

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, August 26, 2015
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 Sign Program – Conditional Use Permit
TAX KEY/ADDRESS: DELC0804.999.002, DELC0804.999.004, DELC0804.999.006 and DELC0804.999.007.
Nagawaukee Shopping Center 3141 Golf Road, Delafield, WI.
OWNER/APPLICANT: Owners: Ramco-Gershenson Properties LP, Delafield Partners LLC, Waukesha State Bank. Applicant: Innovative Signs
MATTER: Applicant seeks approval an Amended Sign Program to allow green signs in the multi-tenant sign program.

PUBLIC HEARING #2: Amended Landscape and Tree Mitigation Plan – Conditional Use Permit
TAX KEY/ADDRESS: DELC0798.170. 828 Division Street, Delafield, WI.
OWNER/APPLICANT: Owner: Delafield Woods Land Corporation. Applicant: Joe McCormick.
MATTER: Applicant seeks approval an Amended Landscape and Tree Mitigation Plan for Delafield Woods Planned Development.

1. Approve Plan Commission meeting minutes of July 29, 2015 meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.

3. **Consent Agenda:**

Consent Agenda items are considered in one motion, in accordance with the Staff Report recommendations, unless a Plan Commissioner or staff member requests that an item be removed from Consent consideration.

- a. **DELC 0802.997, 1760 Milwaukee Street, Delafield. Owner/Applicant Vico Marine Inc, William Gridley.** Applicant seeks approval of a Business Plan of Operation, building color, and signage, for a marine equipment business office. Hours of Operation: weekdays 8:00 AM to 10:00 PM, Saturday 8:00 AM to 5:00 PM, 4 full-time and 1 part-time employees.
- b. **DELC 0781.995, 2800 Oakwood Road, Hartland. Owner/Applicant: Carol and Scott Matton.** Owner seeks approval of a Business Plan of Operation and signage for Knollwood Farm an equestrian training and riding school. Hours of Operation: weekdays 7:00 AM to 10:00 PM, Saturday and Sunday 6:00 AM to 10:00 PM, 5 full-time and 4 part-time employees.
- c. **DELC 0794.014, 78 Enterprise Road, Delafield. Owner: RG Cushing Park LLC. Applicant: B&K Electric Inc, John Barnhart.** Applicant seeks approval of a Business Plan of Operation for B&K Electric Inc., an electrical supply warehouse. Hours of Operation: 6:00 AM to 8:00 PM all days of the week. 4 full-time employees.
- d. **DELC 0787.018, 615 Milwaukee Street, Delafield. Owner: Tom Kelly. Applicant: Sara Mehring.** Applicant seeks approval of a sign for Nourishing Wellness, a health food and supply business.
- e. **DELC 0798-966, 418 Genesee Street, Delafield. Owner: VT Properties, Inc. Applicant: Lynn Morrison.** Applicant seeks approval of an amended Business Plan of Operation for Ellenbee, Inc., relocating from 613 Milwaukee Street. Hours of Operation and employees are unchanged.

4. **Unfinished Business:**

- a. **DELC 0804.999.002, DELC 0804.999.004, DELC 0804.999.006 and DELC 0804.999.007. Nagawaukee Shopping Center 3141 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP, Delafield Partners LLC, Waukesha State Bank. Applicant: Innovative Signs** Applicant seeks approval for an Amended Sign Program to allow green signs in the multi-tenant sign program and recommend to the Common Council of the same.
- b. **DELC0798.170. 828 Division Street, Delafield. Owner: Delafield Woods Land Corporation. Applicant: Joe McCormick.** Applicant seeks approval an Amended Landscape and Tree Mitigation Plan for Delafield Woods Planned Development.

5. **New Business:**

- a. **DELC 0743.999.002, 40 Nashotah Road, Nashotah. Owner/Applicant: Tim Neubert.** Applicant seeks approval of a site plan to erect an accessory building.
- b. **DELC 0624.001.002, 34266 Valley Road, Delafield. Owner: Mike Michaels. Applicant: Architectural Homes by Anders Inc.** Applicant seeks preliminary feedback on a tree mitigation plan for a residential Planned Development and schedule public hearing of the same.
- c. **DELC 0797.008, 1511 Milwaukee Street, Delafield. Owner: Barbara Coughlin. Applicant: Seasonal Services Ltd.** Applicant seeks approval for a retaining wall associated with landscape improvements.
- d. **DELC 0755.969, 2629 Zastrow Road, Hartland. Owner/Applicant: Mike and Marie O'Brien.** Discussion and action on recommendation from Lake Welfare Committee to approve a boathouse site plan and architecture.
- e. **DELC 0793.028.001, 425 Wells Street, Delafield. Owner/Applicant: HSI Wells Street Station LLC.** Applicant seeks preliminary feedback regarding amendment to the landscape plan for Well Street Station and schedule public hearing of the same.

6. **Zoning and Ordinance Revision.**

- a. Discussion regarding sandwich-board signs, appropriateness and appearance, and schedule public hearing of the same.
- b. Discussion regarding multiple amendments to Chapter 18, Subdivision Control Ordinance and schedule a public hearing of the same.
- c. Discussion regarding text amendment for boathouse notification procedures, and schedule public hearing of the same.

7. **Reports of City Officials:**

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Meeting: September 30, 2015
Regular submittal deadline: September 16, 2015
Public Hearing submittal deadline: September 2, 2015
- b. Planner
- c. Building Inspector

8. **Correspondence.**

9. **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, August 26, 2015 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: 2015-08-21 City Hall Bulletin Board Faxed to Newspapers Website