

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, OCTOBER 6, 2020, 6:30 P.M.**

Public Hearing:

The public hearing began at 6:30 PM.

Engineer Barbeau explained this request is from Al Haubner, to vacate a portion of an unnamed road adjacent to Oakwood Grove Road. This is a 20' wide strip of land 180' long that serves 2 lot owners. He explained that the property owner needs to apply for a Certified Survey Map to combine his parcels and show the road has been vacated.

Al Haubner, N28W29721 Oakwood Grove Road, explained his plans to combine the 6 lots he owns to 2 lots. His plan is to get rid of the non-conforming lots.

Chairman Fitzgerald closed the public hearing at 6:34 PM.

First order of business: Call to Order and Pledge of Allegiance

Chairman Fitzgerald called the meeting to order at 6:34 p.m. and led all in the Pledge of Allegiance.

Members present: Supervisor Kranick, Commissioner Frank, Commissioner Dickenson, Town Chairman Troy and Plan Commissioner Chairman Fitzgerald. Commissioner Diderrich was excused.

Also present: Waukesha County Planning and Zoning Manager Jason Fruth, Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

Second order of business: Approval of the minutes of September 1, 2020.

Motion made by Supervisor Frank to approve the September 1, 2020 Plan Commission minutes with the correction of the misspelled word, cognizant. Seconded by Supervisor Kranick. Motion carried unanimously.

Motion by Supervisor Kranick to take Item 6a out of order. Seconded by Commissioner Frank. Motion passed unanimously.

Third order of business: Communications (for discussion and possible action): None

Fourth order of business: Presentation by Waukesha County on Land Use Planning for Thomas Property

Engineer Barbeau explained the plan being presented has been a cooperative effort. He gave an overview of how the Town and County had gotten to this point, from the approval of a Mixed-Use Land Use Plan, to the creation of a Mixed-Use Ordinance. Waukesha County put together a workgroup and a charter to get neighborhood representatives involved, along with three developer professionals, representatives from the Thomas family and staff from the Town and Waukesha County. He explained the work group went through different exercises to determine the different uses of the land, while looking at factors such as natural resources, economic development and surrounding neighborhoods. The group also discussed quality of life for families, the economic climate for office, commercial and industrial uses, transportation, open space, density and building heights. Mr. Barbeau explained it was an eye-opening experience with developers in the room who were honest and open. The developers gave feedback on the feasibility of the uses and economic interest of the property.

Jason Fruth, from Waukesha County, thanked the committee members who were part of the project and mentioned that some of those members were present. He explained they had good representation across the board, and fortunate that some of the residents in the neighborhood had worked in the business or had diverse

experience. He stated the group was dynamic, with good give and take to get to where they were at. Mr. Fruth reviewed a slideshow presentation outlining what the workgroup covered. These topics included:

- Natural resources and outlines environmental corridor, wetland and high bedrock were discussed. He explained that bedrock drives cost in development because of blasting for foundations and utilities. They discussed slightly higher densities for these areas.
- Zoning and land use were discussed as the property currently is designated. He explained he did some analysis on land values and use in the surrounding neighborhood. He explained that there are condos in proximity to the area, including an apartment complex. The dominant land use was single family. Mr. Fruth also showed the land use map, which shows commercial zoning to the south and residential to the north.
- Assessed values based on the surrounding neighborhoods, including single family, condos and the Orthopedic center were discussed. He also reviewed some examples of commerce centers and lighter industrial area assessment values. Examples of assessed values in senior facilities was also reviewed.
- Business park study was conducted by Waukesha County, showing potential industrial areas in the County that were 1.5 miles from major highways and at least 20-acre parcels. He explained these parcels were either somewhat compatible or not compatible. He explained that given the surrounding neighborhood, the Thomas Property was a less compatible area.
- Population demographics illustrated the increase in the need for housing for residents 65 and older. Mr. Fruth also reviewed the average trips per day for different land uses, including single family with the highest daily trips, compared to senior housing, which was much lower.
- Examples of mixed-use developments were presented, including a development in Oconomowoc on HWY P which highlighted "Cycle Housing". Mr. Fruth explained the life cycle of a community includes residence for younger adults, raising families, sizing down and eventually back to small, single family or senior living facilities. He also showed examples from Capital Drive in Brookfield and Pewaukee and how single-family buffers were used in other communities.
- Luxury condos were discussed in the group meeting. Mr. Fruth gave examples of these from other developments including Pabst Farms, High Ridge and Glen of Seven Stones. He also showed examples of higher density condos, such as Hunters Ridge in Pewaukee.
- Senior housing and multi-family were discussed. Mr. Fruth showed examples of how green buffers were used for separation. He also showed examples of more dense multi-family projects, such as Pabst Farms and some examples in Brookfield. He also gave some visuals of higher end finishes, regarding style and architecture.
- Industrial and Office uses were discussed including typical open space and height.
- A map of the subgroups was presented, and Mr. Fruth explained that a preliminary recommendation was agreed upon by the workgroup. He explained this has not been taken to the public or to the committees. He wanted to walk through the rationale and why the group landed on the use types.

- Area 1 only has access from Crooked Creek Road and the only access to this area requires going through a subdivision. He explained single family or condos with lot sizes matching the neighborhood to the west were the most logical type.
- Area 2 has high bed rock which may be advantageous for higher density. He stated the group looked at 2 to 4-unit high end condos.
- Area 3 shows an east west tree line as a divider. The group agreed to have single family development that is compatible. The workgroup favored a higher density scheme based off of trends of 10,000 to 15,000 square foot lots, with high construction costs being driven by costs of stone and infrastructure.
- Area 4 is the center of the site and took a larger part of the discussion. He explained the group favored a range, including condos, multi-family, office and senior use.
- Area 5 was designated for senior use, condos, office and single family.
- Area 6 also was designated for senior use, condos, single family.
- Mr. Fruth explained that the overall density comes out to roughly 4 units per acre and without the environmental corridor, is 3 units per acre
- Open Space was discussed. Mr. Fruth presented a map showing the natural buffers in the tree lines already on the site. He explained the committee liked the idea of protecting the tree lines. He also showed 30-foot buffers to the east, along the golf course and a 50-foot buffer as north approaching the mature oaks on the property. Mr. Fruth also reviewed the 75-foot buffer to the west edge and the 25-foot buffer along Golf Road to the south. Mr. Fruth explained, he wanted more analysis on the thresholds of open space, but provided some numbers that were in line with the area.
- Height recommendations were reviewed, with 2-story buildings to the north and west on the property. Three story buildings would be approved south, along Golf road and extending east. The proposed height was 35 feet for single family and 47 feet for multi-family and office buildings.
- Next steps were explained by Mr. Fruth, with hopes that a final workgroup could be convened in November, with an open house meeting in late November or early December. He explained the goal was to potentially have a public hearing in December.

Chairman Fitzgerald opened the discussion to the Town Board and Plan Commission.

Supervisor Dionisopoulos questioned if road access was discussed in area 1. Mr. Fruth explained that road access was of high interest to the group. They favored keeping traffic impact off Glen Cove and Elmhurst. He explained Waukesha DPW gave preliminary guidance that would require a traffic impact study. His goal is to show some concepts with arrows, for a vision of desired access on the site. He also stated they are looking at alternatives for the 3,300 feet of frontage along Golf Road. He especially noted the need for direct access to Golf Road with multi-family uses.

Chairman Fitzgerald asked, if there was a sense from the neighbors, if this plan would be accepted by the larger group. Jim Frett, resident and workgroup member, stated the neighborhood has been somewhat quiet during the process. He stated that there were some concerns over the 6 units per acre proposed along Golf Road. The plan as a whole has been met with positivity. Pete Ogden, resident and workgroup member, stated that Mr. Fret has done a good job communicating to the neighborhood. He also stated he hasn't received negative comments. They both also added that Jason Fruth has done an excellent job orchestrating the process between the stakeholders involved.

Chairman Fitzgerald explained that the plan is to have an open house to learn about the proposed zoning ordinance. Mr. Fruth added that it would be advantageous to have a designated website before the neighborhood meeting, to help explain some of the rationale.

Supervisor Dionisopoulos questioned the 3 units per acre calculation, as it relates to square footage and driveways. Mr. Fruth explained there may be other factors calculated into the densities, including condos. Those details would have to be put into the ordinance.

Supervisor Kranick thanked Mr. Fruth for presenting with visual context, which seemed to make the concept more viable. He also commented that the room was much less contentious, and was glad that the workgroup put forth a productive effort.

Fifth order of business: Unfinished Business:

- A. Scott Flaughter, 385 Kennedy Ct E. Colgate, WI, Re: Consideration and possible action on a request to approve Site plan, Grading/drainage plan, Landscaping, Lighting and Architectural plans, and Plan of Operation for a self-storage facility to be located on lands at the northwest corner of Cushing Park Road and STH 18 (tabled 9/1/2020)

Sixth order of business: New Business:

- A. Consideration and possible action on a request to vacate a portion of an unnamed road contiguous to Oakwood Grove Road.

Motion by Supervisor Kranick to recommend to the Town Board that the Resolution to vacate a portion of unnamed road be adopted. Seconded by Commissioner Frank. Motion passed unanimously.

- B. Andre Deriaz W291 N2173 Elmhurst Drive, Re: Consideration and possible action to approve a Certified Survey Map to combine two parcels into one parcel at W291 N2173 Elmhurst Drive.

Engineer Barbeau explained this was reviewed a couple of months ago, to allow a third accessory building on the lot which was an existing shed. The applicant was granted approval, and is now moving forward with the CSM to clean up lot lines that run through this property that are non-conforming. He explained this approval would be subject to any County comments.

Motion by Supervisor Kranick to approval the request from Andre Deriaz, W291 N2173 Elmhurst Drive, to approve a Certified Survey Map to combine two parcels into one parcel, subject to Waukesha County planning staff comments. Seconded by Commissioner Frank. Approved unanimously.

- C. Carl Tomich on behalf of 227 Investments, LLC, N8W22520-L Johnson Drive, Waukesha: Consideration and possible action to approve a Certified Survey Map to combine two parcels into one parcel at N26W30227 Maple Avenue.

Engineer Barbeau explained this is the location of the old Golden Anchor restaurant. This was the same situation, as that of the previous agenda item. Waukesha County is requiring a CSM to clean up property lines that run through the parcel, creating a non-conforming lot. The existing building on the property will be removed and a single-family home will be constructed in its place.

Motion by Supervisor Kranick to approve the request from Carl Tomich on behalf of 227 Investments, LLC., to approve a Certified Survey Map to combine two parcels into one parcel at N26W30227 Maple Avenue, subject to technical corrections and Waukesha County comments. Seconded by Commissioner Frank. Passed unanimously.

Sixth Order of Business: Discussion: None

Engineer Barbeau stated that he expect Mr. Flaughter to come back with a proposal for the mini-storage item. They were unable to make the submittals in time for this meeting. He also explained there will be a preliminary plat at the November Plan Commission meeting, for a small subdivision off Norms Road near HWY G.

Seventh Order of Business: Announcements and Planning Items: Next meeting date to be determined (Election on 11/3/2020).

The Plan Commission agreed to the next meeting being on Wednesday, November 11, 2020 at 6:30 PM

Eighth Order of Business: Adjournment

Motion by Commissioner Krancik to adjourn the August 4, 2020 Plan Commission meeting at 7:47 p.m. Seconded by Supervisor Frank. Motion passed unanimously.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Minutes approved on: