

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION AGENDA**  
**February 25, 2004**  
**7:00 PM - COUNCIL CHAMBERS**

Call meeting to order

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of January 28, 2004.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
  - a. **Tax Key 804.996.001, 2750 Golf Road, Delafield.** Applicant: Kieffer & Co. Owner: Lake Country Real Estate. Applicant seeks approval of a sign permit application for Lasting Skin Solutions, laser and cosmetic dermatology.
4. Plans of Operation, Signage and Site Plan
  - a. **Tax Key 804.994.002 and 804.994.006, 2863 Heritage Drive, Delafield.** Applicant: Wal-Mart. Applicant seeks approval for an outdoor Lawn and Garden Greenhouse Compound for spring/summer 2004.
  - b. **Tax Key Tax 793.055, 329 B Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Karen Norris seeks approval of a Business Plan of Operation for Our Creative Outlet, LLC, a pottery studio/student gallery/gift shop. Hours of operation: Monday, Tuesday, Thursday, 1:00 - 9:00 p.m.; Wednesday, Friday, 9:00 a.m. - 6:00 p.m.; Saturday, 9:00 a.m. - 5:00 p.m.; Saturday/Sunday, 9:00 a.m. - 5:00 p.m. spring and fall; 1 full time employee
  - c. **Tax Key 798.011 638 Milwaukee Street.** Owner: Leonard Susa. Applicant: Denise Jansen. Applicant seeks approval of a Business Plan of Operation for Life in a Frame, a custom frame and retail shop. Hours of operation; Weekdays; 10 am-6 pm.
  - d. **Tax Key 794.013, 24 Enterprise Road, Units A & B, Cushing Park Plaza, Delafield.** Applicant: Jolie Palmer seeks approval for sign permit application and a portable sign for Pooch Playhouse, Inc., a dog day care
  - e. **Tax Key 802.984, 802.986, 802.987, 802.979, 804.993.005,** Owner/Applicant: Told Development. Applicant seeks approval of a Sign Program for The Shoppes At Nagawaukee.
  - f. **Tax Key 804.999.008, 3200 Golf Road, Suite 100, Delafield.** Applicant: Eric Wagner, Roaring Fork, LLC DBA Qdoba Mexican Grill. Applicant seeks approval of a Sign Permit for Qdoba Mexican Grill a restaurant.
  - g. **Tax Key 804.999.008, 3200 Golf Road, Suite 200, Delafield,** Applicant: Noodles & Company. Applicant seeks approval of a Business Plan of Operation and Sign Permit for Noodles & Company, a restaurant. Hours of operation are: Weekdays and weekends 11:00 a.m. - 10:00 p.m.; 20 part-time and 12 full-time employees.
  - h. **Tax Key 804.999.008, 3200 Golf Road, Delafield,** Applicant: Meridian Properties Real Estate Development LLC. Applicant seeks approval of a Business Plan of Operation and Sign Permit for Best Buy, a consumer electronic store. Hours of operation are: Monday through Saturday 10:00 a.m. - 9:00 p.m.; Sunday 11:00 am to 6:00 pm; 65 part-time and 45 full-time employees
  - i. **Tax Key 798.101, 798.104, Bank One, 524 Genesee Street, Delafield,** Owner: Bank One Development LLC. Applicant: Anne Stuehn, Lemberg Electric. Applicant seeks approval of a Sign Program.
  - j. **Tax Key 624.005, 34360 Valley Road, Lot 5, Delafield,** Owner: Dennis & Kellie Mueller. Applicant: Anders, Inc. Applicant seeks Site Plan approval for a boat house to be constructed in conjunction with a single family residence.
5. Final Consideration, Approvals, Previous Approvals
  - a. **Tax Key 802.984, 802.986, 802.987, 802.979, 804.993.005, Amendment** to The Shoppes At Nagawaukee Specific Implementation Plan Phase I.
  - b. Plan Commission Resolution 2004-1 for **Waterleaf Subdivision** Final Plat, **Tax Key 754.989.004**

6. Preliminary Consideration
  - a. **Tax Key 787.087, 709 Milwaukee Street, Delafield.** Applicant: Pete Feichtmeier, Colby Construction seeks to present a Redevelopment and Architectural Concept for a review.
  - b. **Tax Key 784.971-973, Westbrook Church, 1100 Highway 83, Delafield.** Westbrook Church seeks approval on a Conceptual Master Plan for the church campus and amendment to the existing Conditional Use.
7. Zoning and Ordinance Revision
  - a. Discussion regarding Central Business District parking requirements.
  - b. Discussion regarding extraterritorial jurisdiction.
8. Hearing Dates
9. Administrator's Report
  - a. City Council's referral of the Hartland Sportman's Club Conditional Use Permit.
10. Building Inspector's Report
11. Board of Zoning Appeals
  - a. Letter dated February 13, 2004 from the Board of Zoning Appeals granting a variance for the property at 2364 Woodland Park Drive, Delafield, WI.
12. Correspondence
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 February 25, 2004 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.