

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, April 25, 2018
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.

1. Approve Plan Commission meeting minutes of [March 28, 2018](#) meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda not pertaining public hearing items, as those comments will be taken at that time.
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 requests that an item be removed from the Consent Agenda.*
 - a. **DELC 0807.985.012, 3776 Kettle Court East, Delafield. Owner/Applicant: John Barker.** Applicant seeks approval of a Business Plan of Operation for Auto Elegance, an internet auto sales business. Hours of Operation are weekdays 9:00 A.M. to 4:00 P.M. all days, with three full-time employees.
 - b. **DELC0807.985.005, 3655 Kettle Court East, Delafield. Owner: 3655 Kettle Court LLC. Applicant: Arcon Ring Manufacturing.** Applicant seeks approval of a permanent building sign.
 - c. **DELC 0803.011, 11 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: Integrated Payroll Services.** Applicant seeks approval of a Business Plan of Operation for a payroll service. Hours of Operation are weekdays 8:00 A.M. to 5:00 P.M., with six full-time employees.
 - d. **DELC 0803.011, 15 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: New Hope Natural Wellness.** Applicant seeks approval of a Business Plan of Operation for a wellness clinic. Hours of Operation are weekdays 9:00 A.M. to 3:00 P.M., with three part-time employees.
 - e. **DELC 0803.011, 11 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: Bubon Orthodontics.** Applicant seeks approval of a Business Plan of Operation for a Orthodontics office. Hours of Operation are weekdays 9:00 A.M. to 4:00 P.M., with five full-time employees.
 - f. **DELC 0803.011, 19 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: Dunnick Snyder, Esselman Financial LLC.** Applicant seeks approval of a Business Plan of Operation for a financial sales office. Hours of Operation are weekdays 8:00 A.M. to 5:00 P.M., with two full-time employees.
 - g. **DELC 0803.011, 15 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: Dr. William H. Myers.** Applicant seeks approval of a Business Plan of Operation for an optometrist office. Hours of Operation are weekdays 10:00 A.M. to 6:00 P.M., with one full-time and one part-time employee.
 - h. **DELC 0804.999.008, 3200 Golf Road, Delafield. Owner: Shoppes at Nagawaukee Equity LLC. Applicant: The Chocolate Factory.** Applicant seeks approval of a permanent building sign.

Citizen comments pertaining to public hearings will be taken when the public hearing is called.

PUBLIC HEARING #1: **The Prestwick Group.**
TAX KEY/ADDRESS: **DELC 0799.983 224 Genesee Street, Delafield.**
OWNER: **Rock River Property Holdings, LLC.**
APPLICANT: **The Prestwick Group.**
MATTER: Applicant seeks to rezone the subject parcel from A-1 Agricultural and Residential Holding Zone District to B-5 Office and Research Commercial District to be consistent with the Masterplan Land Use.

PUBLIC HEARING #2: **Zoning Text Amendment**
APPLICANT: **City of Delafield**
MATTER: The City of Delafield seeks to create Chapter 17.46(4)(e) of the Zoning Code regarding Conditional Uses.

PUBLIC HEARING #3: **Zoning Text Amendment**
APPLICANT: **City of Delafield**
MATTER: The City of Delafield seeks to repeal and recreate Chapter 18, Section 31 of the Subdivision Code regarding the timeframe for Plan Commission action.

4. Unfinished Business.
 - a. **DELC 0733.994.001, 31385 West Hill Road, Hartland. Owner/Applicant: Divine Redeemer Lutheran School.** Applicant seeks approval of a two-year extension to allow for the use of an existing portable classroom on the school property, and recommend to the Common Council of the same.
 - b. **DELC 0793.021 and DELC 0793.021.001, 705 Genesee Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: Johnson Design, Inc.** Applicant seeks approval of a Conditional Use Permit for two mixed use commercial and residential buildings and requests action deadline extension.
 - c. **DELC 0799.983, 224 Genesee Street, Delafield. Owner: Rock River Properties Holdings LLC. Applicant: The Prestwick Group.** Applicant seeks reconsideration of the approved Land Use Change to remove the contingency requiring a Planned Development District and recommend to the Common Council of the same.
 - d. **DELC 0799.983, 224 Genesee Street, Delafield. Owner: Rock River Properties Holdings LLC. Applicant: The Prestwick Group.** Applicant seeks approval to rezone the subject property from A-1 to B-5 and recommend to the Common Council of the same.

5. New Business
 - a. **DELC 0798.965.004, 400 Genesee Street, Delafield. Owner: Town Bank. Applicant: Berghammer Construction Corporation.** Applicant seeks approval of architectural modifications to replace wood shake shingles with dimensional asphalt shingles.
 - b. **DELC 0803.011, 11 Crossroads Court, Delafield. Owner/Applicant: A+ Development LLC.** Applicant seeks approval of a modified multitenant monument sign.
 - c. **DELC 0798.999.001, 935 Main Street, Delafield. Owner: Clearview Home Corp. Applicant: VJS Construction Services, Inc.** Applicant seeks vacation of the historic Bleeker Street right-of-way and associated alley and recommend to the Common Council of the same.
 - d. **DELC 0786.095, 2117 West Shore Drive, Delafield. Owner/Applicant: Brian and Barbara Cook.** Applicant seeks approval of a special exception to allow for a single family home that exceeds the prescribed floor area ratio in the RL-2 district.

6. Zoning and Ordinance Revision.
 - a. Ordinance No. 744, An Ordinance to Repeal and Recreate Section 17.46(4)(e), of the Zoning Code relating to outdoor recreational facilities and recommend to the Common Council of the same..
 - b. Ordinance No. 745, An Ordinance to Repeal and Recreate Section 18.31(5) of the Zoning Code relating to time limits and recommend to the Common Council of the same.
7. Reports of City Officials
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
Plan Commission Meeting – May 30, 2018
Submittal Deadline – May 15, 2018
Public Hearing Deadline – April 30, 2018
 2. Correspondence
 - a. Email from Paul DeFouw to City Planner regarding the “Smiley Barn”.
 - b. Letter from Waukesha County re: Ord. 172-081.
 - c. Letter from Waukesha County re: Ord. 172-085.
 - d. Email from Kyle Mengwasser to City Planner regarding the “Smiley Barn”.
 - e. Email from Shirley Seltzer to Mayor re Hendricks Development at 705 Genesee.
 - f. Letter from Village of Hartland re Comprehensive Plan Amendment.
 - b. Planner
 1. Comprehensive Plan Meeting Schedule
 - 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 25, 2018 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.