

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
August 29, 2007
7:00 PM - COUNCIL CHAMBER

Public Hearings:

Consideration to amend the Conditional Use Permit for Open Pantry Food Mart to allow for site storage and modifications to the signage

Consideration of a Conditional Use Permit to allow for a chiropractic office at 1452 Genesee Street, Delafield

Zoning Text Amendment – M-1 Zoning District Uses

Pledge of Allegiance

Roll Call

1. Approve Plan Commission meeting minutes of July 25, 2007 meeting
2. Delafield citizen's comments pertaining to subjects on this agenda
3. Consent Agenda (Recommended approvals in accordance with the staff report)
 - a. **Tax Key 798.051, 711 Main Street, Delafield.** Applicant: Gary Gorski. Applicants seek approval of a site plan amendment for adding seven parking spaces
 - b. **Tax Key 787.081, 615 Milwaukee Street, Delafield.** Applicant: Bonnie Sweetland. Owner: Tom Kelly. Applicant seeks approval of a business plan of operation for Sweetland Wellness Institute, a wellness center. Hours of operation are weekdays and Saturday, 8:00 a.m. – 10:00 p.m.; Sunday 10:0 a.m. – 7:00 p.m. with 1 full-time employee.
 - c. **Tax Key 793.014.003, 440 Wells Street, #105, Delafield.** Applicant: Sarah and Ron Sullivan. Owner: Lang Investments. Applicants seek approval of a business plan of operation and signage for The Children's Play Gallery, an interactive museum for ages 0-9. Hours of operation are weekdays, 9:00 a.m. – 4:00 p.m.; Saturday, 10:00 a.m. – 7:00 p.m.; Sunday, 12:00 – 4:00 p.m., with 4 part-time and 1 full-time employees.
 - d. **Tax Key 733.990.003, 3100-3158 Village Square Drive, Hartland.** Applicant: Drew Johnson, United Properties. Applicant seeks approval of the signage program for Village Square of Delafield.
 - e. **Tax Key 794.013, 242 Enterprise Road, Suite A, Delafield.** Owner: Greg Smith. Applicants: Tom Brereton and Sue Myatt. Applicants seek approval of a business plan of operation for Pooch Playhouse, a dog daycare center. Hours of operation are weekdays, 6:00 a.m. – 7:00 p.m., with 2 full-time and 2 part-time employees.
4. Final Consideration, Approvals, Previous Approval
 - a. Rogers Memorial Hospital and State of Wisconsin Department of Health and Family Services Identification of Hazards Request and determination of a minor vs. major change to the Conditional Use.
 - b. **Tax Key 787.999, 1452 Genesee Street, Delafield.** Applicant: Dr. Daniel Murray, Lake Country Health Center. Applicant seeks a Conditional Use Permit and approval of a site plan to allow for a reduced building setback and reduced parking ratio for a chiropractic clinic.
 - c. **Tax Key 781.990.001, 1604 Highway 83, Hartland.** Owner: Joe and John Geason. Applicant: Verizon Communication. Applicant seeks approval of a Conditional Use Permit and site plan for a cell tower and determination of a major or minor change to the Conditional Use Permit. Use Permit.

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5. Plans of Operation, Signage and Site Plan
 - a. **Tax Key 798.013.001, 700 A Genesee Street, Delafield.** Applicant: Steven Paul Designs. Owner: Rick Lieblang. Applicant seeks approval of a business plan of operation and signage for Steven Paul Designs, a jewelry store. Hours of operation are weekdays and weekends, 7:00 a.m. – 9:00 p.m., with 2 full-time employees.
 - b. **Tax Key 804.999.004, 3173 Golf Road, Delafield.** Applicant: Lemberg Electric Co. Owner: Told Development. Applicant seeks approval of a business plan of operation and sign permit application for AT&T Alpha Wireless. Hours of operation are weekdays 9:00 a.m. – 8:00 p.m.; Saturday, 10:00 a.m. – 8:00 p.m.; Sunday, 11:00 a.m. – 6:00 p.m., with 3 part-time employees.
 - c. **Tax Key 733.990.003, 3100-3158 Village Square Drive, South Retail Building, Hartland.** Applicant: Michael Bell. Owner: United Properties. Applicant seeks approval of a business plan of operation for Anytime Fitness, a fitness health club. Hours of operation are weekdays and weekends, 5:00 a.m. – 2:00 a.m., with 1 part-time and 2 full-time employees.
 - d. **Tax Key 794.024, 75 Enterprise Road, Delafield.** Applicant: Dave Miller, Anderson-Ashton, Inc; Owner: Gerry Lyons. Applicant seeks approval of a site plan, architecture, and stormwater maintenance agreement for an addition to the Lyons Electric Building
6. Preliminary
 - a. **Tax Key 792.988, 1111 Genesee Street, Delafield. St. John's Chrysostom Church.** Discussion regarding site plan and minor or major change to the conditional use permit.
7. Zoning and Ordinance Revision.
 - a. Discussion and action regarding Southeastern Wisconsin Regional Transportation System Plan (SEWRPC) for 2035.
 - b. Consider an ordinance amendment to Sections 17.39(28) of the Municipal Code of the City of Delafield regarding M-1 zoning District permitted uses.
8. Hearing Dates
9. Administrator's Report
10. Building Inspector's Report
11. Board of Zoning Appeals
 - a. Variance request held open for Jeff Rogala, 130-132 Hilly Oak Drive, Delafield.
12. Correspondence
 - a. Letter dated August 9, 2007 from the Wisconsin Department of Administration stating no objection to the final plat for Mission Prairie Subdivision, **Tax Key 746.999**
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 August 29, 2007 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.

Matt Carlson,
City Administrator/Treasurer
Interim Clerk

Posted: _____

Deputy Clerk/Admin. Assistant

- Front Door City Hall
- 1st and 2nd Floor Bulletin Boards
- Faxed to Newspapers
- Website