

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

**PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, MARCH 26, 2008  
7:00 PM - COUNCIL CHAMBER**

Pledge of Allegiance  
Roll Call

**PUBLIC HEARING #1: DELC 0783.983**

Conditional Use Public Hearing for property owned by the Nagawicka Lake Yacht Club, 1131 Mariner Drive, Hartland, WI 53029. Applicant's Agent Gerry Maier, 330 Stoneridge Isle, Delafield, WI 53018, requests a Conditional Use to upgrade their facility and make improvements for ADA access. The Yacht Club is a historic institution in the City of Delafield and predates City incorporation. As such it has existed as a legal non-conforming use. This Conditional Use will bring the Yacht Club into compliance with City of Delafield Zoning Code. This property is currently zoned RL-2 (Residential Lake – Single Family).

**PUBLIC HEARING #2: DELC 0742.987**

Conditional Use Public Hearing for property owned by Allen Storage LLC, PO Box 130, Nashotah, WI 53058; Applicant is MOJO Marine, 220 Watertown Plank Road, Nashotah, WI 53058. Applicant's Agent Badger Lighting & Signs, 19355 Janacek Ct. #201, Brookfield, WI 53045, requests a Conditional Use to allow signage above the wall of the flat-roof building. Per City of Delafield zoning code, signs above the wall of the building constitute a roof sign, requiring a Conditional Use. This property is currently zoned M1 (Industrial).

**PUBLIC HEARING #3: DELC 0742.999**

Conditional Use Public Hearing for property owned by Richard & J Gardner, N47W32811 Oakwood Ave, Nashotah, WI 53058. Applicant Jason Davis, 172 Main Street, Sullivan, WI 53178, for Motorsports Service & Parts, located at W11 East Wisconsin Avenue, Nashotah, WI 53058, requests a Conditional Use for motorsports parts retail and service business. Motorsport related parts and retail includes helmets, tires, batteries, gloves, chains, props, life vests, etc. Motorsport service includes small engine (ATVs, watercrafts, snow-blowers and generators), transmission repair, tire mounting & balancing, impeller & pump repair, carburetor & fuel injection cleaning, and the installation of parts and accessories. This property is currently zoned B-4 (General Business).

1. Approve Plan Commission meeting minutes of February 27, 2008 meeting.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda (Recommended approvals in accordance with the staff report).
  - a. Town of Delafield seeks approval of an extraterritorial Preliminary Plat for Paradise Valley Subdivision.
  - b. **Tax Key 0804.982, 2910 Golf Road, Delafield.** Owner: Joseph A. Palmisano. Applicant: Calvary Sales & Marketing, DBA Dream Team ProShop. Applicant seeks approval of a Business Plan of Operation for a sports memorabilia and collectibles store. Hours of Operation are Weekdays 10:00 a.m. to 8:00 p.m.; Saturday 10:00 a.m. to 6:00 p.m.; Sunday 12:00 p.m. to 5:00 p.m. with 2 part-time and 2 full-time employees.
  - c. **Tax Key 0798.013.001, 613 Main Street, Delafield.** Owner: Rick Lieblang. Applicant: Gary Schoreder, Earth Care Window Treatment and Design. Applicant seeks approval of a Business Plan of Operation for a retail store for window treatments and design. Hours of Operation are Weekdays 9:00 a.m. to 9:00 p.m.; Saturday 9:00 a.m. to 6:00 p.m.; Sunday 9:00 a.m. to 6:00 p.m. with 2 part-time and 3 full-time employees.
  - d. **Tax Key 0733.990.003, 3130 Village Square Drive, Hartland.** Owner: Delafield Investment, LLC. Applicant: Anytime Fitness. Applicant seeks approval of signage for Anytime Fitness.

- e. **Tax Key 0804.994.002, 2863 Heritage Drive, Delafield.** Owner: N D Realty Corp. Applicant: Wal-Mart. Applicant seeks approval for a Temporary Business Plan of Operation for an Art and Craft Fair on Saturday, September 27, 2008 from 9:00 a.m. to 3:00 p.m.
  - f. **Tax Key 0733.990.003, 3059 Village Square Drive, Delafield.** Owner: United Properties. Applicant: Richard Pasko. Applicant seeks approval of a Business Plan of Operation for Subway, a restaurant. Hours of operation are weekdays and Saturday, 9:00 a.m. 11:00 p.m.; Sunday, 10:00 a.m. – 9:00 p.m., with 7 part-time and 3 full-time employees.
4. Final Consideration, Approvals, Previous Approval.
- a. **Tax Key 0793.014.001, 601 Genesee Street, Delafield.** Owner/Applicant: Lang Investments. Owner/Applicant seeks approval for a minor change to the Conditional Use for Site Plan modification for Delafield Square Site Plan.
  - b. **Tax Key 0783.983, 1131 Mariner Drive, Hartland.** Owner/Applicant: Nagawicka Lake Yacht Club. Applicant seeks approval for a Conditional Use Permit for the Nagawicka Lake Yacht Club, to upgrade their facility and make improvements for ADA access.
  - c. **Tax Key 0742.987, 220 Watertown Plank Road, Nashotah.** Owner: Allen Storage LLC. Applicant: MOJO Marine. Applicant seeks a Conditional Use Permit for MOJO Marine to allow signage above the wall of the flat-roof building.
  - d. **Tax Key 0742.999, W11 East Wisconsin Avenue, Nashotah.** Owner: Richard & J Gardner. Applicant: Jason Davis. Applicant seeks a Conditional Use Permit for Motorsports Service & Parts for motorsports parts retail and service business.
  - e. **Tax Key 0782.026.002, 2019 Bay Point Lane, Delafield.** Owner/Applicant: Eric & Lori Laatsch. Applicant seeks consideration of minor change to a Conditional Use-Planned Development for a two story garage.
  - f. **Tax Key 0787.079, 621 Milwaukee Street, Delafield.** Owner/Applicant: Tom Aul. Owner/Applicant seeks final approval of a Business Plan of Operation for seasonal outdoor dining for White Oak Grill, Inc., A Restaurant. Hours of operation are Weekdays, 6:00 p.m. – 12:00 a.m.; Saturday, 6:00 a.m. – 2:00 a.m.; 10:00 a.m. – 9:00 p.m. for outdoor dining; closed Sunday, with 6-10 full-time and 6-10 part-time employees.
5. Plans of Operation, Signage and Site Plan.
- a. Owner/Applicant: City of Delafield. Owner/Applicant seeks selection of retaining wall materials for the Cushing Park Road Path Project.
6. Preliminary.
7. Zoning and Ordinance Revision.
- a. Discussion and action of the zoning text amendment, an Ordinance adding 17.75 – Political Signs.
8. Hearing Dates.
9. Administrator's Report.
- a. Acceptance of Final Draft of Smart Growth Chapter 1 – Introduction.
  - b. Discussion and possible action of Smart Growth – Chapter 2-Trends, Issues and Opportunities.
10. Building Inspector's Report.
11. Board of Zoning Appeals - April 10, 2008 Hearings
- a. 7:30 p.m. – 1543 Milwaukee Street. Gable Expansion.
  - b. 7:45 p.m. – 2534 Woodland Park Drive. Attached garage and master bedroom suite.

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12. Correspondence

- a. Letter from Village of Oconomowoc Lake regarding Conditional Use and Zoning Amendment request of MLG, "The Colonies of Delafield".

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 March 26, 2008 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.

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Marilyn Czubkowski,  
City Administrator

Posted: \_\_\_\_\_

\_\_\_\_\_  
Deputy Clerk

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