

CITY OF DELAFIELD PLAN COMMISSION MINUTES

Present

Mayor Ed McAleer  
Ald. James Romanowski  
Eng. Fred Welch  
Chris Mursky  
Dirilee Curtis Costa  
John Stockham  
Tom Maney  
City Admin. Matt Carlson  
Clerk Marilyn Czubkowski

Absent

Robert Trunzo  
Robert Transon

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

1. Approve Minutes of October 27, 1999.  
**Motion to approve minutes of October 27, 1999 (Mursky/Welch) Carried.**
2. Citizen comments pertaining to subjects on this agenda.
3. Plan of Operations, Signage and Site Plan.
  - a. **Tax Key 798.967** Delafield State Bank Jay B. Kaun, Applicant. Applicant seeks plan of operation approval for bank. Hours: Weekdays, 8:00 a.m. to 5:00 p.m., Saturday, 8:30 a.m. to noon. Bank will be in operation on January 1, 2000 for testing purposes. **Motion to approve plan of operation for Delafield State Bank (Romanowski/Curtis Costa). Carried.**
  - b. **Tax Key 743.999.004** St. Joan of Arc Catholic Church, 120 Nashotah Road, Rev. James P. Loehr, Applicant. Applicant seeks signage approval. **Motion to approve signage for St. Joan of Arc subject to review by staff of sign location. (Welch/Romanowski) Carried.**
  - c. **Tax Key 803.998.003** Williamstowne Center, Bauer Sign Company, Applicant seeks signage approval for Head Turners II Tanning Salon. **Motion to approve signage for Head Turners II Tanning Salon (Mursky/Romanowski). Carried.**
  - d. **Tax Key 797.084** Morgan's Pub, LLC, Brad Weimer, Agent. Applicant seeks site plan approval. Present: Fred Weimer, applicant. Seeks to revise interior space and to convert some of the space to eating area; renovate the old kitchen area into a new functional kitchen; change the nature of the business to a supper club rather than strictly a tavern. Staff addressed owner regarding change of operation; hours; entrances; parking. Memo recommendation of Mr. Stockham distributed. **Motion to approve site plan and remodeling plans and require the property owner to come back with a new plan of operation for the new business and that if parking becomes a problem in the future, staff may require applicant to construct additional parking on the remaining property (Romanowski/Welch. Carried.**
  - e. **Tax Key 793.967** Delafield State Bank, 400 Genesee Street, Suite B Banholzer-Esser Insurance Services, Applicant; 3 fulltime employees.

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Hours: Weekdays 7:30 a.m. to 5:00 p.m. Applicant seeks plan of operation approval for insurance business.

**Motion to approve plan of operation for Banholzer Esser Insurance Services (Welch/Romanowski). Carried.**

- f. **Tax Key 793.016.001** Wells Street Enterprises, Ltd., Robert Lang, Applicant. Applicant seeks plan of operation approval for Amigo's Cantina, a Mexican dining room in the Carpenter's Pub in old post office. Hours: 11:00 a.m. to 2:00 a.m. Closed on Sundays. Est. 20 part-time employees and 5 fulltime employees, which includes. present staff. Copies of signage location provided. Present: representative from Lange Companies. Awning sample provided. Presentation/discussion. Comment: Liquor License needs to be amended.

**Motion to approve the plan of operation for Amigo's Cantina attached to the Carpenter's Pub and signage but do not accept the proposed awning materials (Romanowski/Mursky) Carried.**

- g. **Tax Key 798.017** Wholly Cow, James and Janet Stoffer, Applicants. Applicant seeks site plan and appearance review for new exterior door (Phase II of Plan). Present: Mr. James Stoffer. Presentation/discussion. **Motion to approve site plan for Wholly Cow (Mursky/Romanowski). Carried.**

- h. **Tax Key 798.051** Lasting Impressions, David and Valerie Spooner, Applicants. Applicant seeks plan of operation approval for handmade crafts, baskets and gifts. Hours: Weekdays and Saturdays, 10:00 a.m. to 5:00 p.m. Sunday, 12:00 to 4:00 p.m., extended hours during the holidays. One fulltime employee. Present: David and Valerie Spooner. Presentation/discussion.

**Motion to approve plan of operation and amending hours of operation to 7:00 p.m. on weekdays and Saturday and 6:00 p.m. on Sunday during the holiday season (Curtis Costa/Romanowski Carried.**

- i. **Tax Key 734.989** University Lake School, Stuart LaRose, Zimmerman Design Group, Applicant. Applicant seeks site plan and appearance review. Stormwater Management Report and Traffic Impact Assessment included. Present: Stuart LaRose, Stephen Smith, Dave Drews, Rod Chamberlain, Rich Kugly. Presentation/discussion.

**Motion to approve site plan for ULS which includes the proposed lower school and upper school addition at the southwest end and the addition of the 41 space parking lot adjacent to the upper school and the additional parking spaces in the existing 96-space lot near the new lower school; the new driveway as requested to go around the north side of the new lower school and referring site gradings, storm water management, sanitary sewer service, erosion control, and Vettelson Rd. questions to Public Works, with the requirement that ULS come back to staff with/signage plan and seek ways to use the Vettelson Rd. entrance as the primary entrance for future enrollment. )Romanowski/Mursky) Carried.**

**Motion to approve landscape plan and refer lighting to staff (Public Works (Mursky/Welch) Carried.**

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- j. **Tax Key 804.999.005** Winchester's, WSB Lake Country, Inc., Applicant. Applicant seeks signage approval. Present: Tony Hollows and Bruce Moors (So-Lite Co.).  
**Motion to have owner return for approval of monument sign. (Mursky/Romanowski) Carried.**
  
- 4. Preliminary Consideration, Approval. None.
  
- 5. Final Consideration, Approvals, Previous Approvals. None
  
- 6. Zoning and Ordinance Revisions. None
  
- 7. Hearing Dates
  - a. Set date for zoning amendment hearing for 3 property owners of 731, 741 and 751 Milwaukee Street. Clerk Czubkowski presented request. Eng. Welch made presentation. Discussion. Eng. Welch recommends a good title policy to insure there is no gap (possible 16 ft. gap)—deeds abut and do not make any reference to a strip. Clerk Czubkowski will use three legals provided to her. Clerk will send notices regarding the public hearing—January 2000. Zoning conflict appears to exist between downtown plan and comprehensive plan.
  
- 8. Building Inspector Report. Building Inspector Tom Maney: total number of permits 35; plus 6 occupancy permits. New construction permits equals 4.
  
- 9. Board of Zoning Appeals  
None
  
- 10. Correspondence/Adm. Carlson
  - a. Village of Hartland Ordinance 618-98 regarding installation of stormwater drainage facilities
  - b. Letter from Gary Gorski, Gary's Automotive regarding downtown parking plan. Newspaper article included city parking plan includes Gary's Automotive and property located across the street from Gary's Automotive. Present: Gary Gorski. Mr. Gorski made a statement. Discussion. Property owners will write a letter to Adm. Carlson requesting a public hearing.
  
- 11. Adjournment.  
**Motion to adjourn meeting at 9:40 p.m.(Romanowski/Mursky) Carried.**

Respectfully submitted,

Joann Dodge