

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

Present

Mayor Ed McAleer  
J. Romanowski  
C. Mursky  
R. Transon  
Fred Welch  
T. Maney  
S. Botcher  
M. Czubkowski

Absent

T. Kreklow  
D. Curtis-Costa  
J. Stockham

The meeting was called to order at 7:05 p.m.. A quorum was present and acting. The Pledge of Allegiance was said.

1. PLAN OF OPERATIONS, SIGNAGE AND SITE PLAN

- a. **Tax Key 0803.988** R. Gary Storts & Arlene Storts, Owners. Steven Danen, Everen Securities, Applicant seeks site plan and plan of operation approval for investment business at Williamstowne Centre. Hours of operation: Weekdays 8:00 a.m. to 5:00 p.m. Five full-time employess.

**MOTION** MADE BY C. MURSKY, SECONDED BY J. ROMANOWSKI TO APPROVE ALTERNATE ELEVATION #1 FAXED AT 4:00 P.M. THE NEW WINDOWS ARE TO MATCH IN COLOR AND DESIGN THOSE THAT EXIST ON THE NORTH SIDE OF BUILDING. CARRIED.

**MOTION** MADE BY C. MURSKY, SECONDED BY J. ROMANOWSKI TO APPROVE THE PLAN OF OPERATION FOR INVESTMENT BUSINESS AT WILLIAMSTOWNE CENTRE WITH THE FOLLOWING CONDITIONS. THAT THERE BE A BOND IN PLACE TO COMPLETE THE GUARD RAIL ON THE RETAINING WALL AND THAT A CONCEPTIONAL PLAN IS SUBMITTED TO STAFF FOR REVIEW ON HOW THE GUARD RAIL IS GOING TO BE ADDRESSED BEFORE AN OCCUPANCY PERMIT IS ISSUED. CARRIED.

2. Traffic signalization request consideration, Home Depot, Applicant.

John Bieberitz, HNTB outlined the recent updates and schedule for signal at intersection of STH 83 with Kettle Court. According to the WisDOT traffic engineers, with only the Home Depot open, traffic signals would initially not be required at the intersection. The Plan Commission in their approval requires the signals be installed prior to opening. Home Depot is willing to put temporary signals in at their expense in order to open at the end of March. The Plan Commission discussed that initially Home Depot was not going to open until the end of May. The WisDOT is working with CH2Mhill on this project and the redesign of the signals and turn lanes on Heritage Drive. The CH2Mhill is a Chicago firm and may not be able to coordinate as easily with the DOT as HNTB. Question was asked if temporary signals were allowed would Home Depot pursue the permanent signals aggressively. Michael LaFerle indicated that they would assist in any way they could to see that the permanent signals were installed as soon as possible, but they did not hire CH2Mhill and therefore would need direction from the City.

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**MOTION** MADE BY J. ROMANOWSKI, SECONDED BY C. MURSKY REQUIRE HOME DEPOT TO IMMEDIATELY PURSUE THE DESIGN APPROVAL AND INSTALLATION OF TEMPORARY TRAFFIC SIGNALS TO OPERATE WITH THE FLASHING YELLOW FOUR DAYS PRIOR TO OPENING AND THEN TO OPERATE UNDER NORMAL CYCLES. SIGNALS ARE TO BE MANNED BY QUALIFIED PERSONNEL ON A FULL TIME BASIS UNTIL SUCH TIME AS THE CITY DETERMINES THAT FULL-TIME ATTENDANTS ARE NOT NECESSARY. FULL-TIME IS FROM ONE HOUR PRIOR TO STORE OPEN TO ONE HOUR AFTER STORE CLOSING. ALSO, THE INSTALLATION OF TWO PORTABLE MESSAGE BOARDS SOUTH OF THE INTERSECTION ON HIGHWAY 83 AT DISTANCES APPROVED BY THE CITY. THE CITY ENGINEER, BUILDING INSPECTOR AND POLICE CHIEF ARE TO APPROVE LOCATION AND VERBAGE ON THE PORTABLE MESSAGE BOARDS. THEY ARE TO BE ON SITE AND OPERATING A WEEK BEFORE THE TEMPORARY SIGNALS. POSTING OF BOND FOR 120% OF COST OF DESIGN AND CONSTRUCTION OF PERMANENT SIGNALS AND THE TURN LANES. IF ALL OTHER ISSUES WITH THE BUILDING ARE IN ORDER A TEMPORARY OCCUPANCY PERMIT CAN BE ISSUED FOR 90 DAYS TO ALLOW FOR THE COMPLETION OF THE PERMANENT SIGNALS AND TURN LANES. THIS ACTION IS TO BE REVIEW BY THE CITY ATTORNEY. CARRIED. (3-2) MAYOR ED MCALEER AND ROBERT TRANSON VOTED NO.

12. ADJOURNMENT

**MOTION TO ADJOURN AT 8:12 p.m. (Transon/Romanowski) CARRIED.**

Respectfully submitted,

Marilyn Czubkowski, CMC  
City Clerk