

CITY OF DELAFIELD
(262) 646-6220
Plan Commission Meeting Agenda
Wednesday, April 30, 2014
7:00 p.m.

****CITY HALL COMMON COUNCIL CHAMBERS****
500 Genesee Street, Delafield, WI 53018

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

PUBLIC HEARING #1: Conditional Use Amendment

TAX KEY/ADDRESS: DELC 0804.999.004, 3201 Golf Road
OWNER/APPLICANT: Ramco-Gershenson Properties, L.P.
MATTER: Owner/Applicant seeks an amended Conditional Use to accommodate architectural modifications to the multi-tenant building in Nagawaukee Center.

PUBLIC HEARING #2: Conditional Use Amendment

TAX KEY/ADDRESS: DELC 0795.982.003 101 Cedar Valley Road
DELC 0795.982.002, 41 Cedar Valley Road
OWNER/APPLICANT: Cedar Valley Farm, LLC., Charles Glapinski
MATTER: Owner/Applicant seeks an amended Conditional Use and Site Plan to raze an existing home and construct a new residence.

1. Approve Plan Commission meeting minutes of March 26, 2014 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.

Items listed under the Consent Agenda are considered in one motion in accordance with the Staff Report unless a Plan Commission member or staff member's requests that an item be removed from the Consent Agenda.

3. Consent Agenda
 - a. **DELC 0736.988.001, at the intersection of Campbell Trace and STH 83, Hartland. Owner: CELA Holdings, LLC. Applicant: Andrew & Suzanne Dauer.** Applicant seeks approval of a Temporary Business Plan of Operation for a sweet corn stand. Hours of Operation are July 1 through September 30, Sunday through Saturday, 8AM to 7PM with one employee.
 - b. **DELC 0799.997.001, 920 Indian Spring Dr. Owner: Westwood Dental. Applicant: Poblocki Sign Company.** Applicant seeks approval of permanent sign for Delafield Dental at the current business location.
 - c. **DELC N/A. Owner/Applicant Jamison Sterken.** Applicant seeks approval of a Business Plan of Operation to operate a mobile food truck serving tropical shaved ice known as Kona Ice Lake Country. Hours of Operation are Sunday through Saturday, 10AM to 8 PM with one part-time and two full time employees.
 - d. **DELC 0798.024.001, 606 Genesee St., Delafield. Owner/Applicant: Ariel Arnson.** Applicant seeks approval of a permanent sign for Aeva Couture at the current business location.
 - e. **DELC 0784.971.002, 1100 HWY 83, Hartland. Owner: Westbrook Church. Applicant: Chad Meadows.** Applicant seeks approval of building mounted signage for Westbrook Church at the current business location.
 - f. **DELC 0756.996.001, 2851 Oakwood Road, Hartland. Owner: City of Delafield. Applicant: Mike Harrington.** Applicant seeks approval of a Temporary Business Plan of Operation to conduct sales related to the City's disc golf course in Oakwood Park. Hours of Operation May 1 through November 30, various days from 12PM to 8PM.
 - g. **DELC 0798.005, 624 Milwaukee St., Delafield. Owner: Andrea D. Johnson. Applicant: Lori Daniel Falk.** Applicant seeks approval of a Business Plan of Operation for a specialty shop, Wisdom of the Angels. Hours of Operation are Sunday through Saturday, 8AM to 10PM with two full-time and one part-time employee.

- h. **DELIC 0803.988.004, 2566 Sun Valley Dr., Delafield. Owner: Gary Storts. Applicant: High 5 Golf.** Applicant seeks approval of Business Plan of Operation for a retail business, High 5 Gear. Hours of Operation are Monday through Saturday, 9AM to Midnight and Sunday 10AM to Midnight with two part-time and three full-time employees.

 - 4. Unfinished Business:
 - a. **DELIC 0753.999.001, 3115 State Road 83, Hartland. Owner/Applicant: Whitney Proebsting.** Owner/Applicant seeks final approval of a Specific Implementation Plan for Rustic Manor and recommendation to the Common Council of the same.

 - 5. New Business:
 - a. **DELIC 0804.999.004, 3201 Golf Road. Owner/Applicant: Ramco-Gershenson Properties, L.P.** Owner/Applicant seeks an amended Conditional Use to accommodate architectural modifications to the multi-tenant building in Nagawaukee Center and recommendation to the Common Council of the same.
 - b. **DELIC 0795.982.003, 101 Cedar Valley Road and DELIC 0795.982.002, 41 Cedar Valley Road, Delafield. Owner/Applicant: Cedar Valley Farm, LLC., Charles Glapinski.** Owner/Applicant seeks an amended Conditional Use Site Plan to raze and existing home and construct a new residence and recommendation to the Common Council of the same.
 - c. **DELIC 0804.993.001, 3100 Golf Road, Delafield. Owner/Applicant: Ramco-Gershenson Properties LP.** Owner/Applicant seeks feedback on proposed architectural modifications and signage to the Applebee's building and schedule public hearing for the same.
 - d. **DELIC 0793.014.002, 515 Wells Street, Delafield. Owner: D J Martin Managing Member, Applicant: Brian Ward, PrimeOne LLC d.b.a. Wards House of Prime-Delafield.** Applicant seeks approval of architectural modifications and site plan improvements to increase the allowable outdoor seating capacity and an Amended Business Plan of Operation to allow for outdoor seating. Hours of Operation 11AM to 12AM (midnight).
 - e. **DELIC 0801.999.006, Nagawaukee Park & Ride Commuter Center, Delafield. Owner: Wisconsin DOT. Applicant: Frank Furdek.** Applicant seeks preliminary feedback on a commuter station located in the Hwy 83 and Golf Road Nagawaukee Park & Ride and schedule public hearing for the same.
 - f. **DELIC 0798.034, 730 Main Street, Delafield. Owner/Applicant: Glenn and Pamela Koehn.** Applicants seeks approval of Site Plan and Appearance review for a side yard retaining wall.

 - 6. Zoning and Ordinance Revision.

 - 7. Reports of City Officials:
 - a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
 - a. May 28 (Meeting); May 14 (Reg. Deadline); April 30 (PH Deadline)
 - b. Updated agenda format and feedback.
 - 2. Correspondence
 - b. Planner
 - c. Building Inspector
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8. 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, April 30, 2014 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 <u>JO</u>	Posted: <u>2014-04-25</u>	<input checked="" type="checkbox"/> City Hall Bulletin Board	<input checked="" type="checkbox"/> Website
		<input checked="" type="checkbox"/> Faxed to Newspapers	