

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

**Plan Commission Meeting Agenda**  
**Wednesday, January 27, 2016**  
**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:**            **Ordinance Text Amendments – Chapter 17.29(5) Tree Preservation.**  
**APPLICANT:**                **City of Delafield, WI.**  
**MATTER:**                    The City seeks approval of amended language in Chapter 17.29(5) relating to existing tree replacement requirements.

**PUBLIC HEARING #2:**            **Architectural Revisions - Amended Conditional Use**  
**TAX KEY/ADDRESS:**        **DELC 0733.998.010, 2975 Village Square Drive, Delafield, WI**  
**OWNER/APPLICANT:**        **Owner: Heritage 15 LLC, Applicant: Mark Hammond**  
**MATTER:**                    Applicant seeks approval of amended architecture to accommodate a revised porte-cochere entrance canopy.

**PUBLIC HEARING #3**            **Architectural Revision – Amended Conditional Use**  
**TAX KEY/ADDRESS:**        **DELC 0804.999.004, 3191 Golf Road, Delafield, WI**  
**OWNER/APPLICANT:**        **Owner: Ramco Gershenson, Inc. Applicant: Tim Schenk**  
**MATTER:**                    Applicant seeks approval of storefront remodeling for Bath and Body Works.

1. Approve Plan Commission meeting minutes of November 18, 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 0804.994.019, 2726 Hillside Terrace, Delafield. Owner: Hillside Terrace Shopping Center. Applicant: Will Wait.** Applicant seeks approval of a permanent sign for Red Wing Shoes, a footwear retailer in the Hillside Terrace Shopping Center.
  - b. **Extraterritorial Plat Review. Owner/Applicant Paul and Jessica Morris.** Applicant seeks approval of a Certified Survey Map for the SE ¼ of Section 28, Town of Delafield and recommendation to the Common Council of the same.
  - c. **DELC 0787.075, 810 Genesee Street, Delafield. Owner: Jean Mulvaney. Applicant: Tracey Catarozoli.** Applicant seeks approval of a Business Plan of Operation and signage for Sally's Sweet Shop, a retail bakery. Hours of Operation are Monday through Thursday 6:30 A.M. to 6:00 P.M., Friday and Saturday 6:30 A.M. to 8:30 P.M., and Sunday 8:00 A.M. to 12:00 P.M., with 6 full-time employees and 6 part-time employees.
  - d. **DELC 0798.966, 416 Genesee Street, Delafield. Owner: VT Properties, Inc. Applicant: Jason Varner.** Applicant seeks approval of permanent building signage for The Eyeglassery Co., an optometrist office.

- e. **DEL 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Gershenson Properties LP. Applicant: Coffee House Holdings, Inc.** Applicant seeks an amended Business Plan of Operation to include liquor sales at Starbucks. Hours of Operation are Monday through Saturday 5:00 A.M. to 11:00 P.M., Sunday 6:00 A.M. to 11:00 P.M., with 20 part-time employees. Recommend to the Common Council of the same.
4. **Unfinished Business:**
    - a. **DEL 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Gershenson Properties LP. Applicant: Firehouse Subs.** Applicant seeks Plan Commission input and direction regarding a variance from the approved multitenant sign program for Nagawaukee Shopping Center.
5. **New Business:**
    - a. **DEL 0798.024.001, 606 Genesee Street, Delafield. Owner: Ace Delafield Properties, LLC. Applicant: Amy Quinn.** Applicant seeks approval of a Business Plan of Operation for Belfre Kitchen, a restaurant. Hours of Operation are Monday through Friday 6:00 A.M. to 10:30 P.M., Saturday and Sunday 7:00 A.M. to 12:00 P.M., with 20 full-time employees and 10 part-time employees.
    - b. **DEL 0624.004, 34352 Valley Road, Delafield. Owner: Mark Reinders. Applicant: Architectural Homes.** Applicant seeks approval of a site plan and architecture for a boathouse on Upper Nashotah Lake.
    - c. **DEL 0733.998.010, 2975 Village Square Drive, Hartland. Owner/Applicant: Heritage-15 LLC.** Applicant seeks approval of site plan and architectural modifications for Heritage Delafield to accommodate a porte-cochere at the building entrance and recommend to the Common Council of the same.
    - d. **DEL 0804.999.004, 3131 Golf Road, Delafield. Owner: Ramco Gershenson Properties LP. Applicant: Bath and Body Works, Tim Schenk.** Applicant seeks approval of architectural modifications for Bath and Body Works in the Nagawaukee Shopping Center to accommodate storefront improvements, and recommendation to the Common Council of the same.
    - e. **DEL 0743.999.005, 0743.999.006, and 0742.982. 345 Nashotah Road, Nashotah Owner: William and Barbra Knoff. Applicant: Ogden and Company Investment Partners, LLC.** Applicant requests preliminary input regarding a proposed Planned Development on the Bil-Bar Farm.
6. **Zoning and Ordinance Revision:**
    - a. Discussion and action regarding 17.29(5) Tree Preservation and recommend same to the Common Council.
    - b. Discussion regarding amending 17.63 Sandwich Board Signs
    - c. Discussion regarding amending 17.70 Exterior Lighting and Illumination of Signs.
    - d. Discussion and action to adopt the revised zoning district map and recommend same to the Common Council.
7. **Reports of City Officials:**
    - a. Clerk
      1. Plan Commission Meeting Dates & Deadlines  
Meeting: February 24, 2016  
Regular submittal deadline: February 10, 2016  
Public Hearing submittal deadline: January 28, 2015
    - b. Planner
    - c. Building Inspector
8. **Correspondence:**
    - a. Email from Sandy Collard to Alderperson Jackie Valde re: multi-family units in the City of Delafield.

## 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, January 27, 2016 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: 2016-1-22     City Hall Bulletin Board     Faxed to Newspapers     Website