

CITY OF DELAFIELD PLAN COMMISSION MINUTES

CALL MEETING TO ORDER

Mayor McAleer called the meeting to order at 7:04 p.m.

ROLL CALL

Present

Mayor Ed McAleer
Robert Transon
Marilyn Gardner
Diri Curtis Costa
Roger Dupler
Tom Maney
Matt Carlson
Marilyn Czubkowski

Absent

Phil Schuman
Robert Trunzo
Fred Welch

PLEDGE OF ALLEGIANCE

- 1. APPROVE MINUTES OF FEBRUARY 27, 2002.

D. CURTIS COSTA MADE A CORRECTION TO PAGE 9, IT SHOULD READ “LAKE COUNTRY CORRIDOR COMPACT”. D. CURTIS COSTA MOTIONED TO APPROVE THE MINUTES WITH THE ABOVE CORRECTION. M. GARDNER 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.

Marsha Stocks, 226 Genesee Street – Spoke regarding Item #5. She attended the joint meeting of the Public Works Committee and Genesee Street Reconstruction Project Steering Committee this past Monday night. She is pleased with the plan that has been advanced and the responsiveness to comments from the meeting. A balance was brought forth balancing the aesthetics and functionality.

Gary Neuenberger, Amoco Station Owner – Spoke regarding Item #5. In particular he addressed why he does not want one of his entrances closed. He explained why it is necessary for him to keep this entrance and used a drawing to clarify his points. Taking the entrance away would basically ruin his business. R. Dupler asked about other alternatives. M. Carlson stated that this came up at the Monday meeting and that it was discussed, the committee has deferred action on it and that Gary’s ideas would be taken into account. No recommendations were made at the meeting. The Public Works Committee has asked for approval of conceptual designs at tonight’s meeting. The City has no desire to deprive a business of operation.

Linda Kuklinski, Nagawicka Avenue – She also attended the meeting on Monday night and liked the option with boulevards on each end. The placement of the boulevard by the river in relation to the TIF District was a concern to her. Another concern is the groundwater, etc. that might be affected by constructing something within the proximity to the lake and river.

Tom Hanson, 212 Steeple Point Dr. – Addressed Item 6. He would like to have a deadline set up for this. Feels that Westaire should be paying for all that needs to be done. The site was not developed correctly and the homeowners should not be responsible for any stagnant water. He likes the plan that has been set up and expressed willingness to negotiate on some aspects of the plan.

Mark Lehman, Owner of Lot 4, Steeple Point – Stated that in the event that there are additional aerations, the water circulation, etc., that may be required to the letter of credit, these costs would

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not be included in the current bond. Also included in this bond money would be the final layer of asphalt to the entire neighborhood. He doesn't want to see the City getting stuck with any costs that they didn't expect to have.

3. CONSENT AGENDA

M. Czubkowski stated that any actions are the Planning Commission may make this evening are subject to all outstanding invoices with the City of Delafield being paid in full.

The Consent Agenda has two business plans of operation, one is a new operator for Lumber Inn with a change in hours; the second one is for New Age Chemical, a business plan of operation.

D. Curtis Costa requested to remove Item b from the Consent Agenda.

R. TRANSON MOTIONED TO APPROVE. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

a. **Tax Key 798.026, 617 Wells St.** Owner: Dave Huebner. Applicant: Raul Perez. Applicant seeks approval to operate of Business Plan of Operation for El Copita, Inc. Hours of operation, 6 AM to 8PM Monday thru Saturday, and Sunday 7AM to 2PM. Five full-time employees.

b. **Tax Key 807.985.007, 3765 Kettle Court East.** Owner: Chem-Lease, LLC, Applicant: New Age Chemical, Inc (James Stuart). Applicant seeks approval to operate of Business Plan of Operation for New Age Chemical, Inc. Hours of operation, 6 AM to 12PM Weekdays and Saturday 6AM to 5PM. Ten full-time employees.

Jim Stuart was present at the meeting. He stated that they make cleaners, metal working fluids, rust inhibitors, and oils. The business is up and running and needs to work more hours. There is no hazardous waste involved.

D. CURTIS COSTA MOTIONED TO APPROVE. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

a. **Tax Key 787.997, 1000 Genesee St.** Owner: City of Delafield. Applicant: City of Delafield Police Department (Reid Brueser). Applicant seeks approval of site plan for boathouse.

R. Brueser was present at the meeting. They would like to clean up the boathouse. The same aesthetics as warming house at the park would be used for the boathouse. He reviewed the improvements that they would like to make. The boathouse is still structurally sound. There is no problem getting boats out.

M. GARDNER MOTIONED TO APPROVE. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

b. **Tax Key 581.853.319, 3400 Hillside Dr.** Owner/Applicant: Home Depot (John Nordon).

Applicant seeks approval of Amended Business of Operation and Site Plan of Temporary Garden Center. Hours of operation, 6 AM to 10PM Monday thru Saturday, and Sunday 8AM to 7PM. Seventy-five full-time employees and fifty-five part-time employees.

Steve Sauder was present and requested an extending selling area for the garden center. R. Dupler stated that this extends the present service area to the east and would wrap

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around. The current location is used for a service dock area, cardboard compactor, and an additional storage of less than desirable materials. If the area were expanded, the undesirable materials would be relocated. R. Dupler recommended denial of the expansion with the assumption that pallets, and other undesirable materials are moved to the rear area. Mayor McAleer stated that Home Depot should reapply when things are cleaned up.

M. GARDNER MOTIONED TO DENY THE APPLICATION OF THE EXTENSION AT THIS TIME UNTIL HOME DEPOT CONFORMS TO THE WAY THE ORIGINAL PERMITS FOR DISPLAYS AND GARDEN CENTER WERE ORIGINALLY. D. CURTIS COSTA SECONDED THE MOTION. R. TRANSON ASKED ABOUT THE LIGHTING SITUATION. R. DUPLER STATED THAT ALL OF THE OTHER ISSUES HAVE BEEN RESOLVED. THE STOPLIGHT AT HILLSIDE AND HWY. 83 IS STILL PROGRESSING AND M. CARLSON IS EXPECTING RESOLUTION WITHIN THE NEXT COUPLE OF WEEKS. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **Tax Key 804.989, 3215 Hillside Dr.** Owner/Applicant, Creative Restaurant Concepts, Inc. (Guy Brittain). Applicant seeks approval of Business Plan of Operation and signage for the *Gondola Grille*, currently Stockade Restaurant and Pub. Hours of operation, 8 AM to 10PM Weekdays, and Weekends 7AM to 11PM. Ten full-time employees and Forty part-time employees.

No representative was present.

- d. **Tax Key 804.994.001, 2805 Heritage Drive** Owner: FirStar Bank. Applicant: Alpha Neonx (Bob Stell). Applicant seeks approval for Signage for FirStar Bank.

Brian Danteen was present. R. Dupler stated that the signage is fully compliant. The pylon needs to be a neutral color. Brian will change color of support pole.

M. GARDNER MOTIONED TO APPROVE PROVIDED THE PYLON IS CHANGED TO A NEUTRAL COLOR. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL IN WERE IN FAVOR. MOTION CARRIED.

- e. **Tax Key 798.946.007, Stocks Drive.** Owner/Applicant: Delafield Development, LLC. Applicant seeks approval Signage for Delafield Commons.

John Seiberg from Delafield Commons was present. Commissioners were provided with colored drawings of the proposed signs in their packets. Samples of the brick and metals were distributed to the commissioners. A picture of the light fixture proposed on top of the column and lighting for the column was distributed. R. Dupler stated that issues: the lighting fixtures are appropriate. He reviewed the ground fixtures; two are sufficient to illuminate the sign. In regards to the coach light, he would ask for photometrics for this light. There is a minor modification on the sign; the sign needs to have a through flashing. Regarding the site, the triangle needs to be respected. The sign, as drawn encroaches on that. The size of the sign was discussed. The sign panel is limited to 20 feet. He recommended a minor modification to sign panel. In the proposed location no utilities are confronted, but it is in close proximity of overhead wires. Has asked for use of ornamental grasses. R. Dupler asked to consider that if the northern access is ever realized a duplicate sign would be at the north entrance. Mr. Seiberg was not sure if a sign of this size would fit. Discussion took place.

M. GARDNER MOTIONED TO APPROVE WITH EXCEPTIONS OF PROVISIONS OF PHOTOMETRICS ON LIGHTING, THE SITE TRIANGLE—THE SIGN NEEDS TO BE MOVED BACK ONE FOOT TO THE NORTHEAST, THAT THE SIGN PANEL IS REDUCED BY 4', THE LANDSCAPING TO BE REPLACED WITH ORNAMENTAL

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GRASSES, AND AT THE TIME THAT THE NORTH ENTRANCE IS DEVELOPED THAT THEY COME BACK AND THE SIGN ISSUE BE READDRESSSED. R. TRANSON SECONDED THE MOTION. DISCUSSION TOOK PLACE REGARDING THE SIGN AT THE NORTH ENTRANCE. M. CARLSON WILL CHECK TO SEE WHAT THE PUD STATES. ALL WERE IN FAVOR. MOTION CARRIED.

- f. **Tax Key 807.985.004, 3591 Kettle Court.** Owner: Mark Lien. Applicant: ABRA Wisconsin, Inc. (ABRA Auto Body and Glass). Applicant seeks approval of Business Plan of Operation and Signage for *ABRA Wisconsin, Inc. (ABRA Auto Body and Glass)*. Hours of operation, Office: 7:30 AM to 6PM Weekdays, Saturday 9AM to 12 PM and closed Sunday. Shop: 6AM to 7PM Weekdays, Saturday 8AM to 4PM and closed Sunday. Ten full-time employees.

Mike Diamond and Mark Lien were present. T. Maney stated that this was an allowed use. Signage is less than what it has now. Outside storage was discussed. M. Lien stated that no cars would be stored outside for a long periods of time.

M. GARDNER MOTIONED TO APPROVE. R. TRANSON SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- g. **Tax Key 804.994, 2780 Heritage Dr.** Owner: Kensington Development. Applicant: So-Lite Neon Sign Co, Inc. Applicant seeks approval of Signage for *Bedtime*.

No representative was present.

- h. **Tax Key 787.074, 814 Genesee St.** Owner/Applicant: Glenueagh Investments, LLC. Applicant seeks approval of Architectural Revisions to a two-tenant business establishment.

This was removed by the request of the applicant.

- i. **Tax Key 803.003.000, 2410 Milwaukee St.** Owner/Applicant: Tom Schweda. Applicant seeks approval of Business Plan of Operation, Architectural modifications and Signage for *Underwater Connection*. Hours of operation, 10AM to 8PM Weekdays, Saturday 10AM to 5PM and Sunday Noon to 5PM. Two full-time employees and Six part-time Employees.

Dean Richards appeared on behalf of Schweda. He reviewed the use of the building. The exterior of the building was discussed and a computer-generated rendition of the garage door was in the commissioners' packet. He stated that parking is adequate with 30 spaces. R. Dupler addressed the fence and proposed that it be dressed up with slat inserts. It was stated that no outdoor storage is allowed in a B3 district. The applicant is not willing to pursue outdoor storage at this time. This area will now be used for dumpster storage and R. Dupler stated that it would be appropriate to locate the dumpsters in this area. The Petitioner submitted a Master Sign Plan.

M. GARDNER MOTIONED TO APPROVE WITH THE DUMPSTERS LOCATED IN THE SCREENED PORTION OF FENCING AND IF IN THE FUTURE THEY WISH TO PUT SOMETHING ELSE IN THERE THEY WOULD NEED TO COME BACK FOR APPROVAL, THAT THE COLOR CHOSEN FOR THE SLATS OF FENCE ARE APPROVED, AND ITEM 2 WOULD BE REWORDED TO "APPROVED BY THE LANDLORD AND THE CITY OF DELAFIELD", ITEM 4 SHOULD INCLUDE THE RED COLOR RESTRICTION TO LOGOS AND TRADEMARKS IN ADDITION TO LETTERS, AND ITEM 5: NATIONAL LOGOS SHOULD BE LIMITED TO RED IN CONFORMANCE

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WITH INTENT OF ITEM 4. R. TRANSON SECONDED THE MOTION. THERE WAS NO
FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- j. **Rosati's Pizza** – Village of Hartland Scott R. Thorson, d.b.a. Rosati's Pizza to operate a pizzeria including carry-out and delivery service as well as a small eating area that will serve wine and beer at 860 Rose Drive in the Geason Commerce Center.

M. Carlson reviewed. The Village of Hartland has asked for review and comment. Mr. Thorson was present. The Mayor stated that he has received phone calls on this and there is a lot of concern that the building looks more like a strip mall than it does an office building. If a restaurant is on one end of the building it would just be the beginning and the building would expand to the retail/commercial. This would be in violation of the Corridor Contract. He thought that this is a valid concern. Mr. Thorson stated that they intend to use building to serve the industrial park and that it has been vacant for over two years now. He reviewed the assets of having the restaurant located here. Discussion took place. M. Carlson will transmit the concerns of this board to the Village of Hartland and will attach a draft copy of the minutes.

5. PRELIMINARY CONSIDERATION

- a. Genesee Street Reconstruction Project: Concept Presentation

Jim Romanowski, Ruekert-Mielke; Brian Udovich from Ruekert-Mielke, Bruce Marrow and Renee Henningfeld from Schreiber/Anderson Associates were present. J. Romanowski reviewed what has transpired to date. Stated that at a minimum, the City needs to reconstruct some of the infrastructure. Now is the opportunity to dress up the streets. Another issue is the Waukesha County jurisdiction; they have been contacted. He has asked for cost estimates for burying electric, phone and cable lines – this would be a big investment. A traffic study was done for six continuous days in January. The speed and number of the vehicles was recorded. Enforcement issues were discussed at the Monday meeting. Traffic calming ideas would be presented during the presentation. Three main intersections were looked at to determine if additional traffic control was needed. Brian Udovich from Ruekert-Mielke reviewed the traffic control report. R. Henningfeld and B. Marrow of Schreiber/Anderson presented a slide presentation of streetscapes used in other communities to give an idea of what is possible for the City. It was stated that there are two segments of Genesee Street, one with 80' ROW and the other with a 66' ROW. Connection concepts were discussed and a Gateway Concept sheet was distributed to the commissioners. R. Henningfeld reviewed the big concepts that the commissioners received earlier this week.

Option A: the road is 36', no breaks, bump-outs or table crossings could be used, the lighting is kept in the grass terrace between the sidewalk and road. Crosswalks are delineated by special types of pavements. The grass terrace is shown to be 6' wide.

Option B: shown with boulevard. Breaks up the street (44' width), travel lanes remain at 18' with median 8' wide. Median acts as area for pedestrian break, refuge area. The crossings can be put where needed. Boulevards are shown to have cuts so access to certain driveways can take place. Streetlights are shown on the outside in the grass terrace. The grass terrace is 4.5'.

Option C: same as B, but lights are in the middle and put on stone pilaster. These would be for south side concepts.

B. Marrow stated that these were just concept ideas and the commissioners should not be limited by them. R. Henningfeld then reviewed the more intense areas.

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Option D: there is no boulevard or break in street (City Hall north to Bark River) 44' width. Bump-outs around intersections, the bump-outs act as traffic calming and pedestrian safety. Could add tabletop crossing, results in traffic slow down. Pavers or colored concrete in crosswalk. Road width (44') gives 15' to work with terrace. Shows small strip along backside of curb so you can walk when getting out of cars to get to sidewalk. Can show amenities, street lighting, benches, trash receptacles, booths, flexible area.

Concept E: Boulevard down to the commercial area. Acts as a refuge for pedestrian crossing street, delineated parking area with some type of different paving than road, boulevard acts as a place to locate seasoning interest, show in terrace green area for trees etc. Lights with flags and banners, benches, trash receptacles are possibilities. Sidewalk is about 7.5'.

J. Romanowski stated that the Steering Committee and Public Works Committee did form opinions and recommendations. The concept of the boulevards in the southern area from an operational standpoint did not work. The Committees recommended pursuing Option A in the south area without boulevard and Option D in the north area. The suggestion was at the entryway to downtown area from interstate, to create a small entry monument marker at both ends of downtown. The northern entrance to be located between St. Johns and the Post Office on the other side of the bridge was preferred by the Public Works Committee. They suggested increased landscaping, but no continuous boulevards. These thoughts are incorporated in the drawings that R. Henningfeld distributed tonight. The gateways were discussed. This would not only mark the entrance to the City, but would also slow the cars' speed down. M. Gardner stated that this was a great concept and that she liked the ideas. B. Marrow stated that there are many ways to handle the north end. It doesn't have to be the same as the south end, but could tie in the concepts. M. Gardner thought it was important to address the citizen's comment regarding the Amoco station – it is not the object to impose the existing businesses, but that the Committees should try to work around this. M. Carlson stated other instances of curb cuts. It could come up with alternate plans for certain sections of the road. There is some flexibility and need to isolate the trade-offs for each of these areas. M. Gardner liked the concept of brick pavers closest to the businesses and extending it out. J. Romanski stated that the new roadway would be centered within the ROW. D. Curtis Costa brought up the maintenance and durability of using pavers. B. Marrow addressed and stated that if installed properly that there is no problem. M. Carlson stated that we will move forward with the concepts, present them to the City Council and pass along any feedback. The City Council would be asked to approve the concepts so we can move on beyond the conceptual concepts. M. Carlson summarized that there would be no wide spread use of continuous boulevards, but that spot boulevards and treatments would be used, landscape so that the area looks beautiful, and continue to strive for pedestrian orientation – encourage people to walk around downtown Delafield.

M. GARDNER MOTIONED TO ACCEPT THE CONCEPTUAL DESIGNS AND TO PASS ON TO COMMON COUNCIL FOR APPROVAL OF CONCEPT. R. TRANSON SECONDED THE MOTION. UTILITY BURIAL WAS DISCUSSED. ALL WERE IN FAVOR. MOTION CARRIED.

6. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. **Tax Key 838.034-036, Steeple Point.** Owner/Applicant Westaire Inc. Applicant seeks approval of landscape revisions.

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M. Carlson stated that various levels of discussion have taken place and gave a brief background. R. Dupler distributed a report on the analysis of the system. The City has met with the residents of the homeowners association over the last 2-1/2 years. There is a basic problem with the original design of the stormwater facilities in this subdivision. The original intent was that the stormwater would percolate into the ground, but it didn't and sat in the ponds resulting in killing the landscaping around the ponds. One of the ways that was addressed was to lower the outfall pipe so it drains the water, but now need to address the landscaping, algae issues in the pond, and the irrigation system. R. Dupler looked at the proposed system and thought it should be employed. The recirculation system is intended to keep water moving. The water control system second part is aeration. He reviewed the current proposal. The system is appropriately sized and designed. The landscape improvements dress up the site and get it back closer to original condition. The current plan falls short of quantities. May want to look at shoreline treatment of the pond to use plantings that are taller to discourage Canadian geese. Mr. O'Connor was present and reviewed the plantings. Aeration options were discussed. The plantings in the landscape plan were discussed and replacement plantings were suggested. M. Gardner thought it was really important that the concept that was originally proposed to the original and prospective homeowners, you have to make sure that it doesn't deviate from that as much. It is also very important that the homeowners agree that this appeases them.

M. GARDNER MOTIONED TO APPROVE THE LANDSCAPE PLAN WITH THE REVISIONS SUGGESTED BY R. DUPLER, APPROVE THE RECIRCULATION SYSTEM, APPROVE THE IRRIGATION SYSTEM PROPOSED BY THE DEVELOPER, TO REPLACE THE SUMAC TREES WITH WINTERBERRY TREES AND CRAB TREES WITH MAGNOLIA, THAT WESTAIRE INCUR ALL COSTS, AND INCREASE THE LETTER OF CREDIT BY \$40,000 TO ACCOMMODATE THESE ADDITIONAL COSTS, SUBJECT TO HOMEOWNER'S ASSOCIATION APPROVAL WITH A 21 DAY TIME PERIOD WITH A JUNE 1 DEADLINE FOR COMPLETION. R. TRANSON SECONDED THE MOTION. DISCUSSION TOOK PLACE ON THE TIME FRAME. ALL WERE IN FAVOR. MOTION CARRIED.

7. ZONING AND ORDINANCE REVISIONS

None.

8. HEARING DATES

None.

9. ADMINISTRATOR'S REPORT

None.

10. BUILDING INSPECTOR REPORT

22 permits, no occupancy, 1 single-family new construction.

11. BOARD OF ZONING APPEALS

None.

12. CORRESPONDENCE

a. Correspondence from Lang Companies, Ann Lovelien, Re: Events Schedule.

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- b. Correspondence of Statement of Position from neighbors in regards to Jorgensen Subdivision
- c. Response letter from Waukesha County on Preliminary Plat for Ruff's Preserve.
- d. Review letter from Wisconsin Department of Transportation regarding Ruff's Preserve.
- e. Correspondence from Roger Dupler in response to Ruff's Preserve and Attorney Chapman's inquiry.
- f. Correspondences form Roger Dupler regarding approval of C.D.I. signage.
- g. Response letter from Southeast Wisconsin Regional Plan Commission regarding Ruff's Preserve.

13. ADJOURNMENT

R. TRANSON MOTIONED TO ADJOURN FROM THE MEETING. D. CURTIS COSTA SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 9:55 P.M.

Respectfully submitted:

Minutes prepared by:

Marilyn Czubkowski, CMC
City Clerk/Treasurer

Accurate Business Communications