

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

**Plan Commission Meeting Agenda
Wednesday, May 29, 2013**

**~ CLOSED SESSION AT 6:30 PM ~
REGULAR PLAN COMMISSION MEETING STARTS AT 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.
Announcement of Closed Session.

Motion to convene into Closed Session pursuant to 19.85(1)(g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved., more specifically to discuss the threatened litigation in which the City may become involved with private property owners over Kelly's Greenscapes application for Business Plan of Operation for property at DELC 0799.998 & 0799.999, 940 Indian Spring Drive and 1050 Indian Spring Drive, Delafield.

Motion to re-convene into Open Session.

PUBLIC HEARING

PUBLIC HEARING #1: REZONE & CONDITIONAL USE PLANNED UNIT DEVELOPMENT AMENDMENT

TAX KEY: 0797.979.005 through 0797.979.024

APPLICANT: Miller Marriott Custom Homes, LLC

OWNER: Commerce State Bank

MATTER: Applicant seeks to rezone the properties from R-3 PUD to R-4 PUD and a Conditional Use Planned Unit Development amendment to convert 20 single family condominiums to 21 fee simple lots with common open space.

1. Approve Plan Commission meeting minutes of March 27, 2013 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).
 - a. **DELC 0793.995, 6 W. Main Street, Delafield. Owner: Ronald Bethia. Applicant: Gabriel O'Hern. Applicant seeks approval of a Business Plan of Operation for an asphalt maintenance and construction business, O'Hern Asphalt, LLC.** Hours of Operation are Monday through Saturday 7am to 8pm and with 1 part-time and 2 full-time employees.
 - b. **DELC 0793.995, 6 W. Main Street, Delafield. Owner: Ronald Bethia. Applicant: Jim Wieschel. Applicant seeks approval of a Business Plan of Operation for a construction business, Top Tier Custom Designs, LLC.** Hours of Operation are Monday through Saturday 7am to 8pm and with zero employees. Applicant also wishes to change the color of the building from pink to gray.
 - c. **DELC 0736.988.001, at the intersection of Campbell Trace and STH 83, Hartland. Owner: Ione Morris Living Trust. Applicant: Suzanne Dauer. Applicant seeks approval of a Temporary Business Plan of Operation for a sweet corn stand.** Hours of Operation are July 1 through September 30, Sunday through Saturday, 8AM to 7PM.

CONSENT AGENDA (cont'd...)

- d. **DELC 0793.055, 329 Genesee Street, Delafield. Owner/Applicant: Debra Fink. Owner/Applicant seeks approval of a Business Plan of Operation for a hair salon and spa, The Beehive Beauty Suites, LLC.** Hours of Operation are Sunday through Saturday 8am to 10pm with 4 part-time employees.
 - e. **DELC 0807.987.005, 3562 Hillside Drive, #3, Delafield. Owner: Bill Isler. Applicant: Erin O'Boyle. Applicant seeks approval of a Business Plan of Operation for a dance studio, Social Style Dance, LLC.** Hours of Operation are Sunday through Saturday 7am to 11:59pm and with 3 part-time and 1 full-time employee.
 - f. **DELC 0793.001.004, 514 Wells Street, Delafield. Owner: Equitable Bank, Randy Seifert. Applicant: Karen Wilman-Salituro. Applicant seeks approval of a Business Plan of Operation for a painting studio, Arte Wine & Painting Studio.** Hours of Operation are Sunday through Saturday 9am to Midnight with 8 part-time and 4 full-time employees.
 - g. **DELC 0798.012, 708 Genesee Street, Delafield. Owner: Melton Investments, LLC. Applicant: Todd & Kelli Stuckart.** Applicant seeks approval to repaint the building at 708 Genesee Street with Dover White base color and Olde Navy Blue trim color.
4. Final Consideration, Approvals, Previous Approval.
- a. **DELC 0798.999.001, 935 Main Street, Owner: Clearview Home. Applicant: City of Delafield.** Applicant seeks approval of a provision in a Sidewalk Easement Agreement between Clearview Home Corporation (Grantor) and the City of Delafield (Grantee) such that the public sidewalk to be installed on private property instead of the public right-of-way (Milwaukee Street) will not count against impervious area calculations and green space calculations for any future redevelopment of the property (DELC 0798.999.001, 935 Main Street).
 - b. **DELC(S) 0797.979.005 – 0797.979.024, Sanctuary Lane, Delafield. Owner: Commerce State Bank. Applicant: Miller Marriott Custom Homes, LLC.** Applicant seeks approval to rezone the properties from R-3 PUD to R-4 PUD and a Conditional Use Planned Unit Development amendment to convert 20 single family condominiums to 21 fee simple lots with common open space and recommendation to the Common Council of the same.
5. Plans of Operation, Signage and Site Plan.
- a. **DELC 0799.998 & 0799.999, 940 Indian Spring Drive and 1050 Indian Spring Drive, Delafield. Owner: Marion J. Doermer. Applicant: Shawn Kelly, Kelly's Greenscapes.** Applicant seeks approval of a Business Plan of Operation for a landscaping business, Kelly's Greenscapes, conditioned upon Site Development Plan approval.
 - b. **DELC 0793.014.023, 631 Genesee Street, Delafield. Owner: Jason Steiner. Applicant: Curtis Lamon.** Applicant seeks approval for permanent banners as an architectural element for the business known as Elements East.
6. Preliminary
- a. **DELC 0753.995, STH 83, Hartland. Owner/Applicant: CELA Holdings.** Owner/Applicant seeks preliminary feedback for CELA, Christian Education Leadership Academy and schedule public hearing for the same.
7. Zoning and Ordinance Revision.

8. Reports of City Officials:

a. Clerk

1. June 26 (Meeting); May 29 (PH Deadline); June 12 (Reg. Deadline)

2. Correspondence

i. Letter from Axley Law Firm regarding Kelly's Greenscapes.

ii. Letter from Lake Country School Board regarding CELA.

b. Planner

c. Building Inspector

9. 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 29, 2013 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 Ws. 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 EO

Posted: 2013-05-15

City Hall Bulletin Board

Website

Faxed to Newspapers