

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

Call to Order

Mayor DeYoe called the meeting to order at 7:00 P.M.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, April 30, 2014 Plan Commission meeting:

Present

Michele DeYoe, Mayor  
Tim Aicher, Ald.  
Kent Attwell  
Dan Jashinsky  
Wayne Dehn  
Chris Smith  
Jane Lazynski  
Roger Dupler, Planner  
Scott Hussinger, Building Inspector

Absent

David Simon

**PUBLIC HEARING #1: Conditional Use Amendment**

**TAX KEY/ADDRESS:** DELC 0804.999.004, 3201 Golf Road

**OWNER/APPLICANT:** Ramco-Gershenson Properties, L.P.

**MATTER:** Owner/Applicant seeks an amended Conditional Use to accommodate architectural modifications to the multi-tenant building in Nagawaukee Center.

M. DeYoe opened the Public Hearing at 7:01 P.M.

Ross Galentine, of Farmington Hills, Michigan, representative for Ramco-Gershenson Properties, L.P., noted a new sign larger sign band and increased fascia was being requested as architectural modifications to the Nagawaukee Center to accommodate a new store in the shopping center.

There was no one present wishing to comment at this time.

**K. ATTWELL MOVED TO CLOSE PUBLIC COMMENTS PERTAINING TO A PUBLIC HEARING FOR A CONDITIONAL USE AMENDMENT FOR DELC 0804.999.004, 3201 GOLF ROAD; OWNER/APPLICANT: RAMCO-GERSHENSON PROPERTIES, L.P. OWNER/APPLICANT SEEKS AN AMENDED CONDITIONAL USE TO ACCOMMODATE ARCHITECTURAL MODIFICATIONS TO THE MULTI-TENANT BUILDING IN NAGAWAUKEE CENTER AT 7:02 P.M. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

**PUBLIC HEARING #2: Conditional Use Amendment**

**TAX KEY/ADDRESS:** DELC 0795.982.003 101 Cedar Valley Road

DELC 0795.982.002, 41 Cedar Valley Road

**OWNER/APPLICANT:** Cedar Valley Farm, LLC., Charles Glapinski

**MATTER:** Owner/Applicant seeks an amended Conditional Use and Site Plan to raze an existing home and construct a new residence.

M. DeYoe opened the Public Hearing at 7:02 P.M.

Carrie Glapinski, 41 Cedar Valley Road, stated the request included removing the existing home and replacing it with a newer home adjacent to the existing house location that would use the existing driveway.

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

K. ATTWELL MOVED TO CLOSE PUBLIC COMMENTS PERTAINING TO A PUBLIC HEARING FOR A CONDITIONAL USE AMENDMENT FOR DELC 0795.982.003 101 CEDAR VALLEY ROAD, OWNER/APPLICANT: CEDAR VALLEY FARM, LLC., CHARLES GLAPINSKI AT 7:04 P.M. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

1. Approve Plan Commission meeting minutes of March 26, 2014 meeting.

K. ATTWELL MOVED TO APPROVE THE MARCH 26, 2014 PLAN COMMISSION MEETING MINUTES AS PRESENTED. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.

**Jane Lazynski, 722 Main Street**, stated she was speaking to Item 5f on the agenda and would recuse herself from taking action as a Commissioner on the item later in the agenda. She was in favor of the application regarding a Site Plan and Appearance review for a side yard retaining wall located on the neighboring property. She requested certain considerations be given to the approval in this matter, including no additional chain link fencing to be placed atop the retaining wall, all work would be completed on the applicant's property, wall and fence construction would be completed by a professional landscaper, construction would take place within a three month timeframe from the time the permit was issued taking weather conditions into consideration, and that the current retaining walls would be removed before any new walls would be installed.

K. ATTWELL MOVED TO CLOSE CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THE AGENDA AT 7:06 P.M. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. Consent Agenda (Approvals in accordance with the Staff Report).

- a. **DELC 0736.988.001, at the intersection of Campbell Trace and STH 83, Hartland. Owner: CELA Holdings, LLC. Applicant: Andrew & Suzanne Dauer.** Applicant seeks approval of a Temporary Business Plan of Operation for a sweet corn stand. Hours of Operation are July 1 through September 30, Sunday through Saturday, 8AM to 7PM with one employee.
- b. **DELC 0799.997.001, 920 Indian Spring Dr. Owner: Westwood Dental. Applicant: Poblocki Sign Company.** Applicant seeks approval of permanent sign for Delafield Dental at the current business location.
- c. **DELC N/A. Owner/Applicant Jamison Sterken.** Applicant seeks approval of a Business Plan of Operation to operate a mobile food truck serving tropical shaved ice known as Kona Ice Lake Country. Hours of Operation are Sunday through Saturday, 10 AM to 8 PM with one part-time and two full time employees.
- d. **DELC 0798.024.001, 606 Genesee St., Delafield. Owner/Applicant: Ariel Arnson.** Applicant seeks approval of a permanent sign for Aeva Couture at the current business location.
- e. **DELC 0784.971.002, 1100 HWY 83, Hartland. Owner: Westbrook Church. Applicant: Chad Meadows.** Applicant seeks approval of building mounted signage for Westbrook Church at the current business location.
- f. **DELC 0756.996.001, 2851 Oakwood Road, Hartland. Owner: City of Delafield. Applicant: Mike Harrington.** Applicant seeks approval of a Temporary Business Plan of Operation to conduct sales related to the City's disc golf course in Oakwood Park. Hours of Operation May 1 through November 30, various days from 12 PM to 8 PM.

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

- g. **DEL 0798.005, 624 Milwaukee St., Delafield. Owner: Andrea D. Johnson. Applicant: Lori Daniel Falk.** Applicant seeks approval of a Business Plan of Operation for a specialty shop, Wisdom of the Angels. Hours of Operation are Sunday through Saturday, 8 AM to 10 PM with two full-time and one part-time employee.
- h. **DEL 0803.988.004, 2566 Sun Valley Dr., Delafield. Owner: Gary Storts. Applicant: High 5 Golf.** Applicant seeks approval of Business Plan of Operation for a retail business, High 5 Gear. Hours of Operation are Monday through Saturday, 9 AM to Midnight and Sunday 10 AM to Midnight with two part-time and three full-time employees.

**K. ATTWELL MOVED TO APPROVE THE ITEMS ON THE CONSENT AGENDA IN ACCORDANCE WITH THE STAFF REPORT. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

C. Smith thanked all applicants for having businesses in the City.

4. Unfinished Business:

- a. **DEL 0753.999.001, 3115 State Road 83, Hartland. Owner/Applicant: Whitney Proebsting.** Owner/Applicant seeks final approval of a Specific Implementation Plan for Rustic Manor and recommendation to the Common Council of the same.

***TAKEN FROM PLANNER DUPLER'S STAFF REPORT: The Rustic Manor returns to the Plan Commission this month for consideration of their SIP. Submitted for review and approval are a Site Plan, Erosion Control and Grading Plan, Utility Plan, Lighting Plan and Landscape Plan. The petitioner's engineer has been working closely with City Staff to resolve storm water design issues. Accompanying this report is a letter from the city Engineer that itemizes the outstanding issues. The proposed access drive has been resolved with the neighbor to the south. Vehicle access will be granted via an easement extending from the intersection of Hwy 83 and Walnut Ridge Drive westward to the parking lot entrance. The parking is appropriately designed; 73 spaces are provided, only 19 are required by code. Lighting in the parking lot is also compliant with code. Many trees are relocated on site, these trees will be considered as new material, if any do not survive a full year from the time of final acceptance they must be replaced. There will be no mitigation requirements for lost trees at this time. Recommendation: Approval, contingent upon resolution of the items identified in the Engineers review letter. Recommend to Council accordingly.***

Whitney Proebsting, 3155 State Road 83, explained she was pleased to provide the final SIP, including an easement which allowed access to extended portions of Walnut Ridge, a parking lot and then access to the property from Highway 83. In addition, renovations had been completed with the barn plans and drainage, runoff and landscaping plans were complete for the property.

R. Dupler noted final approval of a conditional use agreement, a developer's agreement, a sanitary service agreement and a stormwater maintenance agreement were still pending approval from the Village of Hartland for this matter. Once those approvals were received, this item would be placed on the Common Council agenda.

**K. ATTWELL MOVED TO APPROVE THE SPECIFIC IMPLEMENTATION PLAN FOR RUSTIC MANOR AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME AS PRESENTED. C. SMITH SECONDED THE MOTION.**

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

K. ATTWELL AMENDED THE MOTION TO APPROVE THE SPECIFIC IMPLEMENTATION PLAN FOR RUSTIC MANOR AS PRESENTED INCLUDING RESOLUTION OF THE ITEMS STATED IN THE ENGINEER'S REVIEW LETTER IN THE EPACKET FOR THIS MEETING AND RECOMMENDATION TO THE COMMON COUNCIL OF THE SAME. C. SMITH SECONDED THE AMENDED MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

5. New Business:

- a. **DELIC 0804.999.004, 3201 Golf Road. Owner/Applicant: Ramco-Gershenson Properties, L.P.** Owner/Applicant seeks an amended Conditional Use to accommodate architectural modifications to the multi-tenant building in Nagawaukee Center and recommendation to the Common Council of the same.

***TAKEN FROM PLANNER DUPLER'S STAFF REPORT:** The owner of the Nagawaukee Center wishes to modify the architectural presentation of the façade in the middle of the multitenant building. The proposed materials and colors will match the existing products; the improvements will only increase the sign band above the fascia. A larger mass will be incorporated into the façade, topped with a hipped roof. The city has not received an application for the future tenant, nor has there been a sign application submitted. Recommendation: Approval, recommend to Council accordingly.*

K. ATTWELL MOVED TO APPROVE THE CONDITIONAL USE TO ACCOMMODATE ARCHITECTURAL MODIFICATIONS TO THE MULTI-TENANT BUILDING IN NAGAWAUKEE CENTER FOR RAMCO-GERSHENSON PROPERTIES, L.P., AND RECOMMEND TO THE COMMON COUNCIL OF THE SAME. D. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **DELIC 0795.982.003, 101 Cedar Valley Road and DELIC 0795.982.002, 41 Cedar Valley Road, Delafield. Owner/Applicant: Cedar Valley Farm, LLC., Charles Glapinski.** Owner/Applicant seeks an amended Conditional Use Site Plan to raze an existing home and construct a new residence and recommendation to the Common Council of the same.

***TAKEN FROM PLANNER DUPLER'S STAFF REPORT:** The Glapinski's own and operate an equestrian facility on Cushing Park Road. The property consists of two separate parcels, one is 5 acres and the other is 12 acres. Both properties were included in the conditional use. Each parcel exhibits a single family home. At this time the owner's wish to raze the home on the 5 acres parcel and rebuild a new house. The house is an approved use in the conditional use however the reconstruction constitutes a change in the site plan and thus warrants Plan Commission and Council approval. Recommendation: Approval, recommend to Council accordingly.*

K. ATTWELL MOVED TO APPROVE THE AN AMENDED CONDITIONAL USE SITE PLAN TO RAZE AN EXISTING HOME AND CONSTRUCT A NEW RESIDENCE FOR CEDAR VALLEY FARM., LLC, CHARLES GLAPINSKI AND RECOMMEND TO THE COMMON COUNCIL OF THE SAME. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **DELIC 0804.993.001, 3100 Golf Road, Delafield. Owner/Applicant: Ramco-Gershenson Properties LP.** Owner/Applicant seeks feedback on proposed architectural modifications and signage to the Applebee's building and schedule public hearing for the same.

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

**TAKEN FROM PLANNER DUPLER'S STAFF REPORT:** *Applebee's wishes to modify the appearance of their building in the Nagawaukee Center. The proposed changes will replace existing brick masonry façade with stone, remove the portico above the entrance, replace the striped awnings with solid yellow awnings, and add window signage. The proposed signage is consistent with the approved signs exhibited on the building. The original total signage amounted to 396 sf, the proposed signage will exhibit 299 sf. Since this property is governed by a conditional use permit any changes may be approved only after a public hearing. Recommendation: Share with the petitioner comment or concerns, schedule a public hearing accordingly. Note that the Applebee's utilizes umbrellas in their outdoor dining area that display beverage advertisements. These types of umbrellas are not approved; the Plan Commission may wish to ask that they be replaced without any advertising.*

C. Smith questioned the calculations regarding signage for applications in the City. R. Dupler provided clarification, noting window signage was separate from permanent signage in designation and requirement. He noted each type of signage was enforced by Staff by ordinance. C. Smith also questioned the history of this building regarding architectural elements and modifications requested in the past to maintain a connection to the nearby Nagawaukee Center.

M. DeYoe encouraged applicants to be present in cases where feedback was desired as there was no one present to represent this application. T. Aicher noted electronic copies were distributed to the applicant in advance of the meeting to serve as notice and feedback in this matter.

**K. ATTWELL MOVED TO SCHEDULE A PUBLIC HEARING TO GATHER FEEDBACK ON PROPOSED ARCHITECTURAL MODIFICATIONS AND SIGNAGE TO THE APPLEBEE'S BUILDING LOCATED AT DELC 0804.993.001, 3100 GOLF ROAD, DELAFIELD. OWNER/APPLICANT: RAMCO-GERSHENSON PROPERTIES LP. C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- d. **DELC 0793.014.002, 515 Wells Street, Delafield. Owner: D J Martin Managing Member, Applicant: Brian Ward, PrimeOne LLC d.b.a. Wards House of Prime-Delafield.** Applicant seeks approval of architectural modifications and site plan improvements to increase the allowable outdoor seating capacity and an Amended Business Plan of Operation to allow for outdoor seating. Hours of Operation 11 AM to 12 AM (midnight).

**TAKEN FROM PLANNER DUPLER'S STAFF REPORT:** *The owner requests Plan Commission consideration to allow expansion of the outdoor dining associated with the restaurant. Currently outdoor dining is accommodated on the second story above the existing porch. The development plans propose to increase the porch depth, thereby increasing the table space both on the first and the second floors. In addition table space is created in the front yard, similar to other businesses in the downtown business district. The proposed expansion of the front porch does not impact the yard setback requirements; CBD-1 does not require any setback. Architectural detailing of the porch addition is compatible with the existing building appearance. In addition to the building modifications the restaurant will recondition the front yard area into a seating plaza. Integral to the plaza are two enclosed gas fire pits; these structures are raised above the plaza elevation, removed from the pedestrian walkway, and separated from the right-of-*

## CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

*way with a row of hedges and seats. The proposed hours of operation for the outdoor dining are 11 am to midnight. Considering that there are no residents in near proximity to the operation the Plan Commission may find these hours acceptable.  
Recommendation: Approval*

Brian Ward, of Ward's House of Prime-Delafield, was present. He explained the request included an extension of the patio that would hold four-top tables for dining if approved. There had been flooding issues on the patio brick areas and repairs would be made to avoid the flooding and allow for extra seating. This proposed remodeling would enhance the exterior by making it more aesthetically pleasing with hedges lining the patio areas to separate them from other walkways.

R. Dupler noted the request also included an amended business plan of operation for outdoor dining with hours proposed from 11 AM to 12 AM for outdoor service. W. Dehn questioned daily hours of operation related to this request for outdoor service. B. Ward stated many evenings the restaurant would close around 9 PM; however, he would anticipate people would be out until midnight on Fridays and Saturdays in the proposed areas. He also noted Revere's was the adjacent property and remained open until approximately 2 AM daily.

Clarification was requested regarding the gas fire pits proposed on the property. B. Ward stated the fire pits in existence upon purchase of the property were propane. With the proposed renovations, he was hopeful that gas lines could be connected to avoid dealing with propane. M. DeYoe clarified the safety aspects and height of the stones that would comprise the proposed fire pits.

Commissioners requested clarification regarding the aesthetics of the building and the location of the proposed renovation. T. Aicher stated it would be important to confirm outdoor activities in the area functioned at similar hours to the requested amendment. C. Smith also suggested the Fire Chief provide an opinion on the proposed fire pits.

**K. ATTWELL MOVED TO SCHEDULE A PUBLIC HEARING FOR DELC 0793.014.002, 515 WELLS STREET, DELAFIELD. OWNER: D J MARTIN MANAGING MEMBER, APPLICANT: BRIAN WARD, PRIMEONE LLC D.B.A. WARDS HOUSE OF PRIME-DELAFIELD REGARDING APPROVAL OF ARCHITECTURAL MODIFICATIONS AND SITE PLAN IMPROVEMENTS TO INCREASE THE ALLOWABLE OUTDOOR SEATING CAPACITY AND AN AMENDED BUSINESS PLAN OF OPERATION TO ALLOW FOR OUTDOOR SEATING. HOURS OF OPERATION FROM 11 AM TO 12 AM (MIDNIGHT). C. SMITH SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- e. **DELC 0801.999.006, Nagawaukee Park & Ride Commuter Center, Delafield. Owner: Wisconsin DOT. Applicant: Frank Furdek.** Applicant seeks preliminary feedback on a commuter station located in the Hwy 83 and Golf Road Nagawaukee Park & Ride and schedule public hearing for the same.

***TAKEN FROM PLANNER DUPLER'S STAFF REPORT:*** *The Wisconsin Department of Transportation is evaluating the potential for creating a commuter convenience center in the existing Park and Ride lot at the northwest corner of Hwy 83 and Golf Road. The property is owned by the State and is subject to an agreement with Waukesha County for shared parking and access associated with the Nagawaukee Ice Rink. The agreement offers no prohibition to development on the State owned property. This*

## CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

*proposed development is part of a regional program currently being evaluated by WisDOT. A copy of the Request for Information, published for the Summit Park and Ride, is submitted as an example of the Department's intent. Development approval may be limited to the building and business plan; the site is impervious and adequate storm water volumes are accommodated. There is no concern regarding parking allocation. The property is zoned P-1, Public and Semipublic Use District. Permitted uses are intended to accommodate public or nonprofit institutional uses, and exclude private commercial enterprises, [Ord. 17.39(30)(a)]. A Conditional Use Permit is required for a number of uses listed in the code, other uses may be permitted by the Plan Commission and City Council if determined to be similar to the allowable uses. In this case, the City may wish to consider the proposed Commuter Center as a use similar to the allowable uses. However, such determination should be based on the business plan presented by WisDOT. Recommendation: Share with the petitioner comments or concerns and schedule a public hearing accordingly. If the Plan Commission determines that the proposed business plan does not conform to the allowable uses of the P-1 district than share with the petitioner opinions regarding potential rezoning of the property.*

Frank Furdek, of the Wisconsin Department of Transportation, explained that a request for information had been prepared in February, 2014 regarding possibly establishing a commuter convenience center at the Nagawaukee Park and Ride through a private-public partnership program to share private development space with park and ride facilities. He then provided an overview of the private public partnership programs. He stated his purpose for being present at this meeting was to gather feedback regarding the site and possibilities for this program.

C. Smith questioned whether the problematic park and ride facility located at Highway 16 and County Road C could be vacated in order to have the park and ride facility near the Nagawaukee Ice Arena.

F. Furdek further explained the proposed park and ride facility would have an indoor sheltered waiting area with water and snacks that would encourage other commercial uses. In addition, the facility could provide long term parking in the future for vehicles, motorcycles, etc. As part of the meeting held in February related to the request for information, F. Furdek stated a submitting developer had indicated a 4,000-5,000 sf delicatessen could function in this facility as an option. F. Furdek was uncertain whether this would conform to current zoning for the site. The state would lease the facility with a zero lot line lease for the commercial portion of the facility in order to retain control of the overall site.

R. Dupler clarified a P-1 property would prohibit commercial enterprises. In the development meeting with Staff on this proposal, it was indicated that small sundries such as coffee, magazines, and small food items might be made available. The information being shared at this meeting indicated a change from the original conversations with more intensive use taking place on site.

T. Aicher questioned what would be offered to commuters at this facility that wasn't currently available to commuters in this immediate area. He did not want public enterprise competing with private enterprise on the other side of the freeway. If the goal was to offset cost and increase usage, he requested information be provided regarding capacity for this site. In addition, he requested success stories from other states. F. Furdek explained this facility would be a first; however, there were public-private partnerships in Iowa, Massachusetts, Virginia, Maryland and Minneapolis that were similar. T. Aicher also expressed concern about losing the

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

only green space at this intersection and noted the pine trees currently shielded the existing park and ride facility.

W. Dehn suggested consideration be given to providing charging stations at the facility as a way to draw commuters. Discussion ensued regarding how to handle the proposed commercial uses under the current zoning. F. Furdek thanked all for the feedback. He stated he would research answers to questions presented this evening and return if a public hearing were needed.

- f. **DEL 0798.034, 730 Main Street, Delafield. Owner/Applicant: Glenn and Pamela Koehn.**  
Applicants seeks approval of Site Plan and Appearance review for a side yard retaining wall.

***TAKEN FROM PLANNER DUPLER'S STAFF REPORT:*** *The Koehn residence exhibits an extreme slope in the north side yard that terminates in a makeshift retaining wall accomplished with stone, lumber, and siding held in place by a chain linked fence. The Koehn's have been cited for code violations regarding soil erosion and fence height associated with this problem site. The proposed retaining wall will accommodate preservation of the yard grade on the Koehn's property while eliminating the current unapproved and improper fence/retaining wall solution. Since the proposed wall exceeds 18" height in the side yard it must be approved by the Plan Commission, [Ord. 17.14(6)(c)2b]. Recommendation: Approval*

Mark Hansen, President of Hansen's Landscaping and representative for Glenn and Pamela Koehn, was present.

R. Dupler explained the constraints of the property where the side yard retaining wall would be constructed as part of this proposal. The applicants had discussed the site many times and the proposed application would be the ultimate solution to the erosion issues. Approval was required for the wall alone and approval of the fence would be a separate issue that would be resolved through the Building Inspector's office. R. Dupler clarified the installation of the fencing as it related to the wall construction. M. DeYoe questioned why a fence was needed on top of the retaining wall in this case. M. Hansen explained the property owners were concerned about the safety of their young child. Retaining walls over a certain height required fencing. In this case, the fence would look higher than four feet on the low side and on the high side of the project would only be four feet in high. With regard to use of the property for construction, M. Hansen stated the wall and fence could be constructed on the property; however, it would increase the cost of the project to do so. He explained the materials used in construction and the process necessary for removal of materials and construction.

R. Dupler explained an existing drain tile system conducted water to the westerly property line that would transport water from the property north to the street.

**K. ATTWELL MOVED TO APPROVE THE SITE PLAN AND APPEARANCE REVIEW FOR A SIDE YARD RETAINING WALL FOR DELC 0798.034, 730 MAIN STREET, DELAFIELD. OWNER/APPLICANT: GLENN AND PAMELA KOEHN, CONTINGENT UPON THE EXISTING WALL BEING REMOVED AND TEMPORARY APPROVAL FOR THIS APPLICATION WOULD EXPIRE THREE MONTHS FROM MAY 1, 2014. W. DEHN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

**CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES**

6. Zoning and Ordinance Revision.

7. Reports of City Officials:

a. Clerk

1. Plan Commission Meeting Dates & Deadlines

a. May 28 (Meeting); May 14 (Reg. Deadline); April 30 (PH Deadline)

b. Updated agenda format and feedback.

M. DeYoe requested item 7a1b be placed on the next Commission agenda.

2. Correspondence

b. Planner

c. Building Inspector

S. Hussinger stated the total number of permits to date was 44 with two new single family home permits and one commercial occupancy permit this month.

8. ADJOURNMENT

**T. AICHER MOVED TO ADJOURN THE APRIL 30, 2014 PLAN COMMISSION MEETING AT 7:54 P.M. K. ATTWELL SECONDED THE MOTION. ALL WERE IN FAVOR. MOTION CARRIED.**

Minutes Prepared By:

Accurate Business Communications, Inc.