

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, November 30, 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.

1. Approve Plan Commission meeting minutes of [October 26, 2016](#) 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 0803.979.005, 2301 Sun Valley Drive, Delafield. Owner: Purity Real Estate. Applicant: Kurt Triebold.** Applicant seeks approval of an Amended Business Plan of Operation for Waddell & Reed, a financial planning consultant, to relocate from 375 Williamstowne, Suite 101 to the Purity Building, 2301 Sun Valley Drive, Delafield. Hours of Operation and staffing are unchanged.
 - b. **DELC 0804.999.004, 3141 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Innovative Signs.** Applicant requests approval of a permanent sign for Maurices, a clothing retailer in the Nagawaukee Shopping Center.
 - c. **DELC 0804.994.021, 2863 Heritage Drive, Delafield. Owner: Wal-Mart Real Estate Business Trust. Applicant: Harrison French and Associates.** Applicant seeks approval of revised building signage for Wal-Mart.
 - d. **DELC 0798.030.001, 706 Main Street, Delafield. Owner: RK Miller Properties LLC. Applicant: Rob Miller Homes, LLC.** Applicant seeks approval of a Business Plan of Operation for Rob Miller Homes, LLC, a home builder. Hours of Operation: Monday through Friday, 7 a.m. to 10 p.m., Saturday and Sunday, 7 a.m. to 6 p.m.
 - e. **DELC 0793.014.023, 603 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Benjamin's Fine Wine and Spirit, D.B.A. Waterford Wine Company.** Applicant seeks approval of a Business Plan of Operation for Waterford Wine Company, a wine retail store. Hours of Operation are Monday through Saturday 9:00 A.M. to 10:00 P.M., Sundays 9:00 A.M. to 6:00 P.M., with three full-time employees and ten part-time employees.
 - f. **DELC 0793.001.001, 415 Genesee Street, Delafield. Owner: 415 South Genesee Street LLC. Applicant: Geronimo Hospitality Group - Jeff Whiteman.** Applicant seeks approval of an amended sign to replace the existing sign panel at Be Fitness.
 - g. **DELC 0794.017.021, 234 and 236 Enterprise Road, Delafield. Owner/Applicant: Black Tie Vintage Racing LLC - James Melton.** Applicant seeks approval of a Business Plan of Operation for two units at StorageShopUSA. Hours of Operation are all days, 6:00 A.M. to 10:00 P.M. There are no full-time or part-time employees.
 - h. **DELC 0798.030.001, 706 Main Street, Delafield. Owner: RK Miller Properties LLC. Applicant: Krieh A Knerr.** Applicant seeks approval of a tutoring and test preparation service for Knerr Learning Center LLC. Hours of Operation are Monday through Friday 9:00 A.M. to 8:00 P.M., Saturdays 9:00 A.M. to 5:30 P.M., with one full-time employee and zero part-time employees.

- i. **DELC 0793.001.005, 528 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant Jake Schneider.** Applicant seeks approval of a Business Plan of Operation and signage for Jake Schneider Creations, a photography studio. Hours of operation are Monday through Friday 10:00 A.M. to 7:00 P.M., Saturdays 10:00 A.M. to 9:00 P.M., and Sundays 10:00 A.M. to 8:00 P.M. with one full-time employee and zero part-time employees.
4. Unfinished Business
5. New Business
 - a. **DELC 0624.001.002, 34266 Valley Road, Oconomowoc. Owner/Applicant: Dennis and Kellie Mueller.** Applicant seeks preliminary feedback regarding potential amendment to the existing tree mitigation plan, site plan and boathouse architecture.
 - b. **DELC 0798.030.001, 706 Main Street, Delafield. Owner: RK Miller Properties LLC. Applicant: Rob Miller Homes, LLC.** Applicant seeks approval of a site plan and architecture for an access addition.
 - c. **DELC 0793.028.002, 502 Main Street, Delafield. Owner/Applicant: HSI Wells Street Station LLC.** Applicant seeks approval of a Certified Survey Map to convey property to the City to secure a sidewalk in the public domain and recommend to the Common Council of the sam
6. Zoning and Ordinance Revision
7. Reports of City Officials
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. December 28, 2016, next meeting.
 - b. December 13, 2016, submittal deadline.
 - c. November 30, 2016, Public Hearing submittal deadline.
 2. Correspondence
 - a. Nashotah Smart Growth Ordinance adopted November 2, 2016.
 - b. Rogers Memorial CU Letter from Patrick Hammer and Paul Mueller.
 - c. AT&T Generator Application email withdrawing application.
 - b. Planner
 1. Discussion and possible action on rescheduling or cancelling the December 28, 2016 Plan Commission meeting.
 - c. Building Inspector
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, November 30, 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.