

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

**PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, NOVEMBER 19, 2008  
7:00 PM - COUNCIL CHAMBER  
AMENDED ON 11/17/08 @ 12:00 P.M.**

Pledge of Allegiance

Roll Call

Introduction of new Plan Commission member, Chris Smith, Park & Rec Commission Chair.

**PUBLIC HEARING #1: ZONING TEXT AMENDMENT.** Consideration of a zoning text amendment, an Ordinance 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 Business Plans of Operation. This amendment may have an effect on all property within the City.

1. Approve Plan Commission meeting minutes of October 29, 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. **Tax Key 0804.994.004, Golf Road, Delafield.** Owner: Meridian Delafield Limited Partnership. Applicant: Deborah K. Triplett. Applicant seeks approval of a Business Plan of Operation for a nature shop, Wild Birds Unlimited. Hours of operation are Monday through Friday 10:00 a.m. to 7:00 p.m.; Saturday 9:00 a.m. to 5:00 p.m.; Sunday 11:00 a.m. to 4:00 p.m., with 7 part-time employees.

**Special Order of Business:**

- a. **Tax Key 0793.998 & Part 0793.987.001, 111 Main Street, Delafield.** Owner/Applicant: City of Delafield. Owner/Applicant seeks approval of a Site Plan and Architecture for the Public Safety Campus and DPW Building Expansion.
  - b. **Tax Key 0798107, 500 Genesee Street.** Owner/Applicant: City of Delafield. Owner/Applicant seeks approval of a Site Plan and Architecture for the Downtown Civic Center.
4. Final Consideration, Approvals, Previous Approval.
    - a. **Tax Key 0624.001, 0624.002, 0624.003 and part 0622.999. Valley Road, Nashotah.** Owner/Applicant: Three Siblings, LLC. c/o Siepmann Realty Corp. Owner/Applicant seeks approval of a Final Certified Survey Map.
  5. Plans of Operation, Signage and Site Plan.
    - a. **Tax Key 0793.021.001, 705 Genesee Street, Delafield.** Owner/Applicant: Delafield Convenience, c/o Gary Nuernberger. Owner/Applicant seeks a minor change to the Conditional Use for the approval of a monument sign.
    - b. **Tax Key 0787.999, 1452 Genesee Street, Delafield.** Owner/Applicant: Lake Country Health Center, Dr. Daniel T. Murray. Owner/Applicant seeks approval of a minor change to the Conditional Use to allow signage that exceeds the zoning code.
    - c. **Tax Key 0802.998.006, 663 Garrison Court, Delafield.** Owner/Applicant: Chuck Hajinian. Owner/Applicant seeks approval for a boathouse as recommended by Lake Welfare Committee.
    - d. **Tax Key 0798.034, 730 Main Street, Delafield.** Owner/Applicant: Glenn & Pam Koehn. **Owner/Applicant seeks approval of a retaining wall within the road setback.**
    - e. Discussion and action on downtown directional signage concept.

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6. Preliminary
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 on an Ordinance 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 Business Plans of Operation and recommendation to the Common Council of the same.
8. Hearing Dates.
  - a. December 17, 2008:
    - i. Delafield Lakes General Development Plan (GDP)
    - ii. Tom Rolfs Home Business Conditional Use.
9. Administrator's Report.
10. Building Inspector's Report.
11. Board of Zoning Appeals.
  - a. October 23, 2008 Hearings Determinations:
    - 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 - **APPROVED**.
    - 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 - **APPROVED**.
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 November 19, 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 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.

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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