style buildings. Consideration should be given to making it lighter. Reiher requested additional color be added to the tower element on the western building that would match the eastern building in order to break up the darker colored building. The cornice pieces, pedestrian railing details, trim colors, wood paneling on first floor entrance doors, balconies, shortening the parapet overhang, planters, and plaza materials were discussed. Dumpster materials matched existing building per ordinance requirement.

Resolution of several items, including lighting details and photometrics; remaining items in the Engineer's review letter dated February 20, 2020; signage; confirmation of parking aisle width; plaza paving details; pedestrian access to the west building; pedestrian railing detail; detailed landscaping plans and documents including irrigation details, tree species and mitigation requirements; a sign program and a discussion of building aesthetics, was still needed. Discussion ensued. The Public Works Committee should review the February 20, 2020 Engineer's letter. A discussion on building aesthetics could take place at a later date and the project allowed to proceed.

WEILER MOVED TO APPROVE SITE DEVELOPMENT DOCUMENTS AND ARCHITECTURE, INCLUDING SPECIFICALLY THE FOURTH FLOOR, BUILDING HEIGHT, AND BUILDING LOCATION FOR TWO MIXED USE BUILDINGS EXHIBITING COMMERCIAL AND OFFICE USE FOR DELC 0793.021 AND DELC 0793.021.001, 705 GENESEE STREET, DELAFIELD. OWNER/APPLICANT: 705 GENESEE STREET LLC. AND A RECOMMENDATION TO THE PUBLIC WORKS COMMITTEE TO REVIEW ITEMS INCLUDED IN THE ENGINEERING LETTER DATED FEBRUARY 20, 2020 AND TO INCLUDE PLAN COMMISSION REVIEW OF AESTHETICS OF THE PROJECT AT THE NEXT PLAN COMMISSION MEETING. MAREK SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Aicher recessed the meeting at 9:08PM and reconvened at 9:16PM.

- f. **DELC 0783.983, 1131 Mariner Drive, Delafield. Owner/Applicant: Nagawicka Yacht Club.** Applicant seeks preliminary feedback on an Amended Conditional Use Site Plan to improve the outdoor facilities at the club.

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

Peter Keck, 1037 Milwaukee Street and Herb Rasmussen, 3098 Stonebridge Isle, - Nagawicka Yacht Club representatives, were present. The Nagawicka Lake Yacht Club

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(NLYC) was 125 years old and a celebration was planned. Two years ago, the NLYC had begun remodeling the NLYC club house interior and work had recently begun on the outside. Information had been provided on this item in the epacket for this meeting. The concrete entrance had broken concrete that posed a tripping hazard for people entering and exiting the club house. The concrete would be replaced, and an additional concrete area added to the existing lakeside concrete area for a patio grilling area of approximately 20 sf. A second small outdoor patio area was also proposed on the opposite side of the building along with a permanent shelter area to replace the temporary shelter currently in existence. Three-foot linear footings would be needed for the permanent shelter and a concrete floor could be poured unless permeable pavers were desired. A rain garden would be added at the shoreline north of this location to collect water flow from the patio area.

MAREK MOVED TO SCHEDULE A PUBLIC HEARING ON MARCH 25, 2020 FOR AN AMENDED CONDITIONAL USE SITE PLAN TO IMPROVE THE OUTDOOR FACILITIES AT THE CLUB FOR DELC 0783.983, 1131 MARINER DRIVE, DELAFIELD. OWNER/APPLICANT: NAGAWICKA LAKE YACHT CLUB. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- g. **DELC 0807.985.013, 3708, Kettle Court East, Delafield. Owner/Applicant: Raley LLC.** Applicant seeks approval of a Certified Survey Map to consolidate to lots in the M-1 Limited Industrial District and recommend to the Common Council of the same.

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Information had been provided on this item in the epacket for this meeting. The applicant had decided to resolve issues of accessory use by opting to combine the existing lots. Development plans for the parking lot were still needed from the applicant.

JASHINSKY MOVED TO APPROVE A CERTIFIED SURVEY MAP TO CONSOLIDATE TO LOTS IN THE M-1 LIMITED INDUSTRIAL DISTRICT FOR DELC 0807.985.013, 3708, KETTLE COURT EAST, DELAFIELD. OWNER/APPLICANT: RALEY LLC. CONTINGENT UPON RESOLUTION OF ITEMS IDENTIFIED IN THE SURVEYOR'S REVIEW LETTER AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. GREENWAY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

7. Zoning and Ordinance Revision. Items recommended for discussion and possible action:

- a. Discussion and possible action regarding zoning text amendments to repeal and recreate portions of 17.24 Definitions, and 17.14(5) Setback and Yard Requirements, regarding fence style, location, and processing, and schedule a public hearing.

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

MAREK MOVED TO SCHEDULE A PUBLIC HEARING ON MARCH 25, 2020 FOR ZONING TEXT AMENDMENTS TO REPEAL AND RECREATE PORTIONS OF 17.24 DEFINITIONS, AND 17.14(5) SETBACK AND YARD REQUIREMENTS, REGARDING FENCE STYLE, LOCATION, AND PROCESSING. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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- b. Discussion and possible action regarding amendments to zoning code 17.39(26)(b) to incorporate Hotel in the list of permitted uses in the B-5 Office and Research Commercial District and schedule a public hearing.

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

Commissioners discussed whether “Hotel” should be incorporated into the list of permitted uses in the B-5 Office and Research Commercial District. Opposition was heard due to the proposed size of the hotel and that it was not initiated by the development as a zoning change. There were three other full-size hotels a mile away. Hotels were included in B-6 zoning districts currently. Additional discussion took place regarding the conditions that a hotel would be allowed in a B-5 zoning district. The desired size would be similar to a “Ronald McDonald House” in concept. It was important to allow enough time that the developer could meet with the neighbors. A specific plan of what was desired on the site was needed from the developer prior to proceeding. This item would be placed on a future Plan Commission agenda for additional consideration and discussion.

8. Reports of City Officials:

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
 - i. Meeting March 25, 2020.
 - ii. Meeting Submittal Deadline March 10, 2020.
 - iii. Public Hearing Submittal Deadline February 29, 2020.
 - 2. Correspondence
- b. Planner – No report.
- c. Building Inspector – No report.

9. Adjournment.

There was no further business; therefore, the Wednesday, February 26, 2020 Plan Commission meeting adjourned at 9:39PM.

Minutes Prepared By:

Accurate Business Communications, Inc.