

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, April 29, 2015
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: **General Development Plan**
TAX KEY/ADDRESS: **DELC 0733.998.003, Lot 3, Village Square, Delafield, WI**
OWNER/APPLICANT: **Heritage/MSP Real Estate Inc.**
MATTER: Applicant seeks consideration to amend the existing General Development Plan to accommodate a Senior Living Facility on 6.42 acres in the Village Square Development.

PUBLIC HEARING #2: **Ordinance Section 17.20**
OWNER/APPLICANT: **City of Delafield**
MATTER: The City seeks consideration to repeal and recreate Section 17.20 of the municipal code of the City of Delafield, regarding Navigable Water Frontage and Access Restrictions.

1. Approve Plan Commission meeting minutes of March 25, 2015 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. 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.*
 - a. **DELC 0787.076, 601 Milwaukee Street, Delafield. Owner: TNJSS Investments. Applicant: Cesar Soto Deanda.** Applicant seeks approval for permanent sign replacement for Mazatlan Mexican Restaurant.
 - b. **DELC 0794.013, 24 Enterprise Road, Unit A, Delafield. Owner: Rick Goldberg. Applicant: Jeff Winkler.** Applicant seeks approval of a Business Plan of Operation for an auto body repair shop named Pewaukee/Delafield Auto Body. Hours of Operation: Monday through Friday, 9 a.m. to 9 p.m., Saturday, 9 a.m. to 6 p.m., with two full time employees.
 - c. **DELC 0736.988.001, at the intersection of Campbell Trace and STH 83, Hartland. Owner: CELA Holdings, LLC. Applicant: Andrew & Suzanne Dauer.** Applicant seeks approval of a Temporary Business Plan of Operation for a sweetcorn stand. Hours of Operation are July 1 through September 30, Sunday through Saturday, 8 a.m. to 7 p.m., with one employee.
 - d. **DELC 0742.999, W11 East Wisconsin Avenue, Nashotah. Owner: Richard Gardner. Applicant Mark Carlson, MCC Enterprises, d/b/a Badgerland Painting.** Applicant seeks approval of a Business Plan of Operation for a contracting business named Badgerland Painting. Hours of Operation: Monday through Sunday, 6:30 a.m. to 9:00 p.m., with three part-time employees and five full-time employees.
 - e. **DELC 0787.075, 810 Genesee Street., Delafield. Owner: Michael Graf. Applicant: Melissa Egan.** Applicant seeks approval of a Business Plan of Operation and a permanent sign for a spa named Glow Day Spa. Hours of Operation: Monday through Friday, 9 a.m. to 9 p.m., Saturday, 9 a.m. to 9 p.m., with one full-time employee.

- f. **DEL0794.013, 24 Enterprise Road, Unit D, Delafield. Owner: Rick Goldberg. Applicant: Robert Gralton.** Applicant seeks approval of a Business Plan of Operation for a Metal fabrication business named Autofab and Supply, LLC.. Hours of Operation: Sunday through Saturday, 8 a.m. to 6 p.m., with one full time employee.
 - g. **DEL0787.074, 814 Genesee Street, Delafield. Owner: Michael Graf. Applicant: Stephanie Crouse.** Applicant seeks approval of a Business Plan of Operation and signage for a specialty retail shop named Bark and Beg Boutique. Hours of Operation: Sunday – Saturday 8 a.m. to 8 p.m., with one full-time and 1 part-time employee.
 - h. **DEL0803.988.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Storts. Applicant: Choo Ng.** Applicant seek approval of a Business Plan of Operation and Signage for a Restaurant named Grill Junkies. Hours of Operation are 6 a.m. to 9 p.m. Sunday through Thursday, 6 a.m. to 10 p.m. Fridays and Saturdays, with 3 full-time and 3 part-time employees.
 - i. **DEL0787.074 – 0787.075, 810-814 Genesee Street, Delafield. Owner/Applicant: Mike Graf and Jean Mulvaney.** Applicants seeks approval of a Site Plan and Appearance Review to change the color of a fence.
 - j. **DEL0793.001.001, 415 South Genesee Street, Delafield. Owner: 415 South Genesee Street, LLC. Applicant: Delafield Hotel, LLC.** Applicant seeks approval of an Amended Business Plan of Operation as to business name and owner, amending from 616 Hotel, LLC and 616 Hospitality Group, LLC to 415 South Genesee Street, LLC.
 - k. **DEL0793.001.001, 415 South Genesee Street, Delafield. Owner: 415 South Genesee Street, LLC. Applicant: I.D. Delafield, LLC.** Applicant seeks approval of an Amended Business Plan of Operation as to business name and owner, amending from 616 Hotel, LLC and 616 Hospitality Group, LLC to 415 South Genesee Street, LLC.
4. Unfinished Business:
- a. **DEL0733.998.003, Lot 3, Delafield. Owner/Applicant: Heritage/MSP Real Estate Inc.** Applicant seeks consideration to amend the existing General Development Plan to accommodate a Senior Living Facility on 6.42 acres in the Village Square Development, and recommendation to Common Council of the same.
5. New Business:
- a. **DEL0790.017 and DEL0790.018, 304 and 306 Fieldstone, Delafield. Owner: Christine Arnold. Applicant: Timothy Turnock.** Applicant seeks approval of a Certified Survey Map to exchange property between two adjacent residential lots and recommend to City Council of the same.
 - b. **DEL0748.998.002, 2565 Genesee St., Delafield. Owner: Delafield Congregation of Jehovah’s Witnesses. Applicant: Tim Seidel.** Applicant seeks consideration of a new monument sign, an amended conditional use site plan, and request to set date for public hearing.
 - c. **DEL0755.964, 2515 Nagawicka Road, Hartland. Owner/Applicant: Douglas and Renee Saloga.** Applicant seeks approval on recommendation from the Lake Welfare Committee for a boathouse.
 - d. **DEL0797.153, 627 Sanctuary Drive, Delafield. Owner: James and Lori Wood. Applicant: Kathlene A. O’Neil.** Applicant seeks approval for a retaining wall on a residential lot that exceeds 3’ height and obstructs the front yard setback.
 - e. **DEL0756.996.003. 3041 Oakwood Road, Hartland. Owner: Oakwood Church. Applicant: Kenneth Kureck** Applicant seek consideration of an accessory building to be constructed on the church campus, an amended conditional use site plan, and request to set date for public hearing.
 - f. **DEL0793.014.003 505A Wells Street, Delafield. Owner: Steiner Group. Applicant: Karen Salituro.** Applicant seeks approval of new signage and building color change.
6. Zoning and Ordinance Revision.
- a. Discussion and action on Ordinance Section 17.20 and recommendation to the Common Council of the same.
 - b. Discussion regarding Ordinance Chapter 17, multiple sections and set date for public hearing.

7. Reports of City Officials:

a. Clerk

1. Plan Commission Meeting Dates & Deadlines

- a. May 27 (Meeting); May 13 (Reg. Deadline); April 29 (PH Deadline)
- b. Correspondence-Letter from Judith Hansen regarding Public Hearing on Heritage/MSP Real Estate, Inc.

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, April 29, 2015 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: 2015-04-22

City Hall Bulletin Board

Website

Faxed to Newspapers