

CITY OF DELAFIELD  
(262) 646-6220

**AMENDED**

Plan Commission Meeting Agenda  
Wednesday, June 28, 2017  
7:00 p.m.

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

**PUBLIC HEARING #1:** Amended Conditional Use Permit, St. John's Chrysostom  
**TAX KEY/ADDRESS:** DELC 0792.988, 1111 Genesee St., Delafield  
**OWNER:** Fr. Philip J. Cunningham  
**APPLICANT:** John A. Choren  
**MATTER:** Applicant seeks an amended Conditional Use Permit to replace and relocate an existing sign.

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

1. Approve Plan Commission meeting minutes of the [May 31, 2017](#)
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 0798.036.001, 0798.037.001, 0798.038.001, and 0798.039.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties Applicant: Ann Lestina.** Applicant seeks approval of an amended Business Plan of Operation to relocate Delafield Jazzercise Center LLC **from 440 Wells St., Suite B1, Delafield to 711 Wells St., Suite 220, Delafield. Hours of Operation are Monday – Saturday, 5:00 A.M. to 8:00 P.M., Sunday, 6:00 A.M. to Noon.**
  - b. **DELC 0798.036.001, 0798.037.001, 0798.038.001, and 0798.039.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties Applicant: Petite PAS Ballet School.** Applicant seeks approval of an amended Business Plan of Operation to relocate Petite PAS Ballet School **from 524 Milwaukee St., #204, Delafield to 711 Wells St., #110, Delafield.** Hours of Operation are Weekdays and Saturdays 8:00 A.M. to 8:00 P.M., with three full-time employees and one part-time employee.
  - c. **DELC 0794.008, DELC 0794.009, DELC 0794.010, 208 West Main Street, Delafield. Owner/Applicant: Robert Baierl.** Applicant seeks approval of a Certified Survey Map to consolidate three existing lots into one. Recommend to the Common Council of the same.
4. Unfinished Business
  - a. **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.03, W367 Oakwood Drive, Delafield. Owner: Roger's Memorial Hospital Incorporated. Applicant: City of Delafield.** The City seeks to authorize issuance of a conditional use permit for the CBRF operated by Rogers Memorial Hospital in accordance with the conditional use permit issued to Cedar Ridge, and amended on August 29, 2007 at the request of Rogers. Changes in the operation since 2007 and the impact on neighboring properties will be considered. Issuance of the conditional use permit may authorize and/or limit modifications of the CBRF that have occurred since 2007, and recommend to the Common Council of the same.

5. New Business

- a. **DELC 0746.002, 3800 Red Chapel Court, DELC 0746.003, 3700 Red Chapel Court, and DELC 0746.004, 3700 Red Chapel Court, Nashotah. Owner: Mission Prairie Properties II, LLC Applicants: Delbert Vanstone and Steven Roesler.** Applicants seek approval of a Certified Survey Map to divide a parcel and attach equal portions to their neighboring lots, and recommend to the Common Council of the same.
- b. **DELC0792.988, 1111 Genesee Street, Delafield. Owner/Applicant: Church of St. John Chrysostom.** Applicant seeks an amended Conditional Use and Site Plan for a new monument sign, and recommend to the Common Council of the same.
- c. **DELC 0804.999.008, 3200 Golf Road, Delafield. Owner: Shoppes at Nagawaukee Equity LLC. Applicant: Sign Effectz.** Applicant seeks approval of a new sign for Qdoba Mexican Eats.
- d. **DELC 0624.001.002, 34266 Valley Road, Delafield. Owner/Applicant: Dennis and Kellie Mueller.** Applicant seeks approval of a boathouse site plan and architecture.
- e. **DELC 0797.085.001 1712 Milwaukee Street Delafield. Owner/Applicant: Robert Woeste.** Applicant seeks approval of a Certified Survey Map to consolidate lots and requests feedback regarding a conditional use multitenant development, and schedule a public hearing accordingly.
- f. **DELC0799.893, DELC0799.984, DELC0799.984.001, DELC0799.984.002, DELC0799.984.003, DELC0799.984.004, DELC0799.984.005, DELC0799.973. South East corner of Genesee Street and I-94. Owner: Ixonia State Bank. Applicant: Prestwick Development.** Applicant seeks preliminary feedback on a development concept, and schedule a public hearing accordingly.

6. Zoning and Ordinance Revision

7. Reports of City Officials

- a. Clerk
  - 1. Plan Commission Meeting Dates & Deadlines
    - a. July 26, 2017; next meeting.
    - b. July 11, 2017; submittal deadline.
    - c. June 28, 2017; Public Hearing submittal deadline.
  - 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, June 28, 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.