

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, February 22, 2017
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 HEARINGS:

PUBLIC HEARING #1: **Amended Conditional Use Permit for Architectural Modifications**
TAX KEY/ADDRESS: **DELC 0804.982, 2900 Golf Road, Delafield**
OWNER/APPLICANT: **Ramco Delafield II LLC**
MATTER: Applicant seeks approval of an amended conditional use and modified architecture for the Shoppes of Nagawaukee.

1. Approve Plan Commission meeting minutes of [January 25, 2017](#) meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
3. Consent Agenda - *Recommended approvals in accordance with the staff report. Items listed under the Consent Agenda are considered in one motion in accordance with the Staff Report unless a Plan Commission member or staff member's requests that an item be removed from the Consent Agenda.*
 - a. **DELC 0804.994.017, 2846 Heritage Drive, Delafield. Owner: Heritage-Hillside LLC. Applicant: Family Tae Kwon Do Champions.** Applicant seeks approval of an amended Business Plan of Operation to relocate to the WalMart Center. Hours of Operation are Weekdays 10:00 A.M. to 8:00 P.M., Saturdays 8:00 A.M. to 4:00 P.M., with two part-time and two full-time employees.
 - b. **DELC 0798.073, 850 Main Street, Delafield. Owner/Applicant: Joeann Genetti Teeple.** Applicant seeks approval of architectural modifications to replace shake shingle roof and color changes to the Genetti Gardens building.
 - c. **DELC 0794.017.007, 224 Enterprise Road, Delafield. Owner/Applicant: William Raasch** Applicant seeks approval of a Business Plan of Operation for personal storage in a unit of StorageShopsUSA. Hours of Operation are 6:00 A.M. to 12:00 A.M. all days of the week, with zero employees.
 - d. **DELC 0804.982, 2950 Golf Road, Delafield. Owner: Ramco Delafield II, LLC. Applicant: Camburas & Theodore Ltd.** Applicant seeks approval of a Business Plan of Operation for Sierra Trading Post, a retail outfitter. Hours of Operation are 9:00 A.M. to 9:00 P.M. Monday through Saturday, Sunday 10:00 A.M. to 7:00 P.M., with twenty full-time and 30-part-time employees.
 - e. **DELC 0804.982, 2950 Golf Road, Delafield. Owner: Ramco Delafield II, LLC. Applicant: Camburas & Theodore Ltd.** Applicant seeks approval of a Business Plan of Operation for HomeGoods, a home goods retailer. Hours of Operation are 9:00 A.M. to 9:00 P.M. Monday through Saturday, Sunday 10:00 A.M. to 7:00 P.M., with twenty full-time and 30-part-time employees.

4. Unfinished Business. None
5. New Business
 - a. **DELC 0798.026.003, 617 Wells Street, Delafield. Owner: Raul Perez. Applicant: Keller, Inc.**
Applicant seeks approval of an amended site plan, architecture and amended Business Plan of Operation to accommodate a new building entrance and sidewalk seating for the Lumber Inn.
 - b. **DELC 0798.098 and 0798.099.001, 737 Division Street, Delafield. Owner/Applicant: Behrend Property, LLC.** Applicant seeks approval of a Certified Survey Map to divide three adjoining parcels into four parcels and recommend to the Common Council of the same.
 - c. **DELC 0797.056.001, 1534 Second Street, Delafield. Owner/Applicant: Erv Sadowski.** Applicant seeks approval of a Certified Survey Map to consolidate two adjoining parcels and a special exception to allow reduced side yard setbacks and recommend to the Common Council of the same.
 - d. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Camburus & Theodore Ltd, Jessica Wiebesiek.** Applicant seeks a concept presentation for an amended conditional use and modified architecture for the Shoppes of Nagawaukee, and recommend to the Common Council of the same.
6. Zoning and Ordinance Revision
7. Reports of City Officials
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. March 29, 2017 next meeting.
 - b. March 14, 2017 submittal deadline.
 - c. February 27, 2017 Public Hearing submittal deadline.
 2. Correspondence
 - a. Letter from WHS re 2777 Mission Rd.
 - b. Planner
 - c. Building Inspector
8. 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, February 22, 2017 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: 2017-02-17

City Hall Bulletin Board

Website

Faxed to Newspapers