

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, October 30, 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: Letter of Map Revision

OWNER/APPLICANT: City of Delafield

MATTER: City of Delafield seeks to repeal and recreate the City Floodplain Zoning Code 17.20, to be consistent with the requirements of State of Wisconsin and Federal law, and to adopt the revised Waukesha County Flood Storage District panel numbers 6 and 7 of 12, dated February 19, 2014, as prepared and approved by the WDNR.

PUBLIC HEARING #2: Conditional Use Amendment

TAX KEY/ADDRESS: 0733.998.006, 3161 Village Square Drive, Hartland

OWNER: Delafield Investment, LLC, United Properties

APPLICANT: Ixonia State Bank

MATTER: Applicant seeks a Conditional Use amendment to allow for increased signage.

PUBLIC HEARING #3: Conditional Use Amendment

TAX KEY/ADDRESS: DELC 0784.971.002, 1100 Hwy 83, Hartland

OWNER: Westbrook Church

APPLICANT: Trinity Gardens, LLC

MATTER: Applicant seeks a Conditional Use to allow for a Certified Survey Map to divide 5.88 acres from the balance of the campus amendment to allow for increased signage.

PUBLIC HEARING #4: Conditional Use Amendment

TAX KEY/ADDRESS: DELC 0733.998.003, Village Square Drive, Hartland

OWNER: United Properties

APPLICANT: D McCormick Co

MATTER: Applicant seeks a Conditional Use to allow for a multi-family development in Village Square.

CARRYOVER OF BUSINESS FROM PRIOR MONTH'S PUBLIC HEARING:

A. Final Consideration, Approvals, Previous Approval

1. **DELC 0825.994, 730 Maple Avenue, Delafield. Owner/Applicant: Hartland Sportman's Club.**

Applicant seeks final approval for a Conditional Use, site plan and architectural improvements for the operation of a firing range and recommendation to the Common Council of the same.

1. Preliminary

a. **DELC 0804.999.002, 3105 Golf Road, Delafield. Owner: Kohl's Value Services Inc. – Adam Stein. Applicant: Frank Evans, CASCO.** Applicant seeks preliminary feedback a

Conditional Use amendment for a site plan and appearance for an exterior remodel project, and set public hearing date for the same.

2. Approve Plan Commission meeting minutes of September 25, 2013 meeting.
3. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
4. Consent Agenda (Recommended approvals in accordance with the staff report).
 - a. **DELC 0807.977, 3960 Hillside Drive, Suite 206, Delafield. Owner: John Mikkelson. Applicant: Commerce State Bank. Applicant seeks approval of a Business Plan of Operation for a loan production office, Commerce State Bank.** Hours of Operation are Weekdays 7AM to Midnight and Saturday 7AM to 8PM with 3 full time employees.
 - b. **DELC 0793.001.003, 440 Wells Street, Suite 202, Delafield. Owner: Ace Delafield Properties. Applicant: Richard B. Davidson. Applicant seeks approval of a Business Plan of Operation for a software development and support business, Cimphoni Solutions, Inc.** Hours of Operation are Sunday through Saturday 7AM to 11:59PM with 15 full time employees.
 - c. **DELC 0787.076, 605 Milwaukee Street, Delafield. Owner: TNJSS Investment, Nicole Neubert. Applicant: Summer State of Delafield, Inc. Applicant seeks approval of a Business Plan of Operation for a non-profit, performing arts, outdoor theater, Summer Stage of Delafield.** Hours of Operation are Sunday through Saturday 6AM to 10:30PM with 1 part-time employee and 5 volunteers.
 - d. **DELC 0795.011.001, 121 Huntington Road, Delafield. Owner: Norman Ream. Applicants: Santiago Moreno Gazcia and Esperanza Islas Herrera. Applicant seeks a Business Plan of Operation for a home business, a jewelry wholesaler, Ansa Distributors.** Hours of Operation and Number of Employees was not listed on the application.
 - e. **DELC 0733.998.002, 3001 Village Square Drive, Hartland. Owner: United Properties Investment, LLC. Applicant: Forbici Management Group, Inc, d/b/a Sola Salon Studios.** Applicant seeks approval of a Business Plan of Operation for a hair salon suite, Sola Salon Studios. Hours of Operation are Weekdays 8AM to 9PM; Saturday 9Am to 6PM and Sunday 10AM to 5PM with 25 full-time employees.
 - f. **DELC 0793.014.002, 515 Wells Street, Delafield. Owner: Ace Delafield Properties. Applicant: Brian Ward. Applicant seeks approval of a Business Plan of Operation for a full service restaurant, Ward's House of Prime.** Hours of Operation are Weekdays 10AM to 2AM; Saturday and Sunday 7AM to 2AM with 20 part-time and 13 full-time employees.
 - g. **DELC 0792.055.001, 817 Genesee Street, Delafield. Owner: Anchor Bank. Applicant: Cory Willgrubs. Applicant seeks approval of a Business Plan of Operation for a hair salon chair rental, Delafield Hair & Friends.** Hours of Operation are Weekdays 7AM to 10PM, Saturday and Sunday 7AM to 5PM with 4 part-time employees.
5. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0784.971.002, 1100 Hwy 83, Hartland. Owner: Westbrook Church. Applicant: Trinity Gardens, LLC.** Applicant seeks final consideration of a Conditional Use amendment to allow a Certified Survey Map to divide 5.88 acres from the balance of the campus along with final consideration of the Certified Survey Map and recommendation to the Common Council of the same for both requests.
 - b. **DELC 0733.998.003, Village Square Drive, Hartland. Owner: United Properties. Applicant: JD McCormick Co.** Applicant seeks final consideration for an amended Conditional Use, General Development Plan to allow for a multi-family development in Village Square and recommendation to the Common Council of the same.
 - c. **DELT 0846.984.003, 1614 Legend Circle. Owner/Applicant: Frank and Shirley Lovek.** Owner/Applicant seeks approval of an Extraterritorial Certified Survey Map in the Town of Delafield and recommendation to the Common Council of the same.

6. Plans of Operation, Signage and Site Plan.
 - a. **DELIC 0786.060.001, 1615 West Shore Drive, Delafield. Owner/Applicant: Travis Hecken.**
Owner/applicant seeks approval of a privacy fence.
 - b. **DELIC 0733.989.002, 4411 Vettelson Road, Hartland. Owner/Applicant: Al Zietlow.**
Owner/Applicant seeks Site Plan and Appearance approval to build a storage building.
 - c. **DELIC 0793.014.002, 515 Wells Street, Delafield. Owner: Ace Delafield Properties.**
Applicant: Brian Ward. Applicant seeks architectural modifications to the existing building, converting a door to a window.

7. Zoning and Ordinance Revision.
 - a. An Ordinance to Repeal and Recreate Chapter 20 of the Municipal Code, and to Adopt Flood Insurance Studies of the Federal Emergency Management Administration Flood Insurance Rate Map, City of Delafield, Wisconsin and recommendation to the Common Council of the same.

8. Reports of City Officials:
 - a. Clerk
 1. Public Hearing Dates
 - a. Nov 20 (Meeting); October 23 (PH Deadline); Nov 6 (Reg. Deadline)
 2. Discussion and action to cancel the December Plan Commission meeting.
 3. Correspondence
 - a. Items received regarding the Hartland Sportman's Club.
 - 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, October 30, 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.

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| Deputy Clerk-Treasurer <u>EO</u> | Posted: <u>2013-10-25</u> | <input checked="" type="checkbox"/> City Hall Bulletin Board | <input checked="" type="checkbox"/> Website |
| | | <input checked="" type="checkbox"/> Faxed to Newspapers | |