

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
July 26, 2006
7:00 PM - COUNCIL CHAMBERS

Revised July 24, 2006

Public Hearings

1. Request of zoning amendment from R-3 (Single and Two-Family Residential District) to R-6 (Multiple Family Residential District) and consideration of a Conditional Use Permit to allow for a proposed development of two (6) six-unit buildings, **Tax Key 793.991.002 and 793.991.003, 232 Main Street, Delafield.**

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of June 28, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
 - a. **Tax Key 787.081, 613 B Milwaukee Street, Delafield.** Owner: Thomas Kelley. Applicant: Lynn Morrison. Applicant seeks approval of a business plan of operation for Throughput Consulting, Inc., software development. Hours of operation are weekdays, 7:30 a.m. – 6:00 p.m., with 6 full-time employees.
 - b. **Tax Key 794.013, 24 Enterprise Road, Unit F, Delafield.** Owner: Greg Smith. Applicant: Craig DeJardin. Applicant seeks approval of a business plan of operation for Oil Equipment Co., a petroleum equipment contractor. Hours of operation are weekdays 7:00 a.m. – 5:00 p.m., with 6 full-time employees
 - c. Interlaken Village Extraterritorial – Final plat review.
4. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 793.991.002 and 793.991.003, 232 Main Street, Delafield.** Applicants: Wally and Mark Neumann, Dave Nosek, and Dave Koscielniak, TDI Associates. Applicants seek final approval of a Conditional Use Permit, rezoning and General Development Plan for a condominium development
 - b. **Tax Key 733.990.003, 2961 Village Square Drive, Hartland,** Owner: United Properties. Applicants: John O'Polka, Tumbleweed Southwest Grill, d/ba/ DiamondBack Management, Inc. Applicant s seek approval of a Specific Implementation Plan (SIP) for Tumbleweed Restaurant at Village Square.
 - c. Time Warner Wireless Project in Downtown Delafield
 - d. Northwest Quadrant Planning Study - City staff requests approval of park analysis
5. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 792.055, 817-C Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Jory Pradjinski, Triad Creative Group. Applicant seeks approval of signage for Thomas, A Salon for Hair.
 - b. **Tax Key 793.020.002, 715 Genesee, Delafield.** Owner: Lang Investments. Applicant: Thomas Labisch and Alpha Neonx. Applicant seeks approval of a business plan of operation and signage for InStep Running & Walking Centers, a walking and running shoe store. Hours of operation are weekday, 11:00 a.m. – 7:00 p.m.; Saturday, 11:00 a.m. – 5:00 p.m.; Sunday, 12:00 – 7:00 p.m. Two part-time and 1 full-time employee.
 - c. **Tax Key 793.014.001, 601-637 Genesee Street, Delafield Square.** Owner: Lang Investments. Applicant seeks approval of a sign program for Delafield Square
 - d. **Tax Key 793.014.001, 637 Genesee Steet, Delafield Square.** Owner: Lang Investments. Applicant: Nickolas Gagliano. Applicant seeks approval of signage for Gagliano's Market, a specialty grocery store.
 - e. **Tax Key 793.021,** Owner: Gary Neurnberg. Applicant: Carrie Madderon. Applicant seeks approval of a temporary business plan of operation for Carrie's Premium Popcorn,
6. Preliminary
 - a. **Tax Key 740.996.006 and 740.996.007, Lot 3 and 4,** Applicants: Michael Krill, Icon Development, LLC. Applicants seek preliminary approval of a Planned Unit Development Site Plan for Blue Spruce Lane Condominiums, a single-family condominium development.

- b. **Tax Key 793.014.001, 601 Genesee Street, Delafield.** Tax Key 781.990, 1605 Highway 83, Hartland. Owner: Joe and Maralyn Geason. Applicant: Bob Covelli, U.S. Cellular. Applicant seeks approval of a Conditional Use Permit and site plan for a telecommunications facility.

7. Zoning and Ordinance Revision

8. Hearing Dates

9. Administrator's Report

- a. Discussion item regarding space conservation strategies in the City of Delafield
- b. Discussion item regarding live broadcast and temporary scheduling of Plan Commission meetings.

10. Building Inspector's Report

11. Board of Zoning Appeals

12. Correspondence

- a. Memo from Shantelle Schmidt, City Forester, regarding a site visit to conduct a tree inventory at Village Square on June 29, 2006.
- b. Memo from Tom Hafner regarding a Notice of Intent to apply for Storm Water Permit dated June 28, 2006.
- c. **Tax Key DELC0803.994, 2675 Sun Valley Drive, Delafield WI;** Applicant: Jim Feine, Open Pantry. Applicant requests determination of a minor change to the Conditional Use Amendment for Open Pantry

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 July 26, 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		