

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

**Plan Commission Meeting Agenda
Wednesday, March 31, 2010**

7:00 PM – Public Safety Building Training Room - 115 Main Street

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

PUBLIC HEARING #1: MAJOR CHANGE TO CONDITIONAL USE FOR BUILDING ADDITION AND ASSOCIATED SITE PLAN MODIFICATIONS

OWNED BY: Nashotah House Theological Seminary, 2777 Mission Road, Nashotah, WI
APPLICANT: Matt Heaton, MBH Architects, 1407 E. Sunset Drive, Waukesha, WI

MATTER: Applicant seeks approval of a major change to the Conditional Use for a building addition and associated site plan modifications.

PUBLIC HEARING #2: MAJOR CHANGE TO THE CONDITIONAL USE TO TEAR DOWN AND REBUILD BUILDING

OWNED BY: McDonald's Corporation, Dawn Bourseau, 4320 Winfield Road, Warrenville, IL
APPLICANT: Steve Jeske, Haag Mueller, Inc. 101 E. Grand Avenue, Port Washington, WI

MATTER: Applicant seeks approval of a major change to the Conditional Use to tear down the existing building and rebuild on the same property.

PUBLIC HEARING #3: ZONING CODE TEXT AMENDMENT – INTENT OF “GEOMETRIC STANDARDS” AS THEY PERTAIN TO PLANNED DEVELOPMENT LOTS.

APPLICANT: City of Delafield

MATTER: Consideration of an ordinance amending Section 17.75(8)(d) of the Municipal Code of the City of Delafield relating the intent of “geometric standards” as they pertain to planned development lots. This amendment may have an effect on the development program of undeveloped parcels.

PUBLIC HEARING #4: ZONING CODE TEXT AMENDMENT – 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).

APPLICANT: City of Delafield

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 create permitted uses, and eliminate mandated Conditional Uses.

1. Approve Plan Commission meeting minutes of February 24, 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 0803.991.003, 2580 Sun Valley Drive, Delafield.** Owner: Edward Bautz. Applicant: Richard Flath – Marty’s Pizza and Jody Knoebel. Applicant seeks approval of a Temporary Business Plan of Operation for a produce stand, Jelli’s Market, located Marty’s Pizza, 2580 Sun Valley Dr, Delafield, WI 53018. The produce stand will run from June 1, 2010 to September 15, 2010. Hours of operation are Weekdays and Weekends 11:00 a.m. – 6:00 p.m., with 3 part-time employees and 1 full-time employee.
 - b. **DELC 0787.078, 609 Milwaukee Street, Delafield.** Owner: Jane & Randall Babe. Applicant: Jean Lauer, N37 W29166 Middle Field, Pewaukee. Applicant seeks approval of a Business Plan of Operation for a retail store, Bittersweet. Hours of operation are Weekdays and Saturdays 10:00 a.m. to 5:00 p.m., with 1 part-time and 2 full-time employees. Applicant also seeks approval of a Grand Opening Event.
 - c. **DELC 0807.978.002, 407 Austin Circle, Delafield.** Owner: Concept Machine Tool Wisconsin, Craig Conlon. Applicant: Tom Schweda, N14 W30028 High Ridge Drive, Pewaukee. Applicant seeks approval of a Temporary Business Plan of Operation for an outdoor Customer Appreciation Party on May 12 and 13, 2010 from 8am to 8pm.
 - d. **DELC 0807.977, 3960 Hillside Drive, Delafield.** Owner: Mikkelson Builders. Applicant: Data Processing Sciences Corporation. Applicant seeks approval of a Business Plan of Operation for a data entry office, Data Processing Sciences. Hours of operation are Weekdays 8:00 a.m. to 6:00 p.m. with 4 full-time employees.
 - e. **DELC 0804.994.002 & 0804.994.006, 2863 Heritage Drive, Delafield.** Owner/Applicant: Wal-Mart Store #1678. Owner/Applicant seeks approval of a Temporary Business Plan of Operation for a Lawn and Garden Seasonal Drive-Thru. The Lawn and Garden Seasonal Drive-Thru will run from March 30, 2010 to September 15, 2010. Hours of operation are Weekdays and Weekends 7:00 a.m. – 10:00 p.m.
 - f. **DELC 0807-978.008. 350 Austin Circle, Delafield.** Owner: Rick Jenkins. Applicant: 5 Alarm Fire. Applicant seeks approval of a Temporary Business Plan of Operation for an outdoor Firefighter Vehicle Extrication Course on May 1 and 2, 2010 from 8:00 a.m. to 3:00 p.m.
4. Final Consideration, Approvals, Previous Approval.
 - a. **DELC 0622.999.001, 2777 Mission Road, Nashotah.** Owner: Nashotah House Theological Seminary. Applicant: Matt Heaton, 1407 E. Sunset Drive, Waukesha. Applicant seeks final approval on a major change to the Conditional Use for a building addition and associated site plan modifications, and recommendation to the Common Council of the same.
 - b. **DELC 0803.998.001, 211 STH 83, Delafield.** Owner: McDonald’s Corporation, Dawn Bourseau, 4320 Winfield Road, Warrenville, IL. Applicant: Steve Jeske, Haag Mueller, Inc. 101 E. Grand Avenue, Port Washington, WI. Applicant seeks approval of a major change to the Conditional Use to tear down the existing building and rebuild on the same property and recommendation to the Common Council of the same.
 - c. **DELC 0742.984 & 0742.994, W73 E. Wisconsin Avenue, Nashotah.** Owner: Larry Chapman, Summerset Marine. Applicant: Paul Schultz, 133A E. Wisconsin Avenue, Oconomowoc. Applicant seeks approval of a minor change to the Conditional Use for a protective canopy for boat storage and display, and recommendation to the Common Council of the same.
5. Plans of Operation, Signage and Site Plan.
6. Preliminary
 - a. Discussion of draft Park and Recreation Commission 5-Year Plan.

7. Zoning and Ordinance Revision.
 - a. Discussion and action to recommend to the Common Council adoption of Ordinance No. 631 An Ordinance to Repeal and Recreate Sections 17.39(30)(b), 17.39(30)(c), 7.39(30)(cc), & 17.39(30)(l) - P-1 (Public & Semi-Public Use District) of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, to create permitted uses, and eliminate mandated Conditional Uses.
 - b. Discussion and action to recommend to the Common Council adoption of Ordinance No. 632, An Ordinance to Repeal and Recreate Section 17.75(8)(d) of the Municipal Code of the City of Delafield, Waukesha County, Wisconsin, as it Relates to Area and Lot Width for Planned Developments as a Conditional Use.
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 MARCH 31, 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 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.

Deputy Clerk-Treasurer EO

Posted: 03-26-10

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