

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARING

CONSIDERATION TO AMEND THE CONDITIONAL USE PERMIT FOR OPEN PANTRY FOOD MART TO ALLOW FOR SITE STORAGE AND MODIFICATIONS TO THE SIGNAGE (ADJOURNED AT THE AUGUST 29, 2007 PLAN COMMISSION MEETING)

Mayor Schuman asked three times if there were any citizens who wished to speak. There were none.

R. MISKELLEY MOTIONED TO CLOSE THE PUBLIC HEARING. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Absent

- Mayor Phil Schuman
- Larry Chapman
- Michael Frede
- Dan Jashinsky
- Ron Miskelley
- Chrys Mursky (entered 8:00 p.m.)
- Keith Strege
- Roger Dupler
- Tom Maney
- Matt Carlson

1. APPROVE PLAN COMMISSION MEETING MINUTES OF AUGUST 29, 2007 MEETING

D. JASHINSKY MOTIONED TO APPROVE THE MINUTES FROM THE AUGUST 29, 2007 MEETING. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. DELAFIELD CITIZEN’S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA

Mayor Schuman asked three times if there were any citizens who wished to speak. There were none.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

K. STREGE MOTIONED TO CLOSE CITIZEN'S COMMENTS. R. MISKELLEY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA (RECOMMENDED APPROVALS IN ACCORDANCE WITH THE STAFF REPORT)

R. MISKELLEY MOTIONED TO APPROVE THE CONSENT AGENDA. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. **TAX KEY 807.982.001, 3586 HILLSIDE, DELAFIELD.** APPLICANT: MICHAEL LANDRY. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR AREA RENTAL FOR AN OUTDOOR TENT DISPLAY FROM OCTOBER 5 – OCTOBER 29, 2007.

Approved.

- b. **TAX KEY 793.022, 440 WELLS STREET, SUITE 200, DELAFIELD.** OWNER: LANG CAMPUS, LLC. APPLICANT: GOLDEN INNOVATIONS (AEGIS THERAPIES). APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR ADMINISTRATIVE OFFICES FOR PROVIDER OF PHYSICAL, OCCUPATIONAL AND SPEECH THERAPIES. HOURS OF OPERATION ARE WEEKDAYS, 8:00 A.M. – 5:00 P.M., WITH 12 FULL-TIME EMPLOYEES.

Approved.

- c. **TAX KEY 804.994.017, 2746 HERITAGE DRIVE, DELAFIELD.** OWNER: KENSINGTON DEVELOPMENT. APPLICANT: BOARDWURX. APPLICANT SEEKS APPROVAL OF A TEMPORARY BUSINESS PLAN OF OPERATION FOR ADDITIONAL SPACE AT 2744 HERITAGE DRIVE FOR SALE INVENTORY FROM OCT. 1 – NOV. 30, 2007. HOURS OF OPERATION ARE WEEKDAYS, 11:00 A.M. – 8:00 P.M.; SATURDAY, 10:00 A.M. – 5:00 P.M.; SUNDAY, 11:00 A.M. – 5:00 P.M., WITH 2 PART-TIME AND 1 FULL-TIME EMPLOYEES.

Approved.

- d. **TAX KEY 803.988.004, 2566 SUN VALLEY DRIVE, #5, DELAFIELD.** OWNER: G. STORTS. APPLICANT: CARLSON WAGONLIT TRAVEL AND INNOVATIVE SIGNS, INC. APPLICANTS SEEK APPROVAL OF SIGNAGE FOR CARLSON WAGONLIT TRAVEL.

Approved.

- e. **TAX KEY 733.990.003, 3138 VILLAGE SQUARE DRIVE, HARTLAND.** OWNER: UNITED PROPERTIES. APPLICANT: DAWSON'S SLICE OF

CITY OF DELAFIELD PLAN COMMISSION MINUTES

LIFE, LLC, DBA PAPA MURPHY'S PIZZA. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGNAGE FOR PAPA MURPHY'S PIZZA. HOURS OF OPERATION ARE MONDAY – THURSDAY AND SUNDAY, 10:00 A.M. – 8:00 P.M.; FRIDAY AND SATURDAY, 10:00 A.M. – 9:00 P.M., WITH 2 FULL-TIME AND 15 PART-TIME EMPLOYEES.

Approved.

4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVAL

- a. **TAX KEY 792.988, 1111 GENESEE STREET, DELAFIELD. ST. JOHN'S CHRYSOSTOM CHURCH.** APPLICANT SEEKS APPROVAL OF A MAJOR/MINOR CHANGE TO THE CONDITIONAL USE PERMIT FOR COLUMBARIUM AND LANDSCAPE IMPROVEMENTS.

R. Dupler stated that a revised site plan was submitted and that Staff is comfortable with the changes. The height of the proposed retaining wall was addressed. Scott Muehlmeir stated that all retaining walls were well below 3' high with some being only 1' high. The plan shows the change where the middle section has been moved to the north. They plan to proceed with the oval columbarium in the middle. This will be phased in over several years, although it is possible that this phase may be the only one that is implemented. Staff recommended that the language in the conditional use be brought up to date and that this be considered a minor change.

R. MISKELLEY MOTIONED TO APPROVE WITH THE HEIGHT RESTRICTION BEING 3', THAT THE CONDITIONAL USE PERMIT BE BROUGHT UP TO DATE, AND THAT THIS BE RECOMMENDED TO THE COMMON COUNCIL AS A MINOR CHANGE. D. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 792.067.002 & 003, 1101 GENESEE STREET, DELAFIELD.** APPLICANT: ST. JOHN'S NORTHWESTERN MILITARY ACADEMY. ADDITION OF AN ATHLETIC BUILDING AND DETERMINATION OF A MAJOR/MINOR CHANGE TO THE CONDITIONAL USE PERMIT.

Staff recommended that this be considered a minor change in that it is an ancillary use associated with the exclusive use identified in the conditional use. R. Dupler recommended approval to the Common Council as a minor change to the existing conditional use. Architecture is similar to other architecture in that area.

K. Smits, Vice President of the Academy was present. R. Miskelley stated that he would like the conditional use permit's language worked on with the Staff. R. Dupler explained the difference between a minor change and a major change. A major change requires a public hearing.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

R. MISKELLEY MOTIONED TO APPROVE AS A MINOR CHANGE AND TO SEND TO THE COMMON COUNCIL WITH CURRENT LANGUAGE. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **TAX KEY 803.994, 2675 SUN VALLEY DRIVE, DELAFIELD.** OWNER: OPEN PANTRY FOOD MARTS OF WI. FOODS. APPLICANT SEEKS CONSIDERATION TO AMEND THE CONDITIONAL USE PERMIT FOR OPEN PANTRY FOOD MART TO ALLOW FOR SITE STORAGE AND MODIFICATIONS TO THE SIGNAGE

R. Dupler reviewed the history of Open Pantry in regards to a complaint on the signage that was filed with the City and their request for outdoor storage.

In regards to outside storage, staff recommended consolidation of display areas and asked that it be removed from the Highway 83 view and placed on west side of the building. Petitioner stated that many customers use the Highway 83 side of the store. Photos of outside displays at other stores in the City of Delafield were displayed. R. Miskelley thought that the Petitioner's request was not unreasonable in regards to the storage. M. Carlson asked if it was the intent to draw traffic off of Highway 83 to buy products on the Highway 83 side. It was clarified that it was not. M. Carlson asked about strategic landscaping. K. Strege did not think that it would be noticed. The Plan Commissioners felt that signage on storage items was not necessary.

R. MISKELLEY MOTIONED TO ALLOW MATERIALS THAT THE PETITIONER WISHES TO SELL TO BE STORED ON THE EAST SIDE OF THE BUILDING WITH RESTRICTIONS AS PROPOSED BY THE PETITIONER. M. FREDE SECONDED THE MOTION. R. DUPLER MADE A FRIENDLY AMENDMENT TO STATE "AS SUBMITTED ON THE SITE PLAN PER THE ATTACHMENT DATED SEPTEMBER 17, 2007". R. MISKELLEY AND M. FREDE AGREED TO THE AMENDMENT. ALL WERE IN FAVOR. MOTION CARRIED.

R. Dupler discussed the signage and referenced the original July 3, 2006 enforcement letter. The Plan Commission had previously recommended that the colors be considered signage. Petitioner has elected not to modify their Petition and is asking for a modification to the conditional use and to allow the colors as signage. Since this is considered signage, R. Dupler stated that it should be regulated and restricted at 63.47 sf.

J. Feine from Open Pantry stated that his understanding was that the last conversation with the Plan Commission was not that it was signage but that there was no vote. He apologized to the Plan Commission for the misunderstanding. He displayed photos of their store. Additionally

CITY OF DELAFIELD PLAN COMMISSION MINUTES

the signatures of over 300 individuals, many who are Delafield residents, stating that they liked the panel colors were submitted. R. Miskelley asked the Petitioner if the City has the right to regulate colors on buildings and signage. Petitioner thought that the City had the right to do so. Petitioner stated that the multi-colors are their corporate colors and they wanted to build their brand. Petitioner did not consider this a sign. R. Miskelley stated that they should have responded when they received notice that they were out of compliance. Petitioner stated that the corporate colors are not on the retail store, only the car wash. J. Feine felt that the City absolutely had the right to regulate colors but he thought that the rules should be applied to everyone in the City equally and fairly. Photos were displayed of other retailers corporate colors that are being displayed in the City of Delafield and J. Feine asked for fair play. After observing the colors allowed on other buildings, he did not consider the colors on his building signage.

R. Dupler stated that all the displays with the exception of Blockbuster had been approved by the Plan Commission as appropriate. The difference is the Open Pantry did not come before the Plan Commission for permission.

M. Carlson stated that there is forfeiture per day; the penalty for Open Pantry is presently at \$6,000.

R. Miskelley stated that the color combination was found to be offensive by the Plan Commission, that it was signage, and that the decision of the Plan Commission has been ignored. When the Plan Commission makes a decision, it should be taken seriously. R. Dupler stated that it is defined in the code that anything that is attached to the building with the purpose of attracting consumers is considered signage. It was clarified that awnings are functional and are an architectural amenity. If the colors were painted on it could be justified as a way of maintaining the building. However, even if it were painted, the Plan Commission would have the authority over the colors. R. Miskelley stated that if they were trying to attract people to their building by the colors, it should be considered signage.

R. Miskelley stated that this body has stated several times that the color combinations on the panels are not acceptable.

J. Feine stated that their point of confusion was that the City said that they didn't like their colors. R. Dupler stated that this whole issue was initiated by a letter regarding their signage. J. Feine stated that nothing was mentioned about colors, just signage. L. Chapman stated that if a building wanted to have a change of color it would need to come in to the Plan Commission for approval. This did not come in for approval. J. Feine stated that no one ever told them that they did not like the colors. R. Miskelley asked if the color scheme had ever been submitted for

CITY OF DELAFIELD PLAN COMMISSION MINUTES

approval. T. Maney did not have a record of the color mix. R. Dupler stated that the facts were clearly laid out so that the Petitioner understood the process.

Mayor Schuman suggested either allowing the sign contingent upon paying the \$6,000 or removal of the sign and payment of \$6,000.

R. Miskelley suggested that before Open Pantry goes further that they take down multi-colored signs, bring the car wash signs into compliance, pay the fines, and come back to the Plan Commission with a revised plan. R. Dupler stated that initially approval for the color scheme to match the building proper under the canopy, and everything that is now multi-colored was originally the BP green. R. Miskelley thought that if there had been more consideration to this body, if there had been more negotiation, if this body had not been completely ignored for over one year, he may have thought differently.

R. MISKELLEY MOTIONED THAT BEFORE ANY OTHER CONSIDERATION IS TAKEN, THAT OPEN PANTRY TAKE DOWN THE MULTI-COLOR SIGNAGE, TAKE DOWN THE LASER CAR WASH SIGN, PAY THE FINE, COME INTO FULL COMPLIANCE WITH CITY ORDINANCES, AND RESUBMIT APPLICATIONS TO CITY FOR APPROVAL. C. MURSKY SECONDED THE MOTION. R. DUPLER MADE A FRIENDLY AMENDMENT TO ALSO ADDRESS THE MULTI-COLORED PANELS AFFIXED TO THE CAR WASH. R. MISKELLEY ACCEPTED THE FRIENDLY AMENDMENT. MAYOR SCHUMAN STATED THAT THE FINES CONTINUE UNTIL THIS IS BROUGHT INTO COMPLIANCE. R. MISKELLEY STATED THAT OPEN PANTRY HAS IGNORED THIS COMMISSION. DISCUSSION TOOK PLACE ON THE SEQUENCES OF CHANGES AND REQUESTS. M. CARLSON STATED THAT THE CITY APPLICATION PROCESS FOR SIGNAGE, THE BUSINESS PLAN OF OPERATION AND CONDITIONAL USE PERMITS ASK THE OWNER AND APPLICANT TO SIGN THE FORM VERIFYING THAT THEY HAVE READ THE MATERIALS. THESE APPLICANTS SIGNED THE FORMS. ALL WERE IN FAVOR OF THE MOTION. MOTION CARRIED.

M. Carlson asked that the Petitioner contact the City as soon as the sign is removed.

5. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **TAX KEY 733.990.003, 3100-3158 VILLAGE SQUARE DRIVE, SOUTH RETAIL BUILDING, HARTLAND.** APPLICANT: BADGER LIGHTING AND SIGNS AND MICHAEL BELL. OWNER: UNITED PROPERTIES. APPLICANT SEEKS APPROVAL OF SIGNAGE FOR ANYTIME FITNESS.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

A drawing was distributed to the Commissioners reflecting a modified sign for consideration. The signage area is within guidelines, colors are appropriate. The modified signage is recommended for approval.

B. Jaeger from Badger Lighting was present and was agreeable.

R. MISKELLEY MOTIONED TO APPROVE THE APPLICANT'S SIGNAGE AS AMENDED BY R. DUPLER NOT TO EXCEED MAX OF 24" IN HEIGHT AND THE SQUARE FOOTAGE AS PREVIOUSLY MENTIONED. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 807.978.008, 350 AUSTIN CIRCLE, DELAFIELD.** OWNER: RICK JINKINS. APPLICANT: PAUL WOLFGRAM, WOLFGRAM AND ASSOCIATES. APPLICANT SEEKS APPROVAL OF ARCHITECTURAL, LANDSCAPING, LIGHTING AND STORMWATER MAINTENANCE PLANS FOR THE PACIFIC BISTRO BUILDING.

This is a single site with a single building. The building is well presented. This is a multi-tenant building, there will be leaseable space around the perimeter of the building, the site has been designed accordingly, parking is satisfied, colors are appropriate, and the architecture is pleasing. Signage should be considered. He recommended that Petitioner come back with a sign program for the multi-tenant building and should incorporate outside umbrellas. The site plan shows plans to accommodate the stormwater basin closer to the Austin Circle right-of-way. There is a discrepancy of 63 plus inches of tree mitigation that must be accommodated. Site lighting conforms to photometric requirements, but no cut sheets had been received. This is well presented and designed. R. Dupler recommended approval upon resolution of the Yaggy Colby letter dated September 19, 2007, the Yaggy Colby memo dated September 18, 2007, approval of the 4:1 slope within 25' of the property line, approval of presented materials and cut sheets, and to recommend to the Public Works Committee for approval of the stormwater facility and stormwater management agreement.

C. Mursky would like to see more landscaping material on the north side of the parking lot. She was concerned about the screening of the rooftop units. It was clarified that the units would not be seen.

The photometrics are what they should be.

Examples of the materials were provided and distributed to the Commissioners.

K. STREGE MOTIONED TO APPROVE, THAT THIS SHOULD COME BACK TO STAFF FOR APPROVAL ON THE LANDSCAPING, THAT THIS COME BACK FOR CONSIDERATION OF A MULTI-TENANT

CITY OF DELAFIELD PLAN COMMISSION MINUTES

SIGN PROGRAM, APPROVAL OF THE 4:1 SLOPE ALLOWANCE, LANDSCAPING PLAN, SIGNAGE, THAT THIS IS CONTINGENT ON ITEMS IN THE MEMOS FROM YAGGY COLBY FROM SEPTEMBER 19, 2007 AND SEPTEMBER 18, 2007, AND APPROVAL BY THE PUBLIC WORKS COMMITTEE. L. CHAPMAN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY

- a. **TAX KEY, 743.999.003, NORTH AND SOUTH OF NASHOTAH ROAD AND EAST OF MISSION ROAD, TAX KEY 577.980 AND 742.990, SOUTHEAST CORNER OF STH 16 AND SAWYER ROAD.** APPLICANT: MLG DEVELOPMENT. OWNERS: BINKOWSKI AND KNOFF FAMILIES. APPLICANT SEEK APPROVAL OF A PRELIMINARY NEIGHBORHOOD PLAN FOR THE KNOFF-BINKOWSKI PROPERTY.

R. Dupler reviewed. This encompasses two properties of differing densities. Maximum density could be as high as 376 residential units. The Petitioner is proposing 170 lots. In consideration of the type of product that the Petitioner is proposing, that the 20,000 sf lot would comply with R3 district standard. This concept has taken into account the Northwest Quadrant Plan. Discussion took place regarding egress to Highway P. It was stated that a written decision was not obtained from the Village of Oconomowoc Lake, but that the plan was altered to adhere to the Village's wishes were not to have egress to Sawyer Road. A potential bicycle/pedestrian path connecting to Highway P will be pursued. R. Dupler suggested that the court at the north end be a loop instead of the court with a long stem. Both the Binkowski and Knoff properties will be developed at the same time. It was expected that building permits would first start in 2010. There would be some type of phasing with the mid-westerly portion being the first. Ten to fifteen lots would be developed per year. It was explained that the roadway going through one of the environmental corridors follow the pathway of existing utilities. R. Dupler would like to see a new map for the environmental corridor. This would help determine the appropriateness of lots and density. The stormwater retention ponds reflect the findings from the recommendations from the quadrant plans. The location for a proposed well for the area needs to be determined. Before determining the location of the well MGL would like some assurances at the general development plan level and conditional use level in securing the number of lots and the basic layout. It was clarified that the cul de sac by lots 129-131 would need to be reviewed due to its length. The Developer has been asked to serve the west side of the City of Delafield with the well. The Commissioners liked the size and density of the lots. M. Carlson stated that the next plan should show the pedestrian and bike paths. Two school districts serve this area and should be included in this process early-on and be kept up-to-date on the process. R. Miskelley stated that

CITY OF DELAFIELD PLAN COMMISSION MINUTES

without access to Highway P, the Oconomowoc School system may have to negotiate this topic. MGL stated that the trail locations will be determined after they receive more information. M. Carlson stated that a schedule will need to be determined in order to determine how it affects the conditional use permit that the Knoff's operate their business under. Clarification needs to take place as to when the business would need to be abandoned. M. Carlson asked for cross easements for cross use with St. Joan of Arc with the eight acre community park. Mayor Schuman suggested taking this plan back to the Village of Oconomowoc Lake. The developer will continue working on the documents and materials needed to schedule a public hearing. When this information is available, MGL will go to the Park & Recreation and Public Works Committees. A list of known items to be addressed include a tree survey for areas that will be knowingly impacted, phasing plan, and a yield plan that takes into account real densities.

- b. **TAX KEY 807.985.016, 3820 KETTLE COURT EAST, DELAFIELD.**
OWNER: CITY OF DELAFIELD. APPLICANT: VERIZON WIRELESS.
APPLICANT SEEKS APPROVAL OF SITE PLAN AND CONSIDERATION OF
A MINOR/MAJOR CHANGE TO THE CONDITIONAL USE PERMIT FOR
VERIZON WIRELESS FOR THE ADDITION OF A GENERATOR.

Without objection, Item b was taken along with Item c. Tim Manz was present representing Verizon Wireless.

This is a backup generator to be used in the case of the loss of power. R. Dupler recommended that this generator be housed in a building and be a shared generator.

R. Miskelley wanted to make sure that no more than one generator was on the site. The representative stated that these are brand new generators with state of the art muffling equipment.

Concern was expressed about noise. The decibels for the generator were rated at 60 decibels which is less than the inside of an automobile going at 70 mph.

C. Mursky stated that the concurrence from last month's Plan Commission meeting was that the generators should be inside and that there not be multiple buildings and multiple generators.

The representative suggested that since Verizon was the only carrier putting in generators, that if another carrier approaches the City for a generator, that that carrier would need to approach Verizon to work out a deal.

M. Carlson stated that if the City allows additional uses of the property, the lease needs to be reviewed.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

R. Miskelley stated that if the decibel rating was 60 then the inside requirement was not needed. The generators exercised themselves once per week. The representative stated that if there is a power failure, other carriers' subscribers would roam on the Verizon system. Thus, other carriers may not even need generators.

R. Miskelley stated that it is in the City's best interest to have only one generator on each site and that the carriers need to work together. L. Chapman thought that it would make sense to have some type of enclosure connected to the building that houses the wiring. The enclosure should be made big enough to accommodate a generator large enough to work for all of the companies. It would need to be on record that Verizon would have to cooperate with other providers.

C. Mursky thought that the architectural standards need to be adhered to. Last month it was stated that the generator should be housed within a structure.

M. Carlson would like to have R. Dupler go with him on a site visit with the Petitioner. Area development needs to be taken into consideration. C. Mursky stated that this commission needs to take anticipated action.

The Petitioner was directed to have an enclosed building, a plan to service other carriers, and a plan to upgrade in order to accommodate other carriers.

- c. **TAX KEY 794.017.004, 258 ENTERPRISE ROAD, DELAFIELD.**
OWNER: AAT COMMUNICATIONS. APPLICANT: VERIZON WIRELESS.
APPLICANT SEEKS APPROVAL OF A SITE PLAN AND
RECOMMENDATION OF A MINOR/MAJOR CHANGE TO THE
CONDITIONAL USE PERMIT FOR VERIZON WIRELESS FOR THE
ADDITION OF A GENERATOR.

See above.

- d. **TAX KEY 742.987, 220 WATERTOWN PLANK ROAD, NASHOTAH.**
OWNER: HENRY ALLEN. APPLICANT: LAUDERDALE LAKES MARINA.
APPLICANT SEEKS PRELIMINARY APPROVAL FOR A CONDITIONAL
USE TO OPERATE A MARINE SALES BUSINESS.

L. Chapman excluded himself from the conversation.

H. Allen and the representative from Lauderdale Lakes Marina were present. Access to the marina would be from Watertown Plank Road.

R. Dupler stated that there were no issues with the business plan of operation, the use and hours of operation are appropriate. Petitioner

CITY OF DELAFIELD PLAN COMMISSION MINUTES

was asked for and provided a site plan for outdoor display. On occasion they may have one or two boats on display. This will be a showroom only. One single overhead door is proposed for the north elevation. R. Dupler stated that any architectural modifications should be submitted prior to the public hearing. M. Carlson suggested that a draft copy of the conditional use permit be provided. A public hearing can be held at the next Plan Commission meeting. It would then go to the Common Council. The requested information must be provided to the Clerk by October 3. Information needed include architectural improvements, copy of the site plan, and a copy of the proposed conditional use permit.

7. ZONING AND ORDINANCE REVISION.

None.

8. HEARING DATES

A possible public hearing on Lauderdale Lakes at the next Plan Commission meeting.

9. ADMINISTRATOR'S REPORT

a. RENAMING OAKWOOD TRAIL

This will be put on the next agenda.

b. HANDBOOK "BETTER MODELS FOR COMMERCIAL DEVELOPMENT"

This was included in the commissioner's packets.

C. Mursky inquired about the status of the downtown plan. M. Carlson stated that no action has taken place. C. Mursky felt that there were enough changes in the area and that in anticipation of more changes, this should be reviewed. M. Carlson will put this item on the next agenda.

10. BUILDING INSPECTOR'S REPORT

Total number of permits to date, 27; two occupancy permits, one single family home, one nine building 315 storage complex.

11. BOARD OF ZONING APPEALS

None.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

12. CORRESPONDENCE

- a. LETTER TO POOCH PLAYHOUSE DATED SEPTEMBER 10, 2007
REGARDING A SIGN VIOLATION

13. ADJOURNMENT

R. MISKELLEY MOTIONED TO ADJOURN. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 10:20 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.