

**CITY OF DELAFIELD**  
**500 GENESEE STREET**  
**DELAFIELD WI 53018**  
**262-646-6220**  
**PLAN COMMISSION MEETING AGENDA**  
**May 31, 2006**  
**7:00 PM - COUNCIL CHAMBERS**

Public Hearings

1. Consideration of a Conditional Use Permit for Michael D. Gatzow to allow for a Business Plan of Operation for Perfect Image Detailing
2. Request by the City of Delafield Plan Commission for a zoning amendment to rezone properties at 1320, 1508 1604 Hwy 83 from B-6 (Commercial Holding) to R-5 (Residential Planned Development District)
3. Request to amend an existing Conditional Use for Parquelynn Village for a Planned Development and to rezone property from B-4 (General Business District) to R-6 (Multiple Family Residential District)
4. Consideration of a Conditional Use Permit for Planned Development for Perlick Nagawicka Limited Partnership

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of April 26, 2006 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda.
  - a. **Tax Key 734.989, 4024 Nagawicka Rd. Hartland.** Applicant: Timothy Horner, University Lake School  
Applicant seeks approval of a temporary business plan of operation for a 50<sup>th</sup> birthday celebration for University Lake School on Friday, August 4, 2006 from 4:30 – 8:00 p.m. and Saturday, August 5, 2006 from 8:30 a.m. – 12:00 a.m.
  - b. **Tax Key 743.999, 120 Nashotah Road, Nashotah.** Applicant: St. Joan of Arc Church. Applicants Agent: Marion Kallas. Applicant seeks approval of a temporary business plan of operation for St. Joan of Arc's Festival on Saturday, July 22, 2006 from 11:30 a.m. – 11:30 p.m.
  - c. **Tax Key 787.053, 817 B Genesee Street, Delafield.** Applicant: Sue Caldwell. Owner: Tom Aul. Applicant seeks approval of a business plan of operation for Daily Skin Therapy, a clinical skin care business. Hours of operation are weekdays and Saturday, 8:00 a.m. – 8:00 p.m.; Sunday, 8:00 a.m. – noon. One full-time employee.
  - d. **Tax Key 807.978.003, 350 Austin Circle, A, Delafield.** Applicant: Tony Zanoni. Owner: Tom Smith. Applicant seeks approval of a business plan of operation for Bella Vita, Inc., a dry cleaning, pick-up/drop/off service. Hours of operation are weekdays, 7:00 a.m. – 6:00 p.m. Two full-time employees
  - e. **Tax Key 801.999.009, 2916 Golf Road, Delafield.** Owner: Told Development. Owner's Agent: Poblocki Sign Co. Applicant seeks approval of signage for Radio Shack at Nagawaukee Center.
  - f. **Tax Key 787.087, 709 Milwaukee Street, A, Delafield.** Owner: Pete Feichtmeier. Applicant: Steven C. Young. Applicant seeks approval of a business plan of operation and signage for Prescient Capital Management, Inc., a capital management firm. Hours of operation are weekdays, 8:00 a.m. – 5:00 p.m. with one full-time employee.
  - g. **Tax Key 803.988.004, 2566 Sun Valley Drive, Delafield.** Applicant: Lake Country Cigars. Applicant seeks approval of a temporary business plan of operation for the Macanudo Cigar Event on Tuesday, June 27, 2006 from 3:00 – 7:00 p.m.
  - h. **Tax Key 793.017, 505 Wells Street, Delafield.** Applicant: Delafield Hospitality, LLC, Andrew Ruggeri. Applicant seeks approval of an amended business plan of operation for Wells Street Tavern, a restaurant and bar. Hours of operation are Monday – Thursday and Sunday, 11:00 a.m. – 12:00 a.m.; Friday and Saturday, 11:00 a.m. – 2:00 a.m. Three full-time and 10 part-time employees.
  - i. **Tax Key 804.994.016, 2725 Hillside Drive, Delafield.** Applicant: Maryann Lewandowski, Blast Graphics, LLC. Approval of staff recommendation regarding signage for Lake Country Pool and Spa, a custom in-ground pool, spa supplier.
  - j. **Tax Key 798.966, 418 Genesee Street, Delafield.** Applicant: Will Nourse. Applicant seeks approval of a temporary business plan of operation for a proposal for freestyle wake board and wake skate event on Saturday, June 10 from 8:00 a.m. – 11:00 p.m. Location is the Department of Public Works parking lot.

- k. **Tax Key 733.990.003, 2961 Village Square Drive, Hartland.** Owner: United Properties. Applicant: John Opolka, Diamond Management. Applicant seeks approval of a business plan of operation for Diamondback Management, Inc., dba, Tumbleweed Southwest Grill, a restaurant and bar. Hours of operation are weekdays and Sunday, 11:00 a.m. – 11:00 p.m.; Saturday, 11:00 a.m. – 12:00 a.m. with 60 part-time and 4 full-time employees.
  - l. **Tax Key 733.993.002, 4615 Vettelson Road, Hartland.** Owner: Jim Jendusa. Applicant: Diane Phipps. Applicant seeks approval of a business plan of operation for Telephonic Medical Case Management, medical consulting. Hours of operation are weekdays, 8:00 a.m. – 5:00 p.m. with 1 full-time and 1 part-time employee.
4. Final Consideration, Approvals, Previous Approvals
- a. Request of Plan Commission for a zoning amendment to rezone 1320, 1508, 1604 Hwy 83, single family homes, and 1806 Hwy 83, a business from B-6 (commercial holding district) to R-5 (residential planned development).
  - b. **Tax Key 742.011, 4719 Vista Park Court, Nashotah.** Applicant: David Koscielniak, TDI Associates. Owner: Scott Blake, Parquelynn Village. Applicant seeks approval of an amendment to the Conditional Use Permit to add additional garages, clubhouse and pool facility and have one CUP for the entire development.
  - c. **Tax Key 742.011, 4719 Vista Park Court, Nashotah.** Applicant: City of Delafield. Owner: Scott Blake. Applicant seeks approval of rezoning Parquelynn Village from B-4 (general business district) to R-6 (multiple family residential district).
  - d. **Tax Key 733.989, 4439 Vettleson Road, Hartland.** Applicant: Daniel Switalski. Owner: Mike Gatzow. Applicant seeks approval of a Site Plan and Conditional Use Permit for Perfect Image Detailing.
  - e. **Tax Key 782.026, 782.026.001, 782.027, 2016 Bay Point Lane, Hartland; 782.991, 782.992, 2138 Evergreen Lane, Hartland;** Applicant: Stuart Ruddy. Owner: Steven Bergum, Perlick Nagawicka Limited Partnership. Owner seeks approval of a Conditional Use for Planned Unit Development and 2 Certified Survey Maps.
5. Plans of Operation, Signage and Site Plan
- a. **Tax Key 797.084, 1704 Milwaukee Street, Delafield.** Applicant and Owner: Dennis Sobczak. Applicants seek approval of an amended business plan of operation for seasonal outdoor dining at Fishbone’s Cajun & Creole Restaurant. Hours of operation are Tuesday – Thursday, 4:00 p.m. – 12:00 a.m.; Friday - Saturday, 4:00 p.m. – 1:00 a.m.; Sunday, 4:00 – 10:00 p.m. with 10 full-time and 10 part-time employees.
  - b. **Tax Key 804.994.019, 2730 Hillside Drive, Delafield.** Applicant: Bauer Sign Company. Applicant seeks approval of an amended business plan of operation and signage for Twist ‘n Olive.
6. Preliminary
- a. **Tax Key 793.989.004, 405 Genesee Street, Delafield.** Owner: Lang Investments, Ltd. Owner seeks preliminary approval of a change to the Conditional Use Permit for the Lang Campus and requests public hearing for a Conditional Use change.
  - b. **Tax Key 793.991.001, 232 Main Street, Delafield.** Applicant: David Koscielniak. Owners: Wally Neumann, Mark Neumann, Dave Nosek. Applicants seek preliminary approval of a site plan for a condominium development and requests a public hearing for rezoning.
  - c. **Tax Key 803.998.001, N211 Hwy 83, Delafield.** Applicant: Brad Kwasny, Haag Muller. Applicant seeks approval of a site plan to increase access and the parking lot size of the McDonald’s Restaurant and requests public hearing for Conditional Use change.
  - d. **Tax Key 794.015 and Tax Key 794.016, Lot 3 & 4, 75 Enterprise Road, Delafield.** Owner: Jerry Lyons. Applicant: Bob Buchta, Oliver Construction and Patrick Johnson. Applicant seeks approval of preliminary presentation of a site plan for a storage facility.
7. Zoning and Ordinance Revision
- a. Discussion regarding proposed text amendment for conditional use amendments.
8. Hearing Dates
9. Administrator’s Report
10. Building Inspector’s Report
11. Board of Zoning Appeals
- a. Board of Zoning variances granted for April 2006.
12. Correspondence
- a. Notice of Local Land Planning Education Series held at the Town of Genesee Town Hall on Tuesday, May 30, 2006 from 7:00 – 9:00 p.m.

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- b. Letter dated April 5, 2006 from the Wisconsin Department of Administration regarding no objection to the Preliminary Plat for the Hickory Hills Subdivision in the Town of Delafield.
- c. Letter dated April 18, 2006 from the Wisconsin Department of Administration regarding no objection to the Preliminary Plat for Mission Prairie Subdivision.
- d. Letter from Waukesha County Department of Parks and Land Use dated April 27, 2006 regarding conditional certificate of no objection to the Preliminary Plat for Mission Prairie Subdivision.

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 May 31, 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>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>		