

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

**PLAN COMMISSION MEETING AGENDA
WEDNESDAY, DECEMBER 17, 2008
7:00 PM - COUNCIL CHAMBER**

Pledge of Allegiance
Roll Call

PUBLIC HEARING #1: DELC 0798.965.003. Conditional Use Public Hearing for Owner/Applicant: Delafield Lakes, 101 N. Mills Street, Madison, WI 53562; Agent: Joe McCormick, 101 N. Mills Street, Madison, WI 53562. Owner/Applicant requests a Conditional Use for a mixed use office and multi-family complex. A site plan of the affected property may be obtained from the City Council. This property is currently zoned CBD-2.

PUBLIC HEARING #2: DELC 0798.055. Conditional Use Public Hearing for Owner/Applicant: Red Top Capital, LLC. Tom Rolfs, 625 Walnut Ridge Drive, Hartland, WI 53029. Owner/Applicant requests a Conditional Use for a home business and architectural modifications for a building addition that will encroach in the side yard setback. A site plan of the affected property may be obtained from the City Council. This property is currently zoned R-4.

1. Approve Plan Commission meeting minutes of November 19, 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 0804.985, 3215 Hillside Drive, Delafield.** Owner/Applicant: Ackasone (Lam) Virasith. Owner/Applicant seeks approval of a Business Plan of Operation for a restaurant, Pacific Bistro. Hours of operation are Sunday through Saturday 10:00 a.m. to 2:00 a.m. with 5 part-time employees and 10 full-time employees.
 - b. **Tax Key 0804.985, 3201 Hillside Drive, Delafield.** Owner/Applicant: Daniel Fluyeras. Owner/Applicant seeks approval of a Business Plan of Operation amendment for a change of ownership for a picture framing / art gallery, Gallery 1.
4. Final Consideration, Approvals, Previous Approval.
 - a. **Tax Key 0793.998 & Part 0793.987.001, 111 Main Street, Delafield.** Owner/Applicant: City of Delafield. Owner/Applicant seeks approval of the following items for the Public Safety Campus:
 - i. Final Certified Survey Map and recommendation to Common Council of the same.
 - ii. Lighting Plan
 - iii. Landscape Plan
 - b. **Tax Key 0798107, 500 Genesee Street, Delafield.** Owner/Applicant: City of Delafield. Owner/Applicant seeks approval of the following items for the Downtown Civic Center.
 - i. Final Certified Survey Map and recommendation to Common Council of the same.
 - ii. Lighting Plan
 - iii. Landscape Plan
 - c. **Tax Key 0798.965.003, Genesee Street, Delafield.** Owner/Applicant: Delafield Lakes; Agent: Joe McCormick. Owner/Applicant seeks approval of a Conditional Use for a mixed use office and multi-family complex and recommendation to Common Council of the same.
 - d. **Tax Key 0798.055, 737 Main Street, Delafield.** Owner/Applicant: Red Top Capital, LLC. Tom Rolfs. Owner/Applicant seeks approval of a Conditional Use for a home business and architectural modifications for a building addition that will encroach in the side yard setback, and recommendation to Common Council of the same.

5. Plans of Operation, Signage and Site Plan.
 - a. **Tax Key 0793.014.008, 637 Genesee Street, Delafield.** Owner: Ace Delafield Properties, LLC. Jason Steiner. Applicant: Ceriello Fine Italian Foods & Fresh Food Market. Applicant seeks approval of a modification to the existing sign plan.
6. Preliminary
7. Zoning and Ordinance Revision.
 - a. Discussion and action to recommend to Common Council to adopt Ordinance No. 601, An Ordinance Repealing and Recreating Chapter 23 of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, Relating to Construction Site Erosion Control and Stormwater Management.
 - b. Discussion and action to review draft language for City of Delafield Zoning Code Section 17.14(6) Retaining Walls.
 - c. Discussion and action to review draft language for City of Delafield Zoning Code Section 17.88(2) Public Hearing Notice and Publication.
8. Hearing Dates.
 - a. Call for Planned Unit Development (PUD) Public Hearing for Red Prairie Technology Development Group and set date for the same.
 - b. Set Public Hearing Date for remaining Sign Committee Sign Ordinance recommendations.
9. Administrator's Report.
 - a. Discussion of Smart Growth Chapter 5 Housing.
 - b. Initial Issuance of Smart Growth Chapter 7 Land Use.
 - c. Plan Commission meeting schedule:
 - a. January 14, 2009
 - b. January 28, 2009
 - c. February 11, 2009
 - d. February 25, 2009
 - e. March 11, 2009
 - f. March 25, 2009
10. Building Inspector's Report.
11. Board of Zoning Appeals.
 - a. December 11, 2008 Hearings Determinations:
 - i. DELC 0751.032 - Proposed detached garage at 2634 Nagawicka Ave – APPROVED
 - ii. DELC 0736.988.002 - Re-roof and structurally reinforce barn roof areas - APPROVED
 - iii. DELC 0787.058 - Proposed rebuilding of attached garage at 741 Mill St - 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 the last Wednesday of the month December 17, 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.

_____	Posted: _____
Tim Schuenke	<input type="checkbox"/> Front Door City Hall
City Administrator	<input type="checkbox"/> 1 st and 2 nd Floor Bulletin Boards
_____	<input type="checkbox"/> Faxed to Newspapers
Deputy Clerk	<input type="checkbox"/> Website