

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

Public Hearings

Consideration of a Conditional Use for Marty's Pizza to allow for the operation of a seasonal vegetable stand on the property, **Tax Key 803.991.003, 2580 Sun Valley Drive, Delafield.**

Request of the City of Delafield for a zoning amendment to rezone a portion of 1301 and 1307 Milwaukee Street, **Tax Key 788.012 and 788.008.001**

Consideration of a Conditional Use to maintain the property for the same purpose of a horse farm/stable at Cedar Valley Farm, **Tax Key 795.982, 437 S. Cushing Park Road, Delafield.**

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of March 29, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
 - a. **Tax Key 792.055, 817 Genesee Street, Delafield.** Applicant: Stacey Eiken. Owner: Tom Aul. Applicant seeks approval of a business plan of operation for Arrivals Maternity Boutique, maternity clothing. Hours of operation are weekdays, 10:00 am – 8:00 pm; Saturday, 10:00 am – 5:00 pm; Sunday, 12 noon – 4:00 pm., with 3 part-time and 1 full-time employee.
 - b. **Tax Key 787.087, 709 Milwaukee Street, Delafield.** Applicant: Brian Nemoir. Owner: Pete Feichtmeier. Applicant seeks approval of a business plan of operation for Full Impact Communication, an advertising and public relations company. Hours of operation are weekdays, 7:00 am – 6:00 pm; Saturday, 9:00 am – 5:00 pm with 1 full-time employee.
 - c. **Tax Key 787.076, 601 Milwaukee Street, Delafield,** Applicant: Jessica Kruesel. Owner: Tom Aul. Applicant seeks approval of a temporary business plan of operation for a Classic Car Show on Sunday, September 12, 2006 from 8:00 am – 3:00 pm to be held on Milwaukee Street and the Municipal Parking Lot.
 - d. **Tax Key 787.076, 601 Milwaukee Street, Delafield,** Applicant: Jessica Kruesel. Owner: Tom Aul. Applicant seeks approval of a temporary business plan of operation for Taste of Delafield, a one-day event on Saturday, June 24, 2006 on Milwaukee Street from 11:00 am – 12:00 am
 - e. **Tax Key 798.902, 1008 Sunset Drive, Delafield.** Applicants: Nick and Kelley Denor. Applicants/owners seek approval of proposed site plan for a privacy fence.
 - f. **Tax Key 803.990.001, 2580 Sun Valley Drive, Delafield.** Owner: Richard Flath. Applicant: Triad Creative Group. Applicant seeks approval of signage for Marty's Pizza.
4. Final Consideration, Approvals, Previous Approvals
 - a. **Tax Key 746.999, east side of Mission Road, between Nashotah Road and Mission Avenue, Nashotah.** Applicant: Jim Siepmann. Applicant seeks approval of a Preliminary Plat, Development Agreement, Stormwater Maintenance Agreement, and Deeds, Restrictions and Covenants for Mission Prairie, a 9-lot subdivision.
 - b. **Tax Key 803.991.003, 2580 Sun Valley Drive, Delafield.** Owner: Richard Flath. Applicant seeks approval of a conditional use and business plan of operation for Marty's Pizza to allow for Jelli's Market, a vegetable stand to be operated by owners, Jody and Steve Knoebel in the parking lot.
 - c. **Tax Key 788.012 and 788.008.00,** consideration of a zoning amendment to rezone two single-family homes from RL-2 and R-3 to RL-2
 - d. **Tax Key 795.982, 437 South Cushing Park Road, Delafield.** Applicants: Charles & Carrie Glapinski. Applicants seek approval of a Conditional Use for a residence and horse farm, a business plan of operation for Cedar Valley Farm, a horse farm/stable and a Certified Survey Map. Hours of operation are weekdays and weekends, 7:00 am – 7:00 pm with 2 full-time and 2 part-time employees.
 - e. Resolution 2006-03 Revising Comprehensive Plan text regarding Local and Highway Business land use category.
 - f. Resolution 2006-04 Comprehensive (Master) Plan amendments of various parcels to Local and Highway Business and Planned Mixed Use land use categories.

5. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 787.074, 810 Genesee Street, Delafield.** Applicant: Tom Dunne. Owner: Martina Verre. Applicant seeks approval of an amended business plan of operation and site plan for Donnybrook Wine & Cheese to include seasonal dining with music from May through October. The hours of operation will be 7 days a week from 9:00 am – 9:00 pm
 - b. **Tax Key 787.076, 601 Milwaukee Street, Delafield.** Applicant: Jessica Kruesel. Owner: Tom Aul. Applicant seeks approval of business plan of operation and signage for Little Havana, a seasonal outdoor café. Hours of operation are weekdays, 5:00 pm – 12:00 am; Saturday, 1:00 pm – 12:00 am, with 6 part-time and 4 full-time employees.
 - c. **Tax Key 787.076, 601 Milwaukee Street, Delafield,** Applicant: Jessica Kruesel. Owner: Tom Aul. Applicant seeks approval of new awnings at Jessica’s Café
 - d. **Tax Key 804.994.001, 2801 Hillside Drive, Delafield.** Applicants: Deb Wallace, LaQuinta; David Moore, So-Lite Sign Co. Owner: LQ Management, LLC. Applicant seeks approval of a business plan of operation and signage for LaQuinta Inn, a hotel. Hours of operation are 365 days – 24 hours a day with 12 part-time and 6 full-time employees.
 - e. **Tax Key 798.012, 708 Genesee Street, Delafield.** Applicant: Kelli Stuckart. Owner: James Melton. Applicant seeks approval of signage for Tadpoles, a children’s boutique
 - f. **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 boathouse.
 - g. **Tax Key 804.987, 3400 Hillside Drive, Delafield.** Applicant: Gary Wilson for Home Depot. Applicant seeks approval of modified site plan for outdoor display areas.
6. Preliminary
 - a. **Tax Key 742.011, 4719 Vista Park Court, Nashotah.** Applicant: David Koscielniak/TDI Associates, Inc. Applicant seeks approval of a site plan and Conditional Use Permit for the construction of a clubhouse and garages at Parquelynn Village, LLC.
 - b. **Tax Key 733.989, 4439 Vettelson Road, Hartland.** Applicant: Daniel Switalski. Owner: Mike Gatzow. Applicant seeks approval of a business plan of operation, site plan, and Conditional Use Permit for Perfect Image Detailing, Inc., vehicle detailing/portering. Hours of operation are weekdays, 7:00 am – 5:00 pm; Saturday, 7:00 am – 2:00 pm, with one full-time employee.
 - c. **Tax Key 782-026-001, 782-027, 782-991 and 782-992, 2132, 2038 and 2132 Evergreen Lane, Hartland,** Owner: Perlick Nagawicka Limited Partnership. Applicant: Steve Bergum. Applicant seeks approval of two certified survey maps.
7. Zoning and Ordinance Revision
 - a. **Tax Key 786.998, 1600 Genesee Street, Delafield.** Applicant: Christ the King Lutheran Church. Applicant seeks direction on whether the electronic signage is permissible.
 - b. Discussion regarding rezoning of Geason, Horwath and Parry properties to follow-up on recent Comprehensive Plan amendment
8. Hearing Dates
9. Administrator’s Report
10. Building Inspector’s Report
11. Board of Zoning Appeals

12. Correspondence

- a. Letter from Waukesha County Department of Public Works dated April 4, 2006 regarding proposed private driveway cul-de-sac located on CTH B, Nashotah House property.

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 April 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. 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		