

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION AGENDA
July 31, 2002
7:00 PM - COUNCIL CHAMBER

Public Hearings

1. Conditional Use Permit for "Perfect Puppy" at 1928 Hillside Court for a Home Business.
2. Vandal Proof Hydrants
3. Temporary Sign Permit Waiver Fee
4. Flag Lot Text Amendments
5. Administrative Approval of Business Plans of Operations

Call meeting to order

Pledge of Allegiance

Roll Call

1. Approve minutes of June 26, 2002.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
 - a. **Tax Key 803.998.001, 394 Williamstowne, Suite G.** Owner: William Toson. Applicant: Wayne Dehn. Applicant seeks approval of Amended Business Plan of Operation for the *Dehn & Associates*. The business is relocating. Hours of operation, 8:00 AM to 6:00 PM Monday –Friday, Saturday 9:00 AM to Noon, and closed Sunday. One full-time employee.
 - b. **Tax Key 803.988.001, 385 Williamstowne, Suite 3B.** Owner: William Toson. Applicant: John Grimes Agency. Applicant seeks approval of Business Plan of Operation for the *MSI Insurance*. Hours of operation, 8:00 AM to 8:00 PM Monday –Friday, Saturday 8:00 AM to Noon, and closed Sunday. One full-time employee and one part-time employee.
 - c. **Tax Key 794.014, 78 Enterprise Rd.** Owner: Greg Smith. Applicant: Eric Schultz. Applicant seeks approval of Business Plan of Operation for *Cast-In Stone, Inc.* Hours of operation, 6:00 AM to 6:00 PM Monday –Friday, Saturday 7:00 AM to 3:00 PM, and Sunday 10:00 AM to 3:00 PM. Five full-time employees.
4. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 807.987, 3558 Hillside Dr.** Owner: William and Susan Isler., Applicant: Tom Falcone. Applicant seeks approval for a Business Plan of Operation and Signage for *Midwest Power*. Hours of operation, 10:00 AM to 9:00 PM Monday –Friday, Saturday 9:00 AM to 5:00 PM, and Sunday 10:00AM to 4:00 PM. Four full-time employees and two part-time employees. Four vehicles displayed outside only during store hours with no outside storage.
 - b. **Tax Key 787.076, 603 Milwaukee St.** Owner: Cornerstone Investments, LLC. Applicant: Helga Robinson. Applicant seeks approval for a Business Plan of Operation and Signage for *Sunburst Studio*. Hours of operation, 11:00 AM to 5:00 PM Wednesday –Friday, Saturday 11:00 AM to 3:00 PM, and closed Sunday.
 - c. **Tax Key 787.074, 814 Genesee St.** Owner: William and Martina Verre. Applicant: Sally Anderson. Applicant seeks approval for Business Plan of Operation and Signage for *Bear Bottom Toys*. Hours of operation, 11:00 AM to 5:30 PM Monday –Wednesday and Friday, 11:00 AM- 8:00 PM Thursday, Saturday 10:00 AM to 4:00 PM, and closed Sunday. Open on Sunday during December.
 - d. **Tax Key 804.994. 2740 Heritage Dr.** Owner/Applicant: Kensington Development Corp., Applicant seeks approval for Architectural Modifications to the Wal-Mart Center building.
 - e. **Tax Key 804.994.002, 2730 Heritage Dr.** Owner: Kensington Development Corp. Applicant: John Zingsheim. Applicant seeks approval for a Business Plan of Operation and Signage for *HobbyTown USA*. The business is relocating. Hours of operation, 10:00 AM to 9:00 PM Monday –Friday, Saturday 10:00 AM to 6:00 PM, and Sunday 11:00 AM to 5:00 PM. Two full-time employees and four part-time employees.
 - f. **Tax Key 804-994-017, 2810 and 2814 Heritage Dr.** Owner: Kensington Development, Applicant: Scott LaTulipe (Aurora Health Care). Applicant seeks Signage approval of a Signage for *Wilkinson Medical Clinic*, S.C and Signage approval for *Aurora Pharmacy*.
 - g. **Tax Key 804.996.002. 2700 Golf Road.** Owner: M&I Lake County Bank Applicant: Elizabeth Collier (Plunkett Raysich Architects). Applicant seeks approval of Architectural Modifications and Revisions to Site plan.

- h. **Tax Key 783-997-001 1849 Mariner Dr.** Owner: Mr. Ward, Applicant: Paul Schultz. Applicant seeks approval of a single-family site plan including boathouse architecture.
5. Preliminary Consideration
 - a. **Tax Key 792.995, 1411 Genesee St.** Owner/Applicant: Dwayne Hanon. Applicant seeks preliminary consideration of CSM concept.
 - b. **Tax Key 804.994.013 and part of 804.999.014, Hwy 83 and Hillside Dr.** Owner: General Capitol Group, Marcus Corporation. Applicant: T-3 Group, LTD/General Capitol Group. Applicant seeks preliminary consideration on conceptual site plan.
 - c. **Tax Key 786.999, CTH "C" and North Westshore Dr.** Owner: Gerald and Dianne Jens, Applicant: MLG Development, Ryan Schultz. Applicant seeks preliminary consideration on revised conceptual site plan, Planned Development and Conditional Use.
6. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 803-962, 1928 Hillside Court.** Owner/ Applicant: Jeanne P. Kay. Applicant seeks approval of a Conditional Use for a home business and a Business Plan of Operation for *Perfect Puppy/Perfect Dog*. Hours of Operation, 9:00 AM to 11:00 AM or 6:00 PM-8:00 PM two or three times Monday –Friday, and Saturday 9:00 AM to 11:00 AM. One part-time employee.
 - b. **Tax Key 794.017.004, Parcel 7 CSM 9129 Cushing Park Business Center** – Owner SBA Towers, Inc. Applicant: US Cellular. Applicant seeks approval for 6 additional antennas to be mounted on the existing tower.
 - c. **Tax Key 807.985.016, 3820 Kettle Court East.** Owner: City of Delafield. Applicant: US Cellular. Applicant seeks approval for additional tower platform to exhibit 15 antennas.
 - d. **Tax Key 754-989-004, Price Rd and Nagawicka Rd.** Owner/ Applicant: Jorgensen & Taugher. Applicant seeks approval of a Conditional Use Permit and a Preliminary Plat for *Waterleaf* Subdivision a Plan Unit Development.
7. Zoning and Ordinance Revisions
 - a. Vandal Proof Hydrants
 - b. Temporary Sign Permit Waiver Fee
 - c. Administrative approval of Business Plans of Operation
 - d. Zoning text - Flag lot
8. Hearing Dates
9. Administrator's Report
10. Building Inspector Report
11. Board of Zoning Appeals
12. Correspondence
 - a. Letter in response from Roger Dupler to revised sign submittal of Kuhlenbeck's Pub.
 - b. Letter from League of Wisconsin Municipalities.
 - c. Letter from Dennis Matusin (June 27, 2002), in regards to *Waterleaf* Development.
 - d. Letter from Dennis Matusin (July 22, 2002), in regards to *Waterleaf* Development.
 - e. Response letter from Matt Carlson to Mr. Matusin.
 - f. Letter from Jon G. Spheeris (July 25, 2002), requesting that Village Square not be placed on the July 31, 2002 agenda.
13. Adjournment

Persons requiring an interpreter or other assistance should contact the City Clerk-Treasurer's office 72 hours prior to the meeting. Notice is hereby given that a majority of the Common Council or any other board, commission or committee may be present at the meeting of the Plan Commission scheduled the last Wednesday of the month July 31, 2002 to gather information about a subject in which they are interested. This constitutes a meeting of the Common Council and any other board, commission or committee pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 2d 408 (1993), and must be noticed as such, although said boards, commissions or committees will not take any formal action at this meeting.