

CITY OF DELAFIELD PLAN COMMISSION MINUTES

7:00 p.m. Public hearing to consider a zoning amendment and rezoning for three properties from R-4 and two-family residential to CBD-2, central business District. Properties located at:731 Milwaukee St. DELC #0787.093; 741 Milwaukee St., DELC #0787.094; 751 Milwaukee St., DELC #0787.096.

Those speaking to rezoning:

Ross Wandschneider/opp.
834 Mill Street

Jackie Schoenstadt/opp.
805 Mill Street

Jim Stoffer/opp
637 Main Street

Irving E. Bonniwell/opp.
761 Mill Street

Martin Koenig/supp.
751 Milwaukee St.

Dorothy Peterson/opp.
W237 Oakwood Drive

Jan McMakin/opp.
805 Milwaukee

James Behrend/opp
757 Garrison Street

Brian Foley/opp.
Milwaukee St.

Betsy Miller/opp.
741 Mill Street

Barbara Nelson/opp.
No address given

Marian Jones/opp.
No address given

Petition in support:

- Susan Moore, 815 Lake Street
- Tim McMackin, 805 Milwaukee St.
- Tim Madden, 804 Mill St.
- Lillian Schroeder, 716 Mill St.
- Eleanore Lowell, 625 Main Street
- Robert J. Gilbert, 723 Main St.
- Veronica Schmechel, 708 Lake St.
- Peter Schmechel, 708 Lake Street

MOTION MADE TO CLOSE THE PUBLIC HEARING. (MURSKY/ROMANOWSKI) CARRIED.

8:10 p.m. Public hearing to consider an amendment to the downtown plan which was adopted September 20, 1993.

Those speaking to the amendment of the downtown plan:

Lynice Reich/opp.
484 Garrison Ct.

Betsy Busch/opp.
830 Wells St.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Steve Reich/opp.
484 Garrison St.

Gary Gorski/opp.
703 Main Street

Tom Merkt/opp.
819 Oneida St.

Dorothy Peterson/opp.
W237 Oakwood Dr.

Tom Reilly/opp.
1018 Milwaukee St.

Jim Zahorick/opp
1948 W. Shore Dr.

Dan Costigan/opp.
1547 Milwaukee St.

Jim Stoffer/opp.
637 Main St.

Tom Kelley/opp.
615 Milwaukee St.

Tom Aul/opp.
829 Genesee St.

Jackie Schoenstadt/opp.
805 Mill St.

Jessica Kregel/opp.
609 Milwaukee St.

Dennis--Colonial Inn/opp./ltr.

MOTION MADE TO CLOSE THE PUBLIC HEARING ON AMENDMENT TO DOWNTOWN PLAN. (TRUNZO/TRANSON) CARRIED.

Present

Mayor Ed McAleer
Ald. James Romanowski
Robert Transon
Fred Welch, City Engineer
Robert Trunzo
Chris Mursky
Dirilee Curtis Costa
John Stockham, City Planner
Matt Carlson, City Administrator
Marilyn Czubkowski, Clerk

Absent

Tom Maney

Plan Commission Meeting called to order at 8: 40 p.m.

Pledge of Allegiance

Roll Call: Clerk Marilyn Czubkowski

1. Approve Minutes of December 1, 1999

MOTION WAS MADE TO APPROVE THE PLAN COMMISSION MINUTES OF DECEMBER 1, 1999. (MURSKY/ROMANOWSKI) CARRIED.

2. Citizens comments pertaining to subject on this agenda.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Colleen Seaman, 1613 Milwaukee St., commented on the noise, pier problems, trespassing on private property, littering, parking emanating from Morgan's Pub.

Valerie Sails, Third Street, commented numerous problems from patrons of Morgan's Pub (lights, noise, music, etc.). Police report filed regarding boat incident.

Mike Houck, 1616 Milwaukee St., commented on problem of belligerence patrons from Morgan's Pub.

Linda Sadowski, Third St., commented on noise from music and yelling from patrons of Morgan's Pub.

Kim Houck, Milwaukee Street, commented on six patrons from Morgan's Pub on her back porch.

Unidentified citizen comments regarding neighbor who has been denied siding of property by Plan Commission.

Sharon Costigan, 1547 Milwaukee St., commented on noise from Morgan's Pub and requested more police patrolling of the area.

3. Plan of Operations, Signage and Site Plan/Matt Carlson presenter.
 - a. **Tax Key 803.988.001** R. Gary Storts, 19646 Timberline Dr., Brookfield, owner, Victoria Schroeder and Jill Vento, Applicants. Applicants seek plan of operation approval for law practice at 2574 Sun Valley Drive. Hours: 8 a.m. to 5 p.m. Monday through Friday. Victoria Schroeder present. Discussion.

MOTION TO APPROVE PLAN OF OPERATION. (MURSKY/TRUNZO) CARRIED.

- b. **Tax Key 804.994.002** Kensington Development Corporation, owner, John Zingsheim, N17 W30195 Crooked Creek Road, Pewaukee, applicant. Applicant seeks plan of operation and signage approval for retail hobby store at 2820 Heritage Drive, Suite D. Three part-time and 2 full-time employees. Hours: weekdays 10 a.m. to 9 p.m. Saturday 10 a.m. to 6 p.m., Sunday 12 p.m. to 5 p.m. John Zingsheim, owner, and Bauer Sign Co. present. Discussion.

MOTION TO APPROVE PLAN OF OPERATION AND SIGNAGE. (TRANSON/MURSKY) CARRIED.

- c. **Tax Key 798.002** Red River Furniture & Gifts, 608 Milwaukee Street, Jeff Nepper, owner. Applicant seeks site plan and signage approval. Jeff Nepper present. Discussion regarding materials.

MOTION FOR APPROVAL OF SMOOTH BLOCK ON THE EAST SIDE, SMOOTH

CITY OF DELAFIELD PLAN COMMISSION MINUTES

BLOCK WITH CEDAR SIDING ON THE WEST AND SOUTH AND BLOCK PAINTED TO MATCH THE REST OF THE SIDING SUBJECT TO PLAN STAFF REVIEW AND FINAL DETERMINATION AS TO WHETHER FURTHER PLAN COMMISSION REVIEW IS NECESSARY. (TRUNZO/ROMANOWSKI) CARRIED. MOTION FOR APPROVAL FOR SIGNAGE SUBJECT TO MEETING CODE REQUIREMENTS AS TO SIZE. (ROMANOWSKI/COSTS) CARRIED.

- d. **Tax Key 787.074** 814 Genesee Street, Martina and William Verre, owners, Anne Marie and Grace Bottoni, applicants. Applicants seek plan of operation and signage approval for Bottoni's Custom Creations, LLC, gift basket arrangements/special events planning boutique. Hours: Weekdays 10 a.m. to 5 p.m., Saturday, 10 a.m. to 5 p.m., Sundays, 12 p.m. to 5 p.m. One part-time and one full-time employee. Marie and Grace Bottoni present. Discussion. Mursky requested posting of parking on corner of Milwaukee and Genesee because of site line problem. Mr. Carlson will investigate.

MOTION TO APPROVE PLAN OF OPERATION AND SIGNAGE. (COSTA/TRANSON) CARRIED.

- e. **Tax Key 792.055** 815-17 Genesee St., Aul Real Estate Inc., Co. LLC, applicant. Applicant seeks site plan and signage approval for restaurant/shops/offices at 815-17 Genesee Street. Tom Aul present. Discussion.

MOTION TO APPROVE SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATION PLAN AND SIGNAGE AS LONG AS SIGN AND BUILDING MEET PROPER CODE (TRUNZO/TRANSON) DISCUSSION. CARRIED.

- f. **Tax Key 798.005** Brian Fobian, 624 Milwaukee St., owner. Applicant seeks site plan approval for remodeling of building. Brian Fobian present. This matter came before the Plan Commission previously and was referred to staff for review. Staff conducted review and determined that the materials that were suggested to be used were not consistent with the municipal code and not consistent with the architectural design features for the downtown area. Mr. Fobian requested an opportunity to discuss this issues with the Plan Commission to seek relief and direction from the Plan Commission. After discussion and concerns regarding awning, type of material for lower part of building and siding,

MOTION WAS MADE TO TABLE. (TRANZO/MURSKY) CARRIED.

- g. **Tax Key 804.999.005** WSB Lake Country, Inc. 1422 N. 4th Street, Milwaukee, R. C. Schmidt, applicant. Applicant seeks site plan approval for addition of grain silo to Water Street Brewery (formerly Winchester's). R.C. Schmidt present.

MOTION TO APPROVE SITE PLAN APPROVAL FOR ADDITION OF GRAIN SILO SUBJECT TO TOLL APPROVAL. (TRANZO/ROMANOWSKI) CARRIED.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

- h. **Tax Key 793.016** Delafield Liquor, 615 Genesee Street, Robert and Monica Lyons, 728 S. Westshore Drive, applicants. Applicants seek plan of operation approval to add video rentals as part of their business. Robert Lyons present. The mayor questioned if they would be renting any x-rated videos. Mr. Lyons responded they would not.

MOTION TO APPROVE PLAN OF OPERATION APPROVAL TO ADD VIDEO RENTALS AS PART OF THE BUSINESS. (MURSKY/TRANSON) CARRIED. TRUNZO ABSTAINS.

- i. **Tax Key 803.002** Spiro Mehail, 3048 N. Bartlett Ave., Milwaukee, owner, Shawn MacDonald and Tamara Rono, applicants. Applicants seek plan of operation approval for financial planning/investment business to be located at 2420 Milwaukee Street. Three full-time employees. Hours: weekdays, 9 a.m. to 5 p.m. No one present.

MOTION TO WITHDRAW PLAN OF OPERATION FROM AGENDA. (CURTIS COSTA/ROMANOWSKI) CARRIED.

- j. **Tax Key 798.005** 525 Milwaukee Street, Delafield, Lang Companies, Owner. Booksmith, 418 E. Wisconsin Ave., Marie Winter, applicant. Applicant seeks plan of operation approval for bookstore and gift store. Two part-time and one full-time employee. Hours: weekdays 10 a.m. to 5 p.m., Saturday, 10 a.m. to 5 p.m., Sunday 12 p.m. to 5 p.m.

MOTION TO APPROVE PLAN OF OPERATION FOR BOOKSTORE AND GIFT STORE. (MURSKY/WELCH). CARRIED. TRUNZO ABSTAINS.

- k. **Tax Key 797.084** Morgan's Pub, 1704 Milwaukee Street, Dennis Sobczak, 1009 N. Jackson, Milwaukee, owner, Brad Weimer, 1512 3rd Street, Delafield, applicant. Applicant seeks plan of operation amendment to change business into sports bar and restaurant. Five part-time and two full-time employees. Hours: 11 a.m. to 1 a.m., Friday-Saturday, 11 a.m. to 2 a.m., Sunday, 10 a.m. to 1 a.m. Present Tony Patrick and Brad Weimer. Morgan's Pub was before the Plan Commission on December 1 for approval of plan of operation for a restaurant. Plan Commission approved plan of operation for restaurant with shorter hours. Discussion. Recommendation that minutes of meeting and citizen comments be submitted to the Plan Commission's review of liquor licenses at their April meeting.

MOTION TO AMEND PLAN OF OPERATION OF MORGAN'S PUB TO WEEKDAY HOURS FROM 11 A.M. TO 11 P.M., FRIDAY AND SATURDAY HOURS 11 A.M. TO 12 MIDNIGHT AND IN ADDITION DELETE APPLICANTS PLAN OF OPERATION FOR A SPORTS BAR. THEREFORE, APPLICANTS PLAN OF OPERATION IS FOR A RESTAURANT FROM 11 A.M. TO 11 P.M. AND FRIDAY AND SATURDAY 11 A.M. TO 12 MIDNIGHT AND SUNDAY 10 A.M. TO 11 P.M. IN ADDITION LIVE MUSIC AND/OR KAREOKE IS PROHIBITED EFFECTIVE IMMEDIATELY.

CITY OF DELAFIELD PLAN COMMISSION MINUTES

(TRUNZO/TRANSON) CARRIED.

4. Preliminary Consideration, Approval.
 - a. CSM approval for David Morris, 4023 Campbell Trace. David Morris present.

MOTION TO APPROVE CSM FOR DAVID MORRIS SUBJECT TO MEETING THE ITEMS OUTLINED FOR STAFF FINAL APPROVAL. (WELCH/ROMANOWSKI) DISCUSSION. CARRIED.

- b. Ordinance to revise zoning regulations relating to portable and directional signs (a.k.a. sandwich boards). Discussion. City Administrator to go back to Chamber and get input from them.

NO ACTION TAKEN.

- b. Request by Professional Association of Contractors to hold Home and Garden Show at ULS on March 24-26, 2000. Representatives from ULS and Contractors Association present. Presentation. Discussion. The Plan Commission decided not to pursue this issue further.
5. Final Consideration, Approvals, Previous Approvals
 - a. Request by Kar-Tech for bond release. Bob Masek present. Kar-Tech in substantial compliance with all the developmental requirements with the minor exception of not planting three trees and a small area of grass per City Engineer Welch. City withheld \$1,100 of bond to cover planting of three trees and some grass. Mr. Masek present to address the issue.

BOND TO BE HELD UNTIL COMPLIANCE WITH TREE PLANTING IS FULFILLED.

- b. Consider a zoning amendment and rezoning for three properties from R-4 single and two-family residential to CBD-2, central business district.

MOTION TO RECOMMEND TO COUNCIL TO DENY REZONING OF THREE PROPERTIES. (TRUNZO/TRANSON) Discussion. CARRIED.

- c. Consider an amendment to the downtown plan which was adopted September 20, 1993.

MOTION TO RECOMMEND TO COUNCIL TO DEMAP FOUR BUSINESSES FROM DOWNTOWN PLAN. (CURTIS-COSTA/MURSKY) MOTION TO AMEND REQUIRING THE CITY ADMINISTRATOR AND CITY PLANNER IN CONJUNCTION WITH THE DELAFIELD CHAMBER OF COMMERCE FORM A TASK FORCE GROUP, TO BE NAMED LATER, CONSISTING OF THE CHAMBER, CONCERNED CITIZENS AND DOWNTOWN MERCHANTS WORKING WITH THE CITY ENGINEER FOR PURPOSES OF INVESTIGATING AND CITING PARKING WHICH AT THIS TIME IS NOT SITE SPECIFIC. (TRANZO/ROMANOWSKI) CARRIED.

6. Zoning and Ordinance Revisions

CITY OF DELAFIELD PLAN COMMISSION MINUTES

7. Hearing Dates/None
8. Building Inspector Report
Permits 26, plus 1 occupancy permit, new permits include 2 single-family homes, 1 duplex and 1 office.
9. Board of Zoning Appeals
10. Correspondence
 - a. Correspondence dated November 23, 1999 from Gary and Barbara Gorski regarding their property being considered for public parking.
 - b. Correspondence dated November 23, 1999 from Thomas Merkt regarding his property being considered for public parking.
 - c. Correspondence dated November 26, 1999 from Reich Appraisal Company, Inc. regarding his property being considered for public parking.
11. Adjournment.
There being no further business, **MOTION TO ADJOURN.**
(ROMANOWSKI/WELCH). CARRIED. Meeting adjourned at 11:35 p.m.

Respectfully submitted,

Joann Dodge