

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, May 25, 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 – Site Plan and Signage**
LOCATION: **DELC 0789.981 1851 Genesee Street, Delafield.**
OWNER/APPLICANT: **FIRST PRESBYTERIAN CHURCH**
MATTER: Applicant seeks to amend the conditional use permit to allow a site plan amendment and new sign architecture.

PUBLIC HEARING #2: **Conditional Use Amendment – Site Plan and Architecture**
LOCATION: **DELC 0798.977.001 333 North Lapham Peak Road, Delafield.**
OWNER/APPLICANT: **AMERICAN LEGION POST 196**
MATTER: Applicant seeks to amend the conditional use permit to allow for a modified site plan and building addition architecture.

1. Approve Plan Commission meeting Minutes of April 27, 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 0624.003, 34268 Valley Road, Delafield. Owner: Bonnie Leukert. Applicant: Upper Nashotah Lake Property Association.** Applicant seeks approval of a permanent sign to identify invasive species control measures.
 - b. **DELC 0733.998.002, 3037 Village Square Drive, Delafield. Owner: Delafield Investments LLC. Applicant: Lake Country ALF LLC.** Applicant seeks approval of a Business Plan of Operation for a leasing office for Heritage Delafield. Hours of operation, Monday through Friday, 8 a.m. to 9 p.m., Saturday 9 a.m. to 6 p.m, and Sunday, Noon to 5 p.m., with one part-time and one full-time employee.
 - c. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Starbucks.** Applicant seeks approval of a temporary Business Plan of Operation to conduct business out of a trailer during interior remodeling. Hours of Operation and employees are the same as the existing restaurant operation.
4. **Unfinished Business**
 - a. **DELC 0798.001, 600 Milwaukee Street, Delafield. Owner: DMK Investments. Applicant: Kowalske Kitchen and Bath.** Applicant seeks approval for building addition architecture and site plan.
 - b. **DELC 0733.998.002, 3152 Village Square Drive, Hartland. Owner: Delafield Investments LLC. Applicant: The Tomi Group.** Applicant seeks approval of building signage, directional signage, monument signage. and drive through menu board for Steam Yard Coffee.

5. **New Business**

- a. **DELIC 0789.981, 1851 Genesee Street, Delafield. Owner/Applicant: First Presbyterian Church.** Applicant seeks to amend the conditional use permit to allow a site plan amendment and new sign architecture. Recommend to the Common Council of the same.
- b. **DELIC 0798.977.001, 333 North Lapham Peak Road, Delafield. Owner: American Legion Post 196. Applicant: Architectural Expressions.** Applicant seeks to amend the conditional use permit to allow for a modified site plan and building addition architecture. Recommend to the Common Council of the same.
- c. **DELIC 0737.995.001, 1800 Vettelson Road, Hartland. Owner/Applicant: Lake Country School District.** Applicant seeks approval of a permanent sign and scoreboard.
- d. **DELIC 0797.084 1704 Milwaukee Street, Delafield. Owner/Applicant: Sobczak Development 1704 LLC.** Applicant seeks approval of a site plan to enlarge the existing dining deck at Fishbones Cajun & Creole Restaurant and to amend the Business Plan to include outdoor music.
- e. **DELIC 0790.999.001, 0790.999.002, 0790.999.003, 277 Oakwood Drive, Delafield. Owner: Rogers Memorial Hospital Incorporated. Applicant: TWP Architecture.** Applicant seeks approval of a preliminary Certified Survey Map, site plan and architecture for a new accessory building.

6. **Zoning and Ordinance Revision.**

- a. Discussion and action regarding proposed text amendments 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.

7. **Reports of City Officials**

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Meeting: June 29, 2016
Regular submittal deadline: June 15, 2016
Public Hearing submittal deadline: June 1, 2016
- b. Planner
- c. Building Inspector

8. **Correspondence**

- a. Letter from Lake Country School District Administrator re support of the proposed Scoreboard Sign.
- b. Letter from Bark River Farm, Pamela Krainik, re support of proposed amendment to the Conditional Use Permit sought by owners of the Rustic Manor property.

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, May 25, 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>2016-05-20</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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