

**CITY OF DELAFIELD
500 GENESEE STREET
DELAFIELD WI 53018
262-646-6220
PLAN COMMISSION MEETING AGENDA
WEDNESDAY, OCTOBER 28, 2009
7:00 PM - COUNCIL CHAMBER**

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

Please take notice that there will be public hearings before the Plan Commission in the Council Chamber of City Hall on at 7:00 p.m. to consider the following matters:

PUBLIC HEARING #1: **REZONING FROM CBD-3 (SPECIAL CAMPUS DISTRICT) TO CBD-2 (CENTRAL BUSINESS DISTRICT).**

APPLICANT: Charles Henricks, PO BOX 180101, Delafield.
OWNED BY: Charles Henricks, PO BOX 180101, Delafield.

LEGAL DESCRIPTION DELC 0793.051:
PT BLK 22 HAWKS ADDITION TO DELAFIELD PT NE1/4 SEC 19 T7N R18E COM 66 FT S OF LOT 13 BLK 14 HAWKS ADDITION TO DELAFIELD ON W SIDE GENESEE ST S 53 FT W 175 FT N 53 FT E 175 175 FT TO BGN DOC# 3693350

MATTER: Owner/Applicant seeks approval a rezone from CBD-3 to CBD-2 in compliance with stipulations of CBD-3 that require single ownerships for all campus parcels.

****PUBLIC HEARINGS 2-8 ARE ALL CITY OF DELAFIELD MUNICIPAL CODE AMENDMENTS****

PUBLIC HEARING #2: **REPEAL AND RECREATE SECTIONS 17.39(30)(b), 17.39(30)(c), 17.39(30)(cc), & 17.39(30)(d) - P-1 (PUBLIC & SEMI-PUBLIC USE DISTRICT).**

MATTER: Consideration to repeal and recreate Section 17.39(30)(b), 17.39(30)(c), 17.39(30)(cc), & 17.39(30)(d) - P-1 (Public & Semi-Public Use District) of the City of Delafield Municipal Code to add "Crematoria" as an allowed Conditional Use.

PUBLIC HEARING #3: **REPEAL AND RECREATE SECTION 17.39(20)(b) – CBD-3 (SPECIAL CAMPUS DISTRICT PERMITTED USES) & REPEAL AND RECREATE SECTION 17.39(20)(d) – CONDITIONAL USES.**

MATTER: Consideration to repeal and recreate Section 17.39(20)(b) – CBD-3 Special Campus District Permitted Uses of the City of Delafield Municipal Code to impose geometric lot standards as described 17.39(19)(e) through 17.39(19)(n). In addition, "Hotel" shall be added as a permitted use. Also, consideration to repeal and recreate Section 17.39(20)(d) – Conditional Uses that all other uses must be approved as Planned Developments-Conditional Uses as described in §17.75 through 17.84 provided they conform to the geometric standard as set forth herein.

PUBLIC HEARING #4: **REPEAL AND RECREATE SECTION 17.39(27)(d) – B-6 COMMERCIAL HOLDING ZONE**

MATTER: Consideration to repeal and recreate Section 17.39(27)(d) - B-6 Commercial Holding Zone of the City of Delafield Municipal Code in that all other uses must be approved as Planned Developments – Conditional Uses as described in §17.75 through 17.84 provided they conform to the geometric standard as set forth herein.

PUBLIC HEARING #5: **REPEAL AND RECREATE SECTIONS 17.39(15)(a), 17.39(15)(b), 17.39(15)(c), 17.39(15)(d) - R-5 PLANNED RESIDENTIAL DEVELOPMENT DISTRICT – CONDITIONAL USES**

MATTER: Consideration to repeal and recreate Sections 17.39(15)(a), 17.39(15)(b), 17.39(15)(c), 17.39(15)(d), - R-5 Planned Residential Development District – Conditional Uses of the City of Delafield Municipal Code in that all other uses must be approved as Planned Developments – Conditional Uses as described in §17.75 through 17.84 provided they conform to the geometric standard as set forth herein.

PUBLIC HEARING #6: **CREATE SECTION 17.35(7) – ENVIRONMENTAL CORRIDOR BOUNDARY AND 17.35(8) – WETLAND SETBACK**

MATTER: Consideration to create Sections 17.35(7) - Environmental Corridor Boundary and 17.35(8) – Wetland Setback of the City of Delafield Municipal Code to establish development limitations in Primary Environmental Corridors and to protect wetlands.

PUBLIC HEARING #7: **REPEAL AND RECREATE SECTION 17.75(4) – INTENT FOR PLANNED DEVELOPMENT STAGES; REPEAL AND RECREATE SECTION 17.75(5) - INTENT FOR PLANNED DEVELOPMENT DENSITIES; REPEAL AND RECREATE SECTION 17.75(8) - INTENT FOR PLANNED DEVELOPMENT CRITERIA FOR APPROVAL.**

MATTER: Consideration to repeal and recreate Section 17.75(4) – Intent for Planned Development Stages of the City of Delafield Municipal Code to delete reference to “Conditional Use Only Districts”. Also, consideration to repeal and recreate Section 17.75(5) – Intent for Planned Development Densities of the City of Delafield Municipal Code to exclude density averaging from agricultural zoned properties. In addition, consideration to repeal and recreate Section 17.75(8) – Intent for Planned Development Criteria for Approval of the City of Delafield Municipal Code to require that Planned Developments be utilized only where the Plan Commission determined that natural features warrant preservation and limitation to lot reduction and geometric standards is limited to 70% of the underlying zoning district bulk regulations.

PUBLIC HEARING #8: **REPEAL AND RECREATE THOSE SECTIONS OF THE CITY OF DELAFIELD MUNICIPAL CODE IN ALL INSTANCES WHERE THE VERBIAGE “MASTER PLAN” AND/OR “MASTER LAND USE PLAN” OCCURS TO CHANGE THE TEXT TO “COMPREHENSIVE PLAN”**

MATTER: Consideration to repeal and recreate those sections of the City Of Delafield Municipal Code in all instances where the verbiage “Master Plan” and/or “Master Land Use Plan” occurs to change the text to “Comprehensive Plan”.

1. Approve Plan Commission meeting minutes of September 30, 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 0798.037.001 and 0798.038.007, 711 Wells Street, Delafield.** Owner: Villard Company, Inc. c/o Jane Lazynski. Applicant: Delafield Design Gallery. Applicant seeks approval of a Business Plan of Operation to operate a furniture to the trade and retail store, Delafield Design Gallery. Hours of Operation are Tuesday through Sunday, 9:00 a.m. to 10:00 p.m. with 2 part-time and 1 full-time employee(s).
 - b. **DELC 0793.001.003, 440 Wells Street, Delafield.** Owner: Ace Delafield Properties LLC. Applicant: Wells Fargo Advisors. Applicant seeks approval to operate a financial advisory business, Wells Fargo Advisors. Hours of Operation are Weekdays 8:00 a.m. to 4:30 p.m. with 9 full-time employee(s).
4. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0804.994.002 & 0804.994.006, 2863 Heritage Drive, Delafield.** 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.
 - b. **DELC 0733.996, N47 W31143 Hill Street, Hartland.** Owner/Applicant: 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, N47 W31143 Hill Street, Hartland.** Owner/Applicant: Renee M. Evert, 170 Warren Avenue, Hartland, WI. Owner/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 0793.051, 433 Genesee Street, Delafield.** Owner/Applicant: Charles Henricks, PO BOX 180101, Delafield. Owner/Applicant seeks approval a rezone from CBD-3 to CBD-2 in compliance with stipulations of CBD-3 that require single ownerships for all campus parcels.
 - e. **DELC 0825.994, W302N963 Maple Avenue, Delafield.** Owner/Applicant: Hartland Sportsman's Club. Owner/Applicant seeks approval of a Business Plan of Operation Amendment for the Hartland Sportsman's Club to expand their hours of operation. Changed hours of operation - New hours would still not allow shooting on the Holiday Quiet Days. Holiday Quiet Days defined as: New Year's day, Thanksgiving, Christmas and Easter. General membership shooting hours / keep winter and summertime hours the same: Monday 10:00 a.m. to 4:00 p.m. Same; Tuesday 12:00 noon to 9:00 p.m. -- Add one hour in summer time; Thursday 1:00 p.m. to 9:00 p.m. -- Add one hour in summertime; Saturday 9:00am to 5:00p.m. -- Add one hour all year long; Sunday 11 a.m. till 4:00 p.m. -- Add second and forth Sunday all year long; Rim Fire and Fast Draw Wax Projectile Shooting Hours 9:00 a.m. to 9:00 p.m. 7 days a week.
5. Plans of Operation, Signage and Site Plan.
 - a. **DELC 0794.015.001, 134 Enterprise Road, Delafield.** Owner: Richard Styza. Applicant: Grant Signs – Eric Marty, 5119 Terminal Drive, McFarland. Applicant appeals to the Plan Commission to overturn recommendations of staff for signage for Delafield Storage.
 - b. **DELC 0794.988, 22 West Main Street, Delafield.** Owner/Applicant: Kurt Amidzich, 22 West Main Street, Delafield. Owner/Applicant seeks approval to modify sign panel and structure of a legal non-conforming sign for Kurt's Steak and Seafood Restaurant.

6. Preliminary
7. Zoning and Ordinance Revision.
 - a. Discussion and action to adopt Ordinance No. 617, An Ordinance to Repeal and Recreate Sections 17.39(30)(b), 17.39(30)(c), 17.39(30)(cc) & 17.39(30)(d) - P-1 (Public & Semi-Public Use District) of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, to Add "Crematoria" As An Allowed Conditional Use and recommendation to the Common Council of the same.
 - b. Discussion and action to adopt Ordinance No. 618, An Ordinance Repeal and Recreate Sections 17.39(15)(a), 17.39(15)(b), 17.39(15)(c), 17.39(15)(d) - R-5 Planned Residential Development District – Conditional Uses, of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - c. Discussion and action to adopt Ordinance No. 619, An Ordinance to Create Sections 17.35(7) – Environmental Corridor Boundary and 17.35(8) – Wetland Setback, of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - d. Discussion and action to adopt Ordinance No. 620, An Ordinance to Repeal and Recreate All Sections of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, In All Instances Where the Verbiage "Master Plan" and/or "Master Land Use Plan" Occurs to Change the Text to "Comprehensive Plan", and recommendation to the Common Council of the same.
 - e. Discussion and action to adopt Ordinance No. 621, An Ordinance to Repeal and Recreate Section 17.39(27) - B-6 Commercial Holding Zone, of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - f. Discussion and action to adopt Ordinance No. 622, An Ordinance to Repeal and Recreate Section 17.39(20) – CBD-3 Special Campus District of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - g. Discussion and action to adopt Ordinance No. 623, An Ordinance to Repeal and Recreate Section 17.75 – Planned Development for a Conditional Use, of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, and recommendation to the Common Council of the same.
 - h. Discussion regarding proposed Zoning district changes to be consistent with the recommendations of the Comprehensive Plan.
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 OCTOBER 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.

Tim Schuenke
City Administrator

Posted: _____

Deputy Clerk

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