

CITY OF DELAFIELD PLANNING COMMISSION MEETING MINUTES

Members Present:

Ald. James Romanowski
Marilyn Gardner
Robert Transon
Fred Welch, City Engineer
Thomas Maney, Building Inspector
Roger Dupler, Interim City Planner
Matt Carlson, City Administrator
Marilyn Czubkowski, City Clerk

Members Absent:

Ed McAleer, Mayor
Diri Curtis Costa
Robert Trunzo

The Meeting was called to order by Acting Chair, James Romanowski at 7:00PM. Roll call was taken and a quorum was present and acting. The pledge of allegiance was recited.

1. Approve minutes of November 29, 2000

MOTION TO APPROVE THE MINUTES OF NOVEMBER 29, 2000 (M. GARDNER/F. WELCH). R. TRANSON ABSTAINS. MOTION CARRIED.

2. Citizen comments pertaining to subjects on this agenda

None.

3. Approve consent agenda

None.

4. Plan of Operations, Signage and Site Plan

None.

5. Preliminary Consideration

- a. **Tax Key 802.999.002**, 805 Garrison Ct., Peter Kivlin, owner/applicant.

P. Kivlin presented architectural plans to the Commission for the construction of a boathouse on his property. The boathouse meets all required setbacks. The Lake Welfare Committee Chairperson was supplied a copy of the boathouse plans. Kim Rhode, a representative of the Lake Welfare Committee reiterated concerns about erosion control and regular monitoring of the construction site. T. Maney responded that regular oversight of the garage construction would be done, and that erosion control is less of a problem with this type of structure than that of a traditional building. J. Romanowski requested that the owner limits the use of railroad ties and replace with fieldstone in the boathouse construction as had been directed for a previous boathouse that came before the Commission at its last meeting. Construction will start in the spring.

MOTION TO APPROVE WITH THE EXCEPTION OF REPLACING THE TIMBERS {RAILROAD TIES} WITH FIELDSTONE AND THAT DRAINAGE AND EROSION CONTROL ARE MONITORED. (M. GARDNER/R. TRANSON). MOTION CARRIED.

CITY OF DELAFIELD PLANNING COMMISSION MEETING MINUTES

6. Final Consideration, Approvals, Previous Approvals

- a. **Tax Key 803.001**, 2400 Milwaukee St. CBT, LLC, d.b.a. Perkins Restaurant, Pat Correll, owner/applicant.

P. Correll and John Ritter presented plans to the Commission for the renovation of what was formerly the Shoney's restaurant. Commission members received from the Perkins restaurant developer packets illustrating building design and various cosmetic changes. The developer needs more time to analyze the height of poles for lighting. The main sign will have a stone base that matches the outside of the restaurant. Minimal changes to operating hours. This restaurant will resemble Perkins restaurants located in Delavan, Kenosha and Oak Creek. There are no major plans to change the parking lot area, however some changes as to designated handicapped spaces may be made to better serve handicapped customers. Discussion focused on signage, lighting and hours of operation.

MOTION TO APPROVE SUBJECT TO THE SIGNAGE BEING SUBMITTED TO BUILDING INSPECTOR FOR HIS APPROVAL AND THE LIGHTING BEING BROUGHT BACK TO STAFF FOR THEIR REVIEW AND APPROVAL. (R. TRANSON/F. WELCH). MOTION CARRIED.

- b. **Valley Road Farms, Addition No. 1.**

F. Welch reported on the background of this project. Robert Loepfe described the plans and area with the Commission. F. Welch reviewed deed restrictions and building setbacks. He recommended that deed restrictions be filed with each plat. Plats 36-40 are wooded and will be left as a combined natural preservation site. M. Carlson wants it clarified as to what will and will not be done in the preservation site area. Examples included that no trees be removed in the preservation easement area. J. Romanowski inquired if the outlets were being cleaned. R. Loepfe responded yes and that F. Welch has been monitoring the situation. M. Carlson asked about lot maintenance and responsibilities. Per R. Loepfe the Homeowner's Association is responsible for maintenance. M. Carlson wants language clarification referred to the City Attorney for review prior to approvals. Discussion ensued as to utility easements being added. The Commission asked that lot 41 be removed from this plat and be reentered on phase III. J. Romanowski requested that a condition be placed upon lot 41: Lot 41 can be built upon when Fieldstone Road is improved upon the full width of lot 41 by the developer.

MOTION TO APPROVE SUBJECT TO THE CITY ATTORNEY FOR REVIEW OF FINAL WORDING OF DEED RESTRICTIONS BEFORE GOING TO COMMON COUNCIL SUCH AS: MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER FACILITIES AND THE PROHIBITION OF TREE REMOVAL ON THE PRESERVATION EASEMENT, SETBACKS ON PLATS, UTILITY EASEMENTS, ON LOT 30 AND 40; 80 FOOT DRIVEWAY RESTRICTIONS, AND THAT LOT 41 CAN BE BUILT WHEN FIELDSTONE ROAD IS IMPROVED BY THE DEVELOPER FOR THE FULL WIDTH OF LOT 41 (M. GARDNER/F. WELCH). MOTION CARRIED.

- a. **Tax Key 794.988**, 22 West Main Street, Mary Krancki, owner, Kurt Amidzich, applicant.

Dick Hamilton was present at the meeting for Kurt's Steakhouse. Kurt's Steakhouse has been in operation for approximately three months. The owners would like to amend its original site plan to include an outside 6 x 6 barbecue pit where the custard stand currently exists. It will be used

CITY OF DELAFIELD PLANNING COMMISSION MEETING MINUTES

to wood fire briskets and chickens. D. Hamilton presented drawings to the Commission for review. The Fire Inspector will address spacing issues from the building. The barbecue will not be taking any parking space area and there will be no public access near the barbecue. The owners want an authentic barbecue and not a portable one. The owners also have five years in which to complete the paving of the parking area.

MOTION TO APPROVE WITH CONDITION OF PAVING OF PARKING LOT TO BE COMPLETED IN FIVE YEARS (M. GARDNER/R. TRANSON). MOTION CARRIED.

c. **Tax Key 804.989 Parcel #4 of CS 9025**, Meridian Hillside LLC, Michael Arneson, Agent, MSI General Corp., Eric Neumann and Robert and David Felker, Applicants.

Colder's presented revised building plans to the Commission.

Colder's is requesting a 200 square foot sign on the east elevation, which will be visible to westbound traffic on I-94, and a 100 square foot sign above the main entry or southwest elevation. The proposed signs will be white background letters with open faces and red neon tubing to match the style used at the Water Street Brewery restaurant. Colder's has requested the enlarged sign in order to make it more visible to traffic and attract attention. The "C" will increase to a nine-inch difference in height if the 200 square foot sign is approved. However, some concerns were expressed over the height increase.

The proposal calls for installing bronze architectural poles and fixtures for the parking area and decorative fixtures (gooseneck and sconces) around the perimeter of the building.

A grading plan was also included that defines all grades, utilities and storm water drainage systems. The plan also provides sections with site lines to show screening of the parking and rooftop equipment.

Building materials will include utility sized red tone brick veneer for the upper portion of all four sides of the building with accent smooth stone banding and a base for the bottom of the building. The smooth stone banding will be Renaissance Block as originally proposed. Colder's is also considering using the smooth stone base to a height of 4' on all elevations with the exception of the southeast and southwest corners, which would extend up to 12'. The color of the material is wheat to complement the red New England look of the exterior walls.

Parking plans include building out only 162 of the 250 parking stalls as shown on the site plan. Colder's has revised its landscaping plans to provide screening of parking from the roadway without interfering with the view of the building. The plan enhances landscaping along the roadway in front of the building similar to a prairie-style as had been originally requested by the City of Delafield. Islands from the parking lot have been eliminated with enhanced landscaping berms.

Discussion ensued as to the Colder's proposal and items listed above. M. Carlson requested a plan to show an inventory of trees and what will be removed. There are two options: replace each tree removed or pay a fee per tree removed (this will need to go back to staff level). F. Welch inquired about an erosion control plan. A summary of the hours of operation are weekdays, Monday through Friday 10AM to 9PM, Saturday 9:00AM to 8:00PM and Sunday 11:00AM to 5:30PM. Colder's will employ 8 part-time and 20 full-time employees. However, a plan of operation will still need to be submitted for final approval.

CITY OF DELAFIELD PLANNING COMMISSION MEETING MINUTES

MOTION TO APPROVE WITH CONDITIONS INCLUDING INVENTORY OF TREES TO BE PLANTED AND REMOVED FOR THE FINAL APPROVAL, LIGHTING SUSCEPTIBLE TO APPROVAL AFTER ITS BEEN INSTALLED, DEVELOPMENT AGREEMENT ONCE APPROVED AT COUNCIL LEVEL; TREE SITUATION GOING BACK TO STAFF, SIGNAGE IS APPROVED AS TO WHAT WAS PROPOSED. THE 200 SQUARE FOOT AS OPPOSED TO THE 150 ON THE EAST ELEVATION, AND 100 FEET AT MAIN ENTRANCE. LANDSCAPING IN FRONT OF THE RETAINING WALL AND EROSION CONTROL PLAN AND BOND FOR REVIEW BY PUBLIC WORKS (M. GARDNER/F. WELCH). MOTION CARRIED.

7. Zoning and Ordinance Revisions

Public hearings are scheduled for the telecommunication tower and building moratorium.

8. Hearing Dates

- a. Public hearing on telecommunication tower (January 15, 2001) and building moratorium ordinances (rescheduled to January 3, 2001) at City Council.

9. Administrator's Report

None from the Administrator.

Per J. Romanowski: The Planning Commission had referred two items back to the Public Works Committee: 1) Brennan's is experiencing site engineering problems relative to the stormwater ordinance. F. Welch reported that they do have some ideas and are still working on its stormwater plan. 2) Hilton Garden's Hotel also came before the Public Works Committee with site engineering issues, with work continuing.

10. Building Inspector Report

Sixteen permits were issued plus four occupancy permits and one for a new single-family home. T. Maney will have annual counts at the end of the year.

11. Board of Zoning Appeals

- a. Summary of Board of Zoning variances

M. Carlson has asked that a summary of cases be provided and distributed to increase communication between committees and the City Council.

12. Correspondence

- a. Letter dated 12/4/00, from Dale Shaver, Waukesha County Park & Land Use

The County has asked that the City adopt regulations such as a development review checklist and minimum definition of a subdivision, which the City already has in place. M. Carlson will communicate the City's status by sending its current regulations to the County. It appears that the City of Delafield's development process is in compliance and exceeds that of other cities.

- b. Letter dated 12/1/00, from Wayne E. Foster regarding withdrawal of preliminary plat of Ruff property.

M. Carlson did meet with Wayne Foster after he withdrew his preliminary plat. W. Foster is reviewing some of the ideas and this is still being worked on.

CITY OF DELAFIELD PLANNING COMMISSION MEETING MINUTES

13. Adjournment

MOTION TO ADJOURN AT 9:10PM (F. WELCH/M. GARDNER). MOTION CARRIED.

Respectfully submitted,

Dawn L. Drellos
Evening Clerk