

## PLAN COMMISSION MINUTES

Present:

Ald. James Romanowski  
Fred Welch, Eng.  
Robert Trunzo  
Robert Transon  
Chrys Mursky  
Dirilee Curtis Costa  
Tom Maney  
Clerk M. Czubkowski

Absent:

Mayor Ed McAleer  
John Stockham

7:00 pm Public Hearing to consider the request for a zoning amendment of R-3 single and two-family residential district by Mark Kramer, 537 Cushing Park Road. The property is currently zoned C-1.

Bill Broydrick, 210 Bark River Ct. gave a brief history of the property. Mr. Kramer requested that the property be placed in Conservancy about 10-12 years ago. In 1992 the City received a request for rezoning, which was denied. Mr. Broydrick opposes the rezoning request, but is will to consider other options, so that Mark Kramer can sell the property.

Polly Gropen, 158 West Main Street is concerned about the additional run off that goes into this area because of the Cushing Park Business Centre on their impact on the wet lands.

Brian Kohlhass, 529 Cushing Park Road, did not support any rezoning or building west of the Condominiums.

Mark Kramer, 537 Cushing Park Road indicated that the potential buyers would like to improve the house and place a garage on the land west of the Condominiums.

Margaret Zerwekh, 500 Mill Road, would like to see the area stay a natural wild life area. She would like to City to purchase the property.

Cindy Troemel and Joseph Dauer, 2000 N. River Rd, Oconomowoc would like to purchase the property. They would like to maintain single-family residents and build a garage.

Gail Edinger, real estate agent, the property has been on the market for 1.5 years. Anyone that buys the property needs to have the house rezoned so that if it was destroyed by more than 50% the house could be rebuilt.

Susan Wagner, 184 Bark River Ct. can not support the rezoning of the property.

MOTION MADE TO CLOSE THE PUBLIC HEARING AT 7:25 p.m. (Transon/Trunzo)  
CARRIED.

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The meeting was called to order by Ald. James Romanowski, acting chair at 7:26 p.m. A quorum was present and acting. The Pledge of Allegiance was said.

### 1. APPROVE MINUTES

**Motion to approve the minutes of April 28, 1999 with amendment to page 5, 5b \$5,000 cap being extended to include residential and commercial. (Welch/Transon) Carried.**

### 2. CITIZEN COMMENTS

Milan Gunderson, 2426 Woodland Park Road would like the Plan Commission to adopt a residential lighting ordinance.

**MOTION MADE BY R. TRANSON, SECONDED BY R. TRUNZO TO MOVE ITEM 5A FOR CONSIDERATION AT THIS TIME. CARRIED.**

### 5. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

- a. Approve zoning amendment from C-1 to R-3 single and two-family residential district for 537 Cushing Park Road, Delafield; Mark Kramer, Owner.

Acting Chair Jim Romanowski read John Stockham's memo dated May 25, 1999. Clerk Czubkowski informed the members that Atty. Chapman advised that the Plan Commission maybe more restrictive in the zoning. R-3 was requested because that is what the adjacent properties are zoned. Tom Maney, Bldg. Inspector indicated that R-1 has 20" side yard setback and requires lot size of 30,000 sq. ft. R-3 is 16" side yard setback and requires lot size of 20,000 sq. ft. There was also discussion about building a garage west of the Condominiums.

**MOTION MADE BY R. TRUNZO, SECONDED BY C. MURSKY TO RECOMMEND TO COUNCIL REZONING A PORTION OF THE 14.9 ARCES OF THE PROPERTY BY CSM. THE ZONING IS TO BE R-3 WITH THE FOLLOWING RESTRICTIONS TO BE PLACED ON THE CSM THAT THE PROPERTY HAS TO STAY SINGLE FAMILY RESIDENTIAL AND THAT THE WEST LOT LINE IS TO BE AN EXTENSION OF THE WEST LOT LINE OF THE CONDOMINIUMS TO THE SOUTH OF THIS PROPERTY. CARRIED.**

### 3. PLAN OF OPERATIONS, SIGNAGE AND SITE PLAN

- a. Tax Key 801.999.008 Walgreens. Applicant seeking lighting and signage approval.

Jim Romanowski explained that the lighting was referred to the Public Works Committee. They were uncomfortable approving the lighting, therefore it was sent back to Plan Commission. The Plan Commission referred to John Stockham's memo dated May 25, 1999. Fred Welch would like an attorney's opinion on approving a sign within the 30 feet of a public street. Fred referred to sections 17.39(27) 7.a and b and 17.69(3). Tom Maney referred to Section 17.77. The Plan Commission would like a legal opinion on this matter. No one was present from Told Development.

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### **MOTION MADE BY R. TRUNZO, SECONDED BY D. CURTIS-COSTA TO POSTPONE UNTIL THE NEXT PLAN COMMISSION MEETING. CARRIED.**

- b. Tax Key 794.023 Kar Tech, 111 Enterprise Road; Hassan Karbassi, owner. Applicant seeks signage approval

The proposed sign is approximately 10 feet from the street right-of-way, the zonings is B-6. Plan Commission needs opinion from City Attorney. Mr. Karbassi explained that if he were required to move the sign back, he would be cutting into a hill. It was noted that Jerry Lyons, Business Park developer had not reviewed nor the approved the sign.

### **MOTION MADE BY F. WELCH, SECONDED BY C. MURSKY TO APPROVE THE SIGN SUBJECT TO LYONS APPROVAL AND CITY ATTORNEY OPINION ON THE PLACEMENT OF SIGN. CARRIED.**

- c. Tax Key 794.014 Wisconsin Waterfowl Association, 78 Enterprise Road, Suite A Jeff Bord, Applicant. Applicant seeks plan of operation approval for non-profit conservation organization. One part-time, two full-time employees. Hours: Weekdays 9:00 a.m.-5:00 p.m., occasional Saturday and Sunday hours.

Clerk Czubkowski stated that the applicant is in Building II and has 2500 sq. ft. Chrys Mursky asked about the Sunday hours. Jeff Bord stated that he would like to drop off items after he does presentation or seminars.

### **MOTION MADE BY F. WELCH, SECONDED BY R. TRUNZO TO APPROVE THE PLAN OF OPERATION FOR THE TIMES LISTED FOR WISCONSIN WATERFOWL ASSOCIATION. CARRIED.**

- d. Tax Key 730.999, 730.991, 730.992, 703.993 Premier Real Estate Management, LLC, Calvin Akin, Thomas Wright, Owners. Applicant seeks site plan approval for garage

Bob Dolphin representing Premier Real Estate was present. He indicated that the garage was to be used for storage. There are 3 sheds on the property that they would like to remove, but they need storage space before they can do this. Questions were asked regarding color and how this garage will look compare to the existing garages. He explained that the color would match the apartments, the existing garages would be re-roofed and new doors would be installed to match the new garage.

### **MOTIONS MADE BY C. MURSKY, SECONDED BY F. WELCH TO APPROVE THE SITE PLAN AND CONSTRUCTION OF THE GARAGE. THE EXISTING GARAGES WILL BE UPDATED TO MATCH THE APARTMENTS AND THE SHEDS ARE TO BE REMOVED WITHIN 60 DAYS OF THE COMPLETION OF THE GARAGE. CARRIED.**

- e. Tax Key 803.994.016 2725 Hillside Drive, Nagawicka Medical/Pain Management Center, RLO Sign, Inc., Applicant. Applicant seeks signage approval

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Roger L. Ostermann was present from RLO Sign Inc. There are three sign being requested one is to be on the existing tenant monument sign, one on the building fascia, and one is vinyl reading for door. The signs are red.

### **MOTION MADE BY D. CURTIS COSTA, SECONDED BY C. MURSKY TO APPROVE THE SIGNAGE AS SUBMITTED. CARRIED.**

f. Tax Key 783.998 1349 Mariner Drive, Kimerbly Panenka, Owner.  
Applicant seeks signage approval for Nagawaukee Center sign.  
Kimberly Panenka reviewed her application with the Plan Commission. Ms. Panenka would like to keep the boathouse where it presently sits because of the terrain. The boathouse would be enlarged to accommodate the 4 kayaks owned by the family. Chrys Mursky referred to John Stockham's memo dated May 25, 1997 regarding the fact that the boathouse proposed boathouse would be more than 50% the value of the current boathouse. Tom Maney explained that Ms. Panenka was aware that this would be a two step process. If the Plan Commission approved the boathouse, she would still require a variance from the Board of Zoning Appeals.

### **MOTION MADE BY D. CURTIS COSTA, SECONDED BY R. TRUNZO TO APPROVE THE IMPROVEMENTS AND EXPANSION OF THE BOATHOUSE. THERE CAN BE NO DWELLING IN THE BOATHOUSE. THE HOUSE NEEDS TO BE UNDER CONSTRUCTION BEFORE WORK CAN BEGIN ON THE BOATHOUSE. THIS APPROVAL IS SUBJECT TO BOARD OF ZONING APPEALS GRANTING A VARIANCE. CARRIED. C. MURSKY VOTED NO**

g. Tax Key 804.999.005 Winchester's; Lisa Weissgerber, Applicant.  
Applicant seeks approval for Nagawaukee Center Sign  
The Plan Commission quested if the dumpsters where screened. Plan Commission discussed the number of colors on the sign. Clerk Czubkowski indicated that Told Development acknowledges that there is signage on the pylon assigned to this business and that the Plan Commission can use their judgement with regard to design.

### **MOTION MADE BY R. TRUNZO, SECONDED BY R. TRANSON TO POSTPONE THIS ITEM UNTIL THE NEXT MEETING AND TO SENT WINCHESTER'S A LETTER REGARDING THE DUMPSTER. CARRIED.**

h. Tax Key 793.017.001 505 Wells Street, Lang Investments, Ltd. Owner.  
Applicant seeks plan of ooperation approval for restaurant and bar, first floor basement and deck. 15 part-time employees, 8 full-time employees  
This item was withdrawn.

i. Tax Key 792.056 803 Genesee Street; Lang Investments Ltd, Applicant seeks signage approval for Town Center sign  
R. Trunzo left the room during the discussion and voting of this agenda item. Plan Commission members discussed the site plan for the sign. It was not clear where Milwaukee Street extended was in relation to the placement of the sign. Tom Maney explained that there are no setback requirements in CBD-1, but there is a need for a

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60 foot vision clearance.

**MOTION MADE BY C. MURSKY, SECONDED BY R. TRANSON TO REQUEST A NEW SITE PLAN WITH MILWAUKEE STREET EXTENDED AND EXACT LOCATION OF THE SIGN NOTED WITH DIMENSIONS. CARRIED**

R. Trunzo returned to the meeting.

- j. Tax Key 788.013 1319 Milwaukee Street, David Morgenson, Owner.  
Applicant seeks approval for boathouse

Ruth Morgenson went over their proposed improvements to the boathouse. They are not increasing the size of the boathouse. They would like to repair the structure to allow for light and ventilation. This is a dry boathouse. They are proposing to repair, re-roof, put in skylight windows in the roof, replace and add windows. This will make the boathouse more eye appealing and allow for light and ventilation. The boathouse is used only for storage.

**MOTION MADE BY R. TRANSON, SECONDED BY F. WELCH TO APPROVE THE PROPOSED BOATHOUSE RENOVATION. CARRIED.**

- k. Tax Key 807.994.015 Wal-Mart Center. Applicant seeks signage addition to Wal-Mart Center pylon sign

Clerk Czubkowski explained that Office Max requested signage last October. The sign was not approved because of color and the fact that Adm. Botcher was encouraging a new pylon sign. The applicant would like to place the blue Office Max sign on the space vacated by McAdams until such time as a new pylon is approved.

**MOTION MADE BY C. MURSKY, SECONDED BY F. WELCH TO APPROVE THE BLUE OFFICE MAX SIGN TO BE PLACED ON THE EXISTING PYLON. CARRIED.**

- l. Tax Key 808.985.001 Delafield Brewhaus, 3832 Hillside Drive, Mary Ann Watt, Applicant. Applicant seeks signage approval for three location  
Mary Ann Watt was representing Delafield Brewhaus. They are requesting signage on two pylon signs one on the Marcus pylon on Hwy 83 and one on the Hillside Market pylon I-94. Plan Commission questioned if the Conditional Use allowed for signage outside of the development. The Brewhaus is in the Nickel Industrial Park. Clerk should check if signage at Hillside Market and Marcus are allowed.

Plan Commission asked where the signage is located on the site of the Brewhaus. The sign is 4 foot wide, 4 foot 8 inches high, and 9 foot 2 inches long. It is located as a monument sign at the access to the parking lot.

**MOTION MADE BY D. COSTA, SECONDED BY F. WELCH TO APPROVE THE SIGNAGE AT THE BREWHAUS SITE AS SUBMITTED WITH THE UNDERSTANDING THAT THE DEVELOPER OF NICKEL INDUSTRIAL PARK MUST ALSO APPROVED THE SIGNAGE BY LETTER. CARRIED.**

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### 3. PRELIMINARY CONSIDERATION, APPROVAL

#### a. Residential outdoor lighting

Plan Commission members should review the material they received from the Police Chief and forward their comments to John Stockham. Plan Commission would like John Stockham to provide a draft ordinance for the Plan Commission to review at their next meeting.

### 4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVALS

#### a. Approve zoning amendment from C-1 to R-3 single and two-family residential district for 537 Cushing Park Road, Delafield; Mark Kramer, Owner.

This item was moved to the beginning of the agenda.

#### b. Approve SIP, site plan, lighting, signage, CSM and landscaping for senior housing project; Horizon Development, applicant

Philip Schultz presented the revised plans dated May 17, 1999. Mr. Schultz stated that the development would be done in two phases. The CSM is being presented to allow for the phases. Plan Commission members indicated that they did not like the exterior design of the building. D. Curtis Costa said that Horizon had presented literature at previous meetings that Plan Commission members liked better than the one being presented. The following was agreed upon. The Plan Commission would grant the waiver for slopes, approve the CSM, waive the parking requirement, and accept the \$5000 per acre in lieu of trees. They would like to see multiple designs for a typical building section. D. Curtis Costa and R. Trunzo agreed to meet with Philip Schultz. Plan Commission members had no concerns with the foot print of the building. They would like to see more brick, different material, and possible change in roofline. Lighting was discussed. The developer should provide a catalog picture of the fixture to be used and check the foot-candle at the lot line. The site plan and the narrative on the parking provided to not agree. The sign was discussed. They should clarify that the sign is in fact wooden. Other items on such as grading, utility plan, sanitary and water plans; erosion control and storm water will be discussed at the June 2<sup>nd</sup> Public Works Committee meeting.

### **MOTION MADE BY R. TRUNZO, SECONDED BY D. CURTIS COSTA TO POSTPONE THIS ITEM UNTIL THE NEXT PLAN COMMISSION MEETING.**

#### c. Revised landscape plan, Fisher Fischer Theis

### **MOTION MADE BY C. MURSKY, SECONDED BY F. WELCH TO APPROVE THE REVISED LANDSCAPE PLAN FOR LOT 5, CUSHING PARK BUSINESS CENTRE. CARRIED.**

#### d. Approve request for exterior painting of McDonald's

Mike Mead was present representing McDonalds. He indicated that this was McDonalds new corporate color. The Plan Commission members did not favor the White Building, red roof and yellow trim board. Plan Commission suggested that

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McDonalds bring back pictures of the colors being used on other McDonalds that are not the white/red/yellow.

This item should be placed on the next plan Commission meeting.

### 5. ZONING AND ORDINANCE REVISIONS

Plan Commission would like to revisit limiting the number of colors allowed on a pylon sign.

City Attorney opinion on reader boards.

### 6. HEARING DATES

### 7. PLANNING DISCUSSION INFORMATION

- a. Hotsy - So Lite neon sign

Refer item to City Attorney for his legal opinion.

- b. Downtown street lighting

Discuss this item at next meeting when John Stockham is in attendance.

### 8. BUILDING INSPECTOR REPORT

Tom Maney reported that there were 49 permits to date plus 2 occupancy permits. Total of three new single family dwellings.

### 9. BOARD OF ZONING APPEALS

- a. Case #626 - Dan Ryan
- b. Case #627- Bruce Neumiller
- c. Case #628- Gerald Bohman

### 10. CORRESPONDENCE

- a. Article regarding Impact Fees
- b. Correspondence dated May 10, 1999 from Sileno Companies

### 11. ADJOURNMENT

**MOTION MADE TO ADJOURN AT 10:50 P.M. (TRANSON/WELCH) CARRIED.**

Respectfully Submitted,

Marilyn Czubkowski, CMC  
City Clerk/Treasurer