

**CITY OF DELAFIELD  
500 GENESEE STREET  
DELAFIELD WI 53018  
262-646-6220  
PLAN COMMISSION MEETING AGENDA  
WEDNESDAY, SEPTEMBER 30, 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 October 5, 2009 Common Council meeting, this property will be zoned P-1 (Public & Semi-Public District).

1. Approve Plan Commission meeting minutes of August 26, 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 0804.994.019, 2728 Hillside Drive, Delafield.** Owner: Hillside Terrace Shopping Center, LLC. Applicant: Daniel Adams. Applicant seeks approval of a Business Plan of Operation for a cell phone and accessories store, Universal Wireless, Inc (Sprint) Hours of Operation are weekdays, 9 a.m. to 9 p.m., Saturday 9 a.m. to 6 p.m. and Sunday, 11 a.m. to 6 p.m. with 2 part-time and 2 full-time employees.
  - b. **DELC 0787.081, 615 Milwaukee Street, Delafield.** Owner: Thomas E. Kelley. Applicant: Eric Nielsen. Applicant seeks approval of a Business Plan of Operation for a medical supply business, Action Healthcare. Hours of Operation are Weekdays, 7 a.m. to 3 p.m. with 1 part-time employee.
  - c. **DELC 0798.013.001, 609 Main Street, Delafield.** Owner: Rick Lieblang. Applicant: Timothy Danko. Applicant seeks approval of a Business Plan of Operation for a computer retail store, Meathead Computers. Hours of Operation are Weekdays, 8 a.m. to 9 p.m., Saturday, 8 a.m. to 6 p.m. and Sunday, 11 a.m. to 4 p.m. with 1 full-time employee.

- d. **DELC 0787.053, 826A Genesee Street, Delafield.** Owner: Tom Aul. Applicant: Kettle Moraine EMS, Inc. Applicant seeks approval of a Business Plan of Operation for a private ambulance service, Kettle Moraine EMS, Inc. Hours of Operation are Weekdays, 6 a.m. to 8 p.m., Saturday, 6 a.m. to 8 p.m. and Sunday, 6 a.m. to 8 p.m. with 2-3 full-time employees.
  - e. **DELC 0790.017, 306 Fieldstone Road, Delafield.** Owner/Applicant: Douglas and Christine Arnold. Applicant seeks approval of a Business Plan of Operation for a home occupation as a mortgage broker, d/b/a CEA Mortgage. Hours of Operation are Weekdays, 9 a.m. to 5 p.m. with 1 full-time employee.
4. Final Consideration, Approvals, Previous Approval.
- a. **DELC 0730.994, 4835 Easy Street, Hartland.** Owner/Applicant: Delafield Country Aire Condominiums, Inc. Owner/Applicant seeks approval of a minor change to the Conditional Use-PUD for a maintenance/storage building.
  - b. **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.
  - c. **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.
  - d. **DELC 0804.994.002 & 0804.994.006, 2863 Heritage Drive, Delafield, WI 53018.** Owner: Wal-Mart Store #1678. Applicant: Wal-Mart Store #1678 c/o Kerry Hardin, RA Smith National. Applicant seeks approval of a Site Plan, Architecture and Business Plan of Operation for a Wal-Mart Supercenter. Hours of Operation are Weekdays and Weekends 5:00 a.m. to Midnight with approximately 90 part-time employees and approximately 140 full-time employees at its expanded Supercenter. Actual numbers of employees will depend on customer demands and part-time/full-time makeup will depend on employer desires.
5. Plans of Operation, Signage and Site Plan.
- a. **DELC 0782.026.002, 2019 Bay Point Lane, Hartland.** 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.
  - b. **DELC 0793.051, 433 Genesee Street, Delafield.** Owner/Applicant: Charles Henricks, Delafield. Owner/Applicant seeks approval of a Business Plan of Operation for a Certified Public Accounting business, Henricks & Associations S.C. Hours of Operation are Weekdays 9 a.m. to 5 p.m. with 2 part-time and 2 full-time employees. Owner/Applicant also seeks approval for architectural modifications to add a handicap ramp, preliminary consideration of rezoning from CBD-3 to CBD-2, and set rezoning public hearing date.
6. Preliminary
- a. **DELC 0798.965.003, Genesee Street, Delafield.** Owner/Applicant: Delafield Lakes; Agent: Joe McCormick. Owner/Applicant will be presenting a development concept for preliminary feedback for Phase 2 of Delafield Lakes.
  - b. Discussion and possible action of a proposed new municipal parking lot, located at the southwest corner of Oneida Street and Main Street, recommendation to Common Council of the same and to direct the Administrator to begin negotiations with property owner.
7. Zoning and Ordinance Revision.
- a. Update on all ordinance revisions and schedule public hearing date for the same.
8. Hearing Dates.
9. Administrator's Report.
- a. Discussion of Sign Enforcement.

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 SEPTEMBER 30, 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