

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

**Plan Commission Meeting Agenda  
Wednesday, June 29, 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 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. This public hearing was continued from the May 25, 2016 Plan Commission meeting.

**PUBLIC HEARING #2:**            **Conditional Use Planned Development – General Development Plan**  
**LOCATION:**                    **DELC 0742.982, DELC 0743.999.005, DELC 0743.999.006, 345 Nashotah Road, Nashotah.**  
**OWNER/APPLICANT:**        **WILLIAM and BARBARA KNOFF**  
   **OGDEN & COMPANY INVESTMENT PARTNERS, LLC**  
**MATTER:**                     Applicant seeks approval of a General Development Plan for a Planned Development Conditional Use of 135.13 acres in the northwest ¼ and southwest ¼ of Section 6 containing 43 residential lots.

1. Approve Plan Commission meeting minutes of May 25, 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 0804.999.004, 3131 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Naegele Awning Company.** Applicant seeks approval of permanent signage for Orange Theory Fitness in the Nagawaukee Shopping Center.
- b. **DELC 0804.999.004, 3131 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Orange Theory Fitness.** Applicant seeks approval of a Temporary Business Plan of Operation for Orange Theory Fitness in the Nagawaukee Shopping Center to accommodate short-term use of a vacant space before their permanent space is ready for occupancy.
- c. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Du Xuan Mai and Phuc Van Nguyen.** Applicant seeks approval of an amended Business Plan of Operation as to the owner for Nail Arts in the Shoppes at Nagawaukee.
- d. **DELC 0804.994.017, 2820 Heritage Drive, Delafield. Owner: Heritage Hillside LLC. Applicant: Hassleless Mattress.** Applicant seeks approval of a Business Plan of Operation for a self-serve bedding retailer. Hours of Operation are all days 6:00 A.M. to 10:00 P.M. with no employees on site.

4. **Unfinished Business**
  - a. **DELC 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.

5. **New Business**

- a. **DELCO 0742.982, DELCO 0743.999.005, DELCO 0743.999.006, 345 Nashotah Road, Nashotah. Owner: William and Barbara Knoff. Applicant: Ogden & Company Investment Partners, LLC.** Applicant seeks approval of a General Development Plan for a residential subdivision Planned Development consisting of 43 residential lots, and recommend to the Common Council of the same.
- a. **DELCO 0803.999, 101 HWY 83, Delafield. Owner: GGB Investments LP. Applicant: Seidl's Services LLC.** Applicant seeks approval of an architectural material and color change to the Hardee's Restaurant.
- b. **DELCO 0798.098 and DELCO 0798.099.001, 737 Division Street, Delafield. Owner/Applicant: Behrend Property, LLC.** Applicant seeks approval of a Certified Survey Map to reshape two parcels into three residential lots.
- c. **DELCO 0788.015, 1331 Milwaukee Street, Delafield. Owner: Matthew Brewer. Applicant: Thomas Fence and Deck Co.** Applicant seeks an exception to allow a privacy fence up to 6' in height and within side and front building setback areas.

6. **Zoning and Ordinance Revision**

7. **Reports of City Officials**

- a. Clerk
  - 1. Plan Commission Meeting Dates & Deadlines  
Meeting: July 27, 2016  
Regular submittal deadline: July 13, 2016  
Public Hearing submittal deadline: June 29, 2016
- b. Planner
  - 1. Update on proposed text amendments for 17.70(3) Electronic signs.
- c. Building Inspector

8. **Correspondence**

- a. Village of Summit – Correspondence regarding Master Land Use Plan Amendments.

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, June 29, 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: 2016-06-24     City Hall Bulletin Board     Faxed to Newspapers     Website