

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION MEETING AGENDA**  
**October 25, 2006**  
**7:00 PM - COUNCIL CHAMBERS**

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of September 27, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda
  - a. **Tax Key 798.014, 617 Main Street, Delafield.** Owner: Rick Lieblang. Applicant: Wein & Associates, Inc. Applicant seeks approval of a business plan of operation for Wein & Associates, accounting and tax preparation. Hours of operation are weekdays, 8:30 a.m. – 8:30 p.m.; Saturday, 9:00 a.m. – 3:00 p.m.
  - b. **Tax Key 787.081, 613A Milwaukee Street, Delafield.** Owner: Thomas Kelley. Applicant: Jim Steckling. Applicant seeks approval of a business plan of operation for Capital Mortgage of WI, Inc., mortgage brokerage. Hours of operation are weekdays, 8:00 a.m.- 8:00 p.m. with 1 part-time and 1 full-time employee
  - c. **Tax Key 798.037.001and 798.038.001, 711 Wells Street, Delafield.** Owner: Villard Company. Applicant: Johnson Design Inc. Applicant seeks approval of a revised site plan for a porch addition.
  - d. **Tax Key 793.022, 440 Wells Street, Delafield.** Owner: Lang Investments. Applicants: Wachovia Securities, LLC and Lake & Country Graphics. Applicant seeks approval of signage and a business plan of operation for Wachovia Securities, retail brokerage. Hours of operation are weekdays, 8:00 a.m. – 5:00 p.m. with 7 full-time employees.
  - e. Applicant Kent Hanson seeks final approval of an extraterritorial CSM for Lexington Lane and Carlton Ridge located in the Town of Delafield.
  - f. **Tax Key 787.053, 826A Genesee Street, Delafield.** Owner: Tom Aul. Applicant: John Gehlhaart. Applicant seeks approval of a business plan of operation and signage for Gehlhaart Financial Management, LLC, professional financial management. Hours of operation are weekdays, 8:00 a.m. – 6:00 p.m. with 1 employee.
  - g. **Tax Key 792.055, 817 Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Joe Deklotz. Applicant seeks approval of a business plan of operation and signage for Lake Country Realtors, residential real estate company. Hours of operation are weekdays, 9:00 a.m. – 5:00 p.m.; Saturday, 12:00 – 5:00 p.m.
  - h. **Tax Key 803.988.004, 2566 Sun Valley Drive, Unit F, Delafield.** Owner: Gary Storts. Applicant: Joseph Laatsch. Applicant seeks approval of signage for BackStreet Café.
  - i. **Tax Key 803.999, N101 Hwy 83, Delafield.** Applicant: Hardee's. Applicant seeks approval of a temporary business plan of operation for Ken Ottman, for the retail sale of Christmas trees and wreaths in the parking lot of Hardee's. Dates and hours of operation are November 22 – December 26, 2005; weekdays, 9am – 9pm; Saturday and Sunday, 8am – 9pm with 1 full-time and 3 part-time employees.
  - j. **Tax Key 798.013.001, 603-621 Main Street.** Owner: Rick Lieblang. Applicant: Owner seeks approval of a sign program for the building (to include Lieblang Leather and Pro Cleaners)
  - k. **Tax Key 804.994.002 and 804.994.006. Wal-Mart, 2863 Heritage Drive, Delafield.** Owner: Wal-Mart Corp. Applicant: Joyce Greiber. Applicant seeks approval of temporary business plan of operation for Friday, November 24, 2006. Hours of operation are 5:00 a.m. – 12:00 a.m.
4. Final Consideration, Approvals, Previous Approvals
  - a. **Tax Key 733.990.003, Vettleson Road and Hwy 16, Hartland.** Owner: United Properties. Applicant: T. Zanon, Jahnke & Jahnke. Applicant seeks final approval of a Certified Survey Map for Village Square

- b. **Tax Key 742.984, 742.994, W63 East Wisconsin and W73 East Wisconsin, Delafield.** Owner: James L. Pfeil. Applicant: Larry Chapman. Applicant seeks architectural review and approval of business plan of operation, signage and determination of a minor or major change to the Conditional Use Permit for Summerset Marine, boat sales and service showroom. Hours of operation are weekdays and Saturday, 8:00 a.m. – 8:00 p.m.; Sunday, 9:00 a.m. – 8:00 p.m. with 6 part-time and 3 full-time employees.
5. Plans of Operation, Signage and Site Plan
    - a. **Tax Key 782.030, 2112 BayPoint Lane, Hartland.** Owner: Robert & Maryeve Heath. Applicant: Larry Chapman. Applicant seeks approval of a site plan with architecture for a boat house.
    - b. **Tax Key 803.994, 2675 Sun Valley Drive, Delafield WI.** Owner: Open Pantry Food Marts of WI. Applicant: James Fiene. Applicant seeks approval of signage and outdoor storage for Open Pantry, a convenience store/gasoline station and determination of a minor or major change to the Conditional Use Permit.
  6. Preliminary
    - a. **Tax Key 787.088, 725 Milwaukee Street, Delafield.** Owner: Lang Investments Applicants: Al and Susan Wagner. Applicants seek determination of whether the change to the Conditional Use Permit is considered a minor or major change for An American Classic.
    - b. **Tax Key 797.979, Delafield.** Applicant: Rod Carter for Trillium Development. Applicant seeks determination of a minor/major change to the Conditional Use Permit for The Sanctuary
  7. Zoning and Ordinance Revision
  8. Hearing Dates
  9. Administrator’s Report
  10. Building Inspector’s Report
  11. Board of Zoning Appeals
  12. Correspondence

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 October 25, 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>1st and 2nd Floor Bulletin Boards</b> <b>Faxed to Newspapers</b> <b>Website</b>
<b>Deputy Clerk/Admin. Assistant</b>		