

**CITY OF DELAFIELD PLAN COMMISSION MINUTES**

**Present**

Mayor McAleer  
Ald. James Romanowski  
Eng. Fred Welch  
Chrys Mursky  
Dirilee Curtis Costa  
City Planner John Stockham  
Tom Maney  
City Admin. Matt Carlson

**Absent**

Robert Trunzo  
Robert Transon

Meeting was called to order by Mayor Ed McAleer at 7:00 p.m. Pledge of Allegiance followed.

Roll Call

1. Approve Minutes of September 29, 1999

**Motion to approve minutes of September 29, 1999 (Romanowski/Eng. Welch) Carried.**

2. Citizen's Comments pertaining to items on the agenda.  
None

3. Plan of Operations, Signage and Site Plan

- a. **Tax Key 793.053** 417 Genesee Street, Lang Investments Ltd., Owner Badgerland Farm Credit Services, Applicant. Applicant seeks plan of operation approval for farm loans/farm records and taxes/crop insurance business. Hours: Weekdays, 8:00 a.m. to 5:00 p.m., 1-2 full time employees, 6 part-time employees.

City Administrator Carlson stated that they have requested a sign to be in the same location as the previous sign with the same colors. Wording and logo included in their packets. Representative from Badgerland John Kilmer present.

**Motion to approve plan of operation (Romanowski/Mursky) Carried.**

- b. **Tax Key 798.017 Wholly Cow**, 637 Main Street, James Stoffer, Owner. Applicant seeks plan of operation approval for future property development plans.

Admin. Carlson stated the owner James Stoffer is present and will make the presentation with respect to the operation of the Wholly Cow business. Mr. Stoffer is requesting approval of Phase I of his plan that is outlined in background materials received; Pages 2-4 offered for information and can be discussed at a future Plan Commission meeting but for tonight Mr. Stoffer is asking for approval of Phase I of his plan that would permit use a portion of the lower half of Wholly Cow for office space. Mr. Stoffer presented his reasoning for change in business space and stated that the only thing he would ask with regard to Phase II is that he needs to know whether Phase II is a go before he announces to the public that his dining room is

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closed. If Phase II would be denied then it will kill his business. Mr. Stoffer talked to the Health Department (see attached letter) and they do want at least public access to a toilet for outdoor customers. He will need to put a door on the backside of the building. (See Phase II) He would like approval on door in Phase II. Discussion. Mr. Stoffer stated he needed a conceptual approval on Phase II so that he can have outdoor seating. Discussion. Mr. Stoffer stated the outdoor seating will be a deck with a roof over it—not glassed in. Mayor McAleer stated that a conceptual approval on Phase II may not include a building and he wanted Mr. Stoffer to be clear on that issue and that it will include the outside tables and not the deck. Discussion. Mr. Stoffer stated that the rear door is imperative for him to open up next spring. Discussion.

**Motion made to approve the revised plan of operation identified as Phase I for the Wholly Cow business with two conditions that the tenants for the leased space will use the front entrance to the Wholly Cow and that the petitioner will confirm what the requirements of the fire department regarding door, fire doors and exit lights (Romanowski/Costa) Carried.**

- c. **Tax Key 798.017 Wholly Cow**, 637 Main Street, James Stoffer, Owner. Teresa Grove, 1285 Wilderness Trail, Applicant. Applicant seeks plan of operation approval for data center. Service bureau. Hours of operation: weekdays 9:00 a.m. to 5:00 p.m., 1 fulltime and 1 part-time employee, located in space just approved for the Wholly Cow. City Planner Stockham expanded on request and stated he would not like to see an open-ended plan of operation.

Mr. Mike Grove present on behalf of Teresa. Mr. Grove made presentation regarding request.

**Motion made to approve plan of operation as presented for Data Services (1 fulltime, 1 part-time employee) (Romanowski/Costa) Carried.**

- d. **Tax Key 803.993.001 Target**, Nancy Russell, Applicant. Applicant seeks amendment of proposed hours for November 27-December 23. Weekdays, 8:00 a.m. to 11:00 p.m., Saturday, 8:00 a.m. to 11:00 p.m., Sundays, 8:00 a.m. to 11:00 p.m.

**Motion made to approve amendment of hours as presented. (Welch/Romanowski) Carried.**

- e. **Tax Key 804.994.006 Walmart**, Joyce Griebner, Applicant. Applicant seeks extension of hours to 11:00 p.m. for November to December 23, 1999. Also requests opening at 6:00 a.m. on November 26, the day after Thanksgiving. Weekdays: 8:00 a.m. to 11:00 p.m.. Discussion. City Admin. stated care of Walmart grounds have improved.

**Motion to approve request for extended hours for Walmart (Romanowski/Welch) Carried.**

- f. **Tax Key 787.053 Delafield Law Offices**, Thomas Aul, Applicant seeks plan of operation approval for law offices at 826 Genesee Street.

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Hours: weekdays 8:00 a.m. to 5:00 p.m. (3 fulltime, 3 part-time employees). Admin. Carlson states this is a new law office.  
Discussion, i.e. concern for municipal parking.

**Motion to approve plan of operation. This will include no signage. City Planner Stockham stated a hanging shingle is okay but anything beyond that he will need approval. (Romanowski/Costa) Carried.**

- g. Tax Key 787.053** Thomas Aul, Owner, Nancy Smessaert, Applicant. Applicant seeks plan of operation approval for gift shop to be located in lower level of 826 Genesee Street.

City Admin. Carlson stated the "Gift for All Seasons" will operate weekdays 10:00 A.M. TO 5:00 P.M., Saturdays 10:00 to 5:00 p.m. The business will be closed on Sundays, except Ms. Smessaert would like permission to be open during Lang Show weekends on Sundays 11:00 a.m. to 4:00 p.m.

**Motion to approve the plan of operation for Nancy Smessaert with the understanding that it does not include sign approval, which includes sandwich boards. (Mursky/Welch) Carried.**

- h. Tax Key 797.084 Morgan's Pub**, 1704 Milwaukee Street, Dennis Sobczak, Owner, Brad Weimer, Agent. Applicant seeks site plan and appearance review.

Adm. Carlson stated that applicant also needed a review of the plan of operation and only submitted one set of drawings. Therefore, this item is removed from the agenda.

- i. Tax Key 798.965** 400 Genesee Street, Robert Lang, Owner. Mike Hickmann, Applicant. Applicant seeks plan of operation approval for law firm.

Adm. Carlson stated the business has 4 fulltime employees and the hours of operation will be weekdays 8:00 a.m. to 5:00 p.m.

**Motion made to approve the plan of operation (Romanowski/Costa) Carried.**

- j. Tax Key 798.967** 400 Genesee Street, Lang Investments, Ltd. Owner. John Brady, Applicant. Applicant seeks plan of operation for law firm, Weiss, Berzowski, Brady & Donahue, LLP. Hours: Weekdays 8:00 a.m. to 6:00 p.m.

Adm. Carlson stated the hours of operation for the law firm will be 8:00 a.m. to 6:00 p.m. John Brady present for any questions.

**Motion made to approve the plan of operation. (Welch/Costa) Carried.**

- k. Tax Key 803.988.001** 383 Williamstowne, William Toson, Owner, L.L. Michaels Company, Applicant. Applicant seeks plan of operation approval for custom homebuilder business office. Hours: Weekdays:

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7:30 a.m. to 4:30 p.m., Saturday, 8:00 a.m. to 12 Noon; 2 fulltime employees.

**Motion to approve the plan of operation the custom homebuilder.  
(Welch/Costa) Carried.**

**4. Preliminary Consideration, Approval**

- a. **Tax Key 798.005** Brian and Diane Fobian, 624 Milwaukee Street, owners. Applicant seeks appearance review to install partial brick and siding over existing stucco exterior of building known as 620-624 Milwaukee Street.

City Planner Stockham stated he had two concerns: (1) the type of aluminum siding and (2) whether the awning would be aluminum or canvas. In keeping with the historic character of the City, Stockham stated the smooth surface aluminum siding would meet sec. 17.29 guidelines for Milwaukee Street. A canvass awning, i.e. the coffee shop awning, would also meet the historic flavor of the City. The Fobian's contractor was present for questions. The contractor stated he was uncertain about signage. No samples were provided. Discussion.

**Motion to approve the remodeling of the exterior of the building as presented with the condition that a smooth surface siding be used; that exterior signage on the building or awning needs to come before the Plan Commission for approval, and that building materials are subject to review by City Administrator (Romanowski/Welch) Carried.**

Tom Maney requested clarification of requirements for applicant regarding building materials. Applicant must make an appointment with City Administrator Carlson and bring a sample of siding, brick, and color of canvas awning.

**5. Final Consideration, Approvals, Previous Approvals/None.**

**6. Zoning and Ordinance Revisions**

City Planner Stockham stated the City of Waunakee just developed a sandwich board ordinance; he will provide Admin. Carlson with a copy. He stated that should the City wish to consider such an ordinance, he suggested involving the Chamber of Commerce.

**7. Hearing Dates**

- a. Set Plan Commission meeting for November 17, 1999  
Mayor McAleer questioned whether there would be an objection to scheduling the next Plan Commission meeting to Wednesday, December 1, rather than November 17 (the week before Thanksgiving). There being no objection, the next Plan Commission meeting will be held Wednesday, December 1, rather than November 17.

**8. Planning Discussion Information**

- a. Development proposal Hwy 83 corridor in Hartland  
City Planner Stockham stated that the City received a letter from the Adm. of the Village of Hartland regarding the proposed development on Hwy 83 in Hartland. One of the clauses in the compact granted the

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other communities an advisory roll regarding development. Therefore, the Village is obligated to send plans to other neighboring communities. Mr. Steve Smith, architect, provided drawings of the proposed development. He stated there will be two brick buildings, 178 parking spaces on seven and one-half acres. City Planner stated the plan was reviewed as if to be located in Delafield and found the buildings to be good. However, there was a serious omission in the plans and that was the grading and storm water calculations.

**Motion made to approve the building on an advisory bases contingent upon review of the grading and storm water calculations. (Romanowski/Welch) Carried.**

Adm. Carlson will send letter to Adm. of the Village of Hartland, and he will ask Eng. Welch to make arrangements with the Hartland Village Administrator to review stormwater calculations.

9. Building Inspector Report

Tom Maney stated there were a total of 34 new permits plus 5 occupancy permits. New construction included 1 new and 1 mini warehouse.

10. Board of Zoning Appeals

- a. Case 640 Lange, 622 1<sup>st</sup> Street. Variance granted for addition to be built 10 feet from front street setback and 2.6 from interior side yard.

Eng. Welch stated that the laterals are very shallow in that area as well as shallow sewers. Tom Maney stated that curb stops are being moved back.

11. Correspondence

None.

12. Adjournment.

**Motion to adjourn 8:30 p.m. (Romanowski/Costa). Carried.**

Respectfully submitted,

Joann Dodge