

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
February 22, 2006
7:00 PM - COUNCIL CHAMBERS

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of January 25, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
 - a. **Tax Key 798.026.001, 645 Wells Street, Delafield.** Owner: Lang Investments. Applicant: Robert Loepfe. Applicant seeks approval of a signage for Robert Loepfe, Inc., custom home building company. Hours of operation are weekdays, 8:00 am - 5:00 pm. 3 full-time and 1 part-time employee.
 - b. **Tax Key 807.978.009, 3700 Hillside Drive, Delafield.** Owner: Horizon Development. Applicant: Randy Mann, Dream Kitchens. Applicant seeks approval of a business plan of operation for Dream Kitchens, a cabinet retail showroom. Hours of operation are weekdays, 10:00 am – 6:00 pm; Saturday, 10:00 am – 3:00 pm with 3-6 full-time employees.
 - c. **Tax Key 804.994.017, 2863 Heritage Drive, Delafield.** Owner: Walmart. Applicant: Ben Bernhardt. Applicant seeks approval of a temporary business plan of operation for 2006 spring and summer garden greenhouse. Hours of operation are weekdays and weekends, 7:00 am – 10:00 pm. (same hours as the store)
 - d. **Tax Key 793.014.001, 623 Genesee Street, Delafield.** Owner: Lang Investments, LLC. Applicant: Nick Gagliano. Applicant seeks approval of Gagliano's Market, a grocery store. Hours of operation are weekdays, 7:00 am – 9:00 pm; weekends, 7:00 am – 8:00 pm. With 20 full-time and 30 part-time employees.
 - e. **Tax Key 807.978.009, 3700 Hillside Drive, Delafield.** Owner: Horizon Development. Applicant: Robert Tobe. Applicant seeks approval of a business plan of operation for Floor 360 (currently Wisconsin Flooring), a retail flooring showroom. Hours of operation are weekdays and Saturday, 8:00 am – 9:00 pm. Six full-time and 2 part-time employees.
4. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 798.966, 415 Genesee Street, Delafield.** Owner: Lang Homes, LLC. Applicant: Rob Gerbitz. Applicant seeks approval of a monument sign for the 415 Hotel, LLC (Delafield Hotel) and determination whether a minor or major change to the Conditional Use Permit.
5. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 798026.001, 645 Wells Street, Suite 101, Delafield.** Owner: Lang Investments. Applicant: Craig Berns. Applicant seeks approval of off-site signage to be located at the corner of Genesee and Wells for tenants of the 645 Wells Street Building.
 - b. **Tax Key 807.978.009, 3700 Hillside Drive, Delafield.** Owner: Horizon Development. Applicant: Badger Lighting and Signs, Daniel Shilling. Applicant seeks approval of a sign program for the Delafield Design Mart, multi-tenant building.
 - c. **Tax Key 807.978.009, 3700 Hillside Drive, Delafield.** Owner: Horizon Development. Applicant: Randy Mann, Dream Kitchens. Applicant seeks approval of signage for Dream Kitchens, a cabinet retail showroom.
 - d. **Tax Key 807.978.009, 3700 Hillside Drive, Delafield.** Owner: Horizon Development. Applicant: Robert Tobe. Applicant seeks approval of signage for Floor 360 (currently Wisconsin Flooring), a retail flooring showroom.
 - e. **Tax Key 797.084, 1704 Milwaukee Street, Delafield.** Owner: Dennis Sobczak. Owner seeks approval of an amended business plan of operation and site plan for seasonal outdoor dining at Fishbone's Cajun and Creole Restaurant. Hours of operation are Tuesday-Thursday, 4:00 pm – 12:00 am; Friday and Saturday, 4:00 pm – 1:00 am; Sunday, 4:00 pm – 10:00 pm. 10 full-time; 10 part-time employees.
 - f. **Tax Key 803.979.004, 2325 Sun Valley Drive, Delafield.** Owner: Great Lakes Quick Lube Limited Partnership. Applicants: Jim Wheat/Todd Berezny, Valvoline and Chad Engstrom, Alpha Neonx Signs & Lighting. Applicants seek approval of signage and a business plan of operation for Great Lakes Quick Lube Limited Partnership (Valvoline) an automotive oil change/lubrication shop. Hours of operation are weekdays, 8:00 am – 7:00 pm; Saturday, 8:00 am – 6:00 pm; Sunday, 9:00 am – 4:00 pm. Eight full-time and 8 part-time employees.

- g. **Tax Key 826.997, 3582 Kettle Court East, Delafield.** Owner: Raley, LLC. Applicant: Gary Schultz. Applicant seeks approval of a business plan of operation, minor architectural modifications and site plan for Summer Fun Marine, a division of G&S Recreation, Inc, a marine service and storage business. Hours of operation are weekdays and weekends, 6:00 am – 12:00 am with 3 full-time employees.
6. Preliminary
 7. Zoning and Ordinance Revision
 - a. Resolution – Resolution to amend Master Land Use Plan
 - b. Proposed rezone of two Milwaukee Street lots with dual R-3 and RL-2 zoning to entirely RL-2
 - c. Discussion regarding Master Land Use Plan updates
 8. Hearing Dates
 9. Administrator’s Report
 - a. Update on Northeast Quadrant Planning Analysis
 10. Building Inspector’s Report
 11. Board of Zoning Appeals
 - a. Board of Zoning variances granted January 26, 2006 – February 9, 2006.
 12. Correspondence
 - a. Letter from City Planner dated February 6, 2006 to Nicolas Williams, Twist ‘N Olive regarding signage compliance.
 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 22, 2006 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.

Clerk Treasurer, City of Delafield	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Posted: _____ Front Door City Hall 1st and 2nd Floor Bulletin Boards Faxed to Newspapers Website
Deputy Clerk/Admin. Assistant		