

**CITY OF DELAFIELD**  
**(262) 646-6220**  
**Plan Commission Meeting Agenda**  
**Wednesday, October 29, 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:**           **Amended Conditional Use Site Plan and Architecture.**  
**TAX KEY/ADDRESS:**       DELC 0793.001.001, Delafield, WI  
**OWNER/APPLICANT:**       405 Acquisition LLC, 405 Genesee Street, Delafield WI 53018  
**MATTER:**                   Applicant seeks consideration to amend the site plan and architecture to convert a window opening into a door, and extend sidewalk access to the door for Be Fitness.

**PUBLIC HEARING #2:**           **Amended Conditional Use and General Development Plan for Village Square.**  
**TAX KEY/ADDRESS:**       DELC 0733.998.003, Delafield, WI  
**OWNER/APPLICANT:**       Delafield Investment LLC, c/o United Properties, 3500 American Boulevard West, Suite 200, Bloomington, MN 55431  
**MATTER:**                   Applicant seeks consideration to amend the Conditional Use and General Development Plan to allow for a three building multifamily development located in Village Square.

1.     Approve Plan Commission meeting minutes of September 24, 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 (Recommended approvals in accordance with the staff report).
  - a.     **DELC 0804.984, 3195 Hillside Dr., Delafield. Owner: Ryan Companies US Inc. Applicant: Poblocki Sign Company.** Applicant seeks approval of a permanent sign for Children's Hospital at Hillside Market – Delafield, (Home Depot Sign).
  - b.     **DELC 0793.014.023, 631 Genesee St., Delafield. Owner: Ace Development Properties. Applicant: Curtis Lamon.** Applicant seeks approval of an Amended Business Plan of Operation, for a change of ownership, change the business name from Elements East to Great Finds & Design, and a permanent sign for the same.
  - c.     **DELC 0783.987, 1131 Woodside Street, Hartland. Owner/Applicant: Christo Badenhorst Vermeulen.** Applicant seeks approval of a Business Plan of Operation for Global Financial Shift, LLC. Hours of Operation: Monday through Friday, 8 a.m. to 8 p.m., with two part-time employees.
  - d.     **DELC 0783.983, 1131 Mariner Dr., Hartland. Owner/Applicant: Mary Lloyd Lynn-Murphy/Herb Rasmussen.** Applicant seeks site plan and appearance review for parking lot modification at the Nagawicka Lake Yacht Club
4.     Unfinished Business: None
5.     New Business:
  - a.     **DELC 0624.003, 34268 Valley Road, Delafield. Owner/Applicant: Bonnie Leukert.** Applicant seeks approval on recommendation from the Lake Welfare Committee for a boathouse.

- b. **DELIC 0793.001.002, 405 Genesee St. Owner/Applicant: 405 Acquisition, LLC.** Applicant seeks consideration to amend the Conditional Use for an amended site plan and architecture to convert a window opening into a door, and extend sidewalk access to the door for Be Fitness, and recommendation to the Common Council of the same.
  - c. **DELIC 0733.995.003, Lot 3, Village Square. Owner/Applicant: Delafield Investment LLC, c/o United Properties.** Discussion and action on the following items:
    - i. The proposed change in allowable use is appropriate for the Village Square Planned Development and per the settlement agreement, and recommendation to the Common Council of the same.
    - ii. Conditional Use and General Development Plan to allow for a three building multifamily development located in Village Square, and recommendation to Common Council of the same.
6. Zoning and Ordinance Revision.
7. Reports of City Officials:
- a. Clerk
    - 1. Plan Commission Meeting Dates & Deadlines
      - a. Nov 19\* (Meeting); October 22 (PH Deadline); Nov 5 (Reg. Deadline)
      - b. Discussion and action on scheduling and/or cancellation of the November and December Plan Commission meetings
  - b. Planner
  - c. Building Inspector
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, October 29, 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 JO

Posted: 2014-10-24

City Hall Bulletin Board  
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