



## **NOTICE OF PUBLIC HEARING BEFORE THE DELAFIELD COMMON COUNCIL TO CONSIDER AMENDMENTS TO THE 2030 COMPREHENSIVE PLAN TEXT AND LAND USE PLAN MAP**

In accordance with § 66.1001 Wisconsin Statutes, this Class I notice provides notification of a public hearing that will be held by the Common Council of the City of Delafield, Waukesha County, Wisconsin, on **Monday, May 16, 2022**, at 7:00 pm in the Common Council Chambers at City Hall, 500 Genesee St., Delafield, Wisconsin, to consider a request by the City of Delafield Plan Commission to amend the text of the 2030 Comprehensive Plan by creating a Special Use Area in the Central Business Land Use category that would allow an extension of low-intensity business uses on the east side of Genesee Street between I-94 and the property owned by Town Bank at 400 Genesee Street. A new Zoning District to accommodate these business uses will be considered as part of a subsequent public hearing by the Plan Commission. The request includes modifying Map 7-4 City of Delafield 2030 Master Land Use Plan Map from Medium Density Residential (4U/Acre) to Central Business – Special Use Area #1 for the properties described below. The Land Use Plan Map category for the Delafield Cemetery will also be modified from Medium Density Residential to Institutional.

Preceding the above-noticed public hearing, the Plan Commission will be considering the adoption of a resolution on Wednesday, April 27, 2022, which will include specific recommendations that will be considered during the public hearing by the Common Council. If you would like to comment regarding this matter, you are also encouraged to attend the April 27, 2022 Plan Commission meeting and provide comments during the Public Comment section of the agenda.

All properties subject to the Land Use Plan Map amendment are located in the NW ¼ of Section 20, T7N, R18E, City of Delafield, Waukesha County, Wisconsin and are further identified as:

DELC0798964, 310 Genesee Street, Owner: Ryan Eisenhut  
DELC0798962, 302 Genesee Street, Owner: William & Judy Pawlicki  
DELC0798946005, 226 Genesee Street, Owner: Bradley & Marcia Stocks  
DELC0798958, 208 Genesee Street, Owner: Jacob & Jacquelyn Feutz  
DELC0798957, 200 Genesee Street, Owner: Jeffrey Rademacher & Nancy Harvey  
DELC0798954 & DELC0798953, 124 Genesee Street, Owner: Michelle Kelly  
DELC0798892, 600 Poplar Path, Owner: City of Delafield

The draft resolution, including the proposed text amendments to the 2030 Comprehensive Plan and map depiction of the Land Use Plan Map amendments may be viewed in the Clerk's Office at City Hall, 500 Genesee St., during business hours, or on the City website at [www.cityofdelafield.com](http://www.cityofdelafield.com). All interested parties will be heard. Citizens with written comments regarding the public hearing may email those comments to the City Clerk at [clerksoffice@ci.delafield.wi.us](mailto:clerksoffice@ci.delafield.wi.us) and those comments will be included in the meeting packet. **The deadline to receive written comments for forwarding is noon on Wednesday, May 11, 2022. Written comments received after the deadline will not be considered as part of the record. Verbal comments may be provided at the meeting.**

Molly Schneider  
City of Delafield Clerk

Publication Date: April 15, 2022

## Potential Land Use Plan Amendments to Central Business category (4/12/22)

### *Existing Language*

#### Central Business District (CBD)

The CBD is a district in the downtown area which includes most of the existing downtown businesses, as well as adjoining blocks which contain a mixture of commercial and residential uses. It is anticipated that the downtown CBD will continue its evolution toward becoming a specialty district containing primarily small, independently owned specialty shops, professional services and eateries. The CBD is intended to identify an area that is suitable for commercial development, and allows for the conversion of older residences into commercial uses such as antique stores, artisan shops, eateries, professional services, and bed and breakfast establishments.

Consistent with the trend toward specialty businesses, there should be enough flexibility in the zoning within the CBD to permit limited artisan workshops and studio space, which would be compatible with the character of adjoining uses. Mixed residential development, particularly on the second floors, should be permitted, provided the residential uses do not occupy first level space that would be more suitable for commercial activities.

It is recommended that the City promote direct linkages to the many recreational elements in near proximity to the downtown. Lake Nagawicka, the Ice Age Trail, and the several local trails associated with the Bark River corridor may provide an economic stimulus to the CBD area. With the recent development of the Veterans Memorial Riverwalk and the Public Safety Campus, increased usage is anticipated for pedestrian movement through the CBD. These improvements could enhance the commercial qualities of the CBD as a specialty district.

Applicable Zoning Districts: CBD-1, CBD-2, R-4

## ***Proposed Language***

### **Central Business ~~District (CBD)~~**

~~The CBD is a district in~~Central Business covers the downtown area which includes most of the existing downtown businesses, as well as adjoining blocks which contain a mixture of commercial and residential uses. It is anticipated that the ~~downtown central business downtown CBD-area~~ will continue its evolution toward becoming a specialty ~~district-area~~ containing primarily small, independently owned specialty shops, professional services and eateries. ~~The CBD~~The Central Business category is intended to identify an area that is suitable for commercial development, and allows for the conversion of older residences into commercial uses such as antique stores, artisan shops, eateries, studio space, professional services, and bed and breakfast establishments.

Consistent with the trend toward specialty businesses, there should be enough flexibility in the zoning ~~within the CBD~~ to permit limited artisan workshops ~~and studio space~~, which would be compatible with the character of adjoining uses. Mixed residential development, particularly on the second floors, should be permitted, provided the residential uses do not occupy first level space that would be more suitable for commercial activities, especially in the center of downtown. There are areas beyond the central core of downtown and along the fringe of downtown that are appropriate for residential use without any commercial activities. These areas are reflected through zoning.

It is recommended that the City promote direct linkages to the many recreational elements in near proximity to the downtown. ~~Lake~~Nagawicka Lake, the Ice Age Trail, and the several local trails associated with the Bark River corridor may provide an economic stimulus to the ~~CBD~~Central Business area. With the ~~recent~~ development of the Veterans Memorial Riverwalk, and the Public Safety Campus, increased usage is anticipated for pedestrian movement through the ~~CBD~~Central Business area. These improvements could enhance the commercial qualities and uniqueness of the ~~CBD as a specialty district~~Central Business area.

### Special Use Area #1

Areas designated in this special use area are included in the Central Business category because they are a logical extension to downtown. Although it may be appropriate to transition these areas from residential to commercial uses that provide neighborhood services and are compatible with the surrounding neighborhoods, it is important to consider the individual site conditions prior to allowing this transition to take place. Properties within Special Use Area #1 will only be zoned to allow for commercial uses on an individual basis with consideration given to individual site conditions. Based on projected traffic, noise, intensity of use, compatibility with the neighborhood, any zoning amendment shall be accompanied by a Planned Development - Conditional Use, which may include conditions that provide greater flexibility or restrictions related to use, dimensional and area standards, and requirements for open space amenities, landscaping, lighting, and signage.

Applicable Zoning Districts: CBD-1, CBD-2, CBD-3, R-4, CBD-4 (newly created proposed district)

\*There is one B-1 property in the currently designated area. There is an area designated as CBD-2, not in the designated area

## New Downtown Zoning District – UPDATED DRAFT 4/12/22

**\*Properties designated as Central Business, Special Use Area #1 on the Land Use Plan, which is a proposed use designation may be rezoned to this district on a site-by-site basis.**

- Potential District Name
  - Central Business Downtown Gateway Zoning District
    - This district could be intended for any extended gateways into downtown from north, west, or east as well.
    - CBD-4
- Potential Intent Section
  - *Intent.* The CBD-4 District is intended to establish and preserve areas for low intensity office, neighborhood service and retail, and residential uses located along the perimeter of the downtown area. This area is intended to be a transition area between residential areas and the downtown core. This district will serve as a specialized district that maintains traditional architectural design that is compatible with the buildings located in the downtown area and existing residential buildings. The district is intended to permit single and two-family dwelling units as well and/or low intensity commercial uses.
- *Permitted uses.* Single-family and two-family dwellings.
- *Conditional uses.* All other uses require a Planned Development-Conditional Use. The Plan Commission has the authority to use their discretion when determining which specific uses are allowed based on compatibility with the surrounding neighborhood, which may be predominantly residential, and in order to meet the intent of the zoning district. Conditional uses are limited to low intensity professional office and service uses, such as insurance and accounting offices, beauty salons, and photography studios. Retail establishments will only be allowed if accessory to another office or service use, such as the sale of beauty products related to a salon or picture frames related to a photography studio. Only the commercial uses listed in CBD-1 and CBD-2 will be considered.

### Required Conditions

- All business, except for off-street parking or loading, shall be conducted within a completely enclosed building, unless specifically exempted by the Plan Commission or approved as a Special Event.
- The type of business and number of employees is limited to available access and parking to the site. These provisions will be determined at time of Conditional Use issuance. Customer vehicular traffic shall not enter the property from Genesee Street.

### Signs

- Sign regulations are as indicated in article VIII of this chapter, except that no sign shall exceed 12 sq. ft. (Add zoning district to paragraphs that include CBD-1 and CBD-2 provisions.)

## Lot Area Requirements

- Minimum
  - Lot area = 15,000sf (smallest lot is approximately 17,000 sq. ft.)
  - Lot width = 80ft
  - Front yard setback = 30 ft
  - Interior side and rear yard = 10 ft
  - Corner side yard setback = 30 ft
  - Residential dwelling unit floor area if accessory to a business use
    - Efficiency unit = 450 sf
    - 1 bedroom unit = 800 sf
    - 2 bedroom unit = 1,000 sf
- Maximum
  - principal building height = 25 feet maximum, 35 feet if averaging; 45 feet maximum peak height for gable, gambrel, hip and pitch roofs.
  - accessory building height = 10 feet maximum, 15 feet if averaging; 25 feet maximum peak height for gable, gambrel, hip and pitch roofs.
  - Floor area ratio = .50

## Parking (Draft options)

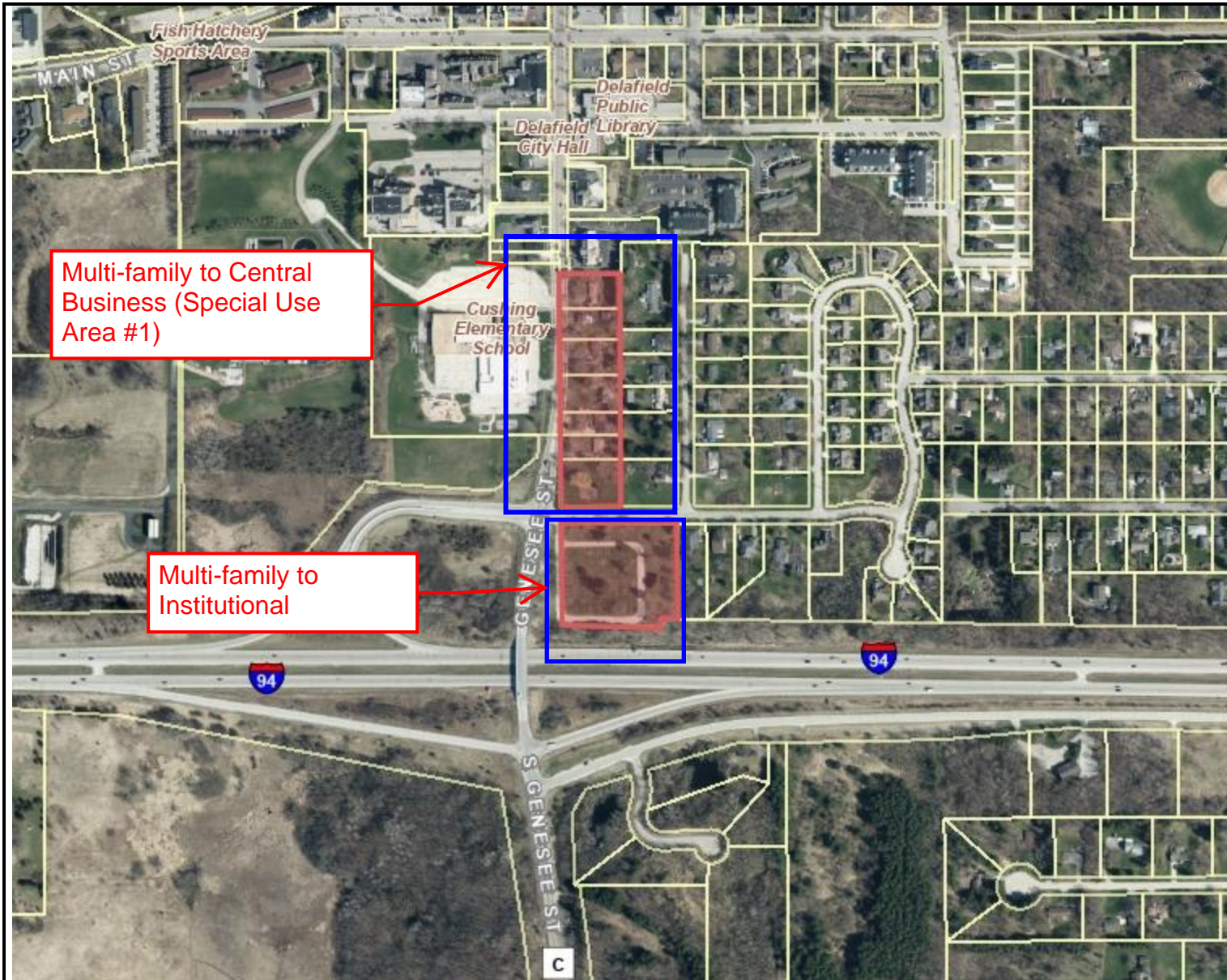
- **Similar language to CBD-2 (Section 59-111(s)(13))**

Off-street parking requirements.

a. See sections 52-174 through 52-178. In the CBD-2 district, the plan commission may allow a landowner to meet the parking requirement by providing the required parking stalls either on site, on another privately owned site owned by the same property owner, provided such stalls are within 800 feet of the site.

b. The plan commission may allow a landowner to meet the parking requirement by paying a downtown parking fee set and established by the city. Such fees shall be determined by the city based on the cost of providing public parking stalls and may be changed periodically as the cost to the city for providing parking stalls changes.

- **Compliance with Article VI of the Zoning Code**



Multi-family to Central Business (Special Use Area #1)

Multi-family to Institutional

**Legend**

- Municipal Boundary\_2K
- Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K

0 542.34 Feet

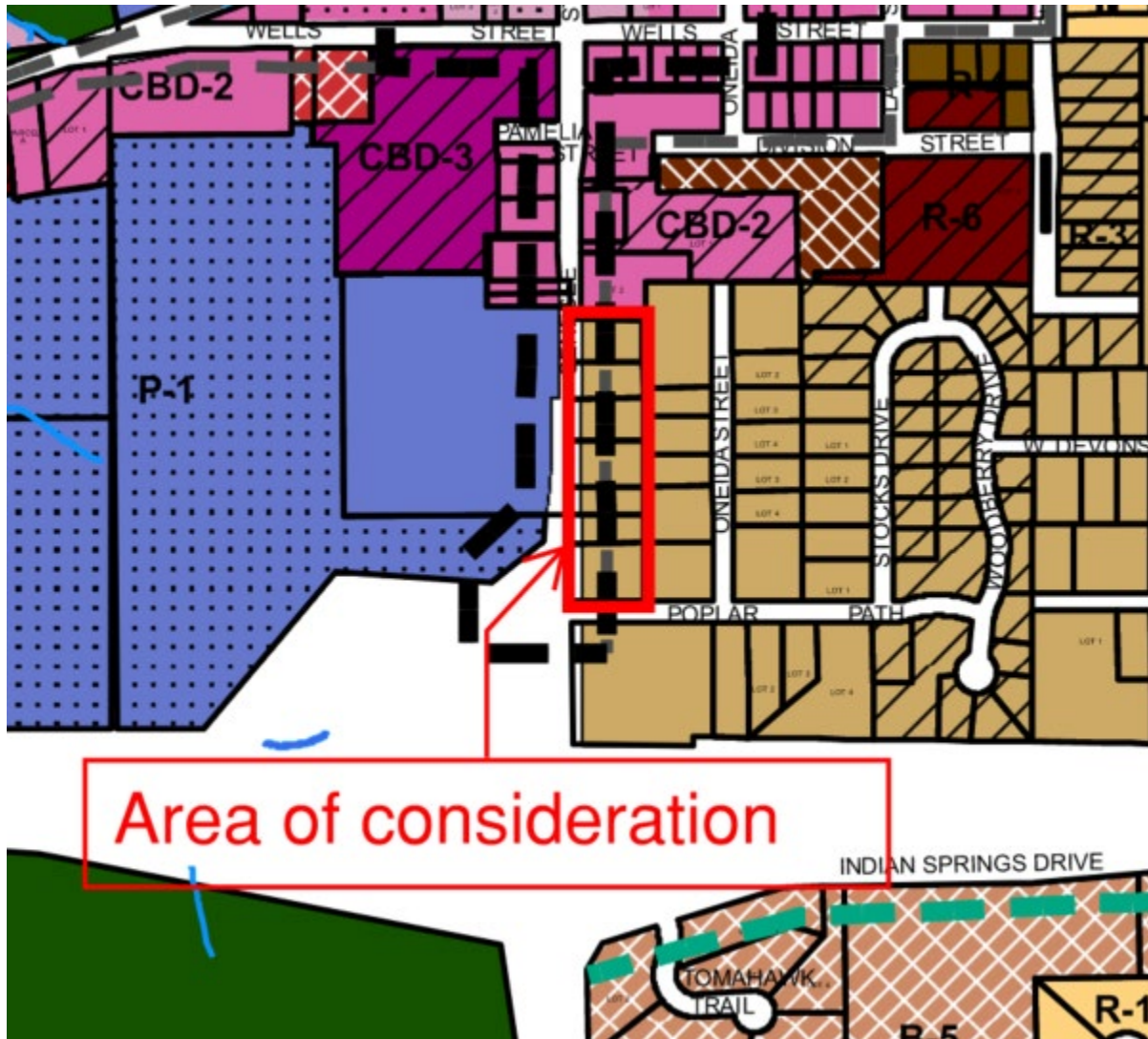
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 1/14/2022



## Map of Subject Lands (outlined in red)



## Economic Development Focus Group Recommendation

Amend the Land Use category and Zoning District of properties on the east side of Genesee Street located east of Cushing Elementary School to allow the continuation of single-family and two-family residential, as well as allow professional office space similar to the provisions of a home occupation without the residential use requirement. *This would require a Land Use Plan Map amendment and the creation of a new Zoning District or modifications to an existing Zoning District.*