

CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
WEDNESDAY, AUGUST 26, 2009
7:00 PM - COUNCIL CHAMBER

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

PUBLIC HEARING #1: **REZONING FROM B-5 (OFFICE & RESEARCH DISTRICT) TO P-1 (PUBLIC & SEMI-PUBLIC DISTRICT).**

APPLICANT: Renee M. Evert, 170 Warren Avenue, Hartland, WI, Lake Country Cremation Services.
OWNED BY: Renee M. Evert, 170 Warren Avenue, Hartland, WI, Lake Country Cremation Services.

LEGAL DESCRIPTION DELC 0733.996:

PT NE1/4 SEC 4 T7N R18E COM NE COR S88 34'W 734.65 FT THE BGN S88 34'W 112.33 FT S1 14'E 441.58 FT NELY ALG CURVE 126.52 FT N1 14'W 383.42 FT TO BGN EX HY 0.41 AC ALSO COM NE COR S89 56'W 163.08 FT S89 42'W 437.15 FT THE BGN S89 42'W 134.42 FT S 128.13 FT N59 35'E 155.71 FT N 50 FT TO BGN EX N 33 FT 0.17 AC R2380/1070

MATTER: Applicant seeks a rezone of DELC 0733.996, N47 W31143 Hill Street, Hartland, from B-5 (Office & Research District) to P-1 (Public & Semi-Public District). This is consistent with the newly adopted land use plan.

PUBLIC HEARING #2: **CONDITIONAL USE REQUEST**

APPLICANT: Renee M. Evert, 170 Warren Avenue, Hartland, WI, Lake Country Cremation Services.
OWNED BY: Renee M. Evert, 170 Warren Avenue, Hartland, WI, Lake Country Cremation Services.

LEGAL DESCRIPTION DELC 0733.996:

PT NE1/4 SEC 4 T7N R18E COM NE COR S88 34'W 734.65 FT THE BGN S88 34'W 112.33 FT S1 14'E 441.58 FT NELY ALG CURVE 126.52 FT N1 14'W 383.42 FT TO BGN EX HY 0.41 AC ALSO COM NE COR S89 56'W 163.08 FT S89 42'W 437.15 FT THE BGN S89 42'W 134.42 FT S 128.13 FT N59 35'E 155.71 FT N 50 FT TO BGN EX N 33 FT 0.17 AC R2380/1070

MATTER: Applicant requests a Conditional Use to own and operation a human and pet crematorium, Lake Country Cremation Services.

ZONING: Contingent upon rezoning action taken by the Common Council at the September 8, 2009 Common Council meeting, this property will be zoned P-1 (Public & Semi-Public District).

PUBLIC HEARING #3: **REPEAL AND RECREATE SECTION 1 OF ORDINANCE 293.**

APPLICANT: City of Delafield

MATTER: Consideration to repeal and recreate Section 1 of Ordinance 293 to correct a Zoning District Boundary unique to the parcel formerly known as DELC 0804.994 and is recorded as DELC's 0804.995, 0804.994.001, 0804.994.002, 0804.994.005, 0804.994.006, 0804.994.008 and 0804.994.017. The Zoning District Boundary inadvertently included these parcels within the boundary.

PUBLIC HEARING #4: **RESCIND SECTION 17.27(3) OF CHAPTER 17 OF THE CITY OF DELAFIELD MUNICIPAL CODE.**

APPLICANT: City of Delafield

MATTER: Consideration to rescind Section 17.27(3) of the City of Delafield Municipal Code relating to signs exempt from the approval process.

1. Approve Plan Commission meeting minutes of July 29, 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 0787.076, 808 Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Christine A. Edwards. Applicant seeks approval of a Business Plan of Operation for a toy store, Totally Toys of Delafield. Hours of Operation are Tuesday, Thursday and Friday from 10 a.m. to 5 p.m., Wednesday 10 a.m. to 6 p.m., Saturday 10 a.m. to 5 p.m. and Sunday 11 a.m. to 4 p.m. with 1 part-time and 1 full-time employee.
 - b. **DELC 0803.979.005, 2301 Sun Valley Drive, Suite 209, Delafield.** Owner: **Purity Real Estate.** Applicant: Affiliated Wellness. Applicant seeks approval of a Business Plan of Operation for a mental health and wellness clinic, Affiliated Wellness. Hours of Operation are Weekdays 9 a.m. to 8 p.m. and Saturday 9 a.m. to Noon with 4 full-time employees.
 - c. **DELC 0803.979.005, 2301 Sun Valley Drive, Suite 202, Delafield.** Owner: **Purity Real Estate.** Applicant: EXP Photo Art. Applicant seeks approval of a Business Plan of Operation for a photo editing and website support business, EXP Photo Art. Hours of Operation are Weekdays 9 a.m. to 5 p.m. with 1 full-time employee.
 - d. **DELC 0803.979.005, 2301 Sun Valley Drive, Suite 301, Delafield.** Owner: **Purity Real Estate.** Applicant: Pure Mechanical. Applicant seeks approval of a Business Plan of Operation for a HVAC business office, Pure Mechanical. Hours of Operation are Weekdays 8 a.m. to 5 p.m. 1 part-time and 1 full-time employee.
 - e. **DELC 0803.979.005, 2301 Sun Valley Drive, Suite 200, Delafield.** Owner: **Purity Real Estate.** Applicant: Purity Dialysis Home Training. Applicant seeks approval of a Business Plan of Operation for an office/medical clinic for home patients, Purity Dialysis Home Training. Hours of Operation are Weekdays 7 a.m. to 5 p.m. with 3 full-time employees.
 - f. **DELC 0803.979.005, 2301 Sun Valley Drive, Suite 102, Delafield.** Owner: **Purity Real Estate.** Applicant: Salus, Inc. Applicant seeks approval of a Business Plan of Operation for a corporate wellness and training business, Salus, Inc. Hours of Operation are Weekdays 6:30 a.m. 7 p.m. with 1 part-time and 4 full-time employees.
 - g. **DELC 0798.016, 629 Main Street, Delafield.** Owner/Applicant: Dennis Sobczak. Applicant seeks approval of a Business Plan of Operation Amendment for Zin Uncommon Californian Italian Restaurant to add lunch hours to the existing hours operation. New Hours of Operation will be Weekdays 11 a.m. to 2 a.m. and Saturday 11 a.m. to 12 a.m. with 12 part-time and 6 full-time employees.
4. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0733.996, N47 W31143 Hill Street, Hartland** owned by Renee M. Evert, 170 Warren Avenue, Hartland, WI. Applicant requests a rezone from B-5 (Office & Research District) to P-1 (Public & Semi-Public District). and recommendation to Common Council of the same.
 - b. **DELC 0733.996** located at N47 W31143 Hill Street, Hartland owned by Renee M. Evert, 170 Warren Avenue, Hartland, WI. Applicant requests a Conditional Use to own and operation a human and pet crematorium, Lake Country Cremation Services and recommendation to Common Council of the same.
5. Plans of Operation, Signage and Site Plan.
 - a. Discussion and action to re-route the Lake Country Trail and Ice Age Trail and signs per request from Waukesha County.
 - b. **DELC 0782.026.002, 2019 Bay Point Lane, Delafield.** Owner/Applicant: Eric & Lori Laatsch, 2019 Bay Point Lane, Hartland. Applicant seeks approval of a minor change to the PUD and an architectural review for an addition to the single family home.
6. Preliminary

7. Zoning and Ordinance Revision.
 - a. Discussion and action to recommend to the Common Council adoption of Ordinance 615, An Ordinance to Repeal & Recreate Section 1 of Ordinance 293 to Correct the Assigned Zoning Districts.
 - b. Discussion and action to adopt Ordinance No. 616 An Ordinance Rescinding Section 17.27(3) of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin Related to Signs Exempt from the Approval Process, and recommendation to Common Council of the same.
8. Hearing Dates.
9. Administrator's Report.
10. Planner's Report.
11. Building Inspector's Report.
12. Board of Zoning Appeals.
13. Correspondence.
 - a. Town of Delafield Resolution amending the Comprehensive Plan Ordinance.
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 AUGUST 26, 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.

Tim Schuenke
City Administrator

Posted: _____

Deputy Clerk

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