

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Present

Mayor Ed McAleer
Ald. James Romanowski, Chair
Robert Trunzo
Dirilee Curtis-Costa
City Engineer Fred Welch
Tom Maney, Bldg. Inspec.
City Admin. Matt Carlson
City Clerk Marilyn Czubkowski, CMC

Absent

Robert Transon
Marilyn Gardner

Meeting called to order by Mayor Ed McAleer, at 7:00 p.m. Pledge of Allegiance followed.

1. Approve Minutes

MOTION TO APPROVE MINUTES OF SEPTEMBER 27, 2000 WITH THE FOLLOWING CORRECTIONS 1. PG. 2, LAST LINE. MOTION SHOULD BE (TRUNZO/CURTIS-COSTA) 2. PG 7, LINE 4. SHOULD READ: MAYOR MCALEER STATED THAT R6 OR B6 WAS MR. VAN ERT'S CONDOS 3.PG 9, MARILYN VANIER, 143-45 STOCKS DRIVE, 4. PG 11 AT THE END OF ITEM C. "NO BOC'S." SHOULD READ "NO VOC'S.", 5. PG. 14 BOTTOM OF FIRST PARAGRAPH SPACE BE REPAINTED AND LASTLY FOOT CANDLES (ROMANOWSKI/WELCH) CARRIED.

2. Citizen Comments

Sharon Costigan, 1547 Milwaukee St. was in favor of a moratorium because of school overcrowding and impact of development on Lake Nagawicka

Val Gottschalk, 1465 Milwaukee Street, supported Brennan Farm Market and supported the building moratorium to allow time to find out what is happening with the impact of development and stormwater concerns.

Tom Kelley, 2218 West Shore Drive, supported the moratorium to allow for implementation of stronger erosion control measures. He is concerned about silting in Lake Nagawicka.

Mark Lien, Mark's Auto Body, did not support the moratorium. He has an existing commercial lot that he has for sale and interested parties what to develop.

Marsha Stocks, 226 Genesee St., stated that there were several issues to be addressed concerning future development. They are community problems: schools, traffic, and growth.

Lynn Reich, 484 Garrison Ct., supported the moratorium. She believes in property rights, but believes we need a balance.

Tim Hentges, representing a local Delafield Business, did not support the moratorium. He believed that the City had in place the building code, building site requirements and that the building inspector and city engineer were doing a good job.

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Jim Zahorik, 1948 West Shore Drive, read a letter from Betsy Bush in support of the moratorium. Mr. Zahorik also supported the moratorium.

Colleen Cositage-Seaman, 1613 Milwaukee St., supported the moratorium.

3. CONSENT AGENDA

4. PLAN OF OPERATIONS, SIGNAGE AND SITE PLAN

- a. **Tax Key 804.994.017** Office Max, 2840 Heritage Drive, Delafield; Randall Harvey, Applicant. Applicant seeks plan of operation approval for **Gateway Companies, Inc.** to operate a kiosk for retail sales of computers inside Office Max. 3 full-time employees; Hours: Weekdays 10-9 pm, Saturday 9-9 pm and Sunday 10-6 pm

MOTION TO APPROVE THE BUSINESS PLAN OF OPERATION FOR GATEWAY COMPANIES, INC. TO SALE COMPUTERS INSIDE OF OFFICE MAX. NO ADDITIONAL SIGNAGE REQUESTED OR APPROVED. (TRUNZO/WELCH) CARRIED.

- b. **Tax Key 803.988.003** 2574 Sun Valley Drive, Gary Storts, Owner, So-Lite Neon Sign Company, 1100 S. 5th Street, Milwaukee WI, Applicants. Applicant seek signage approval for **Ameritech Car Phones +**

MOTION TO APPROVE THE SIGNAGE AS PRESENTED FOR AMERITECH CAR PHONES+ . (WELCH/COSTA-CURTIS) CARRIED.

- c. **Tax Key 803.988.002** 2566 Sun Valley Drive, Delafield; Gary Storts, Owner, Olympic Signs, 1130 N. Garfield, Lombard, IL, Applicant. Applicant seeks signage approval for **Fitness Experience**

MOTION TO APPROVE THE TWO SIGNS FOR FITNESS EXPERIENCE. (TRUNZO/COSTA-CURTIS) CARRIED.

5. PRELIMINARY CONSIDERATION

a. CSM approval for 238 W. Main Street, Behrend Property LLC, applicants. City Engineer Fred Welch referred to his letter of October 25, 2000 with his comments on the proposed CSM. Fred will forward a copy of letter to Mr. Hillmer. The CSM is to be forwarded to Atty. Chapman for his comments on the easement. Discussion took place on the sanitary sewer.

- b. **Tax Key 804.994.013** SE corner of Hillside Drive/Kettle Court West, Told Development, Owner; Applicant seeks SIP approval, plan of operation, site plan and appearance review for **Brennan's Farm Market**. 40 part-time and 10 full-time employees. Hours: Sunday-Saturday 6 am to 10 pm. Signage approval; Poblocki & Sons LLC, Applicant.

The following individuals represented Brennan Farm Market: Tim Culhane, Brennan's, John Bruni, John Bruni Architect and Mark Rich ARC Design Resources Inc. They presented the preliminary site plan, landscape plan, building elevation plans, colored rendering of the proposed building and grading/stormwater management plan. The following items were discussed: the outdoor display of materials, raised receiving area which will be screened, and existing and proposed stormwater management for the area and Plan Commission members reviewed the submitted materials and gave the following comments. All rooftop units need to be screened. Site plan, erosion control plan, grading, and stormwater management plans need to reviewed by the City Engineer and approved by the Public Works Committee. The lighting plan and landscape plans need additional work. Commission members would like to see additional landscaping. The shared parking with Marcus Theaters was discussed. Fred Welch should verify that the parking requirements are meet. The hours of operation are inconsistent and should be

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corrected. Questioned was asked how many trucks per week. There are approximately 21 trucks a week 20 to 26 feet long. The Plan Commission would like to see additional architectural details to the building. Administrator Matt Carlson is recommending no monument signage and Plan Commission members would like to see only the Brennan's name on the building.

6. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

a. Downtown Street Lighting – Fixtures

Aldermen Paul Craig and Rick Lieblang did the legwork for the proposed new downtown street lighting. They visited 10 different communities and requested that the Commission consider a concrete pole. They also presented three different types of lamps. Maintenance of the lights should be a private maintenance contract. Illumination of the lights and if the globe should be clear or white were discussed. No formal action was taken by the Plan Commission, but forwarded to the Common Council for approval after a presentation by the lighting contractors.

7. ZONING AND ORDINANCE REVISIONS

a. Building moratorium referred from City Council to Plan Commission
Administrator Matt Carlson distributed Attorney Chapman's letter dated October 17, 2000. City Engineer Fred Welch stated that the City adopted the new standard for construction site erosion control and stormwater management in 1998. This ordinance set forth requirements for land development and land disturbing activities through management of quantity and quality of long-term erosion control and stormwater discharges. The engineer checks the site about 10 times per year.

D. Curtis-Costa indicated that there were four areas of concern. They were the Master Plan, stormwater management, schools and traffic. She would like to see no more rental units and no more multi-family apartments, because they have the greatest impact on the schools. She asked if the City reviews stormwater after a project is completed or only when a complaint is received.

Discussion took place on where the problem exists in the City or with the neighboring communities. They questioned if the neighboring communities are doing as much as the City to control stormwater and growth in the schools. Mayor McAleer said the City should consider taking the leadership roll in going beyond what is expected before we ask our neighbors to enforce stormwater management. Mayor McAleer did not believe the building moratorium would hurt the City, but would bring better development.

MOTION MADE BY D. CURTIS-COSTA, SECONDED BY J. ROMANOWSKI TO RECOMMEND TO COUNCIL A SIX (6) MONTH MORATORIUM FOR UNPLATTED LANDS CITY WIDE FOR THE PURPOSE OF IMPLEMENTING AND UPDATING ORDINANCES FOR STORMWATER MANAGEMENT, EROSION CONTROL, AND TO REQUIRE RESIDENTIAL DEVELOPMENT TO PROVIDE A SCHOOL IMPACT STUDY ANALYSIS. CARRIED (3-0-1 ABSTAINED) CARRIED.

8. HEARING DATES

9. ADMINISTRATOR'S REPORT

10. BUILDING INSPECTOR REPORT

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Tom Maney, Building Inspector reported 33 permits, 6 occupancy, 5 single family and 1 bank addition.

11. Board of Zoning Appeals
 - a. Case 655 - Tax Key 792.002 - Darrel Yohnk
 - b. Case 656 - Tax Key 782-993 - Thomas Seegert
 - c. Case 657 - Tax Key 794.995 - Neil & Eileen Mooers

12. CORRESPONDENCE

- a. Discussion regarding Weissgerber letter regarding traffic study

Plan Commission members requested a traffic study and do not want to withdrawn that requirement.

13. Adjournment

Motion to adjourn at 11:00 p.m. (Romanowski/Curtis-Costa) Carried.

Respectfully submitted:

Marilyn Czubkowski, CMC
City Clerk/Treasurer