

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION AGENDA**  
**October 29, 2003**  
**7:00 PM - COUNCIL CHAMBERS**

Public Hearing

- a. Ordinance 17.27(6) – Exemption from Site Plan and Appearance Approval requirements – Historic Downtown Delafield District
- b. CBD-2 and CBD-3 Zoning Text Amendment
- c. Conditional Use Permit for Kettle Moraine Standard, 705 Genesee Street, Delafield, WI.

Call meeting to order

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of September 24, 2003.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
  - a. Schedule Plan Commission meeting Wednesday November 19, 2003 and Wednesday December 17, 2003.
  - b. **Tax Key 803.003.000**, 2410 Milwaukee Street, Delafield, Owner: Shuder Development; Applicant: Wild Birds Unlimited, Larry and Jennifer Gjerseth. Applicant seeks approval of moving signage from the north side to the east side of the building
4. Plans of Operation, Signage and Site Plan
  - a. **Tax Key 787.075, 810 Genesee Street, Delafield**; Owner: William and Martina Verre. Applicant: Lake Country Cheese, Inc., Jeffrey Jay. Applicant seeks approval of amended Business Plan of Operation for Celtic Gifts, a retail gift store featuring Celtic gifts, cheese and miscellaneous packaged foods. Hours of Operation: Weekdays, 10:00 a.m. – 6:00 p.m., Saturday, 10:00 a.m. – 5:00 p.m.; Sunday, 11:00 a.m. – 4:00 p.m. Occasional Friday/Saturday, 10:00 a.m. – 8:00 p.m.; 1-4 part-time; 1-3 full-time employees.
  - b. **Tax Key 798.005, 523 Milwaukee Street, Delafield**; Owner: Lang Investments, Ltd. Applicant: John J. Quail. Applicant seeks approval of Business Plan of Operation for Milwaukee Street Traders, a coffeehouse, espresso and gelato bar. Hours of operation: Weekdays and Sundays, 6:00 a.m. – 8:00 p.m.; Saturdays, 6:00 a.m. – 10:00 p.m. 7 part-time, 2 full-time employees.
  - c. **Tax Key 798.966, 410 Genesee Street, Delafield**. Owner: Larry Kassens. Applicant: Curtis Kelly. Applicant seeks approval of a Business Plan of Operation for a furniture store and tanning salon. Hours of Operation: Weekdays, 8:00 a.m. – 10:00 p.m.; Saturday, 9:00 a.m. – 8:00 p.m.; Sunday, 9:00 a.m. – 6:00 p.m.; 2 full-time, 2 part-time employees.
  - d. **Tax Key 793.012, 514 Wells Street, Delafield**. Owner: Lang Investments, Ltd. Applicant: Craig Berns. Applicant seeks approval of signage for Craig Berns Salon & Spa.
  - e. **Tax Key 794.013, 24 Enterprise Road, Delafield**. Owner: Greg Smith. Applicant: Robert Kelley. Applicant seeks approval of a Business Plan of Operation for Finish Systems, a distributor of coatings and spray equipment. Hours of operation are Monday-Friday, 8:00 a.m. – 5:00 p.m.; not open on Sat. and Sun.; 3 full-time employees.
5. Final Consideration, Approvals, Previous Approvals
  - a. Downtown Historic Delafield Color Text
  - b. CBD-2 and CBD-3 Zoning Text
  - c. Kettle Moraine Standard – Conditional Use
  - d. Approval of Certified Survey Map for the Lang property bounded by Main, Genesee, Wells and Dopkins Street, Delafield.
  - e. Approval of Carriage Hills of Delafield final plat and landscaping plan.
  - f. Approval of final plat for Faire Lakes Commons Subdivision

- g. Termination of Conditional Use Permit for Summer Fun Marine
- 6. Preliminary Consideration
- 7. Zoning and Ordinance Revision
- 8. Hearing Dates
- 9. Administrator's Report
  - a. NE & NW Regional Stormwater Study public meetings.
- 10. Building Inspector's Report
- 11. Board of Zoning Appeals
  - a. Letter dated September 26, 2003 from Board of Zoning Appeals Chairman granting a variance for the property located at 922 Main Street, Delafield.
  - b. Letter dated October 16, 2003 from Board of Zoning Appeals Chairman granting a variance for the property located at 925 Sunset Drive, Delafield.
- 12. Correspondence
  - a. Wisconsin Department of Administration letter dated September 19, 2003 regarding preliminary plat for Dover Bay Addition 5.
- 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 October 29, 2003 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 Ws. 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.