

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

**Plan Commission Meeting Agenda
Wednesday, January 29, 2014
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: Conditional Use Amendment – Daycare Facilities on Campus
TAX KEY/ADDRESS: DELC 0622.999.002, 2777 Mission Road, Nashotah
OWNER: Nashotah House
APPLICANT: Nashotah House
MATTER: Applicant seeks a Conditional Use amendment to add daycare facilities to their existing services on the Nashotah House campus.

1. Preliminary
 - a. **DELC 0786.998, 1600 N. Genesee Street, Delafield. Owner: Christ the King Lutheran Church. Applicant: Ellena Engineering Consultants – Mark Ellena.** Applicant seeks feedback on a site plan reconfiguration and set public hearing for the same.
 - b. **DELC 0624.004, 34352 Valley Road, Nashotah. Owner/Applicant: Mark Reinders.** Owner/Applicant seeks feedback for a Certified Survey Map to subdivide an existing residential lot into two separate parcels.
2. Approve Plan Commission meeting minutes of November 20, 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 0793.001.006, 514 Wells Street, Delafield. Owner: The Equitable Bank. Applicant: John Huenink.** Applicant seeks approval of a Business Plan of Operation for a custom orthotics business, Badger Orthotics, LLC. Hours of Operation are Weekdays 6:30AM to 7PM with 2 part-time and 4 full-time employees.
 - b. **DELC 0804.994.019, 2736 Hillside Drive, Delafield. Owner: Hillside Terrace Shopping Center, LLC. Applicant: PH Hospitality Group, LLC.** Applicant seeks a Business Plan of Operation Amendment to change the location of Pizza Hut from 2736 Hillside Drive to 2730 Hillside Drive. Hours of operation and number of employees remain the same.
 - c. **DELC 0804.994.017, 2850 Heritage Drive, Delafield. Owner: Kensington Development. Applicant: Teresa Spencer.** Applicant seeks approval of a Business Plan of Operation for an art studio, Soul Fire Art Studio. Hours of Operation are Sunday through Saturday 7AM to Noon with 4 part-time and 2 full-time employees.
 - d. **DELC 0787.081, 613A Milwaukee Street, Delafield. Owner: Thomas Kelly. Applicant: Sandra Falatyk.** Applicant seeks approval of a Business Plan of Operation for an art and design studio, InterArt Designs. Hours of Operation are Weekdays 8AM to 9PM, Saturday and Sunday 10AM to 6PM with 2 part-time employees. In addition seeks sign approval per Planner's recommendation.

5. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0622.999.002, 2777 Mission Road, Nashotah. Owner/Applicant: Nashotah House.** Owner/Applicant seeks final approval of a Conditional Use Amendment to add daycare facilities to their existing services on the Nashotah House campus and recommendation to the Common Council of the same.
 - b. **DELC 0804.984, Hillside Drive, Delafield. Owner: Dimitri Glavas. Applicant: Curtis Pascoe, P.E.** Applicant seeks final approval of the Specific Implementation Plan for a medical office building and recommendation to the Common Council of the same.
 - c. **DELC 0733.998.003, Village Square Drive, Hartland. Owner: United Properties. Applicant: JD McCormick Co.** Applicant seeks final approval on the Public Works Committee recommendation and final approval on the Conditional Use Specific Implementation Plan and recommendation to the Common Council of the same.

6. Plans of Operation, Signage and Site Plan.
 - a. **DELC 0794.023, 111 Enterprise Rd, Delafield. Owner: Touchal, Inc c/o Hassan Karbassi. Applicant: David Miller, Anderson-Ashton, Inc.** Applicant seeks approval of a modified Site Plan to accommodate building expansion.

7. Zoning and Ordinance Revision.

8. Reports of City Officials:
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. Feb 26 (Meeting); Feb 12 (Reg. Deadline); Jan 29 (PH Deadline)
 2. Correspondence
 - 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, January 29, 2014 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.

Clerk-Treasurer GG

Posted: 2014-01-24

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