

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, March 28, 2018
7:00 p.m.

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

PUBLIC HEARING #1: Hendricks Properties.
TAX KEY/ADDRESS: DELC 0793.021 and DELC 0793.021.001, 705 Genesee Street, Delafield.
OWNER: Hendricks Commercial Properties LLC.
APPLICANT: Kent Johnson, Johnson Design Group.
MATTER: Applicant seeks approval of a Conditional Use Permit to erect two four-story mixed-use buildings exhibiting Commercial and Residential uses.
The requested Conditional Use Permit will allow:
1) Building in excess of three floor above grade.
2) Reduced Setback Requirement.
3) Multifamily Residential Dwellings.

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

1. Approve Plan Commission meeting minutes of [February 28, 2018](#).
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 requests that an item be removed from the Consent Agenda.*
 - a. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant Brett A. Quas.** Applicant seeks approval of a Business Plan of Operation for Connected Healthcare Solutions, a consulting service.
 - b. **DELC 0790.987.004, West Oakwood Drive, Delafield. Owner/Applicant: Edward Thordsen, Himanshu Agrawal et al.** Applicant seeks approval of a Certified Survey Map to split one lot into two and recommend to the Common Council.
 - c. **DELC 0803.002, 2420 Milwaukee Street, Delafield. Owner: Daniel and Patricia Leavitt. Applicant: Maria Luther.** Applicant seeks approval of a Business Plan of Operation for The Smiley Barn, a toy and candy store. Hours of Operation are 9:00 A.M. to 7:00 P.M. all days, with three full-time and two part-time employees.
 - d. **DELC 0803.011, 11 Crossroads Court, Delafield. Owner: A+ Development LLC. Applicant: Michele Kelly.** Applicant seeks approval of a Business Plan of Operation for Delafield Family Dental. Hours of Operation are 7:00 A.M. to 6:00 P.M. Monday through Friday, with four full-time employees and one part-time employee.
 - e. **DELT 0780.082.004, W303 N2595 Maple Avenue. Owner: Bryant E. Ferguson and Sarah E. Ferguson, Applicant Siepmann Realty Corp.** Applicant seeks an extraterritorial plat approval for a Certified Survey Map and recommend to the Common Council.
 - f. **OCOT 0577.001 N48 W3411 Jaekles Drive. Owner/Applicant: Suzanne Alberti.** Applicant seeks an extraterritorial plat approval for a Certified Survey Map to combine two adjacent parcels and recommend to the Common Council.
 - g. **DELC 0798.006, 628 Milwaukee Street, Delafield. Owner: Janet M. Vincent Trust. Applicant: Andrea Johnson.** Applicant seeks approval of a Business Plan of Operation for Encompass Realty, a home occupation. Hours of Operation are 8:30 A.M. to 5:30 P.M., Monday through Friday, with one full-time employee.
 - h. **DELC 0793.001.005 528 Wells Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: Crivello Carlson SC.** Applicant seeks approval of a permanent building sign.

- i. **DELIC 0802.006.001 1023 Milwaukee Street, Delafield. Owner: Juanita H. Neuman Revocable Trust. Applicant Gregory J Harrold.** Applicant seeks approval of a Certified Survey Map to divide one parcel into two and recommend to the Common Council.
4. Unfinished Business.
 - a. **DELIC 0825.994, 701 Maple Avenue, Delafield. Owner/Applicant: Hartland Sportsmen Club.** Discussion and possible action on a request from the Hartland Sportsman's Club for a Conditional Use Permit to operate a firing range and trap shooting range at the current location and recommend to the Common Council.
<http://www.cityofdelafield.com/Archive.aspx?ADID=3676> (HSC Special Meeting 3-21-18)
<https://1drv.ms/f/s!AkowketzffatyRjumfOuk1P4zL-F> (HSC Court Documents, etc.)
5. New Business
 - a. **DELIC 0793.021 and DELIC 0793.021.001, 705 Genesee Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: Johnson Design, Inc.** Applicant seeks approval of a Conditional Use Permit for two mixed use commercial and residential buildings and recommend to the Common Council.
6. Zoning and Ordinance Revision. None.
7. Reports of City Officials
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
Plan Commission Meeting – April 25, 2018
Submittal Deadline – April 10, 2018
Public Hearing Deadline – March 26, 2018
 2. Correspondence
 - a. Email to Mayor DeYoe from Mary Cimbalnik in opposition to the new construction proposed.
 - 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, March 28, 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.