

**CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220**

**PLAN COMMISSION AGENDA
September 24, 2003
7:00 PM - COUNCIL CHAMBERS**

Public Hearing

1. To consider an amendment to the Municipal Code as follows: 17.30 (1) (l) Historic Delafield District design guidelines. Colors of all non-masonry structures, signs and site amenities shall be compatible to the adopted Historic Downtown Delafield District Color Palette.

Call meeting to order

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of August 27, 2003.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
 - a. **Tax Key 804.996.001, 2750 Golf Road, Delafield.** Owner: Lake Country Real Estate, LLC. Applicant: Toni Habermann, Kieffer & Co. Applicant seeks approval of amended Business Plan of Operation and Sign Permit for Prohealth Care Medical Centers – Delafield. Hours of Operation: Weekdays, 8:00 a.m. – 8:00 p.m., Saturday, 9:00 a.m. – 5:00 p.m. 3 full-time and 14 part-time employees.
 - b. **Tax Key 793.055, 329 Genesee Street.** Owners: Tom and Pat Aul. Applicants seek approval of Site Plan for garage construction.
4. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 804.994.013 and part of 804.999.014, 2734 Hillside Drive, Unit 6, Delafield.** Owner: General Capital Management, Inc., Sig Strautmanis. Applicant: : Matt Collins Applicant seeks approval of Business Plan of Operation and Sign Permit for Verlo Mattress Factory Store, a retail mattress store. Hours of operations, weekdays, 10:00 a.m. – 8:00 p.m.; Saturday, 9:00 a.m. – 5:00 p.m.; Sunday, 11:00 a.m. – 4:00 p.m.
 - b. **Tax Key 804.994.013 and part of 804.999.014, 2734 Hillside Drive , Unit 7, Delafield** Owner: General Capital Management, Inc., Sig Strautmanis. Applicant seeks approval of Business Plan of Operation and Sign Permit for Chris & Company, a full salon services high end hair salon. 9 part-time and 4 full-time employees. Hours of operation, weekdays, 8:00 a.m. – 9:00 p.m.; Saturday, 8:00 a.m. – 6:00 p.m.; Sunday, 8:00 a.m. – 3:00 p.m.
 - c. **Tax Key 802.997, 1760 Milwaukee Street, Delafield** Applicant: Jeff Groff. Applicant seeks approval of Site Plan for Bob Loro's multi-tenant property.
 - d. City Signs, directional signs and Park identification signs are proposed by City staff.
5. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 798.030, 706 Main Street, Delafield.** Owner: Steve Reich. Owner seeks final approval of Site Plan.
 - b. **Tax Key 793.018, 524 Milwaukee Street, Delafield.** Applicant: Lang Investments, LTD. Final approval of certified survey map for Towne Center II.
 - c. **Tax Key 804.993.005 and 802.987, STH 83 & Golf Road.** Owner/Applicant: Told Development and the Weissgerber Family. Applicants seek final approval of the Specific Implementation Plans for a portion of the **Shoppes at Nagawaukee.**
 - d. **Tax Key 786.999. Tax Key 786.999.** Applicant: Ryan Schultz. MLG Development approve Resolution 2003-01 - Carriage Hills of Delafield final plat and landscaping plan.
 - e. **Tax Key 754-989-004 Waterleaf Subdivision.** Final approval of amendment to the Waterleaf General Development Plan and Conditional Use Permit.

- f. **Tax Key 751.029, 2706 Nagawicka Avenue, Delafield** Applicant: Michael Boretsky. Applicant seeks approval of a waiver for construction of a fence.
6. Preliminary Consideration
 - a. **Tax Key 793.021.001, 705 Genesee St., Delafield, WI** Applicant: Gary Nuernberger. Applicant seeks amended Conditional Use, Site and Architectural Plan for Kettle Moraine Amoco.
7. Zoning and Ordinance Revision
 - a. Zoning text amendment regarding CBD-2 and CBD-3 signage.
 - b. Final approval of Historic color palette and text amendment.
8. Hearing Dates
 - a. **Tax Key 793.021.001, 750 Genesee Street, Delafield.** Applicant: Gary Neurenberger. Petition for Public Hearing for amendment to Conditional Use of Kettle Moraine Standard.
 - b. Zoning text amendment regarding CBD-2 and CBD-3 signage.
9. Administrator's Report
 - a. Draft zoning map
10. Building Inspector's Report
11. Board of Zoning Appeals
12. Correspondence
 - a. Wisconsin Department of Transportation letter dated September 3, 2003 regarding Dover Bay Addition 5 preliminary plat.
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 September 24, 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.