

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

**PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, OCTOBER 29, 2008  
7:00 PM - COUNCIL CHAMBER**

Pledge of Allegiance  
Roll Call

**PUBLIC HEARING #1: DELC 0786.998.** Consideration of a major change to Christ the King Lutheran Church's existing Conditional Use to replace existing wooden sign panel with an internally lit sign. Owner/Applicant: Christ the King Lutheran Church. Agent: Fred Zabel, Badger Lighting & Signs. This property is currently zoned RE-1.

**PUBLIC HEARING #2: ZONING TEXT AMENDMENT.** Consideration of a zoning text amendment amending City of Delafield Municipal Code Chapter 23, relating to Construction Stormwater Management. This amendment may have an effect on all property within the City.

1. Approve Plan Commission meeting minutes of October 15, 2008.
2. Delafield citizen's comments pertaining to subjects on this agenda.

***SPECIAL ORDER OF BUSINESS: Presentation of Preliminary Public Safety Campus Drawing & Downtown Campus Drawing by Bray Architects.***

3. Consent Agenda (Recommended approvals in accordance with the staff report).
  - a. Recommendation to Common Council to approve Extraterritorial Certified Survey Map for Maple Bluff Estates, W303 N2595-2623 Maple Road.
  - b. **Tax Key 0798.036.001, 0798.037.001 & 0798.038.001, 711 Wells Street, Delafield.** Owner: Villard Company, Inc. Applicant: John Knowlton. Applicant seeks approval of a Business Plan of Operation for a residential mortgage operations center, Inlanta Mortgage. Hours of operation are Monday through Friday 8:00 a.m. to 6:00 p.m. with 4 part-time employees and 28 full-time employees.
  - c. **Tax Key 0793.014.008, 637 Genesee Street, Delafield.** Owner: Ace Delafield Properties, LLC. Jason Steiner. Applicant: Delafield Fine Foods. LLC. Applicant seeks approval of a Business Plan of Operation for a grocery store, Delafield Fine Foods. Hours of operation are Sunday through Saturday, 8:00 a.m. to 9:00 p.m. with 20 part-time employees.
4. Final Consideration, Approvals, Previous Approval.
  - a. **Tax Key 0786.998, 1600 Genesee Street, Delafield.** Owner: Christ the King Lutheran Church. Applicant: Badger Lighting & Signs. Applicant seeks determination of minor versus major change to the Conditional Use to replace existing signage and recommendation to Common Council of the same.
  - b. **Tax Key DELC 0793.001.001 through 0793.001.006, 415 Genesee Street, Delafield.** Owner: Delafield Commerce Center Condominium Association. Applicant: Kris Timmer. Applicant seeks approval of a minor change to the Conditional Use to allow for a campus wide directional sign program.
  - c. **Tax Key DELC 0794.952, 322 W. Enterprise Road, Delafield.** Owner: WE Energies. Applicant: Verizon Wireless c/o Velocitel, Inc. Applicant seeks approval of a Site Plan Amendment to place a generator and appropriate screening.
  - d. **Tax Key DELC 0807.985.016, 3820 Kettle Court East, Delafield.** Owner: City of Delafield. Applicant: Verizon Wireless c/o Velocitel, Inc. Applicant seeks approval of a Site Plan Amendment to place a generator and appropriate screening.
  - e. Discussion and action of request from Reinhart Attorneys at Law for change of land use for Foxwood Estates Addition #1 within the area of the Lake Country Corridor Compact, and recommendation to the Common Council of the same.

5. Plans of Operation, Signage and Site Plan.
  - a. **Tax Key 0624.001, CTH B (Oakwood Drive), Nashotah.** Owner/Applicant: Sue & Mike Michels. Applicant seeks approval for a boathouse as recommended by Lake Welfare Committee.
  - b. **Tax Key 0788.024, 1445 Milwaukee Street, Delafield.** Owner: Fred & Sue Weigel. Applicant: R.I. Construction, Roman Iwinski. Applicant seeks approval for a boathouse as recommended by Lake Welfare Committee.
  - c. Discussion and action on downtown directional signage concept.
  
6. Preliminary
  - a. **Tax Key 0799.973, Indian Spring Road & CTH C, Delafield.** Owner/Applicant: RP Technology Development Group. Applicant seeks review of a preliminary concept plan for Red Prairie Corporation.
  - b. Discussion of potential TIF financing for Red Prairie development.
  - c. **Tax Key 0798.055, 737 Main Street, Delafield.** Owner/Applicant: Red Top Capital, LLC. Tom Rolfs. Applicant seeks preliminary consideration for a home business Conditional Use.
  - d. **Tax Key 0798.965.003, Genesee Street, Delafield.** Owner: Delafield Lakes. Applicant: Joel McCormick. Applicant seeks review of a revised preliminary concept plan for Delafield Lakes, a mixed use development.
  
7. Zoning and Ordinance Revision.
  - a. Discussion and action to recommend to the Common Council to amend City of Delafield Municipal Code Chapter 23, relating to Construction Stormwater Management.
  - b. Recommendation from Lake Welfare Committee to adopt zoning text amendment for Sections 17.22 and 17.24 related to the Boathouse Code, and recommendation to Common Council of the same.
  - c. Discussion and action on Sign Committee Sign Ordinance recommendations and recommendation to Common Council of the same.
  - d. Discussion and action to adopt Resolution No. 2008-35, Resolution Amending the Land Use Plan of the City of Delafield, for the City of Delafield Public Safety Campus lands.
  
8. Hearing Dates.
  - a. Wednesday, November 19, 2008 amending City of Delafield Municipal Code Chapter 17, Section 17.33(5) which adds two additional criteria by which the Plan Commission can evaluate proposed plans of operation.
  
9. Administrator's Report.
  - a. Working Lands Connection Local Land Use Workshops.
  - b. Discussion of staff reviewing Business Plans of Operation.
  
10. Building Inspector's Report.
  
11. Board of Zoning Appeals.
  - a. October 23, 2008 Hearings Scheduled:
    - i. DELC 0788.997; Appeal of Andrew & Barbara Johnson (owners) for proposed rebuilding of shed at 1133 Milwaukee St, pertaining to Section 17.39(11)(h) regarding minimum interior side yard requirements.
    - ii. DELC 0752.022; Appeal of Michael Schuette (owner) and Jody Ryg (agent) for proposed enclosing of 2nd floor deck area into master bedroom at 2710 Burries Rd. pertaining to Section 17.39(9)(g) regarding shoreline setback requirements, Section 17.39(9)(i) regarding interior side yard requirements and Section 17.39(9)(m) regarding floor area ratio allowed.

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12. Correspondence

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 October 29, 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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Tim Schuenke  
City Administrator

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

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Deputy Clerk

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