

CITY OF DELAFIELD PLAN COMMISSION MINUTES

7:00 p.m. Public Hearing to consider request of Divine Redeemer Lutheran Church to an amendment to their conditional use permit. The request is to build an addition on the school, additional parking and storm water detention area.

No citizen's comments were presented on this matter.

MOTION MADE TO CLOSE THE PUBLIC HEARING. (WELCH/ROMANOWSKI) CARRIED.

Present:

Mayor Ed McAleer
Robert Trunzo
Engineer Fred Welch
James Romanowski
Robert Transon
Chrys Mursky
Dirilee Curtis Costa
James Stockham
Tom Maney
Adm. Scott Botcher

Absent:

Meeting was called to order at 7:08 PM. The Pledge of Allegiance was said.

Roll Call was taken.

1. Approve the minutes of March 31, 1999.

MOTION WAS MADE TO APPROVE MINUTES OF MARCH 31, 1999. (MURSKY/ROMANOWSKI) CARRIED.

2. Citizens comments pertaining to subjects on this agenda.
 - * Sharon Costigan, 1547 Milwaukee Street, regarding Morgan's Pub. She would like noise contained. Also regarding Tom Aul's request for a church, she is concerned about parking and suggested 2-hour parking restrictions.
 - * Debra Sadowski wants Morgan's Pub to be a good neighbor. She has pier problems and noise problems.
 - * Valerie Sayles, spoke regarding the noise and parking problems on Third Street regarding Morgan's Pub.
 - * Mike Houck, 1616 Milwaukee Street, has noise concerns, trespassing, parking and litter problems regarding Morgan's Pub. Would like more policing.
 - * Linda Sadowski, Third Street, has noise and traffic concerns regarding Morgan's Pub.

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- * Colleen Seaman, 1613 Milwaukee Street, has noise concerns. It is waking her.
- * Dan Costigan, 1547 Milwaukee Street, dislikes the noise from Morgan's Pub. Is also concerned about parking for the proposed church downtown. Would like 2-hour parking restrictions.
- * Bob Borkowski, Vettelson Rd., against the Lake Country Crossing. Spoke about zoning laws not being met. He had water table concerns. Wants city water if his "neighbor" has it.
- * Mary Rolfs, Evergreen Lane, against Lake Country Crossing. Feels the new proposal is no different except for phasing. Upset that notices of this meeting were not mailed out.
- * Sharon Costigan, feels the shopping center might not be too bad.
- * Sherry Myers, Vettelson Rd., passed out pictures of standing water in her yard now. She is concerned about water-run off from Lake Country Crossing flowing into her yard and causing more problems. Also concerned about well water contamination.
- * Pat Welch, feels the market should dictate the need for another grocery store.
- * Larry Scotton, against Lake Country Crossing. Would like low density commercial or residential there instead. No strip mall.
- * Jeff Krelow, opposed to Lake Country Crossing. Concerned about added traffic.
- * Jaci Bowman, Vettelson Rd. Is opposed to Lake Country Crossing because of added traffic. Wants sewer and water also if LC Crossing gets it so that they can develop their property commercially if they wanted to.
- * Mike Schober, attorney representing a group of residents, is opposed due to "poor fit", loss of trees, and wants city to use discretion. He also presented photographs of the back of local stores. He also presented concerns from a "Mr. Otto".
- * Barb Rambadt, is opposed to Lake Country Crossing due to traffic concerns. Feels residents haven't had time to see the new proposal. Concerned about property values.
- * Tom Barry, 2027 Timber Oak Ct, against Lake Country Crossing, says city is getting divided on this issue.
- * Don Rambadt, against Lake Country Crossing. Wants city to look at the development plan and put this matter to referendum. Concerned about water quality and run-off.
- * Josh Clepin, says that area will be developed anyway. Likes Told's buildings. Says it could be worse.

Other residents spoke out to the Mayor. One person had questions regarding what Lake Country Crossing will do to their property taxes. Another resident wanted to know if this project was financially beneficial to the city. Another resident had some statements regarding TIF district.

3. Plan of Operations, Signage and Site Plan

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- a. **Tax Key 797.084** Morgan's Pub, 1704 Milwaukee Street. Discussion concerning complaints filed with City regarding operation of Morgan's Pub.

Tony Patrick, operator, has taken action. Air conditioning, parking lot, windows, and building improvement concerns were addressed. Mayor warned him that if this happens again his liquor license can be pulled. J. Romanowski said the city should think about stopping the live music. Will give him the benefit of the doubt and the city is able to put this back on the agenda at any time.

- b. **Tax Key 743.999.004** St. Joan of Arc. Applicant seeks site plan and appearance review for storage building.

MOTION MADE TO APPROVE SUBJECT TO REVIEW OF LANDSCAPING PLAN AND BUILDING PERMIT. (WELCH/MURSKY) CARRIED.

- c. **Tax Key 733.994** Divine Redeemer Lutheran Church, seeks approval for addition to building.

Fred Welch said there are contingencies that need to be reviewed with DPW.

MOTION MADE TO APPROVE SITE PLAN AND PLAN OF OPERATION AS REQUESTED SUBJECT TO STORM WATER CALCULATIONS TO BE PRESENTED TO PUBLIC WORKS AND THEIR APPROVAL ALONG WITH THE CONTINGENCIES LISTED IN FRED WELCH'S LETTER. (ROMANOWSKI/MURSKY) CARRIED.

- d. Approval of CSM for Oakwood Road land division (tennis courts).

MOTION TO APPROVE THE CSM SUBJECT TO IT BEING MODIFIED PER STATE OF WISCONSIN SUGGESTIONS REGARDING STREET VACATION.

- e. **Tax Key 790.017** Wholly Cow seeks plan approval for building modifications to windows.

MOTION TO APPROVE SUBJECT TO NEW WINDOWS INCLUDING EMOLLIENTS TO MAINTAIN CHARACTER OF BUILDING. (ROMANOWSKI/MURSKY) CARRIED.

- f. **Tax Key 804.994.016** US Cellular to change name to Cellular One. Requests signage change.

MOTION TO APPROVE AS SUBMITTED. (WELCH/ROMANOWSKI) CARRIED.

- g. **Tax Key 798.003** Tom and Pat Aul seeking site plan and plan of

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operation for Lake Country Family Church at 612 Milwaukee Street.

- h. Due to concerns about parking, capacity and fire rules, it was recommended that this go to staff with more facts and figures.

MOTION MADE TO HAVE STAFF REVIEW PARKING RESTRICTIONS, CAPACITY, ETC. WITH FIRE CHIEF, THEN IT CAN GO BACK TO PLAN COMMISSION. (TRUNZO, ROMANOWSKI) CARRIED.

- i. **Tax Key 804.999.002** Told Development, Bath and Body Works, seeks plan of operation approval.

MOTION MADE TO APPROVE. (WELCH/ROMANOWSKI) CARRIED.

- j. **Tax Key 804.999.006** Sentry Foods Store seeks site plan approval.

MOTION MADE TO APPROVE SITE PLAN. (TRUNZO/TRANSON) CARRIED.

- k. **Tax Key 755.997.003** Jeff Ackley seeks approval for installation of fencing around tennis court at 2757 Nagawicka Rd.

If needed, he will need to obtain a grading permit. The Clerk's office will send out notices to his neighbors for any concerns, allowing 2 weeks for comments.

MOTION MADE TO APPROVE AFTER THE ABOVE HAS BEEN DONE AND WILL ALLOW FENCING AND LANDSCAPING AS SUBMITTED. (ROMANOWSKI/WELCH) CARRIED

- 4. Preliminary Consideration, Approval
 - a. **Tax Key 797.945** 1750 Milwaukee Street, Ray Ruff, Owner. Foster Group, Ltd., Applicant. Applicant seeks conceptual review.

City stated that a planned development is the most desirable. He'll go ahead and proceed with more detailed study of the site plan.
- 5. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 733.990, 733.990.001, and 733.998** Told Development for STH 83 and STH 16

MOTION TO APPROVE PHASE I AS PROPOSED AND RECOMMEND TO COUNCIL WITH NO CITY OBLIGATION ON PHASE II WITH ALL GENERAL REQUIREMENTS TO BE MET AS PREVIOUSLY REQUIRED. (MURSKY/ROMANOWSKI) DISCUSSION HELD.

MOTION TO TABLE. (TRUNZO/TRANSON) VOTED DOWN.

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MOTION TO AMEND THE ABOVE MOTION TO APPROVE THAT PHASE II NOT BE PRESENTED UNTIL THERE ARE (4) LANES ON HWY 83. (TRUNZO/TRANSON) ACCEPTED BY MURSKY. MAIN MOTION CARRIED (4-2)

ROLL CALL VOTE TAKEN: Costa (no), Trunzo (no), Romanowski (yes), Transon (yes), Mursky (yes), Welch (yes)

- b. Consideration of Ordinance 455 (zoning Code Amendment)

MOTION TO APPROVE WITH THE ADDITION OF \$5,000 CAP BEING EXTENDED TO RESIDENTIAL (SEE 729 (e) for FEE IN LIEU OF TREE REPLACEMENT. RECOMMENDED TO COUNCIL. (WELCH, ROMANOWSKI) CARRIED.

- c. **Tax Key 801.999.008** Told Development, seeks SIP approval for Walgreen's at STH 83 and Golf Road.

MOTION TO APPROVE SITE PLAN AND SOME SIGNAGE. REQUESTED CHANGES ARE AS FOLLOWS: Signage to read "Walgreens" only. Delete "1-hour photo" and "Pharmacy". Delete "Drive through Pharmacy". Delete mortar and pestle. Drive way sign to read "Walgreens" only. No reader board. Eliminate lighting on East elevation wall. Monument sign not to exceed (10) feet. Approval is contingent on review and approval by the Public Works Committee. (ROMANOWSKI/MURSKY) CARRIED.

- d. Milwaukee Street extension presentation by Mr. Welch - postponed to Monday night Common Council meeting.

8. Planning Discussion Information

- a. Searchlight discussion - Need to have Plan Commission approval for each planned use of these lighting situations.

Balance of Agenda to be covered at continued meeting called for on Monday, May 3, 1999 - 6:00 PM.

MOVE TO RECESS 12:00 A.M. UNTIL 6 P.M. MAY 3, 1999. (TRANSON/ROMANOWSKI) CARRIED.

May 3, 1999

6:45 P.M.

Meeting reconvened

Present:

Mayor Ed McAleer
Eng. Fred Welch
Chrys Mursky
James Romanowski
Tom Maney

Absent:

John Stockham
Robert Transon
Dirilee Curtis Costa
Robert Trunzo

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Atty. Wm. Chapman
Clerk M. Czubkowski

A quorum was present and acting.

3. g. **Tax Key 798.003** Tom and Pat Aul seeking site plan and plan of operation for Lake Country Family Church at 612 Milwaukee Street.

MOTION MADE BY C. MURSKY, SECONDED BY J. ROMANOWSKI TO APPROVE THE SITE PLAN CONTINGENT ON ALL NECESSARY BUILDING MODIFICATIONS AT OUTLINED ON THE FIRE DEPT MEMO DATED MAY 3, 1999. CARRIED.

MOTION MADE BY C. MURSKY, SECONDED BY J. ROMANOWSKI TO APPROVE THE PLAN OF OPERATION FOR LAKE COUNTRY FAMILY CHURCH AT 612 MILWAUKEE ST. TO REVIEW AS NECESSARY IF PROBLEMS ARISE. THAT THE CHURCH OBTAIN A SIGNED AGREEMENT WITH THE KETTLE MORAINES SCHOOL DISTRICT TO ALLOW FOR ADDITIONAL (REMOTE) PARKING AT CUSHING SCHOOL. CARRIED.

5. d. Milwaukee Street extension presentation by Mr. Welch

Fred Welch reviewed the proposed Milwaukee Street extension. The proposed plan is from Milwaukee and Genesee Street going west and turning south to meet Dopkins Street. There is a proposed parking lot east of the Fish Hatchery/Chamber Building and west of the proposed street. Sidewalks on the north side of Main Street from Milwaukee Street to the WEPCO right-of-way, and traffic lights at Genesee and Main. Total cost is approximately \$600,000. Street lighting and landscaping was discussed with regards to the Park and Recreation 5-year Plan.

MOTION MADE BY J. ROMANOWSKI, SECONDED BY C. MURSKY TO RECOMMEND TO COUNCIL THAT THE T.I.D. BE AMENDED TO ALLOW FUNDS TO BE USED FOR THESE INFRASTRUCTURE IMPROVEMENTS. CARRIED.

8. c. Approval of Downtown Street Lights.

City Planner, John Stockham submitted a memo regarding the Downtown Street Lights. John would like the Plan Commission to consider a fixture that is more in character with the architecture of the downtown area.

This item should be placed on the next Plan Commission agenda.

MOTION TO ADJOURN AT 7:08 P.M. (MURSKY/ROMANOWSKI) CARRIED.

Respectfully submitted,

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7:00 PM

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Marilyn Czubkowski, CMC
City Clerk