

**CITY OF DELAFIELD  
500 GENESEE STREET  
DELAFIELD WI 53018  
262-646-6220**

**PLAN COMMISSION MEETING AGENDA  
November 29, 2006  
7:00 PM - COUNCIL CHAMBERS**

Public Hearings

1. Consideration of a zoning text amendment amending Section 17.43 and 17.87 of the Municipal Code of the City of Delafield
2. Consideration of a zoning text amending amending Section 17.39 Zoning Code (18) CBD-1 and (19) CBD-2 of the Municipal Code regarding Maximum Building Height.
3. Consideration of a major change to the Conditional Use Permit for The Sanctuary, Trillium Development, **Tax Key 797.979**
4. Consideration of an amendment to an existing Conditional Use Permit to modify the existing wireless telecommunications facility for T-Mobile, **Tax Key 781.990, 1605 Highway 83, Hartland.**

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of October 25, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda
  - a. **Tax Key 793.001, 528 C Wells Street, Delafield.** Owner: Lang Investments. Applicant: Terence Pavlic. Applicant seeks approval of a business plan of operation and signage for Pavlic Investment Advisors, Inc., investment management. Hours of operation are weekdays, 8:00 a.m. – 5:00 p.m.
  - b. **Tax Key 793.001, 528 E. Wells Street, Delafield.** Owner: Lang Investments. Applicant: Richard J. Kneiser, Jr. Applicant seeks approval of a business plan of operation and signage for Ferris, Baker, Watts, stock brokerage. Hours of operation are weekdays, 6:30 a.m. – 5:30 p.m.; Saturday, 8:00 a.m. – 12:00 p.m. with one full-time employee.
  - c. **Tax Key 798.013.001, 615 Main Street, Delafield.** Owner: Rick Lieblang. Applicant: Thomas Halverson. Applicant seeks approval of a business plan of operation for Bennolli's Pizzeria, a carry-out, take and bake with limited dine-in seating). Hours of operation are weekdays, Saturday and Sunday, 11:00 a.m. – 8:00 p.m. with 5 part-time and 1 full-time employees.
  - d. **Tax Key 787.076, 605 Milwaukee Street, Delafield.** Owner: Tom Aul. Applicant: Joan Edwards, Carolyn Danek. Applicants seek approval of a business plan of operation and signage for Courtyard Gift Baskets, retail business. Hours of operation are weekdays, Saturday and Sunday, 9:00 a.m. – 10:30 p.m.
4. Final Consideration, Approvals, Previous Approvals
  - a. **Tax Key 792.055, 817 Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Joe Deklotz. Applicant seeks reconsideration of signage reviewed on October 25, 2006 for inclusion of telephone number on proposed signage.
  - b. Consideration of a major change to the Conditional Use Permit for The Sanctuary, Trillium Development, **Tax Key 797.979**
  - c. Consideration of an amendment to an existing Conditional Use Permit to modify the existing wireless telecommunications facility for T-Mobile, **Tax Key 781.990, 1605 Highway 83, Hartland.**
5. Plans of Operation, Signage and Site Plan
  - a. **Tax Key 782.005, 1829 Nagawicka Road, Hartland.** Applicant: Century Landscaping. Owner: Scott Newcomer. Owner seeks approval of a landscape plan for the retaining wall.

- 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.
  - c. **Tax Key 807978, 350 Austin Circle, Delafield.** Owner: Tom Smith Applicant: Rick Jinkins, Creekside Builders, Inc. Applicant seeks approval of a site plan, business plan of operation and signage for The Pacific Bistro, a restaurant. Hours of operation are weekdays, 11:30 a.m. – 11:00 p.m.; Saturday and Sunday, 11:30 a.m. – 12:00 midnight.
  - d. Applicant seeks approval of a preliminary CSM for Ed Hintz, 715 North Shore Drive, Delafield.
  - e. **Tax Key 793.021.001, 705 Genesee Street, Delafield.** Owner: Gary Neurnberger. Applicant: Kent Johnson. Applicant seeks approval of a revised site plan for an office/retail building.
6. Preliminary
    - a. Consideration of Lake Welfare Committee’s recommendation to revise the City of Delafield’s Boathouse Ordinance
  7. Zoning and Ordinance Revision
    - a. Consideration of a zoning text amendment amending Section 17.43 and 17.87 of the Municipal Code of the City of Delafield
    - b. Consideration of a zoning text amending amending Section 17.39 Zoning Code (18) CBD-1 and (19) CBD-2 of the Municipal Code regarding Maximum Building Height.
  8. Hearing Dates
  9. Administrator’s Report
    - a. Sign Review Board Discussion
    - b. Status report on Northeast Quadrant Planning
  10. Building Inspector’s Report
  11. Board of Zoning Appeals
    - a. Board of Zoning variances granted October, 2006.
  12. Correspondence
    - a. Letter from Wisconsin Department of Administration dated October 20, 2006 regarding no objection to the final plat of Hickory Hill of Delafield in the Town of Delafield.

**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 November 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 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"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <b>Posted: _____</b><br><b>Front Door City Hall</b><br><b>1st and 2nd Floor Bulletin Boards</b><br><b>Faxed to Newspapers</b><br><b>Website</b> |
| <b>Deputy Clerk/Admin. Assistant</b>      |  |   |