

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

**Plan Commission Meeting Agenda**  
**Wednesday, March 30, 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:**            **Amended Zoning District Map**  
**APPLICANT:**                **City of Delafield, WI**  
**MATTER:**                    Applicant seeks to amend the City of Delafield Zoning District Map to reflect previous approvals and updated data.

**PUBLIC HEARING #2:**            **Amended Conditional Use Permit**  
**OWNER/APPLICANT:**        **Nashotah House Theological Seminary**  
**MATTER:**                    Applicant seeks to amend the Conditional Use Permit for the Nashotah House Theological Seminary to reflect changes in ownership of a portion of their land holdings and to accommodate the erection of a bell tower.

1. Approve Plan Commission meeting minutes of [February 24, 2016](#) 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 0804.994.017, 2720 Heritage Drive, Delafield. Owner: Kensington Development Corp. Applicant: Sally Beauty Supply LLC.** Applicant seeks approval of a permanent sign for Sally Beauty, a beauty supply retailer in the WalMart Shopping Center
  - b. **DELC0733.998.002, 3001 Village Square Drive, Hartland. Owner: Delafield Investments LLC. Applicant: The Tomi Group LLC.** Applicant seeks approval of a Business Plan of Operation for The Steam Yard, a coffee shop with drive through service. Hours of operation are all days of the week 5:00 A.M. to 10:00 P.M., with two full-time and four part-time employees.
  - c. **DELC 0803.988.005, 2574 Sun Valley Drive, Delafield. Owner: Gary Storts. Applicant: Wellspring Christian Church.** Applicant seeks an amended Business Plan of Operation to relocate the church from 2566 Sun Valley Drive to 2574 Sun Valley Drive.
  - d. **DELC 0793.001.002, 405 Genesee Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: BE 405, LLC.** Applicant seeks and amended Business Plan of Operation for a change in ownership. Hours of Operation and employees are not proposed to change.
  - e. **DELC 0742.999, W15 East Wisconsin Avenue, Nashotah. Owner: J&R Gardner Holdings LLC, Applicant: Mertins Homes.** Applicant seeks approval of a Business Plan of Operation to use the building as storage for building materials and equipment for Mertins Homes. Hours of operation are Monday through Friday 6:00 A.M. to 6:00 P.M., Saturday 7:00 A.M. to 3:00 P.M., and Sundays 8:00 A.M. to 2:00 P.M., with two full-time employees.

- f. **DEL C 0804.999.004, 3941 Golf Road, Delafield. Owner: Ramco Gershenson Properties, LP. Applicant: Orange Theory Fitness.** Applicant seeks approval of a Business Plan of Operation for Orange Theory Fitness, a fitness club. Hours of Operation are Monday through Friday 5:00 A.M. to 8:00 P.M., Saturday and Sunday 6:00 A.M. to 2:00 P.M. with two full-time and ten part-time employees.
  - g. **DEL C 0787.074, 814 Genesee Street, Delafield. Owner: Jean Mulvaney. Applicant: Candy Tremi.** Applicant seeks approval of a Business Plan of Operation for Lake Farm Furnishings, a retail furniture store. Hours of Operation are all days, 9:00 A.M. to 9:00 P.M., with one full-time employee.
  - h. **DEL C 0786.006, 1608 West Shore Drive, Delafield. Owner: Lawrence and Sherry Kosinski. Applicant: Kozitecture.** Applicant seeks approval of a Special Exception to allow a residential home reconstruction with reduced side yard setbacks.
4. **Unfinished Business:** None.
5. **New Business:**
- a. **DEL C 0790.049.002, 2058 Mill Road, Delafield. Owner/Applicant: Edward Weir.** Applicant seeks preliminary feedback regarding a residential land split.
  - b. **DEL C 0622.999.002, 2777 Mission Road, Nashotah. Owner/Applicant: Nashotah House Theological Seminary.** Applicant seeks approval of an amended Conditional Use Permit to accommodate the construction of a bell tower and to reflect the transfer of ownership for properties east of Mission Road.
6. **Zoning and Ordinance Revision.**
- a. Discussion regarding a proposed text amendment for 17.70(3) Electronic signs.
  - b. Discussion regarding 17.75(8)(d), minimum lot size in a Planned Development.
  - c. Discussion and action to approve the amended zoning district map.
7. **Reports of City Officials:**
- a. Clerk
    - 1. Plan Commission Meeting Dates & Deadlines  
Meeting: April 27, 2016  
Regular submittal deadline: April 13, 2016  
Public Hearing submittal deadline: March 30, 2016
  - 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, March 30, 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 <u>JO</u>	Posted: <u>2016-03-25</u>	<input checked="" type="checkbox"/> City Hall Bulletin Board	<input checked="" type="checkbox"/> Faxed to Newspapers	<input checked="" type="checkbox"/> Website
----------------------------------	---------------------------	--	---	---