

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, May 28, 2014
7:00 p.m.

****CITY HALL COMMON COUNCIL CHAMBERS****
500 Genesee Street, Delafield, WI 53018

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

PUBLIC HEARING #1: Conditional Use for a Rezoning and Conditional Use for a General Development Plan (GDP).

TAX KEY/ADDRESS: DELC 0793.035, 0793.034, 0793.033, 0793.031, 0793.030, 0793.028, 0793.014.004, Wells Street, Delafield

OWNER: Owner: Ace Delafield Properties, LLC. c/o Jason Steiner.

APPLICANT: HSI Delafield Partners, LLC, c/o Ryan D. Schultz.

MATTER: Applicant seeks a Conditional Use for a rezoning from CBD-1 to CBD-2 and a Conditional Use General Development Plan for a 61 unit multi-family housing development known as Wells Street Station.

PUBLIC HEARING #2: Conditional Use Amendment for architectural modifications and signage to the Applebee's Building.

TAX KEY/ADDRESS: DELC 0804.993.007, 3100 Golf Road, Delafield

OWNER: Owner. Ramco-Gershenson Properties

APPLICANT: Ramco-Gershenson Properties.

MATTER: Applicant seeks approval of a Conditional Use Amendment for architectural modifications and signage to the existing Applebee's Building.

PUBLIC HEARING #3: Conditional Use Amendment for architectural modifications and site plan improvements to increase outdoor seating capacity and an Amended Business Plan of Operation

TAX KEY/ADDRESS: DELC 0793.014.002, 515 Wells Street, Delafield.

OWNER: Owner: D J Martin Managing Member.

APPLICANT: Brian Ward, PrimeOne LLC, dba Wards House of Prime-Delafield.

MATTER: Applicant seeks approval of a Conditional Use Amendment for architectural modifications and site plan improvements to increase the allowable outdoor seating capacity and an Amended Business Plan of Operation to allow for outdoor seating.

1. Approve Plan Commission meeting minutes of April 30, 2014 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 0802.997, 1764 Milwaukee St, Delafield. Owner: Bob Loro, dba 1760 Milwaukee Street LLC. Applicant: James Andrews, Sierra Inc.** Applicant seeks approval of a Business Plan of Operation for a service support office for Sierra, Inc. Hours of Operation are Monday through Friday, 8AM to 8PM, with seven full time employees.
 - b. **DELC 0807.978.008, 350 Austin Circle, Delafield. Owner/Applicant: Gerry Fleisher.** Applicant seeks approval of a Temporary Business Plan of Operation for 5 Alarm Fire & Safety annual two day extrication school. Hours of Operation are May 31 and June 1, 2014, 8AM to 4:30PM.

- c. **DELIC 0793.020.003, 524 Milwaukee St., Suite 180, Delafield. Owner/Applicant: Pauline Haririe.** Applicant seeks approval of an Amended Business Plan of Operation for a change in ownership and number of employees for Advanced Lipidology. Hours of Operation are Monday through Thursday, 8AM to 5PM, with three full time and two part time employees.
 - d. **DELIC 0788.019, 1401 Milwaukee St., Delafield. Owner: Bernard and Diane Gruenke. Applicant: Kyle Kohlmann of Bret Achtenhagen's Seasonal Services.** Applicant seeks a Site Plan and Appearance Review for a boulder retaining wall at this location.
 - e. **DELIC 0798.966, 412 Genesee Street, Delafield. Owner: Thomas Jones. Applicant: Ken Kranzman.** Applicant seeks approval of a Business Plan of Operation and permanent sign for a retail furniture store, Prairie Wood Works. Hours of Operation Monday through Sunday, 8AM to 8PM, with one full-time employee.
 - f. **DELIC 0803.988.004, 2566 Sun Valley Dr Stop 5, Delafield. Owner: R. Gary Storts. Applicant: Todd Molbeck, High 5 Gear, dba High 5 Golf.** Applicant seeks approval of a permanent sign at this business location.
4. Unfinished Business:
- a. **DELIC 0793.035, 0793.034, 0793.033, 0793.031, 0793.030, 0793.028, 0793.014.004, Wells Street, Delafield. Owner: Ace Delafield Properties, LLC. c/o Jason Steiner. Applicant: HSI Delafield Partners, LLC, c/o Ryan D. Schultz.** Applicant seeks a Conditional Use for a rezoning from CBD-1 to CBD-2 and a Conditional Use General Development Plan for a 61 unit multi-family housing development known as Wells Street Station, and recommendation to the Common Council of the same.
 - b. **DELIC 0804.993.001, 3100 Golf Road, Delafield. Owner/Applicant: Ramco-Gershenson Properties LP.** Owner/Applicant seeks a Conditional Use Amendment for architectural modifications and signage to the Applebee's building, and recommendation to the Common Council for the same.
 - c. **DELIC 0793.014.002, 515 Wells Street, Delafield. Owner: D J Martin Managing Member, Applicant: Brian Ward, PrimeOne LLC d.b.a. Wards House of Prime-Delafield.** Applicant seeks approval of a Conditional Use amendment for architectural modifications and site plan improvements to increase the allowable outdoor seating capacity and an Amended Business Plan of Operation to allow for outdoor seating. Hours of Operation 11AM to 12AM (midnight) and recommendation to the Common Council of the same.
5. New Business.
6. Zoning and Ordinance Revision.
- a. Discussion of the City of Delafield municipal code legal review as it pertains to Plan Commission related chapters.
7. Reports of City Officials:
- a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. June 25 (Meeting); June 11 (Reg. Deadline); May 28 (PH Deadline)
 2. Correspondence
 - a. SEWRPC – Vision 2050 Guiding Statements from SEWRPC, as provided by Chris Smith
 - b. Proposed Wells Street Station Development Letter from Jon Rasmussen
 - c. Email of support from Joe DeKlotz re Wells Street Station & Wards House of Prime
 - b. Planner
 - c. Building Inspector
8. 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, May 28, 2014 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.

Deputy Clerk-Treasurer JQ

Posted: 2014-05-23

City Hall Bulletin Board

Website

Faxed to Newspaper

