

**CITY OF DELAFIELD
(262) 646-6220**

**Plan Commission Meeting Agenda
Wednesday, September 30, 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 Landscape and Tree Mitigation Plan – Conditional Use Permit**
TAX KEY/ADDRESS: **DELC0793.028.001. 425 Wells Street, Delafield, WI.**
OWNER/APPLICANT: **Owner: HSI Wells Street Station LLC, Applicant: HIS Properties.**
MATTER: Applicant seeks approval an Amended Landscape and Tree Mitigation Plan to accommodate site conditions.

PUBLIC HEARING #2: **Tree Mitigation Plan – Conditional Use Permit**
TAX KEY/ADDRESS: **DELC0624.002.001. 34266 Valley Road, Oconomowoc, WI.**
OWNER/APPLICANT: **Owner: Michael and Susanne Michels. Applicant: Architectural Homes**
MATTER: Applicant seeks approval of a Tree Mitigation Plan to accommodate a single family home.

PUBLIC HEARING #3: **Ordinance Text Amendments –Chapter 18 Subdivision Control Code.**
APPLICANT: **City of Delafield, WI.**
MATTER: The City seeks approval of amended language in Chapter 17.22 relating to bathhouses and several sections of Chapter 18, Subdivision Control Code.

1. Approve Plan Commission meeting minutes of August 26, 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 0793.014.003, 505 Wells Street, Delafield. Owner: Ace Delafield Properties LLC. Applicant: Revere's Wells Street Tavern.** Applicant seeks approval of a sign for Revere's Well Street Tavern.
 - b. **DELC0804.999.002, 3105 Golf Road, Delafield. Owner: Ramco- Gershenson Properties LP. Applicant: ARAMARK Educational Services, LLC.** Applicant seeks approval of a Business Plan of Operation for Caribou Coffee. Hours of Operation are 9:00 AM to 10:00 PM weekdays, 9:00 AM to 11:00 PM Saturdays, and 9:00 AM to 9:00 PM Sundays, 10 Full-time employees and 8 part-time employees.
 - c. **DELC 0798.966, 416 Genesee Street, Delafield. Owner/Applicant: VT Properties, Inc., Jason Varner.** Applicant seeks approval of a Business Plan of Operation for The Eyeglass Co. Hours of Operation are weekdays 9:00 AM to 7:00 PM, Saturdays 10:00 AM to 2:00 PM, 1 full-time and 3 part-time employees.

- d. **DELC 0742.003, 4836 Jaekles Drive, Nashotah. Owner/Applicant: Bertram Schneider.** Applicant seeks approval of a Business Plan of Operation for Orient Organics, an internet based home occupation with one employee.
- e. **DELC 0803.002, 2420 Milwaukee Street, Delafield. Owner: Daniel Leavitt, Applicant: Mike Smith.** Applicant seeks approval of a sign to replace an existing sign panel for Dick Smith's Live Bait & Tackle.
- f. **DELC 0782.009, 1921 Nagawicka Road, Delafield. Owner: Andrew and Donna Prodoehl. Applicant: One Source Project Solutions, Inc., Angela Cummings.** Applicant seeks approval for a special exception for a substandard lot.
- g. **DELC 0793.020.001, 719 Genesee Street, Delafield. Owner: Ace Delafield Properties, LLC. Applicant: Skilled Trade Associates, Inc.** Applicant seeks approval of a Business Plan of Operation for Skill Trade Services, a work force coordination operation. Hours of Operation are weekdays 7:00 AM to 6:00 PM, 5 full-time employees.
- h. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Tom Kelly. Applicant Summer Stage of Delafield, Inc., Steve Davis.** Applicant seeks approval of an amended Business Plan of Operation for relocation of Summer Stage of Delafield. Hours of Operation and employees are unchanged.

4. **Unfinished Business:**

- a. **DELC 0794.017.003, Lot 6 Cushing Business Park, Delafield. Owner: Jerry Lyons. Applicant Greg Thompson.** Applicant seeks approval of a Specific Implementation Plan for a business condominium campus in the Cushing Business Park and recommendation to the Common Council of the same.
- b. **DELC 0624.002.001. 34266 Valley Road, Oconomowoc, WI. Owner: Michael and Susanne Michels. Applicant: Architectural Homes.** Applicant seeks approval of a Tree Mitigation Plan to accommodate a single family home and recommend to the Common Council of the same.
- c. **DELC 0793.028.001. 425 Wells Street, Delafield, WI. Owner: HSI Wells Street Station LLC, Applicant: HSI Properties.** Applicant seeks approval of an amended Landscape and Tree Mitigation Plan for Wells Street Station and recommendation to the Common Council of the same.
- d. **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 recommendation to the Common Council of the same.

5. **New Business:**

- a. **DELC 0783.990 and DELC 0783.991.001, Nagawicka County Park, Delafield. Owner/Applicant: Waukesha County.** Applicant seeks approval of a site plan to modify roads and mitigate displaced trees.
- b. **DELC 0802.981.001 and DELC 0802.981.002, 1856 Milwaukee Street, Delafield. Owners: Dennis and Patricia Schlei. Applicant: Dylan Strube.** Applicant seeks approval of a Specific Implementation Plan for a home to be constructed in a two lot condominium and recommend to the Common Council of the same.

6. **Zoning and Ordinance Revision.**

- a. Discussion and action regarding 17.22(10) Boathouses, neighbor notification and notice of meetings, recommend same to the Common Council
- b. Discussion and action regarding multiple amendments to Chapter 18, Subdivision Control Ordinance and recommend to the Common Council of the same.
- c. Discussion regarding sandwich board signs and schedule a public hearing

7. **Reports of City Officials:**

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Meeting: October 28, 2015
Regular submittal deadline: October 14, 2015
Public Hearing submittal deadline: September 30, 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, September 30, 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: 2015-09-25 City Hall Bulletin Board Faxed to Newspapers Website