

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

**PLAN COMMISSION MEETING AGENDA**

**WEDNESDAY, JANUARY 28, 2009**

**7:00 PM - COUNCIL CHAMBER**

*AMENDED: January 26, 2009 @ 10:15 AM*

*(Corrected Zoning Classification on #4b & Corrected Property Owner Name on #4c)*

Call Plan Commission Meeting to Order.

Pledge of Allegiance

Roll Call

**PUBLIC HEARING #1: ZONING TEXT AMENDMENT:** Consideration of a zoning text amendment amending City of Delafield Municipal Code Chapter 17, Section 17.14(6), Setback and Yard Requirements, Retaining Walls. With this new language, affected neighbors will receive notice when a proposed retaining wall requires special consideration for implementation within the required district setback.

**PUBLIC HEARING #2: ZONING TEXT AMENDMENT:** Consideration of a zoning text amendment amending City of Delafield Municipal Code Chapter 17, Section 17.88(2), Public Hearing Notice and Publication. With this new language, future notification requirements will capture all neighbors within 300' of an original development boundary.

**PUBLIC HEARING #3: ZONING TEXT AMENDMENT:** Consideration of a zoning text amendment amending City of Delafield Municipal Code Chapter 17, Sections 17.65 through Section 17.75, Signs and Exterior Lighting and Section 17.30, Design Guidelines for Special Design Review Districts. With this new language, the ordinance will promote public safety, welfare, convenience, and enjoyment of travel and the free flow of traffic within the City by reducing distractions and obstructions from signs that adversely affect traffic safety; allow for an understanding of the rights, requirements, and application process necessary for the application and maintenance of the signage in the City; discourage excessive visual competition per the existing sign code; preserve or enhance the natural beauty and unique physical characteristics of the City of Delafield by promoting compatibility with the surroundings while allowing the expression of the identity; protect property values within the City and ensure the signs enable the public to locate goods, services, and facilities without difficulty or confusion.

**PUBLIC HEARING #4: CONDITIONAL RE-ZONE DELC 0742.990:** **APPLICANT/AGENT:** MLG Development. 13400 Bishop's Lane, Ste 100, Brookfield, WI 53005; **OWNED BY:** Bradley Binkowski & Mary Sleppek, 1307 Mariner Dr., Hartland, WI 53029. Applicant requests a conditional re-zone in compliance with the City of Delafield Comprehensive Land Use Plan. A map of the affected properties may be obtained from the City Council. ***\*\*A conditional rezone will allow sequential rezoning as the development is phased.*** These properties are currently zoned Agricultural A-1. Applicant proposes a conditional re-zone change the zoning from A-1 to R-3 (Single & 2 Family Residential).

**PUBLIC HEARING #5: CONDITIONAL RE-ZONE DELC 0743.999.003:** **APPLICANT/AGENT:** MLG Development. 13400 Bishop's Lane, Ste 100, Brookfield, WI 53005; **OWNED BY:** William & Barbara Knoff, 345 Nashotah Rd., Nashotah, WI 53058. Applicant requests a conditional re-zone in compliance with the City of Delafield Comprehensive Land Use Plan. A map of the affected properties may be obtained from the City Council. ***\*\*A conditional rezone will allow sequential rezoning as the development is phased.*** These properties are currently zoned Agricultural A-1. Applicant proposes a conditional re-zone change the zoning from A-1 to RE-2 (2 Acre Rural Estate).

1. Approve Plan Commission meeting minutes of January 14, 2009.
2. Delafield citizen's comments pertaining to subjects on this agenda.

3. Consent Agenda (Recommended approvals in accordance with the staff report).
  - a. **DELC 0804.994.017, 2738 Heritage Drive, Delafield, WI 53018.** Owner: Kensington Development Corp C/O Capstone Realty Advisors. Applicant: Loriann Knapp. Applicant seeks approval of a Business Plan of Operation Amendment to relocate HR Hair Designers from 2742 Heritage Drive to 2738 Heritage Drive.
  - b. **DELC 0807.978.002, 407 Austin Circle, Delafield, WI 53018.** Owner: Jeff Senglaub. Applicant: Lake Country Pools. Applicant seeks approval of a Business Plan of Operation Amendment to relocate Lake Country Pools from 2725 Hillside Drive to 407 Austin Circle. Hours of operation are Weekdays 10:00 a.m. to 7:00 p.m.; Saturday and Sunday 10:00 a.m. to 5:00 p.m. with 2 part-time employees and 3 full-time employees.
  - c. **DELC 0793.020.001, 719 Genesee Street, Delafield, WI 53018.** Owner: ACE Delafield Properties, LLC., Steinergrupp Commercial Real Estate. Applicant: Shoot the Moon Photography, Tim Vertz. Applicant seeks approval of a Business Plan of Operation for a portrait Studio, Shoot the Moon Photography. Hours of operation are Weekdays 9:00 a.m. to 5:00 p.m., Saturday 9:00 a.m. to 3:00 p.m., with 4 part-time employees and 2 full-time employees.
  
4. Final Consideration, Approvals, Previous Approval.
  - a. **DELC 0798.965.003, Genesee Street, Delafield.** Owner/Applicant: Delafield Lakes; Agent: Joe McCormick. Owner/Applicant seeks approval of the following items:
    - i. Conditional Use for a mixed use office and multi-family complex and recommendation to Common Council of the same.
    - ii. Site Plan to include Landscaping, Site Lighting and Storm Water Management.
    - iii. Business Plan of Operation for an office/outpatient clinic, Walden. Hours of operation are Weekdays 8 a.m. to 6 p.m., Saturday and Sunday 9:00 a.m. to 6:00 p.m. with 8 part-time employees and 5 full-time employees.
  - b. **DELC 0742.990,** Owner: Bradley Binkowski & Mary Slepekis, 1307 Mariner Dr., Hartland, WI 53029. Applicant: MLG Development. 13400 Bishop's Lane, Ste 100, Brookfield, WI 53005. Applicant seeks approval of a Conditional Rezone in compliance with the City of Delafield Comprehensive Land Use Plan, from A-1 to R-3 (Single & 2 Family Residential).
  - c. **DELC 0743.999.003,** Owner: William & Barbara Knoff, 345 Nashotah Rd., Nashotah, WI 53058. Applicant: MLG Development. 13400 Bishop's Lane, Ste 100, Brookfield, WI 53005. Applicant seeks approval of a Conditional Rezone in compliance with the City of Delafield Comprehensive Land Use Plan, A-1 to RE-2 (2 Acre Rural Estate).
  
5. Plans of Operation, Signage and Site Plan.
6. Preliminary
  
7. Zoning and Ordinance Revision.
  - a. Discussion and action to adopt Ordinance No. 603, An Ordinance Repealing And Recreating Sections 17.14, 17.30, 17.65, 17.66, 17.67, 17.68, 17.69 17.73 and 17.88 of Chapter 17 of the Municipal Code of the City Of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
  
8. Hearing Dates.
  
9. Administrator's Report.
  - a. Presentation by Angela Curtes, Mid-Kettle Moraine Partners Group, Protecting the Mid-Kettle Moraine.
  - b. Discussion of Smart Growth Survey Results.
  - c. Discussion and action on Final Draft of Chapter 5 - Housing.
  - d. Discussion and action on Final Draft of Chapter 7 – Land Use.
  - e. Discussion and action on Final Draft of Chapter 9 – Intergovernmental Cooperation.

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10. Building Inspector's Report.
11. Board of Zoning Appeals.
12. Correspondence
  - a. Letter from Attorney Hammes regarding The Colonies of Delafield Development.
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 January 28, 2009 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