

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

**Plan Commission Meeting Agenda**  
**Wednesday, November 29, 2017**  
**7:00 p.m.**

**AMENDED Tuesday, November 28, 2017**  
**\*\*CITY HALL COMMON COUNCIL CHAMBERS\*\***  
**500 Genesee Street, Delafield, WI 53018**

Call Plan Commission Meeting to Order.  
Pledge of Allegiance.  
Roll Call.

**Special Order of Business:** Discussion related to additional Public Hearings required for The Prestwick Group Development.

1. Approve Plan Commission meeting minutes of [October 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 request that an item be removed from the Consent Agenda.*
  - a. **DELC 0804.499.004, 3163 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Carter's Retail, Inc.** Applicant seeks approval of Business Plan of Operation for a children's apparel store. Hours of Operation are 9:00 A.M. to 9:00 P.M. Monday through Saturday and 9:00 A.M. to 7:00 P.M. on Sunday with 2 full-time employees and 8 part-time employees.
  - b. **DELC 0793.001.005, 528 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Crivello Carlson S.C.** Applicant seeks approval of Business Plan of Operation for a law office. Hours of Operation are 8:00 A.M. to 5:30 P.M. Monday through Friday and 8:00 A.M. to 12:00 P.M. on Saturday with 1 full-time employees and 4 part-time employees.
  - c. **DELC 0803.003, 2410 Milwaukee Street, Delafield. Owner: Shuder Development LLC. Applicant: Thomas M. Divine** Applicant seeks approval of Business Plan of Operation and signage for Devine Paint and Décor, paint and sundries retail shop. Hours of Operation are 7:00 A.M. to 5:30 P.M. Monday through Friday and 8:00 A.M. to 12:00 P.M. on Saturday with 1 full-time and 1 part-time employee.
  - d. **DELC 0803.988.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Stortz. Applicant: Journey's Travel Group Inc.** Applicant seeks approval of an amended Business Plan of Operation for Travel Leaders, an existing travel agency to relocate within the same shopping center. Hours of Operation and number of employees are unchanged.
  - e. **DELC 0793.020.003, 524 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Midland Financial Advisors.** Applicant seeks approval of a Business Plan of Operation for a Financial Advisor office. Hours of Operation are Monday through Friday 8:00 A.M. to 4:30 P.M., with ten full-time employees.
  - f. **\*DELC 0798.965.004, 400 Genesee St., Delafield. Owner/Applicant: Mike Hopp.** Applicant seeks approval of an amended site plan under a Conditional Use for Town Bank with respect to proposed lighting and replacement fencing.
4. Unfinished Business.
  - a. **DELC 0799.973, 0799.983, 0799.984, 0799.984.001, 0799.984.002, 0799.984.003, 0799.984.004, 0799.984.005. 147, 150, 163, 166, Tomahawk Trail, 740 Indian Spring Drive and 224 Genesee Street, Delafield. Owner: Rock River Property Holdings LLC. Applicant: The Prestwick Group.** Schedule public hearings as required.

5. New Business
  - a. **DELC 0787.044, 1001 Lake Drive, Delafield. Owner/Applicant: Robert and Denise Weiler**  
Applicants seek approval of a Certified Survey Map to discontinue the right-of-way designation of Oak Street north of Lake Drive and recommend to Common Council of the same.
  - b. **DELC 0793.021 and DELC 0793.021.001, 705 Genesee Street, Delafield. Owner: Gary Nuernberger. Applicant: Hendricks Commercial Properties LLC.** Applicant seeks preliminary input regarding a Mixed-Use building.
  - c. **\*DELC 0804.982.001, 2980 Golf Ct, Delafield. Owner: Embree Asset Group Inc. Applicant: Neighborhood Hospital.** Applicant seeks preliminary input regarding a Neighborhood Hospital, and schedule a public hearing accordingly.
  - d. **DELC 0803.991.002, 2694 Sun Valley Dr., Delafield. Owner: Kwiktrip, Inc. Applicant: Chris Nutini.** Applicant seeks site plan and appearance approval under a Conditional Use Permit previously held by PDQ, and schedule a public hearing accordingly.
6. Zoning and Ordinance Revision
7. Reports of City Officials
  - a. Clerk
    1. Plan Commission Meeting Dates & Deadlines  
Plan Commission Meeting – December 20, 2017  
Submittal Deadline – December 5, 2017  
Public Hearing Deadline – November 22, 2017
    2. Correspondence
      - i. Ordinance from the Village of Summit regarding Adoption of a Master Plan Amendment
  - 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, November 29, 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: <u>2017-11-22 &amp; 2017-11-28</u>	<input checked="" type="checkbox"/> City Hall Bulletin Board	<input checked="" type="checkbox"/> Website	<input checked="" type="checkbox"/> Faxed to Newspapers
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