

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
WEDNESDAY, DECEMBER 16, 2009
7:00 PM - COUNCIL CHAMBER

Call Plan Commission Meeting to Order.
Pledge of Allegiance
Roll Call

Please take notice that there will be public hearings before the Plan Commission in the Council Chamber of City Hall on Wednesday, December 16, 2009 at 7:00 p.m. to consider the following matters:

PUBLIC HEARING #1: REZONE CERTAIN PROPERTIES SO THAT ZONING WILL BE CONSISTENT WITH THE CITY'S MASTER PLAN.

1. Approve Plan Commission meeting minutes of October 28, 2009 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
3. Consent Agenda (Recommended approvals in accordance with the staff report).
 - a. **DELC 0792.056, 807 Genesee Street Delafield.** Owner: Steingroup Commercial Real Estate. Applicant: Harry and Mary Schaff, W243 N2728 Creekside Drive, Pewaukee. Applicant seeks approval of a gourmet chocolate franchise store, Rocky Mountain Chocolate Factory. Hours of Operation are Weekdays 10:00 a.m. to 8:00 p.m., Saturday 10:00 a.m. to 8:00 p.m., Sunday 12:00 p.m. to 5:00 p.m. with four part-time and two full-time employees.
4. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0807.978.014, 3700 Hillside Drive, Delafield.** Owner/Applicant: Floor 360, LLC. Owner/Applicant seeks approval of a minor change to the sign program to allow an electronic reader board in place of the premise sign.
 - b. **DELC 0804.994.019, 2726-2736 Hillside Drive, Delafield.** Owner/Applicant: Hillside Terrace Shopping Center c/o Jason Israel. Owner/Applicant seeks an amendment to the existing multi-tenant sign program to incorporate multiple changes.
5. Plans of Operation, Signage and Site Plan.
 - a. **DELC 0804.994.002 & 0804.994.006, 2863 Heritage Drive, Delafield.** Owner: Wal-Mart Store #1678. Applicant: Wal-Mart Store #1678 c/o Kerry Hardin, RA Smith National. Applicant seeks approval of a Site Plan, Architecture and Business Plan of Operation for a Wal-Mart Supercenter. Site Plan to include revised photometric, landscape plans and traffic related site issues. Hours of Operation are Weekdays and Weekends 5:00 a.m. to Midnight with approximately 90 part-time employees and approximately 140 full-time employees at its expanded Supercenter. Actual numbers of employees will depend on customer demands and part-time/full-time makeup will depend on employer desires.
 - b. **DELC 0759.999, STH 83, across from intersection of STH 83 and Walnut Ridge Drive, Delafield.** Owner: Harry E. Wolcott Family Trust. Applicant: Marty Larson, Realtor, 2772 South Moreland Road, New Berlin. Applicant seeks approval to allow a 32 square foot sign for 90 days to be located at STH 83, across from intersection of STH 83 and Walnut Ridge Drive.
 - c. **DELC 0794.015.001, 134 Enterprise Road, Delafield.** Owner: Jack Styza. Applicant: Delafield Storage. Applicant seeks determination of a minor or major change to the Conditional Use to allow offsite sandwich board signs at the intersections of Cushing Park Road and Main Street, and Cushing Park Road and Enterprise Drive.

6. Preliminary
 - a. **DELC 0798-079-001 to 0798-079-004, 0798-083, 0798-084-001, 0798-972 and 0798-973 (no address), Delafield.** Owner/Applicant: Joe McCormick/Delafield Lakes, 101 N. Mill Street, Madison. Owner/Applicant seeks preliminary feedback on a Preliminary Plat for a new housing concept with 16 single family homes in combination with two 30 unit multi-family buildings.
7. Zoning and Ordinance Revision.
 - a. Discussion and action on multiple parcels proposed for rezoning throughout the City, to be consistent with the recommendations of the Comprehensive Plan.
8. Hearing Dates.
9. Administrator's Report.
10. Planner's Report
11. Building Inspector's Report.
12. Board of Zoning Appeals.
13. Correspondence.
 - a. Letter from Attorney Hammes regarding Foxwood Crossings Development - Geason/Nagawicka View Dairy Farms Proposed Rezoning
14. 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 16, 2009 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.

_____	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