

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Present

Ald. James Romanowski
Robert Trunzo
Eng. Fred Welch
Robert Transon
Chris Mursky
City Planner John Stockham
Tom Maney
City Admin. Matt Carlson
Clerk Marilyn Czubkowski

Absent

Mayor Ed McAleer
Dirilee Curtis Costa

Meeting was called to order by Chair James Romanowski at 7:05 p.m. Pledge of Allegiance followed.

- 1. Approve Minutes of January 26, 2000
**MOTION TO APPROVE THE MINUTES OF JANUARY 26, 2000.
(MURSKY/WELCH) CARRIED.**
- 2. Citizen comments pertaining to subjects on this agenda.

Those speaking to addendum: Morgan’s Pub change in operation.
Concerns: Hours of operation, bar or restaurant, parking.

Colleen Seaman	Valerie Sayles	Linda Sadowski
1613 Milwaukee St.	1542 Third Street	1538 Third Street

Erv Sadowski	Mike Houch
1538 Third Street	1616 Milwaukee St.

Speaking to item 6. Final Consideration, Approvals, Previous Approvals--a. Discussion regarding planning policy direction. Concern expressed regarding quality of water (radium), municipal water, expansion of city and also downtown parking problem. City Planner clarified topic of 6a. which is east side of Hwy 83.

Jim Zahorik,
1948 W. Shore Drive

Speaking on municipal water,
Mike Houck
1616 Milw. Street

- 3. Approve consent agenda
**MOTION TO APPROVE ITEMS 4a, 4b., 4c., 4d. and 4.e.
(MURSKY/WELCH) CARRIED.**
- 4. Plan of Operations, Signage and Site Plan. City Admin. Matt Carlson presented the following requests to the Plan Commission.
 - a. **Tax Key 803.988.002** Williamstowne Settlement LLC, Owner, Invest Finance SVC Corporation, 5404 Rocky Point Dr., Tampa, FL.

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Applicant. Applicant seeks plan of operation approval for financial services-brokerage at 394 Williamstowne, Suite E. Two full-time employees. Hours: Weekdays 8:30 a.m. to 5:00 p.m.

- b. **Tax Key 803.988.002** Williamstowne Settlement LLC, Owner, Enterprise Services, Inc., Applicant. Applicant seeks plan of operation approval for financial services at 394 Williamstowne, Suite F. Two full-time and two part-time employees. Hours: Weekdays 8:00 a.m. to 5:00 p.m.
- c. **Tax Key 803.988.003** R. Gary Storts, Owner, Robert Tyley, N4 W31844 Whitetail Run, Delafield, Applicant. Applicant seeks plan of operation approval for sales/marketing of dog and cat wire and plastic kennels at 2574 Sun Valley Drive, Suite 203. One full-time employee. Hours: Weekdays 7:30 a.m. to 6:00 p.m., Saturday, 7:30 a.m. to Noon.
- d. **Tax Key 803.988.003** R. Gary Storts, Owner, Steven R. Tjugum, Applicant. Applicant seeks plan of operation approval for insurance agency at 2574 Sun Valley Drive. Two full-time and one part-time employee. Hours: Weekdays 8:00 a.m. to 5:00 p.m.
- e. **Tax Key 801.999.008** Told Development, Owner. Mike Arneson, Applicant. Applicant seeks plan of operation approval for Walgreen's. 35 employees. Hours: Sun.-Sat. 7:00 a.m. to 11:00 p.m.
- f. **Tax Key 787.076** Aul Real Estate Inc., Thomas Aul, Owner. Applicant seeks site plan and signage approval for 601-07 Milwaukee Street. Tom Aul present and made presentation regarding his application. Discussion.

MOTION FOR SITE APPROVAL ON CONDITION MATERIALS BE SUBMITTED TO AND APPROVED BY STAFF. (MURSKY/TRANSON) TRUNZO-NO. MOTION PASSES.

MOTION FOR CONCEPTUAL APPROVAL OF SIGNAGE. EACH TENANT MUST HAVE SIGNAGE APPROVAL, COLOR, FONT AND TEXT. (MURSKY/WELCH) CARRIED.

- g. **Tax Key 804.996.00** M & I Lake Country Bank, Owner, Professional Consultants, Inc., Applicant. Applicant seeks general development and site plan approval for completion of Phase II of the M & I Center at 2700 Golf Road. Kean Kemnitz of Professional Consultants, Inc. present. Presentation/discussion.

MOTION TO APPROVE GENERAL DEVELOPMENT AND SITE PLAN FOR PHASE II PURSUANT TO THE 1994 GDP ADOPTED BY THE PLAN COMMISSION SUBJECT TO THE CONDITIONS SET FORTH IN THE MEMO OF 2/17/00 FROM CITY PLANNER JOHN STOCKHAM:

- 1) **The applicant must meet all of the provisions of Chapter 23 Construction Site Erosion Control and Stormwater Management Ordinance. The City Engineer and the Public Works Committee should review the project for compliance with Chapter 23.**
- 2) **Signage for the proposed second building must be contained with the sign panel area of the existing pylon sign. The Plan Commission must review and approve the design and colors of the signage.**

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3) Any deviation from the Site Plan and Landscaping Plan approved in 1994 must be reviewed by the Plan Commission AND SUBJECT TO PLAN REVIEW. (TRANSON/MURSKY) DISCUSSION. CARRIED.

- h. **Tax Key 798.005** Brian Fobian, Owner. Applicant seeks approval to install green cloth awning and paint shutters to match cloth awning per request of the Plan Commission. Mr. Fobian's contractor present. **THIS MATTER HAVING BEEN PREVIOUSLY TABLED, MOTION TO REMOVE FROM TABLE. (TRANSON/WELCH) CARRIED. MATTER NOW ON AGENDA.**

MOTION TO APPROVE AWNING, SIDING, MORTARLESS BRICK, PAINTED SHUTTERS/WOOD IF AVAILABLE. (WELCH/TRANSON) DISCUSSION. NO: MURSKY/TRUNZO. MOTION PASSES 3 TO 2.

- i. **Tax Key 804.994.010** Horizon Development. Applicant seeks amendment to site plan (exterior elevations, landscaping and signage). No change to number of units or exterior footprint of building. Landscape changes help buffer surrounding neighbors and improve entrance to site. Mr. Phil Schultz of Horizon Development present. Discussion. Signage location will obstruct traffic view per City Engineer.

MOTION TO APPROVE AMENDMENT TO SITE PLAN REGARDING ELEVATIONS, LANDSCAPING AND PLACEMENT OF SIGN TO THE WEST ON MARCUS PROPERTY WITH A LETTER OF APPROVAL FROM MARCUS AND CITY ENGINEER APPROVAL. (MURSKY/WELCH) DISCUSSION. CARRIED.

- j. **Tax Key 798.002** 608 Milwaukee Street, Jeff and Leslie Nepper, Owners. Jeff Nepper present. A conflict between Plan Commission and Fire Code exists. Mr. Nepper requests permission to install fake windows to comply with fire code regulations (firewall).

MOTION TO APPROVE FAKE WINDOW PLAN. (TRANSON/WELCH) CARRIED.

- k. Advisory review of Warehouse Distribution Facility for Lang Companies, Inc., C.T.H. KE, Hartland. Discussion. City Adm. Carlson will send letter to the Village Administrator of Hartland regarding comments.

- l. **Tax Key 797.084** Addendum/Morgan's Pub, 704 Milwaukee Street. Sobczak Enterprises. Owner applicant seeks change in operation/restaurant/bar. Hours of operation: Tuesday through Thursday, 4 p.m. to 12:00 a.m., Friday and Saturday, 3 p.m. to 1 a.m., and Sunday, 3 p.m. to 11:00 p.m. Dennis Sobczak, owner, present. Plan for upscale dining; restaurant to be named Fishbone's. Food service to stop one hour prior to closing. Discussion. Plan Commission recommends City Council reviews parking regulations on Third Street.

MOTION TO CONDITIONALLY APPROVE CHANGE IN OPERATION WITH CONDITION GREEN SPACE BE USED AS A PARKING

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LANDBANK TO BE CONVERTED IF AND WHEN NECESSARY AND ON CONDITION THE NECESSARY CITY AGENCIES REVIEW THE PARKING ON MILWAUKEE STREET (MURSKY/TRANSON) CARRIED.

5. Preliminary Consideration, Approval.
 - a. Request of Target to erect and operate Lawn and Garden area for Spring 2000. Open mid-April, close mid-June.

MOTION TO APPROVE WITH THE CONDITION UPON PROVISION OF SITE PLAN ACCEPTABLE TO STAFF. (MURSKY/TRANSON) CARRIED.

- b. Wal-Mart request—erect and operate Lawn and Garden area for Spring 2000. Close of operation approximately mid-July. Two proposals: 1) consistent with previous year's setup with a second greenhouse; 2) Two greenhouses in a different area. Scott Wieland present. Discussion.

MOTION TO APPROVE PROPOSAL #1. (WELCH/MURSKY)

AMENDED MOTION TO APPROVE PROPOSAL #1 SUBJECT TO LANDSCAPE INVENTORY AT WAL-MART'S EXPENSE FOR REPLACEMENT OF LOST LANDSCAPE AND REPLACEMENT IMMEDIATELY OR POST A BOND FOR THE LOST LANDSCAPE BEFORE THE GARDEN CENTER OPERATION WILL BE ALLOWED TO PROCEED. (WELCH/MURSKY) DISCUSSION. CARRIED.

6. Final Consideration, Approvals, Previous Approvals.
 - a. Discussion regarding planning policy direction.
City Planner presented issue of property on the east and west side of Hwy 83.
7. Zoning and Ordinance Revisions
8. Hearing Dates
9. Building Inspector Report. Building Inspector Tom Maney: 21 total number of permits ; plus 5 occupancy permits. New construction permit-- a cellular tower.
10. Board of Zoning Appeals

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11. Correspondence
 - a. Letter from David Sigmond, 1543 Milwaukee Street dated 2/2/00 regarding Morgan's Pub.
12. Adjournment
MOTION TO ADJOURN AT 10:12 P.M. (MURSKY/TRANSON) CARRIED.

Respectfully submitted,

Joann Dodge