

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

**Plan Commission Meeting Agenda
Wednesday, December 20, 2017
7:00 p.m.**

****CITY HALL COMMON COUNCIL CHAMBERS**
500 Genesee Street, Delafield, WI 53018**

PUBLIC HEARINGS #1, #2 and #3 for the Prestwick development were cancelled for this meeting.

PUBLIC HEARING #4: Amended Conditional Use Permit
TAX KEY/ADDRESS: DELC 0803.991.002, 2694 Sun Valley Drive, Delafield.
OWNER/Applicant: Kwik Trip Inc.
MATTER: Applicant seeks approval of an amended Conditional Use Permit for the new owner, remodel and new signage of the existing convenience store and fuel pumps.

PUBLIC HEARING #5: Amended Conditional Use Permit
TAX KEY/ADDRESS: DELC 0743.999.005, 0743.999.006 – 345 Nashotah Road, Nashotah.
OWNER/Applicant: William Knoff/Barbara Knoff
MATTER: Applicant seeks approval of an amended Conditional Use Permit for the sales and service of trailers and lawn equipment business.

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

1. Approve Plan Commission meeting minutes of [November 29, 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 0798.026.003, 617 Wells Street, Delafield. Owner: Raul Perez Applicant: Innovative Signs.** Applicant seeks approval of a new sign for the Lumber Inn.
 - b. **DELC 0807.978.014, 3700 Hillside Drive, Delafield. Owner: Schmidt at Designmart LLC Applicant: Badger Lighting & Signs.** Applicant seeks approval of a revised presentation for Dream Kitchens.
 - c. **DELC 0792.056.001, 525 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Mary Beth Rezek.** Applicant seeks approval of a Business Plan of Operation for Profoundly Peaceful Massage & Spa LLC. Hours of Operation are 9:00 A.M. to 8:00 P.M. Sunday through Friday, 10:00 A.M. to 5:00 P.M. Saturday, with two full-time employees.
 - d. **DELC 0792.056.001, 525 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Northern Enlightenment LLC.** Applicant seeks approval of a Business Plan of Operation for Northern Enlightenment an alternative care service. Hours of Operation are 7:00 A.M. to 9:00 P.M. Monday through Friday, 7:00 A.M. to 7:00 P.M. Saturday, with one full-time employee.
 - e. **DELC 0793.020.003, 524 Milwaukee St., Ste 300, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Innovative Signs.** Applicant seeks approval of a permanent sign for Midland Financial Advisors, Inc.

- f. **DELC 0798.965.004, 400 Genesee St., Delafield. Owner: Town Bank (Mike Hopp). Applicant: Berghammer Construction Corporation.** Applicant seeks approval of a photometric lighting plan as required by City Code.

- 4 Unfinished Business. None

- 5. New Business
 - a. **DELC 0803.991.002, 2694 Sun Valley Drive, Delafield. Owner/Applicant: Kwik Trip Inc.** Applicant seeks approval of an amended Conditional Use Permit and site plan approval for the new owner, remodel and new signage of the existing convenience store and fuel pumps.
 - b. **DELC 0743.999.005, 0743.999.006, 345 Nashotah Road, Nashotah. Owner/Applicant: William Knoff/Barbara Knoff.** Applicant seeks approval of a Certified Survey Map and an amended Conditional Use Permit for the sales and service of trailers and lawn equipment business.
 - c. **DELC 0804.499.004 3163 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Carter's Retail, Inc.** Applicant seeks approval of a signage program for Carter's, a children's apparel store.

- 6. Zoning and Ordinance Revision

- 7. Reports of City Officials
 - a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
Plan Commission Meeting – January 31, 2018
Submittal Deadline – January 16, 2018
Public Hearing Deadline – January 3, 2018
 - 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, December 20, 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.