

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Mayor DeYoe called the Wednesday, November 19, 2014 Plan Commission meeting to order at 7:00 P.M.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, November 19, 2014 Plan Commission meeting:

Present

Michele DeYoe, Mayor
Tim Aicher, Ald.
Kent Attwell
Wayne Dehn
Dan Jashinsky
Meghan Johnson
Jim Reiher
Roger Dupler, City Planner

Absent

David Simon

1. Approve Plan Commission meeting minutes of October 29, 2014 meeting.

There were no objections from the Plan Commission; therefore, the October 29, 2014 Plan Commission minutes were approved.

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

K. ATTWELL MOVED TO CLOSE CITIZENS' COMMENTS. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. Consent Agenda

- a. **DELC 807.985.012, 3776 Kettle Court East, Delafield. Owner/Applicant: K.B. Investments, John Barker.** Applicant seeks approval of a Business Plan of Operation for change of name from Golden Raisins, LLC to Lake Country Candies and approval of a permanent sign for the same.
- b. **DELC 0792.056.001, 525A Milwaukee St., Delafield. Owner: Ace Delafield Properties. Applicant: James Nowak.** Applicant seeks approval of a Business Plan of Operation for a health food, supplements and a juice/smoothie bar business named Healthy 4 Life, LLC. Hours of operation are Monday through Friday, 6 a.m. to 10 p.m., Saturday, 6 a.m. to 10 p.m., closed Sunday, with 1 full-time employee.
- c. **DELC 0803.979.005, 2301 Sun Valley Dr., #100, Delafield. Owner: Purity Real Estate. Applicant: Dave Spano for Annex Wealth Management, LLC.** Applicant seeks approval of a Business Plan of Operation for a financial consultant service, and permanent sign for Annex Wealth Management, LLC. Hours of operation are Monday through Friday, 7 a.m. to 10* p.m., Saturday, 7 a.m. to 2 p.m., closed Sunday, with 3 full-time employees.
- d. **DELT-No Assigned Tax Key. Owner: Paul & Jessica Morris. Applicant: Waukesha County Parks & Land Use, Planning & Zoning Division.** Applicant seeks approval of a three lot extraterritorial plat in the Town of Delafield named Morris Meadows (formerly Paradise Valley).
- e. **DELC 0804.994.017, 2720 Heritage Dr., Delafield. Owner: Kensington Development. Applicant: Fourteen Foods by Steve Kemp.** Applicant seeks approval of permanent signage for Dairy Queen.

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M. DeYoe removed Item 3c from the Consent Agenda for further discussion and consideration. There were no objections from the Plan Commission; therefore Consent Agenda Items 3a, 3b, and 3d were approved. M. DeYoe returned to Item 3c on the Consent Agenda.

- c. **DELIC 0803.979.005, 2301 Sun Valley Dr., #100, Delafield. Owner: Purity Real Estate. Applicant: Dave Spano for Annex Wealth Management, LLC.** Applicant seeks approval of a Business Plan of Operation for a financial consultant service, and permanent sign for Annex Wealth Management, LLC. Hours of operation are Monday through Friday, 7 a.m. to 10* p.m., Saturday, 7 a.m. to 2 p.m., closed Sunday, with 3 full-time employees.

Information related to this item was provided in the epacket for this meeting and the applicant was present. The current sign program for the site included a multi-tenant sign with all other signage being blue and white. The color proposal for the sign was turquoise and coral. Telephone confirmation had been received from an Annex Wealth Management representative late last week that indicated the signage could be changed to conform to the blue and white color.

K. ATTWELL MOVED TO APPROVE A BUSINESS PLAN OF OPERATION FOR DELIC 0803.979.005, 2301 SUN VALLEY DR., #100, DELAFIELD. OWNER: PURITY REAL ESTATE. APPLICANT: DAVE SPANO FOR ANNEX WEALTH MANAGEMENT, LLC. AND PERMANENT SIGN FOR ANNEX WEALTH MANAGEMENT, LLC WITH THE COLOR CHANGE TO THE "SWOOSH" PORTION OF THE SIGNAGE TO BLUE AND WHITE. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

Mark Oswald, compliance officer for Annex Wealth Management, LLC stated the originally proposed logo colors is consistent with millions of dollars worth of branding materials, was located on signage throughout southeastern Wisconsin and is representative of the brand. He requested consideration be given to allowing the originally proposed colors on the proposed signage. He was unaware of the conversation granting approval to the color change for signage.

John Bodden, Annex Wealth Branch Director (future Delafield branch) stated he discussed this with the City Planner Informing him the intent is to keep the logo. He was not aware of the approval process during that discussion.

4. Unfinished Business – None

5. New Business

- a. **DELIC 0801.997.001, 311 Hwy 83, Delafield. Owner: Wisconsin Electric Power Company. Applicant: Nexius by Keith Nyman.** Applicant seeks preliminary review for a new 95' utility monopole in the Wisconsin Electric Power Company right-of-way, and schedule public hearing for the same.

TAKEN FROM PLANNER DUPLER'S STAFF REPORT: Preliminary Presentation - The utility service provider wishes to erect a 95' monopole to host four co-location carriers. The location is directly north of the Nagawaukee Ice Arena parking lot in the Wisconsin Electric Power Company right of way. The proposed tower location is situated such that a clear fall zone is respected. In addition to the tower an equipment shelter is proposed on the ground.

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State Statutes have recently changed and the City is in the process of incorporating those mandatory changes into our municipal ordinance recodification process. Since that process has not yet been finalized the City should comply with 66.0404 Wis. Stats. for processing this petition. Erection of a new tower requires a Conditional Use Permit, public hearing, and an analysis of the selection criteria presented by the applicant. In addition to these statutory requirements the City should request building design and materials similar to the City utility building in near proximity as well as appropriate landscape material to screen the utility yard.
Recommendation: Share with the applicant opinions and concerns, schedule public hearing accordingly.

Mark Schrader, on behalf of Keith Nyman and Nexius, explained the request was to place a co-locatable monopole and shelter on WE Energies property near the Nagawaukee Ice Arena parking lot. The pole would be built to accommodate additional carriers. Plan Commission members discussed the location of the existing pole, removal of the existing shelter building, construction of a new shelter building with design and materials similar to the City's well house in the area, and appropriate landscape material to screen the utility yard. A fence would be placed around the shelter building and would not hinder the bike path in that area as it had been abandoned. The applicant should contact the City Clerk to confirm the specific date for the Public Hearing.

K. ATTWELL MOVED TO SCHEDULE A PUBLIC HEARING FOR DELC 0801.997.001, 311 HWY 83, DELAFIELD, OWNER: WISCONSIN ELECTRIC POWER COMPANY, APPLICANT: NEXIUS BY KEITH NYMAN, AND TO REQUEST BUILDING DESIGN AND MATERIALS SIMILAR TO THE CITY UTILITY BUILDING IN NEAR PROXIMITY AS WELL AS APPROPRIATE LANDSCAPE MATERIAL TO SCREEN THE UTILITY YARD. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. Zoning and Ordinance Revision – None.
7. Reports of City Officials:
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. TBD December 17 or January 28 (Next Meeting); December 3 or January 14 (Reg. Deadline); November 19 or December 30 (PH Deadline)
 - b. Planner – No report.
 - c. Building Inspector– No report.
8. Adjournment.

There was no further business; therefore the Wednesday, November 19, 2014 Plan Commission meeting adjourned at 7:15 P.M.

Minutes Prepared By:
Accurate Business Communications, Inc.