

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

**Plan Commission Meeting Agenda
Wednesday, January 26, 2018
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 HEARING #1: **Change of Comprehensive Plan Land Use Designation.**
TAX KEY/ADDRESS: **DELC 0799.983, 224 Genesee Street, Delafield.**
OWNER: **Rock River Property Holdings LLC.**
APPLICANT: **The Prestwick Group**
MATTER: Applicant seeks to change the Land Use Designation from Agriculture to Office. A map depicting the property for which a land use change is being requested is on file at the office of the City Clerk and a copy may be obtained from the City Clerk.

PUBLIC HEARING #2: **Rezoning from A-1 Agricultural and Residential Holding Zone district to B-5 Office and Research Commercial district.**
TAX KEY/ADDRESS: **DELC 0799.983, 224 Genesee Street, Delafield.**
OWNER: **Rock River Property Holdings LLC.**
APPLICANT: **The Prestwick Group**
MATTER: Applicant seeks to rezone the subject parcel to be consistent with the underlying zoning district of the proposed Planned Development. A map depicting the property for which a land use change is being requested is on file at the office of the City Clerk and a copy may be obtained from the City Clerk.

PUBLIC HEARING #3: **Planned Development Ordinance and Conditional Use**
TAX KEY/ADDRESS: **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**
MATTER: Applicant seeks approval of a Planned Development Overlay District and Conditional Use Permit to accommodate a General Development Plan for a Planned Development. A map depicting the property for which a zoning change is being requested is on file at the office of the City Clerk and a copy may be obtained from the City Clerk.
Requested Planned Development proposal will allow:
1) A Corporate Office campus to be developed in two phases. Phase one exhibits 71,000 sf office use and 6,000 sf Corporate Event Barn. Phase two exhibits 65,000 sf office use.
2) The Corporate Event Barn will be available for indoor business and community events from 7 A.M. to 10 P.M. Music will be limited from 12:00 P.M. to 10: P.M.
3) Mandatory pedestrian sidewalks will be implemented via a combination of right-of-way and easement installation throughout the campus.

- 4) Mandatory vehicle parking will be satisfied by the use of land bank designation for future installation.
- 5) Stormwater management and on-site detention requirements will be dispersed throughout the site and secured in easement.

1. Approve Plan Commission meeting minutes of December 20, 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 0798.013.001, 607 Main Street, Delafield. Owner: Nagawicka Lake Shops LLC Applicant: Delafield Main Street Boutique, LLC.** Applicant seeks approval of a Business Plan of Operation and signage for Delafield Main Street Boutique, a clothing boutique. Hours of Operation are 8:00 A.M. to 10:00 P.M. Monday through Saturday, 8:00 A.M. to 8:00 P.M. Sunday, with one full-time and 5 part-time employees.
- b. **DELC 0793.001.004, 440 Wells Street, Delafield. Owner: Wells Street LLC. Applicant: Montage Talent, Inc.** Applicant seeks approval of an amended Business Plan of Operation to relocate to the new location within the same building.
- c. **DELC 0789.038.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties LLC.. Applicant: Cameron McFarland.** Applicant seeks approval of a blade sign panel.
- d. **DELC 0804.993.006, 3150 Golf Road, Delafield. Owner: Ramco-Gershenson Properties LP. Applicant: Icon Identity Solutions Inc.** Applicant seeks approval of replacement building signage and a monument sign panel.
- e. **DELC 0789.012, 708 Genesee Street, Delafield. Owner: Melton Investments, LLC. Applicant: Carrie Rozek.** Applicant seeks approval of an Amended Business Plan of Operation to relocate Element Style from 630 Milwaukee St. to 708 Genesee St.

4 Unfinished Business.

- a. **DELC 0798.026.003, 654 Wells Street, Delafield. Owner/Applicant: Raul Perez.** Applicant seeks approval of an amended Business Plan of Operation and Site Plan for outdoor seating at the Lumber Inn.
- b. **DELC 0799.983, 224 Genesee Street, Delafield. Owner: Rock River Property Holdings LLC. Applicant: The Prestwick Group.** Applicant seeks to change the Land Use Designation from Agriculture to Office.
- c. **DELC 0799.983, 224 Genesee Street, Delafield. Owner: Rock River Property Holdings LLC. Applicant: The Prestwick Group.** Applicant seeks to rezone the subject parcel from A-1 to B-5, consistent with the underlying zoning district of the proposed Planned Development.
- d. **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.** Applicant seeks approval of a Planned Development Overlay District and Conditional Use Permit to accommodate a General Development Plan for a Planned Development.

5. New Business. None

6. Zoning and Ordinance Revision. None

7. Reports of City Officials

a. Clerk

1. Plan Commission Meeting Dates & Deadlines
Plan Commission Meeting – February 28, 2018
Submittal Deadline – February 13, 2018
Public Hearing Deadline – January 29, 2018

2. Correspondence

- a. Letter from Town of Merton re Resolution Amending Town’s Comprehensive Plan.

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 31, 2018 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 <u>JO</u>	Posted: <u>2018-1-26</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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