

Mary Green

From: noreply@civicplus.com
Sent: Friday, July 15, 2022 7:32 AM
To: Clerk's Office; abarrows@sehinc.com
Subject: Online Form Submittal: Planning and Development Application

Planning and Development Application

Planning and Development Application

Welcome to the City of Delafield Planning and Development Application. We understand this is a LOT of information. We encourage you to reach out to us using the information below to aid in the application process. There are many moving parts to all of this: legal, fire & rescue, building inspection, planning, engineering, etc. This form allows us to keep all of those things tracked for your benefit. The more complete you are - the better we can serve you.

Plan Commission meetings are held the last Wednesday of the month at 7:00PM at City Hall in the Council Chambers unless otherwise noted. Applicants MUST be in attendance at the meeting or action WILL NOT be taken by the Plan Commission. Please contact City Planner Amy Barrows 414-949-8991 or abarrows@sehinc.com. If you are required to go to Public Works Committee, 8 PAPER COPIES of your full submission will be required. Otherwise, one paper copy for the City Hall is needed for their records.

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2020 Deadlines [2020 Meeting Deadline Calendar](#)

Acknowledgement Yes, I understand.

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Project/Business Name? St. Johns South of Exeter St. - Land Use Focus
Recommendations

What are you applying for? O.) Zoning / Comprehensive Plan Amendment – Zoning Code
Section 52-294 (\$250)

Description of Existing Use and Proposed Changes Amend the Land Use Plan on the St. Johns property south of Exeter St. from Institutional to High Density Residential in accordance with the Economic Development Focus Group recommendations. Properties impacted are DELC0792059, DELC0792061, DELC0792062, DELC0792063, and DELC0792058001

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Contact Information

Property Owner Information

The property owner must approve the project you are submitting for prior to approval.

Applicant's Information

Leave blank if the applicant and owner are the same person.

Property Owner Name City of Delafield

Applicant Name *Field not completed.*

Mailing Address: 500 Genesee St.

Mailing Address *Field not completed.*

Phone-Day 646-6200

Phone-Day *Field not completed.*

Phone- Evening 646-6200

Phone-Evening *Field not completed.*

Email Address abarrows@sehinc.com

Email Address abarrows@sehinc.com

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Required Documents

Project Upload [Post Office S Exeter Focus Group website application.pdf](#)

Not able to combine documents? Use this field to upload additional items. *Field not completed.*

Not able to combine documents? Use this field to upload additional items. *Field not completed.*

Additional Item Upload *Field not completed.*

Additional Item Upload *Field not completed.*

Professional Services Reimbursement Agreement [PSRA](#)

PSRA Signed and Uploaded [Post Office S Exeter Focus Group website application_1.pdf](#)

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Payment and How Much Do I Owe?

Fees are located in parenthesis after the checked item in the list. Example: If you are submitting a Permanent Sign Application (\$175), and a Site Plan (\$150). Your total is \$325.00.

Payment Information

Payment must be received in full by the submission deadline for your application to be considered complete. Once you have determined how much you owe for your submission, you may pay by cash, check, or credit card payment. To pay by credit card, copy and paste the following URL into your address bar:

https://www.govpaynow.com. Please note, there is a convenience fee. To pay by cash or check, you may stop in to Delafield City Hall during our normal business hours which are Monday through Friday from 8:00AM until 4:30PM. Checks should be written out to "City of Delafield." If you are not available during these hours, we do have a night drop located at the City Hall Entrance on the east side of the building, or you can mail a check to: City of Delafield 500 Genesee St Delafield, WI 53018.

PLEASE MAKE SURE IF YOU PAY BY CREDIT CARD TO FILL OUT THE COMMENT SECTION WITH YOUR PROJECT NAME.

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Helpful Links

Checklists

[Planning and Community Development Checklists](#)

Link to the Municipal Code

[City of Delafield Municipal Code](#)

Things you need to know about this application

[Things to know about the Planning and Development Application](#)

Email not displaying correctly? [View it in your browser.](#)

5.3.8 Area 8: St Johns Military Academy District 5

Several properties with approximately 110 acres are included in the recommendation. See Area 8 Map.

Figure 14 – Area 8 Map

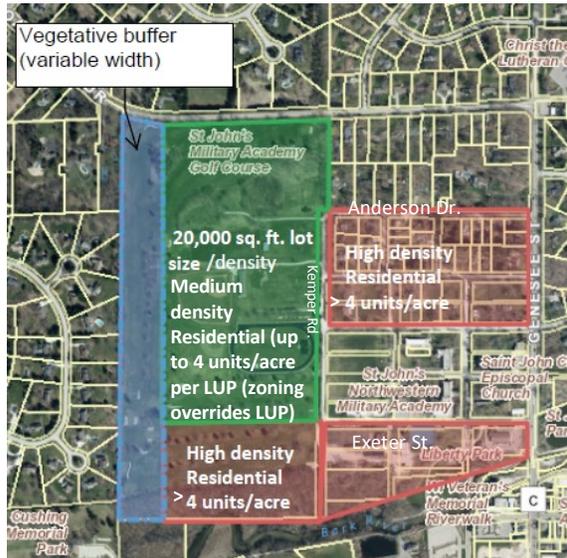


Recommendation

There was significant discussion regarding development of the site. The group recommended that the future uses align with the Area 8 Map illustrated below. The recommendation included a conservation subdivision west of Kemper Rd. and north of the area designated as High Density Residential. The conservation subdivision would include a vegetative buffer on the far west side with variable widths appropriate for the type of development proposed. The buffer strip shown on the map is not drawn to scale. It is intended to show the general area, which is the western most lot line. The density could be increased to 20,000 sq. ft. per unit (Medium Density Residential), but a zoning amendment should be considered to accommodate this density without allowing duplex construction. The density would also include the acreage designated as a buffer area on the map. The density would be displaced east of the buffer. The remaining acreage would consist of High Density Residential. The post office should be changed to CBD-1 Central Business District. *The recommendation received unanimous approval. Mr. Beckman abstained from voting.*

Note: The Downtown Development Plan from 1993 identifies the riverfront area on the St. John's property as potential faculty housing or townhouse/medium density multi-family development. The report identifies that the area is underutilized. With beautification of the Bark River Parkway, the area may become a high amenity site with significant development potential.

Figure 15 – Area 8 Map (Recommended Land Use)



Action

Amend the Land Use designation to High Density Residential (>4 units/acre) and Medium Density Residential (up to 4 units/acre) with a Special Use Area Designation so that specific provisions can be added to the text of the Land Use Plan. The property would also need to be rezoned to a district appropriate for the development proposed.

6 Next Steps

City Staff is recommending that the City of Delafield Plan Commission and Common Council consider the recommendations of the Focus Group in a proactive manner. Rather than waiting for an applicant to seek a change to the Land Use Plan, the City should consider amending the Land Use Plan to reflect the desired future land uses within the City. The City has fixed municipal boundaries. Without being proactive and attracting desired uses, the City may be forced into accepting a development, or lack thereof, that does not maximize the benefit to the community. It is important to acknowledge that the corridor along STH 83 is served by sewer and water. The City should be taking advantage of these services and directing development to these areas. Development can help offset the costs associated with long-term maintenance. Higher density development also helps offset the costs of installation to the developer. It is also better for the environment to maximize development in areas with sewer and water compared to those areas that rely on private septic systems and wells.

Therefore, a recommended schedule has been prepared for consideration. This incremental approach allows City officials and the public to more closely evaluate each individual request. The level of public engagement required could be determined by the Plan Commission at time of individual request when the Commission schedules the public hearing. The schedule includes a Land Use Plan amendment for several of the properties without going through the Zoning Amendment phase. This allows the Plan Commission and Common Council to review the rezone