

CITY OF DELAFIELD PLAN COMMISSION MINUTES

PUBLIC HEARINGS:

CONSIDERATION TO AMEND THE CONDITIONAL USE PERMIT FOR OPEN PANTRY FOOD MART TO ALLOW FOR SITE STORAGE AND MODIFICATIONS TO THE SIGNAGE

The Open Pantry was removed from the agenda at the request of the Petitioner. This will be adjourned until September 26, 2007.

CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW FOR A CHIROPRACTIC OFFICE AT 1452 GENESEE STREET, DELAFIELD

Mayor Schuman asked three times if there was anyone who would like to speak. There were no comments.

ZONING TEXT AMENDMENT – M-1 ZONING DISTRICT USES

Mayor Schuman asked three times if there was anyone who would like to speak. There were no comments.

K. STREGE MOTIONED TO CLOSE THE PUBLIC HEARINGS. D. JASHINSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. THE PUBLIC HEARINGS WERE CLOSED.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ROLL CALL

Present

Absent

Mayor Phil Schuman
Michael Frede
Dan Jashinsky
Chrys Mursky
Keith Strege
Roger Dupler
Tom Maney
Matt Carlson

Larry Chapman
Ron Miskelley

- 1. APPROVE PLAN COMMISSION MEETING MINUTES OF JULY 25, 2007 MEETING

D. JASHINSKY MOTIONED TO APPROVE THE MINUTES FROM THE JULY 25, 2007 PLAN COMMISSION MEETING. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

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2. DELAFIELD CITIZEN'S COMMENTS PERTAINING TO SUBJECTS ON THIS AGENDA

Bill Restock, 4527 Vettelson Road – Spoke regarding Item 5c, Anytime Fitness. He was not in favor of the proposed hours of 5 a.m. to 2 a.m. A “neighborhood shopping center” would not have these hours; other businesses operation hours were changed to 6 a.m. because an earlier time would not have been feasible. If other businesses have hours later, it would not be fair to them if one business had opening hours of 5 a.m. to 2 a.m. He felt that police protection/crime awareness would be easier if the hours of operation were more consistent.

Jeff Krickhahn, 4506 Vettelson Road – Was present as both a citizen and as an alderperson involved with the Village Square negotiations. His perception was that the hours of operation were to be set by the anchor store, Pick ‘n Save. Although the impact is low, it should be within the hours of Pick ‘n Save. He hoped that the traffic would slow down – there is a car going out onto Vettelson every 30 seconds. He asked that the Plan Commission limit the hours of Anytime Fitness to those of Pick ‘n Save.

Alyce Schouten, 4518 Vettelson Road – Spoke regarding Item 5c. The hours of operation seemed extreme. Traffic, headlights, and noise will be contended with. She asked that customers use the Hwy. 83 entrance and exit and not Vettelson and that the lights from Village Square to Vettelson Road are turned off and that a road block be installed.

Sherry Myers, 4447 Vettelson Road – Spoke regarding Item 5c. She would like the hours of operation be consistent with that of Roundy's.

Larry Schouten, 4518 Vettelson Road – Spoke regarding Item 5c. Agreed with everything said up to this point. He too objected to the hours of operation. They are having problems with the lighting. If fixed hours of operation were established, it may be possible to turn off the street lights off and just leave the parking lot lit.

No other citizens wished to speak.

C. MURSKY MOTIONED TO CLOSE CITIZENS COMMENTS. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

3. CONSENT AGENDA (RECOMMENDED APPROVALS IN ACCORDANCE WITH THE STAFF REPORT)

C. Mursky asked to remove Item 3e.

C. MURSKY MOTIONED TO ITEMS 3A, 3B, 3C, AND 3D WITH THE CONTINGENCIES REFLECTED IN THE STAFF REPORT FOR THIS

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MEETING. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- a. **TAX KEY 798.051, 711 MAIN STREET, DELAFIELD.** APPLICANT: GARY GORSKI. APPLICANTS SEEK APPROVAL OF A SITE PLAN AMENDMENT FOR ADDING SEVEN PARKING SPACES

Approved. See above.

- b. **TAX KEY 787.081, 615 MILWAUKEE STREET, DELAFIELD.** APPLICANT: BONNIE SWEETLAND. OWNER: TOM KELLY. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR SWEETLAND WELLNESS INSTITUTE, A WELLNESS CENTER. HOURS OF OPERATION ARE WEEKDAYS AND SATURDAY, 8:00 A.M. – 10:00 P.M.; SUNDAY 10:00 A.M. – 7:00 P.M. WITH 1 FULL-TIME EMPLOYEE.

Approved. See above.

- c. **TAX KEY 793.014.003, 440 WELLS STREET, #105, DELAFIELD.** APPLICANT: SARAH AND RON SULLIVAN. OWNER: LANG INVESTMENTS. APPLICANTS SEEK APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGNAGE FOR THE CHILDREN'S PLAY GALLERY, AN INTERACTIVE MUSEUM FOR AGES 0-9. HOURS OF OPERATION ARE WEEKDAYS, 9:00 A.M. – 4:00 P.M.; SATURDAY, 10:00 A.M. – 7:00 P.M.; SUNDAY, 12:00 – 4:00 P.M., WITH 4 PART-TIME AND 1 FULL-TIME EMPLOYEES.

Approved. See above.

- d. **TAX KEY 733.990.003, 3100-3158 VILLAGE SQUARE DRIVE, HARTLAND.** APPLICANT: DREW JOHNSON, UNITED PROPERTIES. APPLICANT SEEKS APPROVAL OF THE SIGNAGE PROGRAM FOR VILLAGE SQUARE OF DELAFIELD.

Approved. See above.

- e. **TAX KEY 794.013, 242 ENTERPRISE ROAD, SUITE A, DELAFIELD.** OWNER: GREG SMITH. APPLICANTS: TOM BRERETON AND SUE MYATT. APPLICANTS SEEK APPROVAL OF A BUSINESS PLAN OF OPERATION FOR POOCH PLAYHOUSE, A DOG DAYCARE CENTER. HOURS OF OPERATION ARE WEEKDAYS, 6:00 A.M. – 7:00 P.M., WITH 2 FULL-TIME AND 2 PART-TIME EMPLOYEES.

This transfers the ownership and is under conditional use. It has been reviewed by the attorney. C. Mursky asked about the approved sandwich board sign. R. Dupler will check on the date for this sign and if it is out of compliance, a letter will be sent.

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C. MURSKY MOTIONED TO APPROVE. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

4. FINAL CONSIDERATION, APPROVALS, PREVIOUS APPROVAL

- a. ROGERS MEMORIAL HOSPITAL AND STATE OF WISCONSIN DEPARTMENT OF HEALTH AND FAMILY SERVICES IDENTIFICATION OF HAZARDS REQUEST AND DETERMINATION OF A MINOR VS. MAJOR CHANGE TO THE CONDITIONAL USE.

The site was originally approved as a conditional use and a residential facility. No hazards have been identified. It was asked when Cedar Ridge closed its doors. This operation fits the same description of use. No representative from Rogers Memorial Hospital was present. It was stated that if Cedar Ridge had been closed for more than two years, the existing conditional use would be discontinued. It was clarified that the action tonight needs to approve correspondence to the State and sign off regarding lack of any hazards on the site.

C. MURSKY MOTIONED TO APPROVE CONTINGENT UPON FULFILLING ANY REQUIRED COUNTY OR STATE PERMITS BEFORE OPENING. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 787.999, 1452 GENESEE STREET, DELAFIELD.**
APPLICANT: DR. DANIEL MURRAY, LAKE COUNTRY HEALTH CENTER.
APPLICANT SEEKS A CONDITIONAL USE PERMIT AND APPROVAL OF A SITE PLAN TO ALLOW FOR A REDUCED BUILDING SETBACK AND REDUCED PARKING RATIO FOR A CHIROPRACTIC CLINIC.

Dr. Murray asked for consideration of a modified site plan to accommodate a building expansion and modified parking lot. Dr. Murray was present at the meeting and requested a variance to go beyond the 30 feet on the north side of the building to do a build-out that would be 15 feet from the road towards Christ the King Lutheran Church. A color rendering was displayed showing the proposed building. The addition has adequate parking, although they have an agreement with Christ the King Lutheran Church if more parking is needed. He believed that there would be less traffic with his business than with a retail business. Landscaping was shown on the color rendering. It was stated that the zoning district requires a 30 foot setback. There is a line of homes down Westshore Drive that respect the 30 foot setback. This lot defines the neighborhood. R. Dupler recommended denial due to conditions set forth in 17.42. The new parking is shifted east and does accommodate the parking requirements. The addition will act as a bumpout and therefore would act as a sound barrier for the neighborhood.

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Dr. Murray stated that the additional square footage is very important for his business. T. Maney referenced the eight dwellings and stated that they are all two family homes. North of Dr. Murray's site is Christ the King Lutheran Church. The church also has an agreement with Dr. Murray to use his parking as overflow. The church does not have any objection to the proposal.

Mayor Schuman stated that there were no comments during the public hearing. K. Strege expressed concern about the last two stalls on the east side of the parking – they looked very close to the road; there is no separation. It was stated that the smaller plan with parallel parking was the correct parking plan and that the more recent plan corrected K. Strege's concerns. M. Frede stated that this property defined Genesee Street, not the residential area which would now be buffered. This is zoned R3. T. Maney estimated less traffic through this type of business versus retail.

Landscaping to the east of the building included a row of trees that would not be affected by this proposed addition. No tree inventory is necessary. There would be no rooftop units. There is no proposed illumination. Shingles are cedar-shake and would be carried throughout the roofline. C. Mursky felt that the architectural features of the stonework should be carried throughout the addition. The Petitioner stated that the stonework was two-toned and would match the existing building on that portion of the building. K. Strege felt that the stonework was good.

M. FREDE MOTIONED TO APPROVE CONTINGENT UPON THE LANDSCAPING PLAN BEING APPROVED BY STAFF. C. MURSKY SECONDED THE MOTION. THIS WILL BE REFERRED TO COUNCIL. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **TAX KEY 781.990.001, 1604 HIGHWAY 83, HARTLAND.** OWNER: JOE AND JOHN GEASON. APPLICANT: VERIZON COMMUNICATION. APPLICANT SEEKS APPROVAL OF A CONDITIONAL USE PERMIT AND SITE PLAN FOR A CELL TOWER AND DETERMINATION OF A MAJOR OR MINOR CHANGE TO THE CONDITIONAL USE PERMIT. USE PERMIT.

R. Dupler met with the Petitioners and the representative from Verizon. They were asked at that time to come back to the Plan Commission with a plan to solve the consolidation issue, take into account the need for additional services, and in time be sensitive to residential development on the Geason Farm. The Petitioner has submitted a compromise in regards to the aesthetics by proposing a wooden fence for screening. A site plan has not been submitted. If the Plan Commission was to consider this proposal, it could be considered a minor change with the

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landowner's agreement to address a more desirable solution prior to any further approvals.

Nick Longo, 1818 W. Newport Ave., Chicago, IL (Verizon Wireless), was present at the meeting. They took the discussion that took place on site regarding equipment consolidation into consideration. He did not feel that it would be feasible. They proposed a wind fence that would go in front of the equipment shelters from the view of the road.

K. Strege felt it would be less objectionable if something was done in the area in front of the fence. He suggested putting topsoil in with grass to make it look "finished".

John Geason, 1604 Highway 83, owner, was present and stated that the area has been top soiled and seeded. Photos were distributed to the commissioners.

J. Geason stated that there are no plans for developing this land in the near future.

M. Carlson stated that the City adopted an Ordinance that encourages co-location of cell tower sites in the City of Delafield along with aesthetic treatments. There is an element of judgment that the Plan Commission needs to exercise in terms of whether this complies with that ordinance. N. Longo stated that the only change they are proposing would be installing a generator on the ground with cables to their equipment. At other sites, M. Carlson stated that multiple carriers were required to have their equipment encased in one structure. Discussion took place on a shared facility for the four carriers at this site. N. Longo stated that it would be very difficult to accomplish the funding of the shelter at this point in time. It was clarified that there was no other equipment that would be added to the structure, just a back-up generator used for emergencies. M. Carlson suggested having all of the equipment within the barn building and that the Petitioner use this as a business opportunity to share the generator in order to relocate the equipment. J. Geason stated that he was not sure if the older part of the barn was structurally feasible. He asked why two cell phone carriers were approved last fall but the combining into one building was never brought up. Mayor Schuman stated that the opportunity to put it all in one building had passed. They are only asking to add a generator. M. Frede thought that this generator would be a minor change. The second issue plays into the Conditional Use and the long term purpose of it. However, that is not on the agenda tonight. Mayor Schuman asked if the other carriers would also want generators if sharing of the generator could take place. N. Longo stated that he has been informed that generators are not shared between carriers. Discussion took place as to whether the generator was classified as expansion. J. Geason thought that part of the barn would come down in the future.

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M. FREDE MOTIONED TO CONSIDER THIS A MINOR CHANGE WITH THE LANDOWNER TO ADDRESS A MORE DESIRABLE SOLUTION PRIOR TO ANY FURTHER APPROVALS. K. STREGE SECONDED THE MOTION. A FRIENDLY AMENDMENT WAS MADE THAT A LANDSCAPING PLAN AND SITE PLAN SHOWING THE EXTENT OF THE FENCE BE SUBMITTED. M. CARLSON STATED THAT THE CONDITIONAL USE PERMIT WOULD BE MODIFIED TO SHOW WHATEVER THE COMMON COUNCIL AGREES UPON. THREE WERE IN FAVOR OF THE MOTION. C. MURSKY OPPOSED. MOTION CARRIED.

5. PLANS OF OPERATION, SIGNAGE AND SITE PLAN

- a. **TAX KEY 798.013.001, 700 A GENESEE STREET, DELAFIELD.** APPLICANT: STEVEN PAUL DESIGNS. OWNER: RICK LIEBLANG. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGNAGE FOR STEVEN PAUL DESIGNS, A JEWELRY STORE. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS, 7:00 A.M. – 9:00 P.M., WITH 2 FULL-TIME EMPLOYEES.

This is for a business plan of operation and sign plan. The building has a sign program. R. Duper asked the Plan Commission if the proposed sign was compliant with the sign package as the sign proposed had a bubble on the top. A representative from Steven Paul Designs was present and stated that their sign would comply with the signs on the building. They would follow the exact same sign, same colors, no bubble, and same font as in the sign program.

M. FREDE MOTIONED TO APPROVE. K. STREGE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

- b. **TAX KEY 804.999.004, 3173 GOLF ROAD, DELAFIELD.** APPLICANT: LEMBERG ELECTRIC CO. OWNER: TOLD DEVELOPMENT. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION AND SIGN PERMIT APPLICATION FOR AT&T ALPHA WIRELESS. HOURS OF OPERATION ARE WEEKDAYS 9:00 A.M. – 8:00 P.M.; SATURDAY, 10:00 A.M. – 8:00 P.M.; SUNDAY, 11:00 A.M. – 6:00 P.M., WITH 3 PART-TIME EMPLOYEES.

The Petitioner had a different idea for signage than what has been approved for the building. The signage departs from the norm for the building – the norm is single line; they proposed dual lines. R. Dupler previously suggested the Petitioner to consider this, but they were not willing. He recommended approval with elimination of redundant wording and multiple lines of text.

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T. McGrath, Lemberg Electric, was present representing AT&T.

C. MURSKY MOTIONED TO APPROVE CONTINGENT UPON ELIMINATION OF AUXILIARY TEXT SO THAT THE SIGN CONFORMS TO SIGN PACKAGE. K. STREGE SECONDED THE MOTION. IT WAS CLARIFIED THAT THE SUBMITTAL WAS TWO LINED AND THE MOTION WOULD ELIMINATE "AT&T AUTHORIZED RETAILER" SO THAT THE SIGN HAD ONE LINE WITH NO REDUNDANT WORDING. ALL WERE IN FAVOR. MOTION CARRIED.

- c. **TAX KEY 733.990.003, 3100-3158 VILLAGE SQUARE DRIVE, SOUTH RETAIL BUILDING, HARTLAND. APPLICANT: MICHAEL BELL. OWNER: UNITED PROPERTIES. APPLICANT SEEKS APPROVAL OF A BUSINESS PLAN OF OPERATION FOR ANYTIME FITNESS, A FITNESS HEALTH CLUB. HOURS OF OPERATION ARE WEEKDAYS AND WEEKENDS, 5:00 A.M. – 2:00 A.M., WITH 1 PART-TIME AND 2 FULL-TIME EMPLOYEES.**

This is a business plan of operation for a use appropriate for the site. The hours are in compliance within the City's code. There is no specific reference to hours of operation in the Settlement Agreement or negotiations with the developers. The Plan Commission has the authority to business plans of operation. The Settlement Agreement had a stipulation signed on August 5, 2004 that specified no 24 hour operations. Mayor Schuman did not recall hours of operation other than no 24 hours.

Mike Bell, N37 W26717 Koppmeier Drive, Pewaukee, was present at the meeting. The concept is to make a convenient, safe, and affordable place for people to go exercise. This would have a low impact on the area. This would give people an opportunity for more people to work out. He addressed the concerns of the residents of Vettelson Drive – this is a state of the art secure facility with security cameras on the inside and outside; security would be increased with this operation. The lighting impact is an issue that he is not involved in. He is not asking for 24 hours, he is asking for what the code allows. The majority of the traffic would come from Highway 83. Area competition includes: BeFitness in the City of Delafield (a 5 a.m. opening), in Hartland there is a 24 hour facility. He needs to be competitive.

The Petitioner stated that if the hours were limited to 6 a.m. – 10 p.m., he would not move into this location. He could not consider Delafield for 24 hours because it is not offered in the City of Delafield for this type of business. T. Maney discussed the history of the Kohl's Center in relation to 24 hour businesses. Discussion took place on other possible businesses (i.e. restaurants with liquor licenses) that could go into the Village Square and their possible hours of operation. M. Frede thought that each development location within the City must be dealt with

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individually. The spirit and intent of the Settlement Agreement needs to be dealt with. Mayor Schuman reviewed the zoning and uses in the area.

Drew Johnson, United Properties, was present and addressed the issue of fairness. He stated that what was being applied for was allowed by ordinance. He stated that Pick 'n Save was less than one-half of the total development. He asked that one tenant is not judged for everyone else.

Mayor Schuman stated that although the neighbors oppose this, it is within the code.

K. STREGE MOTIONED THAT THE HOURS OF OPERATION BE 6 A.M. TO 12 MIDNIGHT. C. MURSKY SECONDED THE MOTION. THE PETITIONER STATED THAT THIS WOULD ELIMINATE HIM FROM COMPETING WITH SURROUNDING COMMUNITIES AND IT WOULD NOT BE FEASIBLE FOR HIM. THE IMPACT OF WHO WOULD BE WORKING OUT AT THOSE TIMES WOULD BE VERY MINIMAL. THIS DECISION WOULD PROHIBIT HIM FROM COMPETING. HE IS NOT TRYING TO GO OUT OF THE ORDINANCE. HIS CUSTOMERS WOULD COME FROM A 1-3 MILE RADIUS. STARBUCKS' HOURS OF OPERATION WERE DISCUSSED. TWO WERE IN FAVOR OF THE MOTION. D. JASHINSKY AND M. FREDE OPPOSED. MAYOR SCHUMAN OPPOSED. MOTION FAILED.

M. FREDE MOTIONED TO APPROVE THE BUSINESS PLAN OF OPERATION AS PRESENTED. D. JASHINSKY SECONDED THE MOTION. THERE WAS NO DISCUSSION. TWO WERE IN FAVOR. C. MURSKY AND K. STREGE OPPOSED. MAYOR SCHUMAN WAS IN FAVOR OF THE MOTION. MOTION CARRIED.

- d. **TAX KEY 794.024, 75 ENTERPRISE ROAD, DELAFIELD.** APPLICANT: DAVE MILLER, ANDERSON-ASHTON, INC; OWNER: GERRY LYONS. APPLICANT SEEKS APPROVAL OF A SITE PLAN, ARCHITECTURE, AND STORMWATER MAINTENANCE AGREEMENT FOR AN ADDITION TO THE LYONS ELECTRIC BUILDING

R. Dupler stated that this would be an addition to the existing building on the northern footprint already identified for expansion. He recommended that this be sent to the Public Works Committee for final calculations of stormwater detention volumes.

Dave Miller of Anderson-Ashton, Inc. and Gerry Lyons were present at the meeting. Drawings were displayed of the building, site, and proposed addition. The stormwater detention basis was reviewed. They have been working with their engineer and Yaggy Colby on the pond. The materials for the building would be the same as the existing building and the parking/loading will function the same.

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R. Dupler stated that the City requested and received a Stormwater Management Agreement.

C. MURSKY MOTIONED TO APPROVE CONTINGENT ON THE RESOLUTION OF ITEMS IN THE AUGUST 24, 2007 MEMO/REVIEW LETTER FROM YAGGY COLBY AND TO REFER THIS TO THE PUBLIC WORKS COMMITTEE FOR RESOLUTION ON THE STORMWATER RETENTION PONDS. M. FREDE SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

6. PRELIMINARY

- a. **TAX KEY 792.988, 1111 GENESEE STREET, DELAFIELD. ST. JOHN'S CHRYSOSTOM CHURCH.** DISCUSSION REGARDING SITE PLAN AND MINOR OR MAJOR CHANGE TO THE CONDITIONAL USE PERMIT.

This is a request for the creation of a columbarium on the church cemetery property.

S. Rohrmayer, 2911 N. Mill Rd. was present at the meeting representing St. John's Chrysostom Church. The columbarium would be south of Lake Street. He described the proposed project. Photos and a site plan were viewed. The columbarium wall would encroach into the side yard and therefore would be considered a major change in the conditional use. There are plots directly west of the proposed area which would make it undesirable to move the columbarium further west. R. Dupler suggested flipping the straight lines with the oval section. D. Jashinsky discussed the jurisdiction of Highway C, the potential of the road expanding, and how this may affect the area. K. Strege suggested going back to the designer, express the City's concerns, and come up with another idea that would conform. M. Frede asked if the wide widened and the wall was on the property line, how the church would feel about it being so close to traffic. K. Strege thought that reflecting and meditating would not be feasible so close to the road. R. Dupler stated that if it was able to be modified to respect the setback of the church it would be a minor change assuming that the City Council agrees.

7. ZONING AND ORDINANCE REVISION.

- a. DISCUSSION AND ACTION REGARDING SOUTHEASTERN WISCONSIN REGIONAL TRANSPORTATION SYSTEM PLAN (SEWRPC) FOR 2035.

The Public Works Committee reviewed the plan and suggested that the City consider the SEWRPC Transportation System Plan as guidelines. D. Jashinsky stated that SEWRPC was saying "as you develop, consider our study." No action needs to be taken.

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- b. CONSIDER AN ORDINANCE AMENDMENT TO SECTIONS 17.39(28) OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD REGARDING M-1 ZONING DISTRICT PERMITTED USES.

A public hearing was held this evening. The draft ordinance was included in the commissioner's packets.

M. FREDE RECOMMENDED APPROVAL. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED.

8. HEARING DATES

None.

9. ADMINISTRATOR'S REPORT

No report.

10. BUILDING INSPECTOR'S REPORT

Total number of permits to date – 35; six occupancy. New permits include four single family homes and one restaurant.

11. BOARD OF ZONING APPEALS

- a. VARIANCE REQUEST HELD OPEN FOR JEFF ROGALA, 130-132 HILLY OAK DRIVE, DELAFIELD.

12. CORRESPONDENCE

- a. Letter dated August 9, 2007 from the Wisconsin Department of Administration stating no objection to the final plat for Mission Prairie Subdivision, **Tax Key 746.999**

13. ADJOURNMENT

K. STREGE MOTIONED TO ADJOURN FROM THE MEETING. C. MURSKY SECONDED THE MOTION. THERE WAS NO FURTHER DISCUSSION. ALL WERE IN FAVOR. MOTION CARRIED. THE MEETING ADJOURNED AT 9:26 P.M.

Minutes prepared by:

Accurate Business Communications, Inc.