

**CITY OF DELAFIELD
(262) 646-6220**

**Plan Commission Meeting Agenda
Wednesday, August 27, 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: **An Ordinance to Repeal and Recreate Chapter 20 of the Municipal Code, and to Adopt Flood Insurance Studies and Flood Insurance Rate Maps of the Federal Emergency Management Administration for the City of Delafield, Wisconsin**

DOCUMENTS: Flood Insurance Rate Map panels: 55133C0156G, 55133C0157H, 55133C0158H, 55133C0159H, 55133C0166H, 55133C0167H, 55133C0176H, 55133C0178H and 55133C0186G, Effective date November 5, 2014

Flood Insurance Studies: 55133CV001C, 55133CV002C and 55133CV003C.
Effective Date November 5, 2014

APPLICANT: City of Delafield
MATTER: The City seeks approval of revised documents issued by the Federal Emergency Management Administration including Flood Insurance Rate Maps and Flood Insurance Studies. This action will ensure continued compliance with State and Federal regulations.

PUBLIC HEARING #2: **Conditional Use Amendment for Westbrook Church for an Additional Garage**
TAX KEY/ADDRESS: DELC 0784.971.002, Westbrook Church, 1100 STH 83, Hartland.
OWNER: Westbrook Church.
APPLICANT: Mike Gatzow, Flo-Rite, Inc.
MATTER: Applicant seeks consideration for a Conditional Use amendment to allow for an additional garage on the campus.

PUBLIC HEARING #3: **Conditional Use Amendment for Divine Redeemer Evangelical Lutheran Church & School for Temporary Accessory Structures/Classroom Space**
TAX KEY/ADDRESS: DELC 0784.971.002, 31385 West Hill Rd., Hartland.
OWNER: Divine Redeemer Evangelical Lutheran Church & School.
APPLICANT: Ed Eldridge.
MATTER: Applicant seeks a Conditional Use amendment to allow for temporary accessory structures to accommodate for additional classroom space.

PUBLIC HEARING #4: **Re-zoning from RE-3 to RE-2, Conditional Use Permit for Storm Water Purposes, and a Certified Survey Map**
TAX KEY/ADDRESS: DELC 0789.991.001, 57 Oakwood Dr., Delafield.
OWNER/APPLICANT: Daniel Tinti/Tom Langan.
MATTER: Applicant seeks approval for re-zoning of this property from RE-3 to RE-2, a Conditional Use Permit for storm water purposes, and a Certified Survey Map to create two lots.

1. Approve Plan Commission meeting minutes of July 30, 2014 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.

Items listed under the Consent Agenda are considered in one motion in accordance with the Staff Report unless a Plan Commission member or staff member's requests that an item be removed from the Consent Agenda.

3. Consent Agenda (Recommended approvals in accordance with the staff report).
 - a. **DELC 0804.984, 3195 Hillside Dr., Delafield. Owner: Ryan Companies US, Inc., Applicant: Children's Hospital of Wisconsin-Delafield Clinic.** Applicant seeks approval of a Business Plan of Operation for a medical clinic for Children's Hospital of Wisconsin Delafield Clinic. Hours of Operation are Monday through Friday, 7 a.m. to 10 p.m., with 16 full-time and 13 part-time employees.
 - b. **DELC 0804.984, 3195 Hillside Dr., Delafield. Owner: Ryan Companies US, Inc. Applicant: Poblocki Sign Co., Matt Kaminski/Deb Burton.** Applicants seek approval of a Permanent Sign for a medical clinic for Children's Hospital of Wisconsin Delafield Clinic.
 - c. **DELC 0793.020.003, 524 Milwaukee St., #204, Delafield. Owner: Ace Delafield Properties, LLC. Applicant: Valerie Ann Dixon.** Applicant seeks approval of a Business Plan of Operation and Permanent Sign for Storybook Ballet Studio. Hours of Operation are Monday through Sunday, 6 a.m. to 10 p.m., with 1 full-time and 1 part-time employee.
4. Unfinished Business:
 - a. **DELC 0784.971.002, 1100 STH 83, Hartland. Owner: Westbrook Church. Applicant: Mike Gatzow, Flo-Rite, Inc.** Applicant seeks approval of a Conditional Use amendment to allow for an additional garage on the campus, and recommendation to the Common Council of the same.
 - b. **DELC 0784.971.002, 31385 West Hill Rd., Hartland. Owner: Divine Redeemer Evangelical Lutheran Church & School. Applicant: Ed Eldridge.** Applicant seeks approval of a Conditional Use amendment to allow for temporary accessory structures to accommodate additional classrooms, and recommendation to the Common Council of the same.
 - c. **DELC 0789.991.001, 57 Oakwood Dr., Hartland. Owner: Daniel Tinti, Applicant: Tom Langan.** Applicant seeks approval of a zoning change from RE-3 to RE-2, a Conditional Use Permit for storm water purposes, and a Certified Survey Map to create two lots and recommendation to the Common Council of the same.
5. New Business: None
6. Zoning and Ordinance Revision.
 - a. Discussion and action to adopt Ordinance 692, An Ordinance Creating Sections 17.673(c) and 17.50(4), of the City of Delafield Municipal Code, Waukesha County, Wisconsin, Relating to Election Campaign Signage Placement and recommendation to the Common Council of the same.
 - b. Discussion and action to adopt Ordinance 698, An Ordinance to Repeal and Recreate Chapter 20 of the Municipal Code, and to Adopt Flood Insurance Studies and Flood Insurance Rate Maps of the Federal Emergency Management Administration for the City of Delafield, Wisconsin.
 - c. 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. Next Meeting, September 24; Regular Deadline, September 10; PH Deadline August 27

- b. Correspondence
 - i. T-Oconomowoc Comprehensive Land Use Plan Update
- 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, August 27, 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: 2014-08-18

City Hall Bulletin Board

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