

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

**Plan Commission Meeting Agenda**  
**Wednesday, May 27, 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:**            **Architectural Modification**  
**TAX KEY/ADDRESS:**    **DELC 0804.999.002, 3105 Golf Road, Delafield, WI**  
**OWNER/APPLICANT:**    **Owner: Kohl's Department Stores. Applicant: Casco Architecture and Engineering.**  
**MATTER:**                    Applicant seeks consideration to modify the existing architecture and install additional windows.

**PUBLIC HEARING #2:**            **Amended Conditional Use Permit**  
**TAX KEY/ADDRESS:**    **DELC 0748.998.002, 5213 North Highway 83, Hartland, WI**  
**OWNER/APPLICANT:**    **Owner: Delafield Congregation of Jehovah's Witnesses. Applicant: Tim Seidel.**  
**MATTER:**                    Applicant seeks consideration of an amended conditional use permit to modify an existing monument sign.

**PUBLIC HEARING #3:**            **Amended Conditional Use Permit**  
**TAX KEY/ADDRESS:**    **DELC 0756.996.00, 3041 Oakwood Road, Hartland, WI**  
**OWNER/APPLICANT:**    **Owner: Oakwood Church. Applicant: Kenneth Kureck**  
**MATTER:**                    Applicant seeks consideration of an amended conditional use permit to erect an accessory building.

**PUBLIC HEARING #4:**            **Ordinance Text Amendments**  
**OWNER/APPLICANT:**    **Owner Applicant: City of Delafield.**  
**MATTER:**                    The City of Delafield seeks consideration of ordinance text amendments for multiple Sections of Chapter 17 Zoning Code, and multiple Sections of Chapter 18 Subdivision Control Code.

1. Approve Plan Commission meeting minutes of April 29, 2015 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
3. **Consent Agenda:**  
*Consent Agenda items are considered in one motion, in accordance with the Staff Report recommendations, unless a Plan Commissioner or staff member requests that an item be removed from Consent consideration.*
  - a. **DELC 0792.056.001, 525A Milwaukee Street, Delafield. Owner: Jason Steiner. Applicant: James Nowak.** Applicant seeks approval for permanent sign for Healthy 4 Life, a health food store.
  - b. **DELC 0808.985.002 501 Maple Avenue, Delafield. Owner: YCA Delafield Building LLC. Applicant: Mike Court.** Applicant seeks approval of a new sign to reflect new ownership.

- c. **DELC 0804.994.017, 2798 Heritage Drive, Delafield. Owner: Kensington Development. Applicant: Anna's Rockers.** Applicant seeks approval of an amended Business Plan of Operation to reflect new ownership of Rocky Rococo's Pizza Restaurant. Hours of Operation: Monday through Friday 10:30 a.m. to 9:30 p.m., Saturday 10:30 a.m. to 10:00 p.m., Sunday 11:00 a.m. to 9:00 p.m., with ten part-time employees and 5 full-time employees.
- d. **DELC 0793.028.001, 435 Wells Street, Delafield. Owner: HSI Properties. Applicant: Sign Effectz.** Applicant seeks final approval for a monument sign for Wells Street Station.
- e. **DELC 0807.978.008, 350 Austin Circle, Delafield. Owner/Applicant: Gerry Fleisher.** Applicant seeks approval to change the building color of 5 Alarm Fire and Safety Equipment.

4. **Unfinished Business:**

5. **New Business:**

- a. **DELC 0804.999.002, 3105 Golf Road Delafield. Owner: Kohl's Department Stores Applicant: Casco Architecture and Engineering.** Applicant seeks consideration amend the conditional use permit to modify the existing architecture and install additional windows, and recommendation to the Common Council of the same.
- b. **DELC 0748.998.002, 5213 North Highway 83, Hartland. Owner: Delafield Congregation of Jehovah's Witnesses. Applicant: Tim Seidel.** Applicant seeks consideration of an amended conditional use permit to modify an existing monument sign, and recommend to Council of same.
- c. **DELC 0756.996.00, 3041 Oakwood Road, Hartland. Owner: Oakwood Church. Applicant: Kenneth Kureck.** Applicant seeks consideration of an amended conditional use permit to erect an accessory building, and recommendation to the Common Council of the same.
- d. **DELC 0802.997 1758-66 Milwaukee Street, Delafield. Owner: Robert Loro. Applicant: Bill Gridley.** Applicant seeks preliminary feedback on an amended conditional use permit to change the allowed use of an existing building.
- e. **DELC 0733.998.003, 3001 Village Square Drive, Hartland. Owner/Applicant: United Properties, Melissa Duce.** Applicant seeks consideration for a minor subdivision to split one lot into two in the Village Square of Delafield and recommendation to the Common Council of the same.

6. **Zoning and Ordinance Revision.**

- a. Discussion and action regarding ordinance text amendments for multiple Sections of Chapter 17 Zoning Code, recommend to Council of same.
- b. Discussion and potential action regarding a text amendment to regulate the display of political signs.

7. **Reports of City Officials:**

- a. Clerk
  - 1. Plan Commission Meeting Dates & Deadlines  
Meeting: June 24, 2015; Regular submittal deadline: June 10, 2015; Public Hearing submittal deadline: May 27, 2015.
- b. Planner
- c. Building Inspector
  - 1. Amended site plan for Westbrook Church.

**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 27, 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: 2015-05-22

City Hall Bulletin Board

Website

Faxed to Newspapers