

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

Present:

Mayor Ed McAleer  
Thomas Kreklow  
Engineer Fred Welch  
James Romanowski  
Robert Transon  
Chrys Mursky  
Dirilee Curtis Costa  
John Stockham  
Administrator Scott Botcher  
Attorney William Chapman

Absent:

Tom Maney

7:03 PM - Public hearing to consider request of Nagawicka Shores Condominium Association to amend the conditional use permit to permit construction of a storage building.  
Marilyn Schaller was present and described her plans for a storage building. She submitted pictures of like subject and answered questions regarding lighting, windows, etc.

**MOTION MADE TO CLOSE THE PUBLIC HEARING AT 7:08 PM FOR THE REQUESTED STORAGE BUILDING. ROMANOWSKI/MURSKY. CARRIED.**

7:10 PM - Public hearing to consider the following zoning amendments: Section 17.29(1)(n), Section 17.29(4), Section 17.29(1)(o), Section 17.39(e)(4), and Section 17.52 (13).

**MOTION MADE TO CLOSE THE PUBLIC HEARING AT 7:11 PM FOR ZONING AMENDMENTS (AS LISTED ABOVE) MURSKY/KREKLOW. CARRIED**

The meeting was called to order at 7:14 PM. A quorum was present and acting. Roll call was taken. The Pledge of Allegiance was said.

1. Approve minutes of February 24, 1999.

**MOTION WAS MADE TO APPROVE THE MINUTES FROM FEBRUARY 24, 1999. (TRANSON/ROMANOWSKI) CARRIED.**

2. Citizens comments pertaining to subjects on this agenda. (City of Delafield residents only - 3 minutes per person limit)
  - Jaci Bowman, 4449 Vettelson Rd., Delafield, opposed. Wished we would delay this project until Hwy 83 is 4 lanes. She wants no entrance/exit on Vettelson Rd.
  - Mark Phelps, 424 Hartwood, Delafield. Opposed due to traffic concerns. He questions the need for another shopping center.
  - Pat Welch, 1018 Parkview St, Delafield. Opposed. Feels there is no need as we have enough stores already.

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

- Bob Borkowski, 4521 Vettelson Rd., Delafield. He would be a neighbor abutting property. He passed out a list of points to ponder. He is concerned about the traffic, police and fire protection and run-off contaminating wells.
- T. Michael Schober, New Berlin attorney representing a few residents that are opposed. Feels the number crunching with the new plan does not change things. Does not approve of the esthetics.
- Steven Haes, representing a few city residents that are opposed. Concerned about size of grocery store, destruction of trees and storm water management. Feels it is not needed. If passed, he would like to see 4-sided architecture.
- Sherry Meyers, 4447 Vettelson Rd, Delafield. Opposed. She is concerned about run-off, well contamination, and traffic. States the view of the back of the buildings is not nice.
- Bab Magnus, 1115 Milwaukee St., Delafield. Opposed due to traffic and says we don't need it.
- Mary Rolfs, 2018 Evergreen Lane, Delafield. Opposed. Says the people of the community don't want it. Compares Hwy 83 to Bluemound Rd.
- Bill Restock, 4527 Vettelson Rd., Delafield. Opposed. Says development is not compatible. Afraid his property value would go down. He is zoned B-1A and would need sewer and water to develop it commercially.
- Jeff Ackley, 2757 Nagawicka Rd., Delafield. Opposed. He is concerned about traffic.
- Sara Ackley, 2757 Nagawicka Rd., Delafield. Opposed. Says it is not compatible and concerned about the traffic. Feels we don't need the shopping center.
- Jeff Krickhahn, 4506 Vettelson Rd., Delafield. Opposed. Concerned about the traffic and mentions the "quality of life".
- Barb Rambadt, 3440 Nagawicka Rd., Delafield. Opposed. Long term resident who wants a traffic study so there are no surprises. Concerned about well water quality also.
- Don Rambadt, 3440 Nagawicka Rd., Delafield. Opposed. Passed out some information on water cycling. Says proposal does not handle run-off and contamination actually accentuates contamination of water table.
- Jon Hammel, 327 Genesee St., Delafield. Opposed. States we don't need another commercial development in a residential area. Likes country atmosphere. Concerned about traffic.
- Tom Kelley, 2218 West Shore Drive, Delafield. Opposed. Concerned about traffic and pollution factors.
- Barb Barry, 2027 Timber Oak Ct, Delafield. Opposed. Wants city to work with residents.
- Tom Rolfs, 2018 Evergreen Lane, Delafield. Opposed. Says it is not the best use of the land.
- James Lafore, 1441 Genesee, Delafield. Opposed. Concerned about pollution due to traffic, surface water and run-off.

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

- Jim Zahorik, 1948 West Shore Drive, Delafield. Opposed. Concerned about the run-off and the environmental sensitivity of the area.

**MOTION TO MOVE TO ITEM 5(a) ON THE AGENDA. (ROMANOWSKI/TRANSON) CARRIED.**

5. Final Consideration, Approvals, Previous Approvals
  1. Tax Key 733.990, 990.001, and 733.009 Kenneth and Harold Grinwald, Karen Albrecht, Ken Helbig, Mark Leistikow, etal, James T. Barry, Owners. Told Development, Applicant. Approve conditional use permit for the planned development of a proposed commercial/retail development (Lake Country Crossing) at the southwest corner of STH 83 and STH 16..

At this point, Told Development's, Mr. Arneson, presented revision to the site plan. He stated that there was a lot of misinformation out there. He showed drawings of 2 different plans. He addressed the following issues.

1. Drainage basins and storm water run-off.
2. Traffic - John Beveritz from HNTB (Architect & Engineer Planners) presented a traffic analysis study.

Dr. Thornton was then called to speak. He said he had been out and walked the site. He reported that there would be little chance of ground water contamination on this site and he explained how the detention basin works. He stated that these ponds were very effective if lined properly and of adequate size. When asked by the Mayor, he said he could be made available as a consultant on the project if asked. He stated that anyone could call him with questions at 547-6721. (A complete verbatim of Dr. Thornton's dissertation can be obtained at the Clerk's office).

Mr. Arneson made a final wrap-up and asked the Commission for approval.

J. Romanowski stated that he had done some home-to-home visits gathering information and "feelings" on the plan. He felt it was not the Commission's jurisdiction to decide whether Delafield gets another grocery store or not.

D. Costa brought up the lack of the DOT's plan to help. She would like the Vettelson entrance/exit canceled. She also feels that a water study needs to be done. She didn't feel that another strip mall would be successful, especially without a grocery store.

C. Mursky stated that the applicant has a good record and he has been compliant. She feels a decision needs to be made.

R. Transon would like to see something done on the south wall. He was concerned about traffic on Vettelson also.

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

The Mayor would like to see 4-sided architecture.

T. Maney was concerned about traffic on Vettelson Road and would like to find a way to obtain sewer and water for the residents.

S. Botcher questioned the fact that if a resident decided to sell, and is zoned commercial, why would you want to sell it as residential. With water and sewer these properties would be more valuable.

**MOTION MADE TO DENY IN LIGHT OF THE UNRESOLVED PROBLEMS. (COSTA/KREKLOW). DISCUSSION HELD, MOTION WITHDRAWN.**

J. Romanowski felt we could not close doors to development.

J. Stockham suggested an amendment to this motion which failed a second.

10:55 PM - Recess was called in order to allow a few minutes for formulation of a motion.

11:00 PM. Mayor called meeting back to order.

**MOTION MADE TO DENY GPD BASED ON 17.58 (c, d, e). COSTA/KREKLOW. DISCUSSION FOLLOWED. QUESTION WAS CALLED. MOTION FAILED (2-4) COSTA AND KREKLOW VOTED YES.**

**J. ROMANOWSKI READ THE FOLLOWING MOTION:**

\* You can insert his motion here. **(ROMANOWSKI/MURSKY) CARRIED.**

**MOTION MADE TO AMEND THE ABOVE MOTION TO ALLOW SEWRPAC TO HAVE OVERVIEW OF PROJECT. ROMANOWSKI ACCEPTED MOTION/MURSKY.**

**MOTION TO LIMIT VETTELSON ROAD ACCESS STRICTLY TO EMERGENCY VEHICLES. (COSTA) FAILED. MOTION WITHDRAWN.**

**MOTION TO ALLOW RESTRICTION OF VETTELSON USE. (COSTA) FAILED. MOTION WITHDRAWN.**

**MOTION MADE TO AMEND ORIGINAL MOTION TO CONFIGURE VETTELSON DRIVE INTO THE DEVELOPMENT AND DESIGN TO DISCOURAGE TRAFFIC IN AND OUT BY TRAFFIC CONTROL MEASURES, ISLAND, SIGNS, ETC. (COSTA/WELCH) CARRIED.**

There was a request to poll the members on J. Romanowski's original motion. The "yea" votes were F. Welch, C. Mursky, J. Romanowski, and Mayor Ed McAleer. The "nay" votes were from T. Kreklow, D. Costa, and R. Transon.

**MOTION MADE TO AJOURN (11:30 PM.) AND RECESS TOMORROW NIGHT, APRIL 1, 1999 AT 7:00 P.M. (BOTCHER, COSTA) CARRIED.**

CITY OF DELAFIELD PLAN COMMISSION MINUTES

April 1, 1999

7:00 PM.

Meeting reconvened.

Present:

Mayor Ed. McAleer  
Thomas Kreklow  
Engineer Fred Welch  
James Romanowski  
Chrys Mursky  
Tom Maney  
Administrator, Scott Botcher

Absent:

John Stockham  
Robert Transon  
Dirilee Curtis Costa  
Atty. William Chapman

A quorum was present and acting.

- 3. Plan of Operations, Signage and Site Plan
  - 1. Tax Key 793.020 Lang Candles Lts., 715 Genesee Street, Delafield, Applicant seeks approval for retail candle store.  
*This matter was addressed administratively per Scott Botcher.*
  - 2. Tax Key 797.084 Morgan’s Pub, 1704 Milwaukee Street. Discussion concerning complaints filed with City regarding operation of Morgan’s Pub.  
*This was withdrawn by citizens.*
  - a. Request of Target for seasonal lawn and garden hut.  
*This matter was addressed administratively per Scott Botcher.*
  - 3. Tax Key 803.988.001 Williamstowne Centre, R. Gary Storts, Owner, Christine Holmes, Applicant. Applicant seeks plan of operation and signage approval (Bauer Sign Company, Applicant) for KC’s Country Home, a retail country crafts, candles, and collectibles store. Six part-time and six full-time employees. Hours of operation: Weekdays, 10-8 p.m., Saturday 10-6 p.m., Sunday 11-5 p.m.  
*This matter was addressed administratively per Scott Botcher.*
  - 4. Tax Key 807.978.001 Ron Nickel, Owner; Kurt Klongand,k Woodplay of Wisconsin, 363 Austin Circle. Applicant seeks plan of operation and signage approval for residential playground equipment business.

**MOTION MADE TO APPROVE PLAN OF OPERATION AND SIGNAGE FOR WOODPLAY, LIMITING DISPLAY UNITS TO (2) AND LIMITING LIGHTING TO A SINGLE 150 WATT BULB PER DISPLAY UNIT AS LONG AS THAT MEETS LANDLORD’S APPROVAL ALSO. (ROMANOWSKI/KREKLOW) CARRIED.**

- 5. Tax Key 803.099 William Toson, Owner; Tribute Design Systems, Inc.,

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

383 Williamstowne, Agent. Site plan approval for new office building.

**MOTION MADE TO APPROVE SITE PLAN SUBJECT TO APPROVAL OF STORM WATER EROSION CONTROL BEING SUBMITTED TO THE PUBLIC WORKS COMMITTEE FOR APPROVAL, AND ALSO SOME ADDITIONAL LANDSCAPING AT THE FRONT OF THE BUILDING SUBMITTED TO STAFF FOR APPROVAL. (WELCH/ROMANOWSKI) CARRIED.**

6. Tax Key 878.087 James and Parsla Burns, Owners. Applicant seeks plan of operation and signage approval for baltic and contemporary jewelry store at 715 Milwaukee Street. One full time employee. Hours: Weekdays 10-6 p.m., Saturday, 10-6, Sunday 12-5 p.m., special holiday hours 10 a.m.-9 p.m.  
*This matter was addressed administratively per Scott Botcher.*

7. Tax Key 803.988.001 2566 Sun Valley Drive, Williamstowne Center, Owner, Bauer Sign Company, Applicant. Applicant seeks signage approval for Everen Securities.  
*This matter was addressed administratively per Scott Botcher.*

4. Preliminary Consideration, Approval
  1. Tax Key 733.994 Divine Redeemer Lutheran Church. Applicant seeks site plan approval for church expansion and plan of operation approval for Friday Fish Fry.

**MOTION MADE TO APPROVE PLAN OF OPERATION FOR FISH FRY ON EVERY OTHER FRIDAY, 5:30 TO 8:30 P.M. SUBJECT TO SUBMITTAL OF THE NECESSARY BEER LICENSE APPLICATION. (ROMANOWSKI/WELCH) CARRIED.**

Preliminary plans to go to Pubic works on Wednesday, April 7, 1999.

5. a. On earlier agenda.
  2. Recommendation to Common Council ssupport of an amendment to the County "subdivision control ordinance" per letter dated March 24, 1999 from Sussex Village Administrator.

**MOTION MADE TO SUPPORT AMENDMENT TO THE COUNTY SUBDIVISION CONTROL ORDINANCE. (ROMANOWSKI/KREKLOW) CARRIED 2-1. MURSKY ABSTAINED.**

6. Zoning and Ordinance Revisions - None
7. Hearing dates - To Plan Commission, April 28, 1999.
  1. Divine Redeemer
  2. Cushing Park Property, Mark Kraemer, seeking rezoning to R-3.

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

8. Planning Discussion Information
  1. Work session for Lang/Behrend property Saturday, April 17, 1999, 9 a.m - Approved. Will notify people involved that this is OK.
  2. Input on preliminary review form for County Highway accesses.
  3. Tennis court fencing request question  
Consensus is that these requests should go to Plan Commission with submittal of site plans and erosion control plans. Will check with Bill Chapman and get his input on this.
  4. Milwaukee Street - Fred Welch
  5. A new drawing and plans was discussed along with lighting, sidewalks and parking. Dobkins and Milwaukee Streets are done. 60-90 more days would be needed to do parking lot and sidewalks. Traffic lights need to be looked at for Milwaukee and Genesee as well as for Main and Genesee.
  
9. Building Inspector Report -  
There were 43 building permits issued, 6 occupancy permits. New permits issued included 5 new single family homes.
  
10. Board of Zoning Appeals - None.
  
11. Correspondence
  1. Correspondence dated 3/5/99 - Lang Investments, Ltd, regarding Lake Country Crossing.
  2. Correspondence dated 3/1/99 from Carl Scheid regarding Lake Country Crossing.
  3. Correspondence dated 3/10/99 from Allen Van Erk regarding Lake Country Crossing.
  4. Correspondence dated 2/24/99 from Bonnie and Phil Jones regarding Lake Country Crossing.
  - e. Correspondence dated 2/24/99 from Mike and Ann Melzer regarding Lake Country Crossing.
  - f. Correspondence dated 2/23/99 from Thomas Rolfs, Jr. regarding Lake Country Crossing.
  7. Correspondence dated 2/22/99 from Chuck Gallagher regarding Lake Country Crossing.
  - h. Correspondence dated 3/17/99 from Joan Pederson regarding Lake Country Crossing.
  1. Correspondence dated 3/22/99 from Bill Restock regarding Lake Country Crossing.
  10. Correspondence dated 3/27/99 from Dan and Sharon Costigan
  11. Correspondence dated 3/30/99 from Robert Borkowski regarding Lake Country Crossing.
  12. Correspondence dated 3/31/99 from Schober & Schober, Attorneys, regarding Lake Country Crossing.
  13. Correspondence dated 3/24/99 from Susan M.Cass regarding Lake Country Crossing.

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

14. Correspondence dated 3/30/99 from Terry LaMantia regarding Lake Country Crossing.
15. Correspondence dated 3/25/99 from HNTB regarding reduction in traffic due to reduction in square footage of Lake Country Crossing plans.
16. Correspondence dated 3/27/99 from Matthew Anderson regarding Lake Country Crossing.
17. Correspondence dated 3/26/99 from Anthony Borowski regarding Lake Country Crossing.
18. Correspondence dated 3/25/99 from June Nirschl, Town of Delafield, regarding Conditional Use of Hartland Sportsman Club
19. Correspondence dated 3/31/99 from Dr. Thomas and Rosemary Barrett regarding Lake Country Crossing.
20. Correspondence dated 3/26/99 from Christine and Robert Anderson regarding Lake Country Crossing.

**MOTION WAS MADE TO ADJOURN, 8:45 PM. (ROMANOWSKI/MURSKY) CARRIED.**

Respectfully submitted,

Shirley Kingsbury,  
Evening Clerk