

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

**PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, APRIL 30, 2008  
7:00 PM - COUNCIL CHAMBER**

Pledge of Allegiance  
Roll Call

**PUBLIC HEARING #1: DELC 0838.999.001**

Conditional Use Public Hearing for property owned by Kevin Enright, 601 S. Cushing Park Road, Delafield, WI 53018. Owner/Applicant requests a Conditional Use to rebuild a barn that exceeds the allowable floor area. This property is currently zoned RE-2 (Two Acre Rural Estate).

**PUBLIC HEARING #2: ZONING TEXT AMENDMENT**

Consideration of a zoning text amendment, an Ordinance adding "17.75 - Political Signs"; new language relating to regulation of political signs. This amendment may have an effect on all property within the City.

1. Approve Plan Commission meeting minutes of April 8, 2008 special 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 Certified Survey Map for Maple Bluff Estate, LLC.
  - b. **Tax Key 0787.081, 615 Milwaukee Street, Delafield.** Owner: Tom Kelly. Applicant: Shannon Brazeau. Applicant seeks approval of a Business Plan of Operation for an insurance agency, Farmers Insurance. Hours of Operation are Weekdays 9:00 a.m. to 5:00 p.m., with 1 full-time employee.
  - c. **Tax Key 0797.084, 1704 Milwaukee Street, Delafield.** Owner/Applicant: Dennis Sobczak. Owner/Applicant seeks approval of a Business Plan of Operation amendment for Fishbones Cajun and Creole Restaurant. Hours of Operation are Monday through Thursday 4:00 p.m. to 12:00 a.m.; Friday 4:00 p.m. to 1:00 a.m.; Saturday 4:00 p.m. to 1:00 a.m.; Sunday 4:00 p.m. to 10:00 p.m. with 17 part-time and 4 full-time employees.
  - d. **Tax Key 0798.026, 617 Wells Street, Delafield.** Owner/Applicant: Raul Perez. Owner/Applicant seeks approval of a Business Plan of Operation amendment for the Lumber Inn Restaurant. Hours of Operation are Weekdays 6:00 a.m. to 10:00 p.m.; Saturday 6:00 a.m. to 10:00 p.m.; Sunday 6:00 a.m. to 10:00 p.m. with 8 part-time and 4 full-time employees.
  - e. **Tax Key 0798.966, 416 Genesee Street, Delafield.** Owner/Applicant: Tom Aul. Owner/Applicant seeks approval of a Site Plan "Appearance to change the color of the building, consistent with historic color palette.
4. Final Consideration, Approvals, Previous Approval.
  - a. **Tax Key 0838.999.001, 601 S. Cushing Park Road, Delafield.** Owner/Applicant: Kevin Enright. Owner/Applicant seeks approval for a Conditional Use Permit to rebuild a barn that exceeds the allowable floor area.
  - b. **Tax Key 0787.999, 1452 Genesee Street, Delafield.** Owner/Applicant: Dr. Dan Murray. Owner/Applicant seeks approval of a landscape plan for Lake Country Health Center.
  - c. Discussion and action for permanent approval of banner signage for **Tax Key 0793.014.001, 637 Genesee Street, Delafield.** Applicant: Nick Gagliano. Owner: Lang Investments for Gagliano's Market.
  - d. Discussion and action for Conditional Use Permit extension for **Tax Key 0793.991.002 and 0793.991.003, 232 Main Street, Delafield.** Applicants: Wally and Mark Neumann, Dave Nosek, and Dave Koscielniak, TDI Associates.

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5. Plans of Operation, Signage and Site Plan.
  - a. **Tax Key 0797.953.001, 200 N. Lapham Peak Road, Delafield.** Owner/Applicant: Kathleen F. Skidmore. Owner/Applicant seeks approval for a privacy fence, approximately 16 to 20 linear feet and 6 feet tall.
6. Preliminary
  - a. **Tax Key 0798.965.002, 400 Genesee Street, Delafield.** Owner/Applicant: Lang Residential Investments, LLC. Owner/Applicant seeks approval of a Preliminary Certified Survey Map to amend an existing easement.
7. Zoning and Ordinance Revision.
  - a. Discussion and action & recommendation to the Common Council to approve the zoning text amendment, an Ordinance adding "Section 17.75 - Political Signs".
8. Hearing Dates.
9. Administrator's Report.
  - a. Oakwood Church and Little Lambs Learning Center.
  - b. Signage approved by staff:
    - i. **Tax Key 0733.990.003, 3138 Village Square Drive, Hartland.** Owner: United Properties. Applicant: Matt Dawson, for Papa Murphy's Pizza. Revised pre-approved monument sign.
    - ii. **Tax Key 0794.017.002, 206 Enterprise Road, Delafield.** Owner/Applicant: Lee Krmpotich for Proverbs, LLC. Replacement of existing sign conforming to pre-approved size and location.
  - c. Discussion and action of Smart Growth Chapter 2 – Issues and Opportunities draft.
  - d. Discussion of Smart Growth Chapter 3 – Agricultural, Natural and Cultural Resources elements.
10. Building Inspector's Report.
11. Board of Zoning Appeals – Thursday, April 24, 2008 Hearings
  - a. 7:00 p.m. – **DELCO 0786.073.001, 1823 West Shore Drive.** Rebuilding of detached garage and attaching to main home through a mud room/porch.
  - b. April 10, 2008 Board of Zoning Hearings Outcomes:
    - a. Case 743 – Proposed Gable Expansion Approved.
    - b. Case 744 – Expansion of Non-Conforming Structure Approved.
12. Correspondence
  - a. Letter from SEWRPC regarding Commission staff review and comment on an isolated natural resource area delineating performed by Natural Resources Consulting for the proposed Colonies of Delafield development.
  - b. Reclaiming the Strip. Gateway and Corridor Planning Seminar.
  - c. Letter to Hands Huber regarding parking concerns on First, Second and Third Streets.
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 30, 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