

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION MEETING AGENDA**  
**June 28, 2006**  
**7:00 PM - COUNCIL CHAMBERS**

Public Hearings

1. Consideration of Conditional Use for a self-storage facility at the Cushing Park Business Center and consolidation into one parcel via Certified Survey Map.
2. Consideration of amendment to the existing Conditional Use for 415 Genesee Street to allow for the operation of physical therapy services for the Fitness Center.
3. Consideration of a zoning text amendment 17.42 of the Municipal Code Conditional Use Review, Determination, Approval and Amendments.

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of May 31, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
  - a. **Tax Key 7998.056, 810 Main Street, Delafield.** Applicant: Kaethe Dahmen. Applicant seeks approval of fencing for screening purposes.
  - b. **Tax Key 733.993.002, 4615 Vettelson Road, Hartland.** Applicant: James Jendusa. Applicant seeks approval of an amended business plan of operation for Jendusa Development. Hours of operation are weekdays, 7:00 a.m. – 5:00 p.m.
  - c. **Tax Key 798.013, 700 N. Genesee Street, A, Delafield.** Applicant: Tom Pedriana. Owner: Rick Lieblang. Applicant seeks approval of a business plan of operation for Tom & Jori's Gems on Genesee. Hours of operation are weekdays, 9:00 a.m. – 9:00 p.m.; Saturday, 9:00 a.m. – 7:00 p.m.; Sunday, 9:00 a.m. – 5:00 p.m.
  - d. **Tax Key 792.055, 817 Genesee Street, B, Delafield.** Applicant: Sue Caldwell. Applicant seeks approval of signage for Daily Skin Therapy.
  - e. Applicant Kevin Cray seeks final approval of an extraterritorial CSM for Waterville Commons located in the Town of Summit
4. Final Consideration, Approvals, Previous Approvals
  - a. Approval of Zoning Text amendment regarding a minor change to a Conditional Use Permit
  - b. **Tax Key 794.015 and 794.016, Lot 3 & 4, Cushing Park Business Center, Delafield.** Applicant: Oliver Construction. Owner: Patrick Johnson. Applicant seeks recommendation of Conditional Use Permit to Common Council.
  - c. Approval of amendment to the existing Conditional Use Permit for 415 Genesee Street to allow for the operation of physical therapy services for the Fitness Center.
5. Plans of Operation, Signage and Site Plan
  - a. **Tax Key 798.005, 523 Milwaukee Street, Delafield.** Applicant: Melinda A. Gintert. Applicant seeks approval of an amended business plan of operation for Milwaukee Street Traders. Hours of operation are Monday-Thursday, 6:00 a.m. 8:00 p.m.; Friday and Saturday, 6:00 a.m. – 10:00 p. m. with 18 part-time employees. Adding beer and wine to the menu.
  - b. **Tax Key 807.987.005, 3558 Hillside Drive, Delafield.** Applicant: Ben Miller. Applicant seeks approval of signage for Benny's Seafood.
  - c. **Tax Key 792.055, 815 Genesee Street, A, Delafield.** Applicant: Jory Pradjinski, Triad Creative Group. Applicant seeks approval of signage for Arrivals, a maternity clothing store.
  - d. **Tax Key 792.056, 807 Genesee Street, Suites C & D, Delafield.** Applicant: Mary Cunningham. Owner: Lang Investments. Applicant seeks approval of a business plan of operation and signage for Knitch, a retail yarn store. Hours of operation are weekdays, 10:00 a.m. – 7:00 p.m.; Saturday, 10:00 a.m. – 4:00 p.m.; Sunday, 12 – 4:00 p.m. with 5 part-time employees.

- e. **Tax Key 798.966, 418 Genesee Street, Delafield.** Applicant: Will Nourse, GRF SKIS. Applicant seeks approval of the temporary business plan of operation for a special event on Saturday, August 5, 2006 from 8:00 a.m. to 11:00 p.m. to be located in the Municipal Parking Lot/Pamelia Street.
6. Preliminary
- a. **Tax Key 790.999.011, Valley Road Farms, Phase II, Delafield.** Applicant: Robert Loepfe. Applicant seeks approval of a preliminary plat for Valley Road Farms, Addition II
  - b. **Tax Key 798.966, 416 Genesee Street, Delafield.** Owner: Tom, Aul, 416 Building, LLC. Applicant: Justin Winslow. Applicant seeks approval of a revised architecture plan for 416 building
  - c. The City of Delafield staff seeks direction in response to Park & Recreation and Department of Public Works recommendations for the Northwest Quadrant Study
  - d. **Tax Key 577.980, 742.990, 743.999.003, east of Hwy P and north of Nashotah Road.** Applicant: MLG Development. Owners: Binkowski and Knoff families. Applicants seek feedback of a conceptual presentation and request for a General Development Plan for public hearing
  - e. **Tax Key 742.990, SE corner of I-94 and Hwy C, Delafield.** Applicant: Lang Investments/Lauth Properties. Applicants seek feedback on conceptual presentation and request for a General Development Plan public hearing.
7. Zoning and Ordinance Revision
8. Hearing Dates
9. Administrator's Report
10. Building Inspector's Report
11. Board of Zoning Appeals
12. Correspondence
- a. Letter from the State of Wisconsin Department of Administration dated May 24, 2006 regarding no objection to Mission Prairie preliminary plat.

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 June 28, 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.

<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>		