

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Present:

Mayor Ed McAleer
Ald. James Romanowski, Dist. 7
Fred Welch, City Engineer
Diri Curtis Costa
Robert Trunzo
Robert Transon
Marily Gardner
John Stockham

Absent:

Tom Maney
Matt Carlson, City Administrator

7:00 p.m. Public Hearing in Council Chambers of City Hall to consider the change in plan of operation for the Delafield Presbyterian Church located at 1851 N. Genesee Street, Delafield, Doug Lurvey, Agent. To amend the existing conditional use permit to allow for an addition to be placed on the building and change in the business plan of operation. Tax Key 789.981.

Bob Schieble, who owns the property behind the Church, attended the hearing to learn more about the Church's plans. B. Schieble stated that the Church has been a good neighbor and that he did not have an opinion in support of or an opposition to the Church's plans at this time.

Erik Madisen, the Church's architect, appeared at the hearing to present the plans to the Commission. There are two components to the project. The first part is the building of a small entry vestibule to enhance the Church's street presence and a circular drive coming off of Highway C. The second part, and a future phase the project, is the addition to the north, which will increase space in Fellowship Hall, add handicap accessible restrooms and additional classroom space for church activities. The plans will maintain the integrity of the Church's current architectural design and additions will blend in seamlessly. Tower will be 28 feet tall and will use the existing cross currently mounted on the building. Additionally, the front field stone wall will be made into a partial brick wall with windows facing Highway C. Plans were made available for viewing during the meeting.

Questions were raised and discussion ensued as to the change of building operation plans and hours of operation beyond the current planned services.

Motion to close the public hearing at 7:06 p.m. (Romanowski/Transon). Motion Carried.

Meeting was called to order by Mayor Ed McAleer, Chair at 7:07 PM. A quorum was present and acting.

1. Approve minutes of May 31, 2000.

Motion to approve the May 31, 2000, minutes (Trunzo/Romanowski). Motion Carried. D. Curtis Costa abstained.

2. Citizen comments

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Barb Toson, Williamstowne, spoke on behalf of two tenants who would like to move in by July 15, 2000, but did not make the deadline for the agenda. The Commission discussed the cost and procedure for having a special meeting to accommodate the new tenants. There is a \$200 fee for a special meeting. B. Toson expressed her concern over the tenants' need to move in and set-up shop. The Mayor expressed his concern over setting precedent and that the only way to address this dilemma would be to have a special meeting. B. Toson declined having a special meeting.

Jim Zahorik, 1948 West Shore Drive appeared before the Commission about item #7a, Zoning and Ordinance Revisions. He presented a memorandum to the Commission dated May 23, 2000, from John Stockham regarding item #7, proposed changes to off street parking requirements that currently exist in the CBD-1 District. J. Zahorik reviewed the zoning ordinance with the Commission and expressed his concern over serious flaws in the proposal. He shared past history regarding the parking ordinance in comparison to other districts and the impact for future zoning ordinances. He spoke in opposition to the current proposal by J. Stockham and asked for the Commission to review and consider the future problems of the proposal.

Gary Gorski, spoke in favor of zoning that requires new business to provide downtown parking to its customers. He also stated that zoning should exempt existing businesses that are trying to maintain their properties. He also questioned impact fees within the proposal. Some discussion incurred regarding the impact fees and availability of parking stalls.

3. Approve consent agenda

- a. **Tax Key 803.988.001** Williamstowne Settlement LLC, 385 Williamstowne, Delafield, William or Barbara Toson, Owners; Lynn Duncan Madenberg, Applicant. Applicant seeks plan of operation for AnVanti, a clinic of permanent and corrective cosmetics. Hours will be 8:00 a.m. to 8:00 p.m. Monday through Saturday
Motion to approve plan of operation approval for AnVanti (Transon/Costa). Carried.
- b. **Tax Key 804.994.017** Kensington Development Corp, Gregory Hughes, Managing Agent, Dan Lamprecht, 4728 Fairway Drive, Waterford, WI, Applicant. Applicant seeks plan of operation approval for Crossroads CD & Tapes, 2722 Heritage Drive. Two full-time and five part-time employees. Hours: Weekdays 10 am to 10 pm, Saturday 10 am to 10 pm, Sunday 11 am to 6 pm
Motion to approve plan of operation approval for Crossroads CD & Tapes (Romanowski/Welch). Carried.

Prior to the motion Dan Lamprecht spoke on behalf of the store Crossroads CD & Tapes regarding the type of merchandise that will be sold. Commission members asked questions about how young people will be identified for purchasing items that need parental approval and the types of merchandise the store will be selling.

4. Plan of Operations, Signage and Site Plan

- a. **Tax Key 803.988.001** The Tribute Companies, Inc., William R. Toson, Owner. Applicant seeks signage approval for administrative and corporate office

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Motion to approve signage for administrative and corporate office (Welch/Costa). Carried.

- b. **Tax Key 794.988** 22 Main Street, Mary B. Krancki, Applicant. Applicant seeks plan of operation and signage approval for Kurt's Steakhouse (restaurant and bar). Nine full-time and six part-time employees. Hours: Weekedays 10:00 am to 12:00 am, Saturdays 10:00 am to 2:30 a.m. and Sundays 10:00 a.m to 9:00 p.m. Special holiday or events 9:00 a.m. to 12:00 a.m.

Motion to approve plan of operation approval for Kurt's Steakhouse with the hours of operation to reflect those on the sheet of 12:00AM instead of 12:00PM and that the lighting issue be resolved according to the City ordinance within 30 days (Costa/Romanowski). Carried.

Brad Amidzich poke on behalf of the motion and how the business will be operated. The Commission asked questions about hours of operation and type of dining. Commission members also discussed the problem with the light installed by Wisconsin Electric and a complaint by a neighbor who lives nearby. The restaurant will look into this matter and contact Wisconsin Electric.

- c. **Tax Key 789.981** Delafield Presbyterian Church, 1851 N. Genesee Street, Doug Lurvey, Applicant. Applicant seeks conditional use, site plan and plan of operation approval
Motion to recommend approval to City Council for a conditional use permit including a site plan, erosion control and plan of operation for/and including either driveway as proposed (Romanowski/Costa). Motion carried.

Discussion ensued over the driveway exit in relation to Highway C, DOT requirements, drop-off lane, including landscaping and architectural plans prior to the motion.

- d. **Tax Key 807.985.008** 3833 Kettle Court East, Delafield, Stephen Peters, N20 W29996 Glen Cove Road, Pewaukee, Applicant. Applicant seeks plan of operation approval for CNC machining of small close tolerance parts. Three full-time and 2 part-time employees. Hours: Weekdays 7:00 am to 11:00 pm, Saturdays 7:00 am to 12:00 pm.

Motion to approve the plan of operation for Sharp Turn Products (Romanowski/ Welch). Motion carried.

J. Romanowski called upon S. Peters to discuss issues relative to his plan of operation and business, specifically the cutting fluids and products used in his business. Commission members also asked questions relative to mode of operation and types of machinery used in the business.

5. Preliminary Consideration

- a. **Tax Key # DELC 0794.019 Cushing Park Business Center**, Jerry Lyons, 75 Enterprise Road, owner, David C. Miller, Agent – Change in lot lines, lots 6 & 7

Dave Miller and Jerry Lyons appeared before the Commission on behalf of the motion to request a change in lot lines 6 & 7. D. Miller described

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to the Commission the current layout of the properties and reasons behind the need for changes in the lot line. Adding lot 7 to lot 6. Commission members discussed easements, signage and other factors affecting the change. Commission to determine if this is a minor or major change.

Motion that Plan Commission determined that this is a minor change to the overall development and no public hearing was required (Romanowski/Transon) Carried.

- b. **Tax Key 798.072** 611 Bleeker Street, Walter W. Busby, Jr., Owner, James Melton, Applicant, Janet B. Matt, Agent. Discussion ensued as to easements and signage and other issues affecting the property and numerous tenants. Item withdrawn by petitioner.
 - c. **Part of Tax Key 804.989** Parcel 2 of the proposed CSM, Meridian Hillside LLC, Owner; Dimitri Glavas, Owner's Agent, Jim Mahos, Applicant. Applicant seeks preliminary consideration for Maxim's Restaurant. James Mahos, Mahos Engineering, Inc., Consulting Engineer and Dimitri Glavas, owner, Maxim's Restaurant were present to present their proposed plans for a 8300 square foot restaurant with 135 parking spaces. The Plan Commission reviewed the plans, building would be constructed with brick veneer, brick sills and pilasters, weather edged asphalt shingles, bronze anodized aluminum gutters, fascia and soffit. The building is angled on the property to allow the diners to view the tree line and overlook the area to the northwest. The entry of the restaurant will be two stories high glass windows. The bottom portion will be bronze anodized frames and glass with clear glass above. Plan Commission members indicated that brick was good but that the building needed more architectural details. This is only a preliminary site and appearance review. Mr. Mahos will schedule a staff meeting with the City Administrator.
6. Final Consideration, Approvals, Previous Approvals
- a. **Tax Key 808.985.001**, Lot 2 of CSM8439 Hillside LLC, John Mikkelson and Jeff Senglaub, Owners. Applicant seeks site plan approval

Motions to approve appearance of building as submitted with 40-year asphalt shingles, site plan, landscape plan no signage for individual units. One sign approved. Signage is to meet 30-foot setback requirements. (Romanowski/Welch) Carried.

- b. **Tax Key DELC 0804.989**, Meridian Hillside LLC, Gregory A. Kost, agent - Approve CSM for Hillside Market

City Engineer Fred Welch referenced his letter dated June 23, 2000 on items that must still be addressed.

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Motion to recommend to Council approval of the CSM for Hillside Market with the following revisions as outlined in Fred Welch's letter dated June 23, 2000, and partial to having its own 30 foot wide right-of-way frontage strip to Hillside Drive. Public Works Committee to review and approve the erosion control and stormwater management of the area. (Romanowski/Welch) Carried.

7. Zoning and Ordinance Revisions

- a. Discussion and recommendation to Common Council hearing on July 17th on zoning text amendments

Motion to recommend a public hearing before the City Council for zoning ordinance amendments as outlined in Mr. Stockham's memorandum of May 23rd including items #1, #2, #3, #4, #5 and #6, but not #7, and under item #5 changing that recommendation paragraph 9(c) to be the sign may not be placed in a public right-of-way or off premise without Planning Commission approval (Romanowski/ Costa). Carried.

Common Council public hearing has been set for July 17, 2000. John Stockham presented to the Commission some information relative to ordinance changes including portable signs/sandwich boards (petition from the Chamber of Commerce) and downtown parking. Discussion ensued as to the issues affecting the proposed ordinance changes for parking. Members expressed concerns over a temporary parking fix that may cause problems for the future. Mr. Stockham stated that the parking issue downtown should be treated differently than in other areas because of the downtown business environment.

A recommendation was made that every business appears before the Planning Commission to gain approval for signage and placement. Some members discussed the idea of having the business owners "police" themselves and take some responsibility for signage with the businesses working collectively on the signage issue. In addition, members expressed concern over off premise signs and possible problems that this may cause between businesses.

J. Romanowski questioned the section relative to grading a steep slope and its meaning. Discussion occurred involving the area.

8. Hearing Dates

- a. Set public hearing for conditional use for Tax Key 798.072 611 Bleeker Street, Walter W. Busby, Jr., Owner, James Melton, Applicant, Janet B. Matt, Agent.
Public hearing date for conditional use has been canceled.
- b. Zoning ordinance -zoning text amendments is scheduled for July 17, 2000.

9. Administrator's Report

- a. Update on McDonald's lighting

Commission members received in their packets correspondence relative to an update on McDonald's lighting. Total number of permits is 40, plus 60 occupancy permits including three for new single-family homes. Member's also received from Waukesha County Department of Parks and Land Use a

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memorandum regarding current land development provisions and practices in the county and a certified survey map of lots that are less than one and a half acres.

10. Building Inspector Report
 11. Board of Zoning Appeals
 - a. James and Barbara Elliott-Eaves, 3218 Nagawicka Avenue, variance granted for construction of garage
 - b. John and Linda Kircher, 946 Bahr Road, construction of storage shed
 - c. Christopher Gerbing, 1400 Wilderness Trail, construction of garage
 - d. John Fuchs, 2921 Sylvester Drive, replace existing shed
 - e. Hayes and Sandra Hatfield, 2374 Lakeview Court, construction of garage
 12. Correspondence
 13. Adjournment
- Motion to adjourn meeting at 10:00PM (Romanwoski/Costa). Carried.**

Respectfully submitted,

Dawn L. Drellos
Evening Clerk