

CITY OF DELAFIELD PLAN COMMISSION MEETING MINUTES

Call to Order

Mayor DeYoe called the Wednesday, January 25, 2017 Plan Commission meeting to order at 7:00PM.

Pledge of Allegiance

The Pledge of Allegiance was recited.

Roll Call for the Wednesday, January 25, 2017 Plan Commission meeting:

Present

Absent

Michele DeYoe, Mayor

Tim Aicher, Ald.

Wayne Dehn

Dave Greenway

Dan Jashinsky

Jeff Miller

Jim Reiher

David Simon

Roger Dupler, Planner

Scott Hussinger, Building Inspector

**PUBLIC HEARING #1: Amended Conditional Use Permit for Architectural Modifications**

**TAX KEY/ADDRESS:** DELC 0802.997 1785 Milwaukee Street, Delafield.

**OWNER/APPLICANT:** WEG Properties/William Gridley.

**MATTER:** Applicant seeks an amended Conditional Use for architectural improvements for Vico Plastics and recommend to the Common Council of the same

DeYoe opened the Public Hearing at 7:01PM. **William Gridley, applicant**, was present. He noted historical pictures as shown in the epacket for this meeting dating back to an earlier time when remodeling of the building had taken place. Window openings were roughed in and boarded over in the original remodel. A photo of a garage door shown in the epacket noted additional windows and a door being proposed to allow access into the space that would house a 3D printer used in tooling and plastics manufacturing.

There was no one present wishing to speak at this time. DeYoe closed the Public Hearing at 7:03PM.

**PUBLIC HEARING #2: Amended Conditional Use Permit for Site and Tree Mitigation Plan Modifications**

**TAX KEY/ADDRESS:** DELC 0624.001.002 34266Valley Road, Delafield.

**OWNER/APPLICANT:** Dennis and Kellie Mueller

**MATTER:** Applicant seeks an amended Conditional Use for a redesigned site plan and resulting tree mitigation plan for a single family residence, and recommend to the Common Council of the same.

DeYoe opened the Public Hearing at 7:03 PM. **Dennis and Kellie Mueller, 34266Valley Road**, were present. **Brian Zimmerman of Landworks Landscape Services, N69W25195 Indiangrass Lane, Sussex, WI 53089**, explained the applicants were present regarding approval of a tree mitigation plan that had been redesigned for their property on Valley Road. The revised tree mitigation plan had been provided at the November 30, 2016 Plan Commission meeting. Information on the tree mitigation plan had also been provided in the epacket for this meeting. Impact to the existing trees resulted in fewer trees being removed; however, those trees would be larger in size. The new tree mitigation plan included 170 caliper inches rather than the originally proposed 137 inches. While most of the larger trees would be preserved in the amended site plan, they were included in the tree mitigation plan in the event that they incurred damage and needed to be removed.

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There was no one present wishing to speak at this time. DeYoe closed the Public Hearing at 7:05 PM.

1. Approve Plan Commission meeting minutes of November 30, 2016 meeting.

Hearing no objections, the November 30, 2016 Plan Commission meeting minutes were approved.

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

There were no objections; therefore, Citizen's Comments were closed.

3. Consent Agenda

- a. **DELIC 0803.993.001, 2553 Sun Valley Drive, Delafield. Owner: Dayton Hudson Corporation. Applicant: CVS Pharmacy.** Applicant seeks approval of a Business Plan of Operation and signage for CVS Pharmacy, a national retailer to be located in the Target Building. Hours of Operation are Monday through Saturday 10:00 A.M. to 7:00 P.M., with two full-time employees and two part-time employees.
- b. **DELIC 0803.998.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Storts. Applicant: Stratford Sign Co., LLC.** Applicant requests approval of a permanent sign for Pure Barre, a fitness operation in the Williamstown Shopping Center.
- c. **DELIC 0804.982, 2952 Golf Road, Delafield. Owner: Ramco-Gersenson Properties, LP. Applicant: Midwest Sign and Lighting.** Applicant seeks approval of a revised monument sign panel for Marshalls.
- d. **DELIC 0804.994.017, 2820 Heritage Drive, Delafield. Owner: Heritage-Hillside LLC. Applicant: Erin Borfka.** Applicant seeks approval of a permanent building sign for Hassel Less Mattress, a bedding retailer in the Wal-Mart Center.
- e. **DELIC 0803.003, 2410 Milwaukee Street, Delafield. Owner: Shuder Development LLC. Applicant Carrie and Nathan Goodman, dba 3toCHILL.** Applicant seeks approval of a Business Plan of Operation for US Cryotherapy, a health and wellness provider. Hours of Operation are Monday through Saturday 6:00 A.M. to 10:00 P.M., and Sunday 8:00 A.M. to 8:00 P.M., with four full-time employees and ten part-time employees.
- f. **DELIC 0803.988.004, 2566 Sun Valley Road, Delafield. Owner: Gary Storts. Applicant John Kutz, MSI General.** Applicant seeks approval of a Business Plan of Operation for Gerhards Kitchen and Bath, a retail home products showroom. Hours of Operation are Monday through Sunday 10:00 A.M. to 7:00 P.M., with four full-time employees and four part-time employees.

Item 3d and 3e were removed for discussion and consideration.

**JASHINSKY MOVED TO APPROVE ITEMS 3A-3C, AND 3F AS PRESENTED. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

With regard to item 3D, Greenway noted there was an "orb" missing on the top of the shopping center signage on Highway 83 that required replacement. Staff would work with the sign owner to resolve the issue.

**GREENWAY MOVED TO APPROVE A PERMANENT BUILDING SIGN FOR HASSEL LESS MATTRESS, A BEDDING RETAILER IN THE WAL-MART CENTER FOR DELIC 0804.994.017, 2820 HERITAGE DRIVE, DELAFIELD. OWNER: HERITAGE-HILLSIDE LLC. APPLICANT: ERIN BORFKA, AS PRESENTED. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

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Clarification was provided regarding the approval process for Item 3e relative to New Business items on the agenda.

**AICHER MOVED TO APPROVE BUSINESS PLAN OF OPERATION FOR US CRYOTHERAPY, A HEALTH AND WELLNESS PROVIDER. HOURS OF OPERATION ARE MONDAY THROUGH SATURDAY 6:00 A.M. TO 10:00 P.M., AND SUNDAY 8:00 A.M. TO 8:00 P.M., WITH FOUR FULL-TIME EMPLOYEES AND TEN PART-TIME EMPLOYEES. FOR DELC 0803.003, 2410 MILWAUKEE STREET, DELAFIELD. OWNER: SHUDER DEVELOPMENT LLC. APPLICANT: CARRIE AND NATHAN GOODMAN, DBA 3TOCHILL. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

4. Unfinished Business – None.

5. New Business

- a. **DELC 0802.997, 1785 Milwaukee Street, Delafield. Owner: WEG Properties. Applicant: William Gridley.** Applicant seeks an amended Conditional Use for architectural improvements for Vico Plastics and recommend to the Common Council of the same.

The building and residential second floor area had been improved in the past as part of earlier approvals for this site. The architectural improvements proposed were appropriate and in keeping with the neighborhood. Adequate parking was noted for the site and would not change. A public hearing had been heard earlier in the meeting without comment.

**DEHN MOVED TO APPROVE AN AMENDED CONDITIONAL USE FOR ARCHITECTURAL IMPROVEMENTS FOR VICO PLASTICS FOR DELC 0802.997, 1785 MILWAUKEE STREET, DELAFIELD. OWNER: WEG PROPERTIES. APPLICANT: WILLIAM GRIDLEY AND TO RECOMMEND TO THE COMMON COUNCIL THE SAME. T. AICHER SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- b. **DELC 0624.001.002, 34266 Valley Road, Oconomowoc. Owner/Applicant: Dennis and Kellie Mueller.** Applicant seeks preliminary feedback regarding potential amendment to the existing tree mitigation plan, site plan and boathouse architecture.

The Lake Welfare Committee had provided a recommendation of approval for the proposed boathouse with regard to location. The proposed plan needed to correctly illustrate a boathouse with dimensions of 20 feet by 30 feet as noted in City ordinances. With regard to the tree mitigation plan, the original plans included tree removal of 137 caliper inches. With the proposed change in the driveway location, larger trees would be removed; however, there would be fewer trees slated for removal overall. This change would require mitigation of 170 caliper inches. Options for compensation relative to tree mitigation were noted. It was suggested that deciduous shrubs be placed along the driveway as part of the tree plan for the site. Zimmerman questioned whether the shrubs could be included in the tree mitigation to lessen the overall cost of tree mitigation required. He also noted the trees along the driveway were slated for protection and were not intended for removal; however, due to concerns about the construction impacts the caliper inches for these trees had been included in mitigation calculations. Staff would work with the applicants regarding inclusion of shrubbery in the compensation required for tree mitigation.

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AICHER RECOMMENDED APPROVAL TO THE COMMON COUNCIL FOR A CHANGE IN THE SITE PLAN AND BOATHOUSE ARCHITECTURE TO ALLOW A 20 FOOT BY 30 FOOT BOATHOUSE ACCORDING TO CITY ORDINANCE, AS WELL AS APPROVAL OF THE TREE MITIGATION PLAN WITH AN INCREASE TO 170 CALIPER INCHES OF TREE MITIGATION AND TO ALLOW THE APPLICANT TO WORK WITH STAFF TO ALLOW CREDIT AGAINST THE TREE MITIGATION COST WITH THE USE OF SHRUBBERY AND PRESERVATION OF THE LARGER TREES FOR DELC 0624.001.002, 34266 VALLEY ROAD, OCONOMOWOC. OWNER/APPLICANT: DENNIS AND KELLIE MUELLER. DEHN SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. DELC 0804.994.021, 2863 Heritage Drive, Delafield. Owner: Wal-Mart Real Estate Business Trust. Applicant: Harrison French and Associates. Applicant seeks approval of revised building signage for Wal-Mart.

**Sara Smith, 1705 South Walton Blvd, Bentonville, Arkansas,** was present.

The request had changed since the last Commission meeting agenda submittal. Signage proposed for various locations on the façade in the last proposal, including the primary “Wal-Mart” sign, “Market & Pharmacy”, were not changing; however, an orange block of color with a “Pick-Up” sign was being proposed at this time. This signage and orange color block would face the westerly parking area. Only the orange color block would be visible on the northerly side of the building. Dupler explained that the orange color block constituted signage because it had the purpose of drawing attention to a service or location on the property. As such, the orange color block would exceed the allowable square footage for signage for this building. Smith noted the “Outdoor Living” signage would be changed to “Lawn & Garden” as part of this proposal as well. With regard to the pick-up signage, there would be a designated parking area, typically six spaces, for patrons to park in that area as well. Customers would first call to request grocery items with an established pick-up time, then would bring the car to the designated spaces at the designated time to receive their items. Discussion ensued regarding any options available for a reduction in the orange color block. Smith explained removal of the orange color block would be allowed by Wal-Mart corporate staff in this matter.

**AICHER MOVED TO APPROVE REVISED BUILDING SIGNAGE WITHOUT THE USE OF THE ORANGE COLOR BLOCK ON THE NORTH AND WEST SIDES OF THE BUILDING FOR WAL-MART DELC 0804.994.021, 2863 HERITAGE DRIVE, DELAFIELD. OWNER: WAL-MART REAL ESTATE BUSINESS TRUST. APPLICANT: HARRISON FRENCH AND ASSOCIATES. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.**

- d. DELC 0803.003, 2410 Milwaukee Street, Delafield. Owner: Shuder Development LLC. Applicant Carrie and Nathan Goodman, dba 3toCHILL. Applicant seeks approval of an amended multi-tenant sign program for the Shuder Building and signage for US Cryotherapy.

**Carrie Goodman, applicant,** explained she and her husband wanted to operate a cryotherapy cosmetic service under the franchise name of US Cryotherapy.

Dupler noted the proposed request was comprised of two issues, including an amendment of a multi-tenant sign program and approval of signage for US Cryotherapy. Signage colors were blue and white and did not conform to the building signage where the business would be located

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that also faced I-94. Maximum signage height was noted. Discussion ensued regarding the need for the landlord to provide a coherent comprehensive sign program for the entire building prior to approval of the individual signage requested. It was noted that signage on businesses in the area had changed in this same manner. The landlord should be contacted regarding request of a comprehensive sign program in the future in order to allow occupancy of the business to take place. Goodman noted the franchise owner desired the corporate signage proposed for US Cryotherapy in the designated colors.

**AICHER MOVED TO APPROVE THE SIGNAGE FOR US CRYOTHERAPY AS PRESENTED WITH THE INTENT THAT THE LANDLORD WOULD SUBMIT AN UPDATED COMPREHENSIVE SIGN PROGRAM TO THE CITY IN THE NEAR FUTURE. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.** DISCUSSION ENSUED REGARDING POTENTIAL COLOR RESTRICTIONS AND THE NEED FOR A COMPREHENSIVE SIGN PROGRAM IN A TIMELY MANNER FROM THE BUILDING LANDLORD. **AICHER MOVED TO AMEND THE MOTION TO APPROVE THE PROPOSED SIGNAGE CONTINGENT UPON SUBMITTAL OF A MODIFIED SIGN PROGRAM FROM THE BUILDING LANDLORD PRIOR TO RECEIPT OF A BUILDING OR ELECTRICAL PERMIT. JASHINSKY SECONDED THE AMENDED MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR OF THE AMENDED MOTION. THERE WAS NO FURTHER DISCUSSION OF THE MOTION TO APPROVE THE SIGNAGE FOR US CRYOTHERAPY AS PRESENTED CONTINGENT UPON SUBMITTAL OF A MODIFIED SIGN PROGRAM FROM THE BUILDING LANDLORD PRIOR TO RECEIPT OF A BUILDING OR ELECTRICAL PERMIT. ALL WERE IN FAVOR. MOTION CARRIED.**

- e. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Camburus & Theodore Ltd, Jessica Wiebesiek.** Applicant seeks a concept presentation for an amended conditional use and modified architecture for the Shoppes of Nagawaukee and schedule a public hearing.

**Ross Galentine, of Ramco-Gershenson - owner, and Jessica Wiebesiek architect of Camburus & Theodore Ltd,** were present to provide a preliminary presentation for an amended conditional use and modified architecture for the Shoppes of Nagawaukee in the recently vacated Sports Authority shopping center space. New tenants, Sierra Trading Post and HomeGoods, were excited to occupy the 18,066 sf and 21,090 sf spaces respectively. Marshalls would remain in the shopping space on the lower level. Architectural materials would be the same for each store and each would have their own entrance and separate truck wells in back. Another trash compactor would be added in the rear of the building as well. The architecture blend with the remainder of the building site; however, there would be more glass on the front of the building than what was currently there for the vacated Sports Authority store. The tower architectural element would remain on the easterly side of the façade only. The building entrance for each store would be handicapped accessible. It was suggested that another type of signage be used for the Sierra Trading Post signage because it was the only box panel sign on the building. This item required a public hearing prior to moving forward with the approval process. A public hearing was slated for the February, 2017 Plan Commission agenda.

- 6. Zoning and Ordinance Revision - None.

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7. Reports of City Officials:
  - a. Clerk
    1. Plan Commission Meeting Dates & Deadlines
      - a. February 22, 2017, next meeting.
      - b. February 7, 2017, submittal deadline.
      - c. January 23, Public Hearing submittal deadline.
    2. Correspondence
  - b. Planner – No report given.
  - c. Building Inspector

The total number of permits to date was 32 with no occupancy permits this month.

8. Adjournment

There was no further business; therefore, the Wednesday, January 25, 2017 Plan Commission meeting adjourned at 7:54 PM.

Minutes Prepared By:

Accurate Business Communications, Inc.