

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

**Plan Commission Meeting Agenda
Wednesday, June 26, 2013
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: **MASTER PLAN AMENDMENT**
OWNER: CELA Holdings, LLC.
APPLICANT: City of Delafield
MATTER: The City seeks to amend the City of Delafield 2030 Comprehensive Plan to allow the conversion of property designated for Agricultural Land Use to Institutional Use.

PUBLIC HEARING #2: **LAND USE PLAN AMENDMENT**
OWNER: CELA Holdings, LLC.
APPLICANT: Jim Siepmann c/o Siepmann Realty Corp.
MATTER: Applicant seeks to amend the City of Delafield Land Use Plan to convert the described property from Agricultural Land Use to Institutional Land Use, and to rezone the property from A-1 Agricultural and Residential Holding District to Public and Semipublic Use District.

PUBLIC HEARING #3: **CONDITIONAL USE AMENDMENT FOR SIGNAGE**
OWNER/APPLICANT: Summerset Holdings, LLC.
MATTER: Applicant seeks to amend the Conditional Use to change the business name and install building signage for the same.

1. Approve Plan Commission meeting minutes of May 29, 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 0787.075, 810 Genesee Street, Delafield. Owner: Martina Verre. Applicant: Brianna Zwieg & Linda Flint. Applicants seek a Business Plan of Operation for an interior design business, Portico Interiors, LLC.** Hours of Operation are Sunday through Saturday, 7AM to 10PM with no employees indicated.
 - b. **DELC 0787.075, 810 Genesee Street, Delafield. Owner: Martina Verre. Applicant: Kathy Ek. Applicant seeks a Business Plan of Operation for an interior design business, Koe Studio, LLC.** Hours of Operation are Sunday through Saturday, 7AM to 10PM with no employees indicated.
 - c. **DELC 0787.075, 810 Genesee Street, Delafield. Owner: Martina Verre. Applicant: Susan Radloff. Applicant seeks a Business Plan of Operation for an interior design business, Susan Louise Design.** Hours of Operation are Sunday through Saturday, 7AM to 10PM with no employees indicated.

CONSENT AGENDA (cont'd...)

- d. **DELC 0804.994.005, 2835 Heritage Drive, Delafield. Owner: Hahn Investments Delafield, LLC & PB Hahn and Company, LLC. Applicant: Perry & Barbara Hahn. Applicant seeks a Business Plan of Operation Amendment to change the name of a business from Warden Ace Hardware to Hahn Ace Hardware.** Hours of Operation are Weekdays 7AM to 8PM, Saturday 7AM to 6PM and Sunday 9AM to 5PM with 15 part-time employees and 6 full-time employees
 - e. **DELC 0799.982.002, 468 S. Genesee St, Delafield. Owner/Applicant: Jim and Mary Zahorik. Owner/Applicant seeks a Business Plan of Operation for inventory reduction at Zahorik Greenhouses.** Hours of Operation are Sunday through Saturday, 9AM to 7PM.
 - f. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Ace Delafield Properties. Applicant: The Maverick Innovation Lab, LLC. Applicant seeks a Business Plan of Operation for a training center, The Maverick Innovation Lab, LLC.** Hours of Operation are Saturday 8AM to Noon and Weekdays 7AM to 7PM with 2 part-time and 2 full-time employees.
4. Final Consideration, Approvals, Previous Approval.
- a. **DELC 0753.995, STH 83, Hartland. Owner: City of Delafield. Applicant: CELA Holdings.** The City seeks to amend the City of Delafield 2030 Comprehensive Plan to allow the conversion of property designated for Agricultural Land Use to Institutional Use. Discussion and action to adopt Resolution 2013-08, A Resolution by the City of Delafield Plan Commission, Waukesha County, Amending the City of Delafield 2030 Comprehensive Plan and recommendation to the Common Council to hold a public hearing for the same.
 - b. **DELC 0753.995, STH 83, Hartland. Owner: CELA Holdings. Applicant: Jim Siepmann.** Applicant seeks to amend the City of Delafield Land Use Plan to convert the described property from Agricultural Land Use to Institutional Land Use, and to rezone the property from A-1 Agricultural and Residential Holding District to Public and Semipublic Use District. Discussion and action to adopt Resolution 2013-09, A Resolution by the City of Delafield Plan Commission, Waukesha County, Amending the City of Delafield 2030 Master Land Use Plan and recommendation to the Common Council to hold a public hearing for the same.
 - c. **DELC 0742.986, W73 East Wisconsin Avenue, Nashotah. Owner/Applicant: The Boat House of Lake Country, LLC.** Owner/Applicant seeks a Conditional Use amendment to change the business name from Summerset Marine, LLC to The Boat House of Lake Country, LLC. and install building signage for the same. Hours of Operation and number of employees remain the same.
 - d. **DELC(S) 0797.979.005 – 0797.979.024, Sanctuary Lane, Delafield. Owner: Commerce State Bank. Applicant: Miller Marriott Custom Homes, LLC.** Applicant seeks final approval of the Specific Implementation Plan for their PUD, including the following items:
 - 1. Discussion and action on Ordinance No. 677, Ordinance Changing the Zoning Classification From R-3 PUD To R-4 PUD, for the Sanctuary of Delafield, City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - 2. Discussion and action on the Conditional Use and recommendation to the Common Council of the same.
 - 3. Discussion and action on the Declaration of Restrictions
 - 4. Discussion and action on the Landscaping Plan
 - 5. Discussion and action on the Preliminary Plat
 - 6. Discussion and action on Common Council request to consider installation of a sidewalk on Main Street.

5. Plans of Operation, Signage and Site Plan.
 - a. **DELIC 0798.024.001, 606 Genesee Street, Delafield. Owner/Applicant: Steiner Group.** Owner/Applicant seeks approval of a Site Plan to construct and add a handicap accessible ramp to the existing building which modifies the exterior architecture.

6. Preliminary
 - a. **DELIC 0753.999.001, 3115 STH 83, Hartland. Owner: Diane M. Roy. Applicant: Whitney Proebsting.** Applicant seeks preliminary feedback for a Business Plan of Operation and Conditional Use for a bed and breakfast/wedding and event venue, Rustic Manor, and schedule public hearing for the same.

7. Zoning and Ordinance Revision.

8. Reports of City Officials:
 - a. Clerk
 1. July 31 (Meeting); July 3 (PH Deadline); July 17 (Reg. Deadline)
 2. Correspondence
 - i. Letter from the Wisconsin Association of School Boards regarding the Lake Country School District and CELA.
 - ii. Email from LCSD Administrator 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, June 26, 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 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 EO

Posted: 2013-06-21

City Hall Bulletin Board

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