

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

**Plan Commission Meeting Agenda**  
**Wednesday, June 27, 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 HEARINGS:**

**PUBLIC HEARING #1:**           **Conditional Use Amendment**  
**TAX KEY/ADDRESS:**   **DELC 0803.991.002, 2694 Sun Valley Drive, Delafield**  
**OWNER/APPLICANT:**   **Kwik Trip Inc.**  
**MATTER:**                Applicant seeks to amend the existing Conditional Use Permit to accommodate site redevelopment, include additional property, and maintain the 24-hour operation. A map depicting the property for which the amendment is being requested is on file at the office of the City Clerk and a copy may be obtained from the City Clerk.

1. Approve Plan Commission meeting minutes of the [May 30, 2018](#) meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on the Consent 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 requests that an item be removed from the Consent Agenda.*
  - a. **DELC 0787.076, 601 Milwaukee Street, Delafield. Owner: TNJSS Investment LLC Applicant: Caesar Soto on behalf of Mazatlan.** Applicant seeks approval of a Temporary Extension of Premises for Mazatlan Mexican Restaurant. Hours of Operation are 5:00 P.M. to 11:00 P.M. on dates corresponding to approved Chamber of Commerce scheduled events.
  - b. **DELC 0798.024.001, 606 Genesee Street, Delafield. Owner: Hendricks Commercial Properties LLC. Applicant: Amy Quinn on behalf of Belfre Kitchen.** Applicant seeks approval of a Temporary Extension of Premises for Belfre Kitchen. Hours of Operation range from 8:00 A.M – 4:00 P.M. to 11:00 P.M. on dates corresponding to approved Chamber of Commerce scheduled events.
  - c. **DELC 0798.006, 630 Milwaukee Street, Delafield. Owner: Janet M. Vincent Trust. Applicant: Ruth Beiher.** Applicant seeks approval of a Business Plan of Operation for Lake Country Boutique, a retail children's clothing store. Hours of Operation are 7:00 A.M. to 10:00 P.M. all days, with one full-time employee and four part-time employees.
  - d. **DELC 0803.998.004, 2566 Sun Valley Drive, Delafield. Owner: R. Gary Stortz. Applicant: Trae Hoepner Sr.** Applicant seeks approval of a Business Plan of Operation for Performance Running Outfitters, LLC. , a retail clothing, shoes and accessories store. Hours of Operation are 9:00 A.M. to 9:00 P.M. Monday through Saturday, 10:00 A.M. to 6:00 P.M. Sundays, with one full-time employee and three part-time employees.
  - e. **DELC 0804.994.021, 2863 Heritage Drive, Delafield. Owner: Wal-Mart Real Estate Business Trust. Applicant: Gina Kelly.** Applicant seeks approval of an Amended Business Plan of Operation to accommodate customer pick-up for pre-ordered merchandise.

4. City of Delafield Citizen's Comments pertaining to remaining subjects on this Agenda.
5. **Unfinished Business**
  - a. **DELC 0786.095, 2117 West Shore Drive, Delafield. Owner/Applicant: Brian and Barbara Cook.** Applicant seeks approval of a special exception to allow for a single-family home that exceeds the prescribed floor area ratio in the RL-2 district.
6. 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 Agreement, Certified Survey Map, and site plan for a new building and gas pump canopy and recommend to the Common Council of the same, contingent upon Public Works Committee approval of storm water management plan and storm water maintenance agreement.
7. Zoning and Ordinance Revision.
  - a. Discussion and action to approve the revised Zoning District Map and recommendation to the Common Council of the same.
  - b. Discussion regarding zoning text amendment pertaining to Planned Development Districts and schedule public hearing.
  - c. Discussion and action to approve the 2040 Comprehensive Plan Resident Survey.
8. Reports of City Officials:
  - a. Clerk
    1. Plan Commission Meeting Dates & Deadlines
      - a. Meeting July 25, 2018; Submittal Deadline July 10, 2018; Public Hearing Submittal Deadline June 25, 2018.
    2. Correspondence
  - b. Planner
  - c. Building Inspector
9. Adjournment.

Any person who has a qualifying disability as defined by the Americans with Disabilities Act shall not be excluded from participation at City of Delafield meetings. Please advise the City Clerk 5 days prior to the meeting for special accommodations. For additional information or to submit a request, please contact the City Clerk at 262-646-6220, stop by City Hall at 500 Genesee Street, or make your request online at [www.cityofdelafield.com](http://www.cityofdelafield.com) under the Clerk page.

**NOTICE:** It is possible that members of, and possibly a quorum of, other governmental bodies of the City may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice. This constitutes a meeting pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis. 2d 553, 494 N.W. 2d 408 (1993), and must be noticed as such.