

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

**PLAN COMMISSION MEETING AGENDA
WEDNESDAY, JUNE 24, 2009
7:00 PM - COUNCIL CHAMBER**

Call Plan Commission Meeting to Order.
Pledge of Allegiance
Roll Call

Public Hearing #1: Repeal & Recreate Ordinance 194 to Correct a Conditional Use Boundary Unique To the South Shore Condominium Development. Applicant: City of Delafield. Consideration to repeal and recreate Ordinance 194 to correct a Conditional Use boundary unique to the South Shore Condominium Development. The Conditional Use contained an incorrect legal description.

Public Hearing #2: Repeal & Recreate Ordinance 293 to Correct a Conditional Use Boundary Unique To the Shoppes at Nagawaukee. Applicant: City of Delafield. Consideration to repeal and recreate Ordinance 293 to correct a Conditional Use boundary unique to the Shoppes at Nagawaukee. The Conditional Use legal description inadvertently omitted parcels intended to be included in the development boundary.

Public Hearing #3: Zoning Map Amendment. Applicant: City of Delafield. Consideration of a zoning map amendment amending the following parcels on Hillside Drive and Heritage Drive: 0804.995, 0804.994.001, 0804.994.002, 0804.994.005, 0804.994.006, 0804.994.008 and 0804.994.017. This action will remap the described parcels from B-3 Local and Highway Business to B-6 Commercial Holding.

1. Approve Plan Commission meeting minutes of May 27, 2009 meeting.
2. Delafield citizen's comments pertaining to subjects on this agenda.
3. Consent Agenda (Recommended approvals in accordance with the staff report).
 - a. **DELC 0787.079, 621 Milwaukee Street, Delafield.** Owner/Applicant: Melissa Anderson. Owner/Applicant seeks approval of a Business Plan of Operation Amendment for Anderson's Pub and Grill to change hours of operation for outdoor seating Tuesday through Saturday, 11 a.m. to 10 p.m.
 - b. **DELC 0787.079, 621 Milwaukee Street, Delafield.** Owner/Applicant: Melissa Anderson. Owner/Applicant seeks approval of a Temporary Business Plan of Operation Amendment for Anderson's Pub and Grill to allow a Grand Opening Party on Saturday, July 11, 2009. Hours of Grand Opening Party are 3:00 p.m. to 10:00 p.m. In addition, they are requesting to close Canal Street for the duration of the party. Closing of Canal Street requires Common Council approval.
 - c. **DELC 0740.998, 1621-1657 Kettle Cove Court, Hartland.** Owner/Applicant: Randy Schober. Owner/Applicant seeks approval of a monument sign.
 - d. **DELC 0807.987.005, 3558 Hillside Drive, Delafield.** Owner: Bill Isler. Applicant: Grace Church c/o Michael D. Frans, 732 Lochtyn Ridge, Wales, WI 53183. Applicant seeks approval of a Business Plan of Operation for a church to holding worship services, classes, hospitality, gatherings, occasional outreach and events, Grace Church. Hours of Operation are Weekdays 8 a.m. to 10 p.m.; Saturday 8 a.m. to 10 p.m. and Sunday 7 a.m. to 10 p.m. with 2 full-time employees.
4. Final Consideration, Approvals, Previous Approval.

5. Plans of Operation, Signage and Site Plan.
 - a. **DELC 0798.965.003, Genesee Street, Delafield.** Owner/Applicant: Delafield Lakes; Agent: Joe McCormick. Owner/Applicant seeks approval of a minor change to the Conditional Use to allow land bank parking and monument sign location.

6. Preliminary
 - a. **DELC 0807.992, 3402 Kettle Court East, Delafield.** Owner: Walter Nickel Trust. Applicant: Dave Nosek. Applicant seeks approval of a driving range and mini-golf course.

7. Zoning and Ordinance Revision.
 - a. Discussion and action to adopt Ordinance 613, An Ordinance to Repeal and Recreate a Portion of Ordinance 194 of the Municipal Code and to Amend the Boundary of the R-6 Multiple Family Residential District as Shown on the Zoning District Map, City of Delafield, Wisconsin (South Shore Harbor Condominiums) and recommendation to the Common Council of the same.
 - b. Discussion and action to adopt Ordinance 615, An Ordinance to Rezone a Portion of the Leuzinger/Marcus Planned Development to B-6 Commercial Holding Zone as Shown on the Zoning District Map, City of Delafield, Wisconsin (Walmart Center and Neighboring Parcels), and recommendation to the Common Council of the same.
 - c. Discussion and action to adopt Ordinance 614, An Ordinance to Repeal and Recreate a Portion of Ordinance 293 of the Municipal Code and to Amend the Boundary of the, B-6 Commercial Holding Zone as Shown on the Zoning District Map, City of Delafield, Wisconsin (Nagawaukee Shopping Center and The Shoppes At Nagawaukee), recommendation to the Common Council of the same.
 - d. Discussion and of revised language for Primary Environmental Corridor consistent with the direction from the Plan Commission.
 - e. Discussion and of proposed language for the correction of B-6 to amend Permitted Uses description.
 - f. Discussion and of proposed language for the correction of R-5 to amend Permitted Uses description.
 - g. Discussion and of proposed language for the correction of CBD-3 to amend Permitted Uses description.

8. Hearing Dates.
9. Administrator's Report.
10. Planner's Report.
11. Building Inspector's Report.
12. Board of Zoning Appeals.
13. Correspondence
14. 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 JUNE 24, 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 Ws. 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.

Tim Schuenke
City Administrator

Posted: _____

Deputy Clerk

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