

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

**Plan Commission Meeting Agenda
Wednesday, June 24, 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: Amended Conditional Use Permit
TAX KEY/ADDRESS: DELC 0802.997, 1962 Milwaukee Street, Delafield, WI
OWNER/APPLICANT: Owner: Robert Loro. Applicant: William Gridley.
MATTER: Applicant seeks consideration of an Amended Conditional Use permit to remove a restriction prohibiting a commercial use in an existing building.

1. Approve Plan Commission meeting minutes of May 27, 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 0784.971.003, 1100 Highway 83, Hartland. Owner: Westbrook Church Inc. Applicant: Dr. David L. Hubbard.** Applicant seeks approval for a Business Plan of Operation to conduct a counseling practice for New Life Resources, Inc. Hours of Operation: Monday through Friday 8:00 a.m. to 8:00 p.m., Saturday 8:00 a.m. to 1:00 p.m., with four part-time employees.
 - b. **DELC 0798.005, 620 Milwaukee Street, Delafield. Owner: Historic Delafield LLC. Applicant: Andrea Johnson.** Applicant seeks approval for permanent sign for Encompass Realty, a real estate office.
 - c. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Thomas & Marlene Kelley Trust. Applicant: Sara Mehring & Jamie Kernen.** Applicant seeks approval of a Business Plan of Operation for Nourishing Wellness, LLC, a health food and wellness retailer. Hours of Operation: Monday through Friday 8:00 a.m. to 8:00 p.m., Saturday 8:00 a.m. to 6:00 p.m., with two full-time employees.
4. **Unfinished Business:**
5. **New Business:**
 - a. **DELC 0802.997, 1962 Milwaukee Street, Delafield. Owner: Robert Loro. Applicant: William Gridley.** Applicant seeks consideration to amend the conditional use permit to allow for a business in combination with a residential use, and recommendation to the Common Council of the same.
 - b. **DELC 0797.050, 051, 052, 1510 Second Street, and 1514 Second Street, Delafield. Owner/Applicant: John Huber.** Applicant seeks approval of a Certified Survey Map to consolidate three residential lots into two, and recommendation to the Common Council of the same.
 - c. **DELC 0733.998.003, 3001 Village Square, Hartland. Owner: Delafield Investment LLC. Applicant: Heritage/MSP Real Estate.** Applicant seeks approval of a Specific Implementation Plan for Heritage – Delafield, and recommendation to the Common Council of the same.

- d. **DELC 0794.017.003, Lot 6 Cushing Business Park, Delafield. Owner: Jerry Lyons. Applicant Greg Thompson.** Applicant seeks preliminary feedback for a business condominium development and schedule a public hearing.
 - e. **DELC 0781.170, 828 Division Street, Delafield. Owner/Applicant Delafield Woods Land Corporation.** Applicant seeks preliminary feedback for an amended Conditional Use Permit to allow for a reduction in required tree mitigation requirements for Delafield Woods and schedule a public hearing.
 - f. **DELC 0793.014.003, 505 Wells Street, Delafield. Owner: Ace Delafield Properties. Applicant: David S. Hoffman, Architectural Expressions.** Applicant seeks approval of an amended site plan to erect an outdoor wait station for Revere's Wells Street Tavern.
6. **Zoning and Ordinance Revision.**
- a. Discussion and action on adopting Ordinance No. 719, An Ordinance Repealing And Recreating Various Sections Of Chapter 17 Of The Municipal Code Of The City Of Delafield, Waukesha County, Wisconsin, Relating To The Zoning Code, and recommendation to the Common Council of the same.
7. **Reports of City Officials:**
- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Meeting: July 29, 2015
Regular submittal deadline: July 15, 2015
Public Hearing submittal deadline: July 1, 2015
 - b. Planner
 - c. Building Inspector
8. **Correspondence:**
- a. Email from Robert L. Coon re regulation and zoning.
 - b. Letter from Pamela W. Krainik re zoning.
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, June 24, 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 <u>JQ</u>	Posted: <u>2015-06-19</u>	<input checked="" type="checkbox"/> City Hall Bulletin Board	<input checked="" type="checkbox"/> Website
		<input checked="" type="checkbox"/> Faxed to Newspapers	