

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

**PLAN COMMISSION AGENDA
October 27, 2004
7:00 PM - COUNCIL CHAMBERS**

Public Hearing

- To consider an amendment to an existing Conditional Use for South Shore Harbor Condominiums 1716 – 1738 Milwaukee St, Delafield, Tax Key DELC 0797.997.001-012
- To consider an amendment to an existing Conditional Use Permit to allow for the development of a hotel, restaurant and banquet facility at 514 Wells Street, Tax Key DELC 0793.989.004 (**Continued to November 17, 2004**)
- To consider a Conditional Use Permit to allow for the development of mixed use residential and retail space at 601-623 Genesee Street, Tax Key DELC 0793.014.001 (**Continued to November 17, 2004**)

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of September 29, 2004.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
 - a. **Tax Key, 2850 Heritage Drive, Delafield.** Applicant: John Rizer. Owner: Kensington Development. Applicant seeks approval of a Business Plan of Operation for House of Handles, a builder's decorative hardware store. Hours of operation are weekdays, 8:00 a.m – 5:00 p.m.; Saturdays, 8:00 a.m. – 12:00 noon; 2 full-time and 1 part-time employee
 - b. **Tax Key DELC 0798.006, 630 Milwaukee Street, Delafield.** Applicant: Petra Dekan. Owner: Janet Vincent. Applicant seeks approval of a Business Plan of Operation for Nottingham, a beads, gemstones and artwork store. Hours of operation are weekdays and Saturdays, 7:00 a.m. – 9:00 p.m.; Sundays, 12:00 noon – 4:00 p.m.; 5 part-time and 1 full-time employees.
 - c. **Tax Key 804.999.004,, 3215 Golf Road, Delafield.** Applicant: Bonnie Dixon. The Kettle Moraine Distribution Center, d/b/a, The UPS Store. Applicant seeks approval of signage for the UPS Store,
4. Plans of Operation, Signage and Site Plan
 - a. **Tax Key DELC 0803.988.003, 2566 Sun Valley Drive, Williamstowne Center, Delafield.** Applicant: Ben Miller. Owner: R. Gary Stortz. Applicant seeks an amended Business Plan of Operation for Benny's Seafood, a restaurant and bar (2-3 video games in the bar) Hours of operation are Monday thru Thursday and Sunday, 11:00 a.m – 11:00 p.m.; Friday and Saturday, 11:00 a.m. – 12:00 a.m.; 4 full-time and 2 part-time employees. Special hours: New Year Eve, 11:00 a.m – 2:00 a.m.; nights of music 16 – 18 times a year with special hours listed for weekdays as 11:00 a.m. – 12: a.m.; Fridays and Saturdays, 11:00 a.m. – 2:00 a.m.
 - b. **Tax Key 0804.994.017, 2846 Heritage Drive, Delafield.** Applicant: Thomas Cagnan Owner: Kensington Development. Applicant seeks approval of a Business Plan of Operation and signage for Boardwurx, retail new and used sports equipment. Hours of operation are weekdays, 10 a.m. – 8 p.m.; Saturday, 10 a.m. – 5 p.m.; Sunday, 12 p.m. – 4 p.m.; 2 full-time and 3 part-time employees
 - c. **Tax Key DELC 0792.055, 815 – 817 Genesee Street, Delafield.** Owner: Tom Aul. Owner seeks architectural modifications and site plan for addition to the 815 Genesee Street building.
 - d. **Tax Key 0803.991.003, 2580 Sun Valley Drive, Delafield.** Owner: Richard Flath. Applicant: Kyle Park. Owner and applicant seek approval of a Site Plan and Business Plan of Operation for Northern Roast Coffee, a drive-thru coffee kiosk, proposed location at Marty's Pizza parking lot. Hours of operation are weekdays, Saturdays and Sundays, 6:00 a.m. – 6:00 p.m.; 3 full-time and 2 part-time employees.

5. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key DELC 0797.997.001-012, 1716-1738 Milwaukee Street, Delafield.** Approval of addition to South Shore Harbor Condominiums
 - b. **Tax Key 793.989.004, 434 Wells Street, Delafield.** Owner: Lang Investments. Owner seeks approval of the 434 Wells Street Building, The Washington Building, for a proposed hotel and banquet facility **(Continued to November 17, 2004)**
 - c. **Tax Key 793.014 and 793.016.001, 601-623 Genesee Street, Delafield.** Owner: Lang Investments. Owner seeks approval of Delafield Square, a proposed building to be used for retail/mixed use development **(Continued to November 17, 2004)**
6. Preliminary Consideration
7. Zoning and Ordinance Revision
 - a. Tree Preservation Ordinance
8. Hearing Dates
9. Administrator's Report
 - a. APA membership
 - b. Geason property east of Highway 83
 - c. Highway 83 widening update
10. Building Inspector's Report
11. Board of Zoning Appeals
 - a. Letter dated September 27, 2004 from the Board of Zoning Appeals granting a variance for the property at 805 Garrison Court, Delafield, WI.
 - b. Letter dated September 27, 2004 from the Board of Zoning Appeals granting a variance for the property at 1912 Moraine End Drive, Delafield, WI.
 - c. Letter dated October 18, 2004 from the Board of Zoning Appeals granting a variance for the property at 1331 Milwaukee St, Delafield, WI.
 - d. Letter dated October 18, 2004 from the Board of Zoning Appeals granting a variance for the property at 3313 Lake Drive, Delafield, WI.
 - e. Letter dated October 18, 2004 from the Board of Zoning Appeals granting a variance for the property at 1021 Lake Drive, Delafield, WI.
 - f. Letter dated October 18, 2004 from the Board of Zoning Appeals granting a variance for the property at 2370 Woodland 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 October 27, 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 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.