

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

**Plan Commission Meeting Agenda  
Wednesday, January 25, 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 0802.997 1785 Milwaukee Street, Delafield.**  
**OWNER/APPLICANT:**           **WEG Properties/William Gridley.**  
**MATTER:**                            Applicant seeks an amended Conditional Use for architectural improvements for Vico Plastics and recommend to the Common Council of the same

**PUBLIC HEARING #2:**                    **Amended Conditional Use Permit for Site and Tree Mitigation Plan Modifications**  
**TAX KEY/ADDRESS:**            **DELC 0624.001.002 34266Valley Road, Delafield.**  
**OWNER/APPLICANT:**           **Dennis and Kellie Mueller**  
**MATTER:**                            Applicant seeks an amended Conditional Use for a redesigned site plan and resulting tree mitigation plan for a single family residence, and recommend to the Common Council of the same.

1. Approve Plan Commission meeting minutes of [November 30, 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 0803.993.001, 2553 Sun Valley Drive, Delafield. Owner: Dayton Hudson Corporation. Applicant: CVS Pharmacy.** Applicant seeks approval of a Business Plan of Operation and signage for CVS Pharmacy, a national retailer to be located in the Target Building. Hours of Operation are Monday through Saturday 10:00 A.M. to 7:00 P.M., with two full-time employees and two part-time employees.
  - b. **DELC 0803.998.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Storts. Applicant: Stratford Sign Co., LLC.** Applicant requests approval of a permanent sign for Pure Barre, a fitness operation in the Williamstown Shopping Center.
  - c. **DELC 0804.982, 2952 Golf Road, Delafield. Owner: Ramco-Gersenson Properties, LP. Applicant: Midwest Sign and Lighting.** Applicant seeks approval of a revised monument sign panel for Marshalls.

- d. **DELC 0804.994.017, 2820 Heritage Drive, Delafield. Owner: Heritage-Hillside LLC. Applicant: Erin Borfka.** Applicant seeks approval of a permanent building sign for Hassel Less Mattress, a bedding retailer in the WalMart Center.
  - e. **DELC 0803.003, 2410 Milwaukee Street, Delafield. Owner: Shuder Development LLC. Applicant Carrie and Nathan Goodman, dba 3toCHILL.** Applicant seeks approval of a Business Plan of Operation for US Cryotherapy, a health and wellness provider. Hours of Operation are Monday through Saturday 6:00 A.M. to 10:00 P.M., and Sunday 8:00 A.M. to 8:00 P.M., with four full-time employees and ten part-time employees.
  - f. **DELC 0803.988.004, 2566 Sun Valley Road, Delafield. Owner: Gary Storts. Applicant John Kutz, MSI General.** Applicant seeks approval of a Business Plan of Operation for Gerhards Kitchen and Bath, a retail home products showroom. Hours of Operation are Monday through Sunday 10:00 A.M. to 7:00 P.M., with four full-time employees and four part-time employees.
4. Unfinished Business
5. New Business
- a. **DELC 0802.997, 1785 Milwaukee Street, Delafield. Owner: WEG Properties. Applicant: William Gridley.** Applicant seeks an amended Conditional Use for architectural improvements for Vico Plastics and recommend to the Common Council of the same.
  - b. **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.
  - 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 0803.003, 2410 Milwaukee Street, Delafield. Owner: Shuder Development LLC. Applicant Carrie and Nathan Goodman, dba 3toCHILL.** Applicant seeks approval of an amended multitenant sign program for the Shuder Building and signage for US Cryotherapy.
  - e. **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 schedule a public hearing.
6. Zoning and Ordinance Revision
7. Reports of City Officials
- a. Clerk
    - 1. Plan Commission Meeting Dates & Deadlines
      - a. February 22, 2017, next meeting.
      - b. February 7, 2017; submittal deadline.
      - c. January 23, Public Hearing submittal deadline.
    - 2. Correspondence
  - 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, January 25, 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 JQ

Posted: 2017-01-20

City Hall Bulletin Board

Website

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