

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Present:

Mayor Ed McAleer
Ald. James Romanowski
Eng. Fred Welch
Robert Transon
Diri Curtis Costa
Roger Dupler (Interim Planner)
Tom Maney
Adm. Matt Carlson
Clerk M. Czubkowski

Absent:

Robert Trunzo
Marily Gardner

7:00 PM Public Hearing to consider amending the existing conditional use permit for Day Break Convenience Center

Randy Waren, Dairyland Fuels, Inc. explained that he is requesting rooftop signage on a cedar shake roof, with gooseneck type lighting, per application. Administrator Carlson explained that the site plan was approved at the April 26, 2000 Plan Commission meeting and a recommendation need to make to Council because this is a amendment to a Conditional Use.

Jim Zahorik, 1948 West Shore Drive asked why is the Station a Conditional Use. It was explained that services stations are allowed in CBD-1 under a Conditional Use. DayBreak also needs to amend their Conditional Use for the rooftop signage.

MOTION TO CLOSE THE CONDITIONAL USE HEARING AT 7:04 P.M. (ROMANOWSKI/WELCH) CARRIED

The Meeting was called to order by Mayor McAleer at 7:05PM. Roll call was taken and a quorum was present and acting. The pledge of allegiance was recited.

1. APPROVE MINUTES

MOTION TO APPROVE THE MINUTES OF DECEMBER 20, 2000 (ROMANOWSKI/TRANSON) CURTIS COSTA ABSTAINS. CARRIED.

2. DELAFIELD CITIZEN COMMENTS

Linda Kuklinski, 2842 Nagawicka Avenue regarding Delafield Commons being on the agenda and the existing Building Moratorium. Administrator Carlson referred to Attorney Chapman's opinion dated January 30, 2001 and January 31, 2001 that the developer had appeared before Plan Commission therefore exempt per Section 6 of the moratorium ordinance. Ms. Kuklinski was also concerned about stormwater run-off issues.

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Jim Zahorik, 1948 West Shore Drive regarding Delafield Common. Concerned that this development would have impact on the storm sewer, watershed inventory and wet lands. He is concerned about density of the project. Mr. Zahorik stated that there is 14.6 acres, 43,560 sq. ft. R-3 required 20,000-sq. ft. per lot. That would allow for 31.8 lots if you built on every square inch of the property.

Hans Huber, 1510 Second Street, Delafield Commons, concerned about density and the process for developments coming before the Plan Commission. Size of the development is a real big issue.

Jeff Borkowski, 2930 Nagawicka Avenue – Delafield Commons and run-off into Saint John's Bay.

3. APPROVE CONSENT AGENDA

- a. **Tax Key 807.985.008, 3833 Kettle Court East.** Owner, Thomas Geyman, Applicant Jim Gluek. Applicant seeks approval for business plan of operation for **Quantum Sails**, a sail making business. Hours of operation are Monday through Friday, 7:30 AM through 5:00 PM; no weekend hours.
- b. **Tax Key 807.978.002, 407 Austin Circle, Thomas P. Schweda, Owner/Applicant.** Applicant seeks approval for a plan of operation for **Schweda Machinery/EDM Sales, Inc.**, a machine sales and service business, formerly located at 2410 Milwaukee St. Hours of operation: Monday through Friday, 6 AM to 9 PM; Saturday: 6 AM to 3 PM; 22 full time employees.

MOTION MADE TO APPROVE CONSENT AGENDA. (TRANSON/ROMANOWSKI) CARRIED.

4. PLAN OF OPERATIONS, SIGNAGE AND SITE PLAN

- a. **Tax Key 794.013, Lot 1, Cushing Park Business Center, 24 Enterprise Road.** Owner, Gregory A. Smith; Applicant, Bruce R. Waters. Applicant seeks approval of business plan of operation for **Abrasives/Tools & Supplies, Inc.**, a distribution business with hours of operation being Monday through Friday, 7:30 AM to 5:00 PM, and Saturday, 7:30 AM to 12:00 PM. Three to four part-time employees and two full-time employees.

Barb Waters, Hartland indicated that this request is for industrial supply warehousing and a small office. There is no outside storage and 95% of the materials are shipped UPS.

MOTION TO APPROVE BUSINESS PLAN OF OPERATION FOR ABRASIVES/TOOLS & SUPPLIES, INC. (WELCH/CURTIS COSTA) CARRIED.

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- b. Tax Key 804.994.014, 2950 Hillside Drive.** Owner B & G Realty, Gary Berkley; Applicant, Banner Sign & Lighting, Dennis R. Schuenke. Applicant seeks approval for signage for **Marcus Cinema**.

A representative from Banner Sign and Lighting was present. Question was asked if they would relocate, the show sign somewhere else on the building. The answer was no. The overall lighting would be decreased. Marcus would not be asking for another sign to display movie starting times.

MOTION TO APPROVE THE SIGN ON THE CONDITION THAT THE SIGNAGE BECOMES LESS BRIGHT, EQUAL OR LESS LIGHTING. (TRANSON/ROMANOWSKI) CARRIED.

- c. Tax Key 803.994, 2675 Sun Valley Dr.** Owner/Applicant, Brad E. Nelson. Applicant seeks approval for business plan of operation for existing **Amoco Food Shop**. Change in ownership only, no signage, no alcohol sales at this time. Hours of operation: 24 Hours a Day. Five full-time employees, four part-time employees.

There is no change to the business plan of operation, but an ownership change. It is a corporate owner instead of an independent owner.

5. PRELIMINARY CONSIDERATION

- a. Tax Key 798.946.007**, Owner/Applicant RealCap, LLC. Applicant seeks preliminary consideration for a planned unit development **Delafield Commons**, formerly part of the **Hawks Commons** project.

Larry Witzling a member of the design team and Steven Stewart, RealCap LLC presented the development. They are proposing 51 single-family homes on 14.6 acres with private well. They have dropped the density and will be seeking a Conditional Use for a Planned Unit Development. Plan Commission members discussed zoning, developable area, wetlands, roadways, traffic flow, easements, landscaping and Stocks Drive. The Public Works Committee should review street design and traffic flow and give their recommendation.

Mayor McAleer indicated that concerns in the Community are high density, schools, quality of buildings, and stormwater issues. The City has already designed and mapped a collector road to the north of the proposed development.

6. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. Tax Key 798.018, 622 Genesee St.** Owner, Carrie Taylor, LLC; Applicant, Randall D. Warren. Applicant seeks amendment to conditional use for **Daybreak** consistent with previously approved site plan.

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MOTION TO RECOMMEND TO COUNCIL SITE PLAN AND SIGNAGE FOR DAYBREAK AT THE COUNCIL MEETING OF FEBRUARY 19, 2001 AFTER REVIEW BY THE PUBLIC WORKS COMMITTEE. (ROMANOWSKI/WELCH) CARRIED.

7. ZONING AND ORDINANCE REVISIONS
 - a. Zoning text revision as recommended by City Attorney.

Plan Commission reviewed recommended changes.

MOTION TO RECOMMEND TO COUNCIL TO ACCEPT TEXT REVISION TO SECTION 18.26(2) AND (3) OF THE MUNICIPAL CODE AS RECOMMENDED BY CITY ATTORNEY. (WELCH/CURTIS COSTA) CARRIED.

8. HEARING DATES

Clerk reported that the hearing for the text amendment to the Municipal Code regarding plat timeline is scheduled for February 19, 2001.

9. ADMINISTRATOR'S REPORT

Administrator Carlson was asked by Robert Transon to review our current lighting standards. He would like to see the commercial to be similar to the residential. Roger Dupler put a packet of materials together for review. Discussion took place on white light verses high-pressure sodium. Lights could be shielded and/or placed on shorter poles. Several of the members liked the lighting at the Nagawaukee Center. Fred Welch stated that there were State and Federal standards for lighting sidewalks and roadways intersections. Lighting on building was also discussed.

10. BUILDING INSPECTOR REPORT

Tom Maney, Building Inspector reported that there were 28 permits to date and 3 occupancy permits.

11. BOARD OF ZONING APPEALS

12. CORRESPONDENCE

13. ADJOURNMENT

MOTION TO ADJOURN AT 8:45 P.M. (TRANSON/ROMANOWSKI) CARRIED.

Respectfully submitted:

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Marilyn Czubkowski, CMC
City Clerk/Treasurer