

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

**PLAN COMMISSION AGENDA
September 29, 2004
7:00 PM - COUNCIL CHAMBERS**

Public Hearing

Conditional Use Permit for Milwaukee Street Condominiums, Tax Key 802.981.001, 1856 Milwaukee Street, Delafield
To consider termination of a Conditional Use Permit for G & S Recreation, Inc., DBA Summer Fun Marine

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of August 25, 2004.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda
 - a. **Tax Key 804.999.004, 3215-11 Golf Road, Delafield.** Amended Business Plan of Operation for Kettle Moraine Distribution, LLC, d/b/a, The UPS Store – Delafield. Hours of Operation are weekdays, 8:00 a.m. – 6:30 p.m.; weekends, 10:00 a.m. – 4:00 p.m.; holiday weekdays, 8:00 a.m. – 10:00 p.m.; holiday Saturdays, 10:00 a.m. – 5:00 p.m., holiday Sundays, 10:00 a.m. – 4:00 p.m.
 - b. **Tax Key 804.999.008, 3210 Golf Road, Delafield.** Applicant: Northpark Dental Group, LLC. Owner: Told Development. Applicant seeks a Business Plan of Operation for NorthPark Dental Group, a dental practice. Hours of operation are Mondays – Thursdays, 7:00 am – 9:00 pm; Fridays, 7:00 a.m. – 7:00 p.m.; Saturdays, 7:00 a.m. – 4:00 p.m.; 7 days a week, 24 hours emergency on-call. 4 full time employees.
 - c. **Tax Key 804.994.017, 2740 Heritage Drive, Delafield.** Owner: Heil, Heil & Smart. Applicants: Lance and Jenny Van Der Ploeg. Applicants seek approval of a Business Plan of Operation for Lake Country Kids, LLC, dba, The Little Gym of Lake Country, a childrens' fitness center. Hours of operation are weekdays and Saturdays, 9:00 a.m. – 7:00 p.m.; Sundays, 9:00 a.m. – 5:00 p.m. 2 full-time; 3-5 part-time employees
4. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 786.025, 1832 West Shore Drive, Delafield.** Owner: Patricia Barwig; Applicant: James Jendusa. Applicant seeks approval of an architectural wall for a new residence
 - b. **Tax Key 755.982, 2813 Ridley Road, Hartland.** Owners John and Elizabeth McDonald. Owners seek approval of a retaining wall.
 - c. **Tax Key 797.997.004, 1722 Milwaukee Street, Delafield.** Owner: Peter and Patti J. Larson, representing the homeowners Owners seek approval of the architectural addition and Conditional Use Permit for South Shore Harbor Condominium
 - d. **Tax Key 793.001, 528 Wells Street, Delafield.** Applicant: John Kerr. Owner: Lang Investments. Applicant seeks approval of building signage for Wheel & Sprocket, a retail bicycle, ski and fitness store.
 - e. **Tax Key 804.995, 2725 Heritage Drive, Delafield.** Site Plan. Owner: Heartland Food Corp, dba, Burger King. Petitioner: John Kayser. Petitioner seeks approval of a site plan for a color change of the exterior building
5. Final Consideration, Approvals, Previous Approvals
 - a. Approval of the final plat for **Tax Key 621.999 and 746.999, 2777 Mission Road, Delafield,** Mission Woods Subdivision
 - b. Action regarding Gatzow Conditional Use
 - c. **Tax Key 802.981.001, 1858 Milwaukee Street, Delafield.** Owners: Patricia and Dennis Schlei and Allen and Delores Larsen. Owners seek approval of a revised Site Plan, Conditional Use and Landscape Plan for Milwaukee Street Condominium
 - d. **Tax Key 802.981.002, 1858 Milwaukee Street, Delafield.** Owners: Allen and Delores Larsen. Applicant: Greg Marso. Applicant seeks approval of architecture for Milwaukee Street Condominium

- e. **Tax Key 784.971-973, 1100 Highway 83, Delafield, WI.** Westbrook Church. Applicant: Paul Carter. Applicant seeks approval of a General Development change, SIP revision and final CSM.
6. Preliminary Consideration
 - a. **Tax Key 793.014 and 793.016.001, 601-623 Genesee Street, Delafield.** Owner: Lang Investments. Owner seeks approval of conceptual presentation of Delafield Square, a proposed building to be used for retail/mixed use development
 - b. **Tax Key 793.989.004, 434 Wells Street, Delafield.** Owner: Lang Investments. Owner seeks approval of conceptual presentation of the 434 Wells Street Building, The Washington Building, for a proposed hotel and banquet facility
7. Zoning and Ordinance Revision
 - a. Recommendation to Common Council to approve Ordinance regarding Downtown Delafield District Design Guidelines
8. Hearing Dates
9. Administrator's Report
10. Building Inspector's Report
11. Board of Zoning Appeals
 - a. Letter dated September 1, 2004 from Board of Zoning Appeals granting variance to request #1 and denying variance to request # 2 for the property located at 436 West Shore Drive, Delafield, WI.
 - b. Letter dated September 1, 2004 from the Board of Zoning Appeals granting a variance for the property at 1407 Milwaukee Street, Delafield, WI.
 - c. Letter dated September 1, 2004 from the Board of Zoning Appeals granting a variance for the property at 1014 Oak Street, Delafield, WI.
 - d. Letter dated September 1, 2004 from the Board of Zoning Appeals granting a variance for the property at 1319 Milwaukee Street, 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 September 29, 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.