

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

**Plan Commission Meeting Agenda
Wednesday, April 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: **Conditional Use Amendment - Architecture**
LOCATION: **DELC 0804.982 2900 Golf Road, Delafield.**
OWNER: **Ramco Delafield II LLC.**
APPLICANT: **MJM Architects**
MATTER: Applicant seeks to amend the conditional use permit to allow architectural modifications to the Starbucks in the Shops of Nagawaukee, to accommodate a patron door on the north facade.

PUBLIC HEARING #2: **Conditional Use Amendment – Signage**
LOCATION: **DELC 0804.999.004 3131 Golf Road, and DELC 0804.982 2900 Golf Road, Delafield.**
OWNER/ APPLICANT: **Ramco Delafield II LLC and Ramco-Gershenson Properties LP.**
MATTER: Applicant seeks to amend the conditional use permit to allow for a revised master sign program for the Shops of Nagawaukee and the Nagawaukee Shopping Center.

PUBLIC HEARING #3: **Conditional Use Amendment – Site Plan and Signage**
LOCATION: **DELC 0753.999.002 3115 Hwy 83, Hartland.**
OWNER/ APPLICANT: **Whitney Probsting, Eric Shneyder ET AL.**
MATTER: Applicant seeks to amend the conditional use permit to allow for site plan changes to modify the stormwater basin, parking lot design, building, and site signage for the Rustic Manor.

PUBLIC HEARING #4: **Comprehensive Plan Amendment**
APPLICANT: **City of Delafield, WI.**
MATTER: The City seeks to amend the City of Delafield Comprehensive Plan to remove specific limitations regarding the minimum lot size permitted in residential Planned Developments.

PUBLIC HEARING #5: **Zoning Text Amendment**
APPLICANT: **City of Delafield, WI.**
MATTER: The City seeks to amend Ordinance 17.75(8) Criteria for Approval, and 17.75(8)(d) to redefine specific limitations regarding the minimum lot size permitted in residential Planned Developments.

1. Approve Plan Commission meeting minutes of March 30, 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. **DELIC 0794.017.005, 220 Enterprise Drive, Delafield. Owner/Applicant: ACW Holdings LLC, Al Wagner.** Applicant seeks approval of a Business Plan of Operation for storage and a showroom associated with American Classic Restoration in the StorageShopUSA multitenant development. Hours of Operation by appointment only between 6:00 A.M. and 10:00 P.M., with zero employees on site.
- b. **DELIC 0793.001.006, 440 Wells Street, Delafield. Owner: Wells Street LLC. Applicant: Delafield Jazzercise Center LLC.** Applicant seeks approval of a permanent sign for Delafield Jazzercise Center, an aerobic exercise studio.
- c. **DELIC 0794.017.010 and DELIC 0794.017.011, 230 and 232 Enterprise Drive, Delafield. Owner: FSWM, LLC. Applicant: ID Graphics, Inc.** Applicant seeks approval of a Business Plan of Operation for ID Graphics, a graphic design and signage contractor, in the StorageShopUSA multitenant development. Hours of Operation are Monday through Friday 8:00 A.M. to 5:00 P.M., with two full-time employees and two part-time employees.
- d. **DELIC 0792.056.001, 803 Genesee Street, Delafield. Owner: Ace Delafield Properties LLC. Applicant: Clear Water Outdoor.** Applicant seeks approval of a Temporary Business Plan of Operation for an outdoor display during a recreational event on Lake Nagawicka.
- e. **DELIC 0793.001.001, 415 Genesee Street, Delafield. Owner: 415 South Genesee Street, LLC. Applicant: ID Delafield, LLC.** Applicant seeks approval of a permanent sign for ID, a restaurant in the Delafield Hotel.
- f. **DELIC 0736.988.001, Hwy 83 and Cardinal Lane, Delafield. Owner: Cela Holdings LLC. Applicant Stephen Kubasa.** Applicant seeks approval for a Temporary Business Plan of Operation to operate a roadside corn stand from July 1, 2016 to September 30, 2016. Hours of Operation are seven days a week from 8:00 A.M. to 7:00 P.M., with three part-time employees.
- g. **DELIC 0804.996.002, 2700 Golf Road, Delafield. Owner: M&I Lake Country Bank. Applicant: Ewald Holdings, Inc.** Applicant seeks approval of a Business Plan of Operation and signage for Ewald Automotive Group, LLC. Hours of Operation are Monday to Friday 7:00 A.M. to 6:00 P.M., Saturday 7:00 A.M. to 12:00 P.M., with twenty part-time employees.
- h. **DELIC 0807.978.008, 350 Austin Circle, Delafield. Owner/Applicant: 5 Alarm Fire and Safety.** Applicant seeks approval of a Temporary Business Plan of Operation to conduct their annual Firefighter Extrication School. Hours of Operation are 7:00 A.M. to 4:00 P.M. Saturday May 14, and Sunday May 15, 2016.

4. **Unfinished Business**

There are no Unfinished Business items this month.

5. **New Business:**

- a. **DELIC 0753.999.002, 3115 State Hwy 83, Hartland. Owner/Applicant: Whitney Probsting Eric Shneyder ET AL.** Applicant seeks to amend the conditional use permit to allow for site plan changes to modify the storm water basin, parking lot design, building, and site signage for the Rustic Manor. Recommend to the Common Council of the same
- b. **DELIC 0798.024.001, 606 Genesee Street, Delafield. Owner: Ace Delafield Properties LLC. Applicant: Belfre Kitchen.** Applicant seeks an amended Business Plan of Operation and site plan for an outdoor dining patio and beer and wine sales.
- c. **DELIC 0790.987, W237 Oakwood Drive, Delafield. Owner Harry Peterson. Applicant: Mark Mulvaney.** Applicant seeks approval of a Certified Survey Map to subdivide a 7.23 acre RE-2 parcel into three RE-2 residential lots.

- d. **DEL C 0798.001, 600 Milwaukee Street, Delafield. Owner: DMK Investments. Applicant: Matt Kowalski.** Applicant seeks approval of a site plan and architecture for a building addition at Kowalski Kitchen and Bath.
- e. **DEL C 0804.982, Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: MJM Architects.** Applicant seeks to amend the conditional use permit to allow architectural modifications to the Starbucks in the Shops of Nagawaukee, to accommodate a patron door on the north facade. Recommend to the Common Council of the same.
- f. **DEL C 0804.999.004 3131 Golf Road, and DEL C 0804.982 2900 Golf Road, Delafield. Owner/Applicant: Ramco-Gershenson Properties, L.P.** Applicant seeks approval of an amended conditional use permit to allow for a revised multitenant and monument sign program. Recommend to the Common Council of the same.
- h. **DEL C 0804.999.004 3131 Golf Road, Owner: Ramco-Gershenson Properties, L.P. Applicant: Innovative Signs.** Applicant seeks approval of a permanent sign for Bath and Body Works in conformance with the Nagawaukee Center revised sign program.
- g. **DEL C 0793.999.002, 218 North Cushing Park Road, Delafield. Owner/Applicant: City of Delafield.** Applicant seeks approval of a site plan and architecture for a Department of Public Works cold storage building.

6. **Zoning and Ordinance Revision**

- a. Discussion regarding a proposed text amendment for 17.70(3) Electronic signs. Recommend to the Common Council of the same.
- b. Discussion and action to amend the Comprehensive Plan regarding Planned Development Lot Reduction restrictions. Recommend to the Common Council of the same.
- c. Discussion and action regarding 17.75(8), minimum lot size in a Planned Development. Recommend to the Common Council of the same.

7. **Reports of City Official**

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Meeting: May 25, 2016
Regular submittal deadline: May 11, 2016
Public Hearing submittal deadline: April 27, 2016
- b. Planner
- c. Building Inspector

8. **Correspondence**

- a. Letter from Holly Wolcott Fortier re minimum lot size requirements.
- b. Letter from Valerie Wolcott Mounce re minimum lot size requirements.

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, April 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 <u>JO</u>	Posted: <u>2016-04-22</u>	<input checked="" type="checkbox"/> City Hall Bulletin Board	<input checked="" type="checkbox"/> Faxed to Newspapers	<input checked="" type="checkbox"/> Website
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