

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION MEETING AGENDA**  
**March 29, 2006**  
**7:00 PM - COUNCIL CHAMBERS**

Public Hearings

Consideration of a zoning amendment and Conditional Use Permit for a 9 lot Subdivision to be known as Mission Prairie, **Tax Key 746.999, east side of Mission Road, between Nashotah Road and Mission Avenue, Nashotah.**

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of February 22, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
  - a. **Tax Key 807.982.001, 3586 Hillside Drive, Delafield.** Owner: Mike Landry. Owner seeks approval of a site plan for a tent display rental from April 7 – April 28, 2006 for Area Rental, a party equipment and equipment rental store.
  - b. **Tax Key 804.994.002 and 804.994.006. Wal-Mart, 2863 Heritage Drive, Delafield.** Applicant: Robert McQuillan, Tripoli Shrine representative. Applicant seeks a temporary business plan of operation for sale of Vidalia onions for Tripoli Shrine Fund Raiser. Hours of Operation: Friday, April 28, 2006 and Sunday, April 30, 2006 from 9:00 am – 5:00 pm
  - c. **Tax Key 804.982, 2916 Golf Road, Delafield.** Applicants: Radio Shack and Bauer Sign Owner: Told Development. Owner seeks approval of a business plan of operation and signage for Radio Shack, retail electronics store. Hours of operation are weekdays and Saturday, 9:00 am – 9:00 pm; Sunday, 10:00 am – 6:00 pm. Five part-time and 2 full-time employees.
  - d. **Tax Key 792.055, 817 Genesee Street, Delafield.** Applicant: Thomas Werner; Owner: Tom Aul. Applicant seeks approval of a business plan of operation for Thomas' Salon, a hair salon. Hours of operation are weekdays, 10:00 am – 8:00 pm; Saturday, 7:30 am – 3:00 pm. 1 full-time employee
  - e. Final approval of CSM for Robert Hutton, Naggies, LLC, **Tax Key 755.983 and 755.976, 2705 Ridley Road, Hartland.**
  - f. **Tax Key 793.014.001, Delafield Square, 603 Genesee Street, Delafield.** Applicant: Gordon Sloan. Owner: Lang Investments. Applicant seeks approval of a business plan of operation for The Loaf & Jug Restaurant, a restaurant. Hours of operation are weekdays, 10:30 am – 7:00 pm; Saturday and Sunday, 10:30 am – 5:00 pm. Six full-time and 7 part-time employees.
  - g. **Tax Key 804.994.016, 2725 Hillside Drive, Suite C, Delafield.** Owner's Agent: Bob Doody. Applicant: Amy Brouwer. Applicant seeks approval of a business plan of operation for Lake Country Pool & Spa, a swimming pool and hot tub sales & accessories store. Hours of operation are weekdays 10:00 am – 8:00 pm; Saturday, 10:00 am – 5:00 pm; Sunday, 12:00 pm – 5:00 pm; two full-time and 1 part-time employees.
4. Final Consideration, Approvals, Previous Approvals
  - a. Review of extra territorial CSM in Hickory Hills subdivision, Town of Delafield, for Bob Raymond.
  - b. **Tax Key 773.990.003 and 773.998. SW corner of STH 16 and STH 83** Applicant: Keith Ulstad, United Properties. Applicant seeks approval of Site Plan and Specific Implementation Plan (SIP) for the well building at Village Square and preliminary approval of CSM.
5. Plans of Operation, Signage and Site Plan
  - a. **Tax Key 804.987, 3400 Hillside Drive, Delafield.** Applicant: Gary Wilson. Applicant seeks approval of a temporary business plan of operation and site plan for a lawn and garden greenhouse at the Home Depot for a seasonal garden center from April 6 – August 6, 2006. Hours of operation are weekdays and Saturday, 6:00 am – 10:00 pm; Sunday, 7:00 am – 8:00 pm.
  - b. **Tax Key 782.005, 1829 Nagawicka Road, Hartland .** Applicant: Kevin McLaughlin, Regency Builders. Owners: Scott and Julie Newcomer. Applicant seeks approval of a site plan for a boat house.

- c. **Tax Key 807.987.005, 3562 Hillside, Ste 4, Delafield.** Applicant: Ben Miller. Owner: William and Susan Isler. Applicant seeks approval of a business plan of operation and site plan for Benny's Seafood Restaurant. Hours of operation are weekdays, 11:00 am – 12:00 am; Saturday, 11:00 am – 2:00 am; 10 part-time and 3 full-time employees.
  - d. **Tax Key 793.020.003, 524 Milwaukee Street, Delafield.** Owner: Lang Property. Applicant: Milwaukee Street Traders. Applicant seeks approval of an off-site sign permit located at the corner of Genesee and Milwaukee Streets.
6. Preliminary
- a. **Tax Key 795.982, 437 South Cushing Park Road, Delafield.** Applicants: Charles & Carrie Glapinski. Applicants seek preliminary approval of a Conditional Use and CSM for a residence and horse farm at Cedar Valley Farm.
  - b. **Tax Key 803.990.001, 2580 Sun Valley Drive, Delafield.** Owner: Richard Flath. Applicant seeks approval of a conditional use and business plan of operation for Jelli's Market, a produce stand to be operated by owners, Jody and Steve Knoebel in the parking lot of Marty's. Hours of operation would be from June 1 – October 1, 2006 daily from 10:00 am – 7:00 pm; 3 part-time and 1 full-time employee.
  - c. **Tax Key 746.999.** Applicant: Jim Siepman, Siepman Realty seeks approval of a zoning amendment and CUP for Mission Prairie, a 9-lot subdivision.
7. Zoning and Ordinance Revision
- a. Discussion regarding amending Master Land Use Plan. Study Area 1 – Vettleson Road area
  - b. Discussion regarding amending Master Land Use Plan. Study Area 3 – Highway 83 and I-94 area
  - c. Discussion regarding rezoning two Milwaukee Street lots with dual R-3 and RL-2 zoning to entirely RL-2. Study Area 2
8. Hearing Dates
9. Administrator's Report
10. Building Inspector's Report
11. Board of Zoning Appeals
- a. Board of Zoning variances granted February 23, 2006
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 March 29, 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 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.

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