

CITY OF DELAFIELD  
500 GENESEE STREET  
DELAFIELD WI 53018  
262-646-6220

PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, SEPTEMBER 24, 2008  
7:00 PM - COUNCIL CHAMBER

Pledge of Allegiance  
Roll Call

**PUBLIC HEARING #1: DELC 0793.998 & Part of DELC 0793.987.001.** Zoning Amendment and Master Land Use Plan Amendment Public Hearing for the future Public Safety Campus lands, owned by the City of Delafield. Applicant's Agent: Gina C. Gresch, Clerk-Treasurer, requests a Zoning Amendment and Master Land Use Plan Amendment for the future Public Safety Campus lands. This property is currently zoned C-1 (Conservancy). The property is proposed to be rezoned to CBD-1 (Central Business).

1. Approve Plan Commission meeting minutes of August 27, 2008 meeting.
2. Delafield citizen's comments pertaining to subjects on this agenda.

**SPECIAL ORDER OF BUSINESS: Presentation of Preliminary Public Safety Campus Drawing by Bray Architects.**

3. Consent Agenda (Recommended approvals in accordance with the staff report).
  - a. **Tax Key 0807.978.006, 335 Austin Circle, #130, Delafield.** Owner: Enterprise Opportunities, LLC. Applicant: Hickory Hill Homes. Applicant seeks approval of a Business Plan of Operation for a home builder's office, Hickory Hill Homes. Hours of operation are Weekdays 8:00 a.m. to 5:00 p.m., with 5 full-time employees.
  - b. **Tax Key 0798.966, 416 Genesee Street, Delafield.** Owner: Tom Aul. Applicant: William Myers. Applicant seeks approval of a Business Plan of Operation for an optometrist office, Myers Eyecare. Hours of operation are Mondays, Tuesdays, Wednesdays and Friday 9:00 a.m. to 5:00 p.m. Thursdays 9:00 a.m. to 7:00 p.m., Saturdays 9:00 a.m. to 12:00 p.m., with 2 part-time employees and 1 full-time employee.
  - c. **Tax Key 0798.966, 414 Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Ralph DeMarco. Applicant seeks approval of a Business Plan of Operation for a Real Estate/Insurance business, Grapevine Realty / Grapevine Insurance. Hours of operation are Weekdays 8:00 a.m. to 8:00 p.m., Saturday 9:00 a.m. to 12:00 p.m., with 3 part-time employees and 1 full-time employee.
  - d. **Tax Key 0787.081, 613 B Milwaukee Street, Delafield.** Owner: Tom Kelley. Applicant: Lynn Morrison. Applicant seeks approval of a Business Plan of Operation for a business incubator, individual office spaces. Hours of operation are Weekdays 8:00 a.m. to 5:00 p.m. and Saturdays 8:00 a.m. to 12:00 p.m.
  - e. **Tax Key 0787.081, 615 Milwaukee Street, Delafield.** Owner: Tom Kelley. Applicant: Video Create! Applicant seeks approval of a Business Plan of Operation for a video production business, Video Create! Hours of operation are Weekdays 9:00 a.m. to 5:00 p.m. with 1 part-time employee and 1 full-time employee.
  - f. **Tax Key 0733.990.003, 3161 Village Square Drive, Hartland.** Owner: Delafield Investments, LLC. Applicant: Ultra Mart Foods, LLC, D/B/A Pick 'n Save. Applicant seeks approval of a Business Plan of Operation Amendment to allow outdoor grilling on Saturday and Sunday from 10:30 a.m. to 4:30 p.m. and outdoor seating to accommodate the same.

4. Final Consideration, Approvals, Previous Approval.
  - a. **Tax Key 0786.998, 1600 Genesee Street, Delafield.** Owner: Christ the King Lutheran Church. Applicant: Badger Lighting & Signs. Applicant seeks determination of minor versus major change to the Conditional Use to replace existing signage and recommendation to Common Council of the same.
  - b. **Tax Key 0793.001.001, 405 Genesee Street, Delafield.** Owner: 405 Acquisitions, LLC. Applicant: Be Fitness & Wellness, Agent Chris McIntosh. Applicant seeks approval of multi-tenant sign program.
  - c. **Tax Key 0733.998.008, Village Square Drive, Hartland.** Owner: Delafield Investments, LLC. Applicant: Garden Gate Nursery. Applicant seeks approval of a Business Plan of Operation for a retail garden center, Garden Gate Nursery and a determination of a minor versus major change to the Conditional Use, and recommendation to the Common Council of the same. Hours of operation are Weekdays 10:00 a.m. to 7:00 p.m., Saturdays 10:00 a.m. to 7:00 p.m., and Sundays from 10:00 a.m. to 5:00 p.m., with 2 part-time employees.
  - d. Discussion and action of request from Reinhart Attorneys at Law for change of land use for Foxwood Estates Addition #1 within the area of the Lake Country Corridor Compact, and recommendation to the Common Council of the same.
5. Plans of Operation, Signage and Site Plan.
  - a. **Tax Key 0801.999.009, 2901 Golf Road, Delafield.** Owner/Applicant: Walgreens. Owner/Applicant seeks approval of a Site Plan Amendment to allow outdoor items and display areas, more specifically, Redbox DVD Kiosks.
  - b. **Tax Key 0786.109, 2020 Coachlight Court, Delafield.** Owner/Applicant: Peter & Kathleen Lillegren. Owner/Applicant seeks approval of a retaining wall within building setback.
  - c. **Tax Key 0798.966, 408 - 418 Genesee Street, Delafield.** Owner/Applicant: Tom Aul. Owner/Applicant seeks approval of a multitenant building signage program.
  - d. Discussion and possible action on Downtown Directional Signage.
6. Preliminary
  - a. **Tax Key 0798.054, 731 Main Street, Delafield.** Owner/Applicant: Ken Herro. Owner/Applicant seeks approval of a preliminary consideration of a rezone from R-4 to CBD-2, and set public hearing date for the same.
  - b. Concept presentation for Delafield Lakes Site Plan, being all of parcel 1 of Certified Survey Map 9538, located in the northwest ¼ of Section 20, T7N, R18E, for a mixed use development.
7. Zoning and Ordinance Revision.
  - a. **Tax Key 0793.998 and part of 0796.987.001, 111 Main Street, Delafield.** Owner/Applicant: City of Delafield. City of Delafield seeks a Rezone from C-1 to CBD-1 and a Master Land Use Plan Amendment for the future Public Safety Campus lands.
  - b. Discussion and action on recommendation from Common Council to review the draft ordinance to be submitted to DNR to be included in the National Flood Insurance Program, and to set public hearing date for the same.
  - c. Discussion and action to recommend to the Common Council to review the draft ordinance amending City of Delafield Municipal Code Chapter 23, relating to Construction Stormwater Management and set public hearing date for the same.
  - d. Discussion and action to the Common Council to review the draft ordinance amending Sections 17.22 and 17.24 relating to Boathouses and set public hearing date for the same.

- e. Discussion and action to recommend to the Common Council to review the draft ordinance amending City of Delafield Municipal Code 17.33(5) which adds two additional criteria by which the Plan Commission can evaluate proposed plans of operation and to set public hearing date for the same.
  - f. Discussion and possible action on the Sign Committee recommendations.
8. Hearing Dates.
9. Administrator's Report.
- a. Letter from Friebert, Finerty & St. John, S.C., Attorney at Law, requesting open ended extension for the LaQuinta Inn & Suites Conditional Use Amendment request
  - b. Smart Growth – discussion regarding residents survey and schedule next working session (October 15, 2008)
10. Building Inspector's Report.
11. Board of Zoning Appeals.
- a. September 11, 2008 Hearing Determinations:
    - i. DELC 0802.009; Proposed second story on home and rebuilding of detached garage at 2004 Milwaukee Street – APPROVED.
  - b. October 9, 2008 Hearings Scheduled:
    - i. DELC 0787.125; Appeal for proposed garage addition at 828 Hawks Hollow, pertaining to Section 17.39(15)(a)(e) regarding minimum front street setback requirements.
    - ii. DELC 0786.083; Appeal for proposed new home on Lot 29, Nagawicka Lake Heights Addition on West Shore Dr, pertaining to Section 17.39(9)(n) regarding minimum open space requirements and Section 17.39(9)(m) regarding maximum floor area ratio requirements.
12. Correspondence
13. 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 September 24, 2008 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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Tim Schuenke  
City Administrator

Posted: \_\_\_\_\_

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Deputy Clerk

- Front Door City Hall
- 1<sup>st</sup> and 2<sup>nd</sup> Floor Bulletin Boards
- Faxed to Newspapers
- Website