

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

**Plan Commission Meeting Agenda**  
**Wednesday, September 27, 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 0733.998.006, 3201 Village Square Drive, Hartland**  
**OWNER/APPLICANT:**       **ISB Community Bank.**  
**MATTER:**                   Applicant seeks an amended Conditional Use to allow a change of roofing material and recommend to the Common Council of the same

**PUBLIC HEARING #2:**           **Amended Conditional Use Permit for Site Plan Modifications.**  
**TAX KEY/ADDRESS:**       **DELC 0786.998, 1600 Genesee Street, Delafield.**  
**OWNER/APPLICANT:**       **Christ the King Lutheran Church of Delafield Inc.**  
**MATTER:**                   Applicant seeks an amended Conditional Use Permit for a redesigned site plan and recommend to the Common Council of the same.

**PUBLIC HEARING #3:**           **Conditional Use Permit for a General Development Plan.**  
**TAX KEY/ADDRESS:**       **DELC 0801.999.006, 2701 Golf Road, Delafield.**  
**OWNER/APPLICANT:**       **State of Wisconsin Department of Transportation**  
**MATTER:**                   Applicant seeks a Conditional Use Permit for development of a Commuter Center and recommend to the Common Council of the same.

**PUBLIC HEARING #4:**           **Conditional Use Permit for an Accessory Operation.**  
**TAX KEY/ADDRESS:**       **DELC 0798.024.001, 606 Genesee Street, Delafield.**  
**OWNER/APPLICANT:**       **Hendricks Commercial Properties LLC/Belfre Kitchen.**  
**MATTER:**                   Applicant seeks a Conditional Use Permit to allow parking and operation of a food truck, and recommend to the Common Council of the same.

1. Approve Plan Commission meeting minutes of [August 30, 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 request that an item be removed from the Consent Agenda.*
  - a. **DELC 0793.987.003, 417 Main Street, Delafield. Owner: City of Delafield. Applicant: Delafield Farmer's Market.** Applicant seeks approval of an Amended Business Plan to expand the days of operation for the Delafield Farmer's Market. Hours of Operation are 6:00 A.M. to 12:00 P.M. Saturdays and Wednesdays.
  - b. **DELC 0803.991.002, 2694 Sun Valley Drive, Delafield. Owner: PDQ Food Ozaukee Food Stores. Applicant: Kwik Trip Inc.** Applicant seeks approval of an Amended Business Plan to convert ownership from PDQ to Kwik Trip. The 24 hour, 7 day operation allowed by an existing conditional use permit will not change.

- c. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Prescient Capital.** Applicant seeks approval of a Business Plan of Operation and permanent building signage for a Private Equity Lender. Hours of operation are 8:30 A.M. to 6:00 P.M., Monday through Friday with 3 full-time employees.
  - d. **DELC 0793.020.003, 524 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Nashotah Management.** Applicant seeks approval of a Business Plan of Operation for an Internet Service. Hours of operation are 6:00 A.M. to 10:00 P.M., Monday through Friday with 6 full-time employees.
  - e. **DELC 0798.005, 620 Milwaukee Street, Delafield. Owner: Historic Delafield LLC. Applicant: Renotta Thompson.** Applicant seeks approval of a building signage and a post mounted sign for her business, Next Door.
  - f. **DELC 0787.074, 814 Genesee Street, Delafield, Owner: Michael Graf. Applicant: Gallagher Integrative Family Medicine.** Applicant seeks approval of permanent building signage for a medical office.
  - g. **DELC 0799.997.001, 920 Indian Spring Drive, Delafield. Owner: Indiana Spring LLC. Applicant: Delafield Dental LLC.** Applicant seeks approval of a modified monument sign.
  - h. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Gunpowder, Inc.** Applicant seeks approval of a Business Plan of operation for a public relations and advertising firm. Hours of operation are weekdays 9:00 A.M. to 4:00 P.M. with 2 part-time and 6 full-time employees.
  - i. **DELC 0798.026.001, 645 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Pro Managed IT.** Applicant seeks approval of a Business Plan of operation for an internet technology firm. Hours of operation are weekdays 8:00 A.M. to 4:00 P.M. with 2 full-time employees.
  - j. **DELC 0793.001.005, 528 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Gold in September.** Applicant seeks approval of a Business Plan of operation for an internet technology firm. Hours of operation are weekdays 9:00 A.M. to 3:00 P.M. with 6 part-time employees.
  - k. **DELC 0793.014.023, 615 Genesee St., Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: InStep Physical Therapy & Running Center.** Applicant seeks an amended Business Plan of Operation, changing location from 715 Genesee St. to 615 Genesee St.
  - l. **DELC 0799.982, 432 S. Genesee St., Delafield. Owner/Applicant: Joe Schroeder.** Applicant seeks a Business Plan of Operation for Bucky's Stable, an equestrian facility. Hours of operation: 6 A.M. to 10 P.M. daily, with one part-time employee.
  - m. **DELC 0790.999.001, 002 and .003, W277 and W325 Oakwood Dr., Delafield. Owner/Applicant: Rogers Memorial Hospital.** Applicant seeks approval of a Business Plan of Operation for a CBRF/Residential Care Facility. Hours of operation are 24 hours/day, every day, with zero part-time employees and 30 full-time employees.
4. Unfinished Business: None
5. New Business
- a. **DELC 0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: JNB Signs, Inc.** Applicant seeks approval of a permanent building sign for Five Guys.
  - b. **DELC 0797.085.001, 1712 Milwaukee Street Owner: Robert Woeste. Applicant: P&P Investments LLC.** Applicant seeks preliminary input to build a three unit multifamily residence subject to a CSM and Conditional Use Permit. Schedule public hearing accordingly.
  - c. **DELC 0733.998.006, 3201 Village Square Drive, Delafield. Owner: ISB Community Bank. Applicant: McGuire Contractors, Inc..** Applicant seeks an amended Conditional Use to allow a change of roofing material and recommend to the Common Council of the same.
  - d. **DELC 0786.998, 1600 Genesee Street, Delafield. Owner/Applicant: Christ the King Lutheran Church of Delafield Inc.** Applicant seeks an amended Conditional Use Permit for a redesigned site plan and recommend to the Common Council of the same.

- e. **DELIC 0801.999.006, 2701 Golf Road, Delafield. Owner/Applicant: State of Wisconsin Department of Transportation.** Applicant seeks a Conditional Use Permit for development of a Commuter Center and recommend to the Common Council of the same.
  - f. **DELIC 0798.024.001, 606 Genesee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Belfre Kitchen.** Applicant seeks a Conditional Use Permit to allow parking and operation of a food truck, and recommend to the Common Council of the same.
  - g. **DELIC 0753.999.002, 3115 Highway 83, Hartland. Owner/Applicant: Whitney and Eric Shneyder et al.** Applicant seeks preliminary input to build an addition to the event barn and residence. Schedule public hearing accordingly.
6. Zoning and Ordinance Revision.
- a. Discussion regarding proposed ordinance regulating temporary signs.
7. Reports of City Officials:
- a. Clerk
    - 1. Plan Commission Meeting Dates & Deadlines  
Plan Commission Meeting - October 25, 2017  
Submittal Deadline – October 13, 2017  
Public Hearing Deadline – September 27, 2017
    - 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, September 27, 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.