

**CITY OF DELAFIELD
DELAFIELD WI 53018
262-646-6220**

**Plan Commission Meeting Agenda
Wednesday, February 24, 2010
7:00 PM – Public Safety Building Training Room - 115 Main Street**

AMENDED: THURSDAY, FEBRUARY 18, 2010 @ 11:15 A.M

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

PUBLIC HEARING #1: ZONING CODE TEXT AMENDMENT – BOATHOUSE GEOMETRIC REQUIREMENTS

APPLICANT: City of Delafield

MATTER: Consideration of an ordinance amending **Sections 17.22(7) - Boathouses** of the Municipal Code of the City of Delafield relating to Boathouses. More specifically to clarify geometric requirements. This amendment may have an effect on any properties adjacent to shoreland within the City, but will not affect boathouse location. A map of the affected properties may be obtained from the City Clerk.

PUBLIC HEARING #2: **CONDITIONAL USE TO EXTEND CELL TOWER HEIGHT**

APPLICANT: Open Range Communications, Inc. and SBA Towers, Inc.
OWNED BY: SBA Towers, Inc. and Cushing Park Business Center, LLC.

LEGAL DESCRIPTION DELC 0794.017.004, 258 Enterprise Road
LOT 7 CUSHING PARK BUSINESS CENTER PT NW1/4 SEC 19 T7N R18E 2.41 AC R2239/948

MATTER: Applicant seeks approval of a Conditional Use to extend an existing cell tower from 120' in height to 140' in height, and related ground mounted appliances.

1. Approve Plan Commission meeting minutes of January 27, 2010 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
3. Consent Agenda (Recommended approvals in accordance with the staff report).
 - a. **DELC 0801.999.009, 2901 Golf Road, Delafield.** Owner: Nagawaukee Square, LLC. Applicant: Walgreen Co, 2901 Golf Road, Delafield. Applicant seeks approval of a Business Plan of Operation Amendment to allow the sale of beer and liquor. If approved, the Common Council will take action on the Class "A" Beer and "Class A" Liquor License.
 - b. **DELC 0803.972, 1913 Hillside Court, Delafield.** Owner/Applicant: Steve Ware, 1913 Hillside Court, Delafield. Owner/Applicant seeks approval of a Business Plan of Operation for a general contractor consultancy business, Ware Design, LLC. Hours of Operation are Weekdays 8:00 a.m. to 5:00 p.m. with 1 part-time and 1 full-time employee.
 - c. **DELC 0798.001, 600 Milwaukee Street, Delafield.** Owner: DMK Investments, LLC. Applicant: David E. Kowalske, Sr., 4690 Martha Lane, Pewaukee. Applicant seeks approval of a Business Plan of Operation for a kitchen and bath remodeling business, Kowalske Kitchen and Bath. Hours of Operation are Weekdays 10:00 a.m. to 5:30 p.m., Saturdays 10:00 a.m. to 4:30 p.m. with 1 part-time and 2 full-time employees.

4. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0794.017.004, 258 Enterprise Road, Delafield.** Owner: SBA Towers, Inc. and Cushing Park Business Center, LLC. Applicant: Open Range Communications, Inc. and SBA Towers, Inc. Applicant seeks approval of a Conditional Use to extend an existing cell tower from 120' in height to 140' in height, and related ground mounted appliances, and recommendation to the Common Council of the same.
5. Plans of Operation, Signage and Site Plan.
 - a. **DELC 0803.972, 1913 Hillside Court, Delafield.** Owner/Applicant: Steve Ware, 1913 Hillside Court, Delafield. Owner/Applicant appeals staff recommendation for denial of an existing sign.
6. Preliminary
 - a. **DELC 0622.999, 2777 Mission Road, Nashotah.** Owner: Nashotah House Theological Seminary. Applicant: Matt Heaton, 1407 E. Sunset Drive, Waukesha. Applicant seeks preliminary feedback for a building addition and associated site plan modifications that constitute a major change to the Conditional Use. Consider scheduling public hearing on March 31, 2010.
 - b. **DELC 0798.893, Delafield Lakes Phase 2 / Delafield Woods, Extension of Bleeker Street.** Owner: Joe McCormick. Applicant: Johnson Design, Inc., 211 W. Second Street, Oconomowoc. Applicant seeks preliminary feedback for revised concept plan.
7. Zoning and Ordinance Revision.
 - a. Discussion and action to recommendation to the Common Council to adopt Ordinance No. 630, An Ordinance Repealing and Recreating Section 17.22(7) of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin Related to Boathouse Location.
8. Hearing Dates.
9. Administrator's Report.
 - a. Discussion and possible action on Tree Preservation.
10. Planner's Report.
 - a. Update on Cushing Park Directional Sign.
 - b. Recommended text amendments to P-1 Zoning Description.
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 FEBRUARY 24, 2010 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.

Deputy Clerk-Treasurer EQ

Posted: 02-18-2010

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