

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

**Plan Commission Meeting Agenda  
Wednesday, July 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:      Zoning Amendment, Conditional Use Planned Development – General Development Plan**

**LOCATION:**                      **DELC 0742.982, DELC 0743.999.005, DELC 0743.999.006, 345 Nashotah Road, Nashotah.**

**OWNER:**                        **WILLIAM and BARBARA KNOFF**

**APPLICANT:**                **OGDEN & COMPANY INVESTMENT PARTNERS, LLC**

**MATTER:**                      Applicant seeks approval of a rezoning of the following described property from A-1 Zoning District to the RE-2 Zoning District for 135.13 acres, more or less, located in the northwest ¼ and southwest ¼ of Section 6, which land is proposed to be divided by plat so as to create 43 residential lots. This request will be discussed in conjunction with the Conditional Use Planned Development General Development plan public hearing held open from the June 29, 2016, Plan Commission meeting.

**PUBLIC HEARING #2:      Zoning Text Amendments**

**APPLICANT:**                **CITY OF DELAFIELD, WI.**

**MATTER:**                      The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages.

**PUBLIC HEARING #3:      Conditional Use Amendment**

**LOCATION:**                      **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.003, W277, W345, and W367 Oakwood Road, Delafield.**

**OWNER/ APPLICANT:**      **ROGERS MEMORIAL HOSPITAL INCORPORATED**

**MATTER:**                      Applicant seeks to amend the existing conditional use permit to allow for a therapy building, garage/storage building, gazebo and dumpster enclosures for 9.55 acres, more or less, located in the northwest ¼ of the northwest ¼ of Section 18. After Public Notice, the applicant requested this item be held over for the August Plan Commission meeting. The public hearing will be continued to the August meeting for public comment.

***Presentation by Joey Self for an Eagle Scout Project at Lake Country School***

1. Approve Plan Commission meeting minutes of [June 29, 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 0794.017.021, 252 Enterprise Road, Delafield. Owner: Gregg & Susan Achtenhagen Living Trust.** Owner seeks approval of personal storage in the StorageShop USA-Delafield development.
  - b. **DELC 0793.020.003, 524 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: Envoy Mortgage, LTD.** Applicant seeks approval of a Business Plan of Operation for a mortgage company.
  - c. **DELC 0794.017.005, DELC 0794.017.006, 220 & 222 Enterprise Road, Delafield. Owner: TMS Investments, LLC. Applicant: Hellenbrand Glass, LLC.** Applicant seeks approval of a Business Plan of Operation to conduct wood window repair, restoration and storage.
  - d. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Thomas & Marlene Kelley Trust. Applicant: Evolve Chiropractic & Sports Rehab.** Applicant seeks approval of a Business Plan of Operation for a chiropractic and sports rehabilitation business.
  - e. **DELC 0804.982, 2910 Golf Road, Delafield. Owner: Ramco-Gershenson Properties, LP. Applicant: Pet Stuff Wisconsin, LLC d/b/a Bentley's Pet Stuff.** Applicant seeks approval of a Business Plan of Operation to conduct retail sales of natural, healthy pet food and supplies.
  - f. **DELC 0804.999.004, 3207 Golf Road, Delafield. Owner: Ramco-Gershenson Inc. Applicant: Innovative Signs.** Applicant seeks approval of signage for Bath & Body Works in the Nagawaukee Shopping Center.
  - g. **DELC 0793.054.001, 403 Genesee Street, Delafield. Owner: Jaminos LLC (Dr. Michelle Riegleman).** Owner seeks approval of colors to repaint the business in accordance with Downtown Delafield District guidelines.
  - h. **DELC 0794.014, 78 Enterprise Road Unit C, Delafield. Owner: Owner: RG Cushing Park LLC. Applicant: Dare Ecosystems Management, LLC.** Applicant seeks approval of a Business Plan of Operation to run an ecological management and ecological restoration company from the existing building.
  - i. **DELC 0733.994.001, 31385 W. Hill Road, Delafield. Owner: Divine Redeemer Lutheran Church. Applicant: Ed Eldridge CFO/CEO.** Applicant seeks approval of an extension to allow the portable classroom trailer to be located on the property for an additional two years.
  - j. **DELC 0793.987.003, 421 Main Street, Delafield. Owner: City of Delafield. Applicant: Delafield Chamber of Commerce.** Applicant seeks approval of signage for the Friends of the Delafield Library to be added to its current sign.
  - k. **DELC 0803.988.005, 2574 Sun Valley Drive, Delafield. Owner: Mid-America Real Estate. Applicant: Innovative Signs.** Applicant seeks approval of signage for Midwest Insurance Group in the Williamstowne Shopping Center.
4. **Unfinished Business**
- a. **DELC 0798.977.001, 333 North Lapham Peak Road, Delafield. Owner: American Legion Post 196. Applicant: Architectural Expressions.** Applicant seeks final approval of drafted Conditional Use permit. This includes a current small addition to the existing American Legion and a future addition to the structure subject to site plan and building approvals. Recommend to the Common Council of the same.
  - b. **DELC 0742.982, DELC 0743.999.005, DELC 0743.999.006, 345 Nashotah Road, Nashotah. Owner: William and Barbara Knoff. Applicant: Ogden & Company Investment Partners, LLC.** Applicant seeks approval of a rezoning from A-1 Zoning District to the RE-2 Zoning District and a Conditional Use for a General Development Plan for a residential subdivision Planned Development consisting of 43 residential lots, and recommend to the Common Council of the same.
  - c. **DELC 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.
5. **New Business**
- a. **DELC 0798.129, 352 Woodberry Drive, Delafield. Owner: Gary Schroeder.** Owner seeks approval of a retaining wall encroachment into the side yard setback and public storm sewer easement.

- b. **DEL C 0749.020, DEL C 0749.021, 3313 & 3309 Lake Drive, Hartland. Owners: Brian & Peggy Van Horn & Matthew Scherer. Applicant: Brian Van Horn.** Applicant seeks a special exception to allow the removal of a garage over the lot lines and construction of detached garages on each lot.
- c. **DEL C 0807.985.005, 3655 Kettle Court East, Delafield. Owner: KB Investments I LLC. Applicant: Oliver Construction.** Applicant seeks approval of a site plan, architecture, landscaping, lighting and other site improvements for a multi-tenant manufacturing/warehouse facility.
- d. **DEL C 0737.995.001 Lake Country School.** Applicant, Joey Self, seeks approval of a Site Plan and Appearance Review. He is proposing a track storage shed at the Lake Country School. This is an Eagle Scout Project.

6. **Zoning and Ordinance Revision**

- a. **City of Delafield, WI:** The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages. (Ordinance #732)

7. **Reports of City Officials**

- a. Clerk
  - 1. Plan Commission Meeting Dates & Deadlines  
Meeting: August 31, 2016  
Regular submittal deadline: August 16, 2016  
Public Hearing submittal deadline: August 3, 2016
- b. Planner
- c. Building Inspector

8. **Correspondence**

- a. Letter from Jim Draeger, State Historic Preservation Officer re Nomination.

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, July 22, 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>2016-07-22</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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