

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

**Plan Commission Meeting Agenda
Wednesday, July 26, 2017
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.
Announcement of Closed Session.

Motion to convene into closed session to discuss the petition by Rogers Memorial Hospital, in compliance with State Statute §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved.

Motion to reconvene into Open Session.

Discussion and possible action on matter discussed in closed session.

PUBLIC HEARING #1: **Amended Conditional Use Permit for Architectural Modifications**
TAX KEY/ADDRESS: **DELC 0798.977.001, 333 North Lapham Peak Road, Delafield.**
OWNER/APPLICANT: **American Legion Post 196.**
MATTER: Applicant seeks an amended Conditional Use for architectural improvements for American Legion Post 196 and recommend to the Common Council of the same.

PUBLIC HEARING #2: **Conditional Use Permit for a Multifamily Development.**
TAX KEY/ADDRESS: **DELC 0797.085.001, 1712 Milwaukee Street, Delafield.**
OWNER/APPLICANT: **Robert Woeste**
MATTER: Applicant seeks an amended Conditional Use for a multifamily development.

1. Approve Plan Commission meeting minutes of [June 28, 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 requests that an item be removed from the Consent Agenda.*
 - a. **DELC 0793.018.003, 523 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties Applicant: Milwaukee Street Traders.** Applicant seeks an amended Business Plan of Operation to transfer business ownership.

- b. **DELIC 0798.005, 620 Milwaukee Street, Delafield. Owner: Andrea Johnson. Applicant: Renotta Thompson.** Applicant seeks approval of a Business Plan of Operation for Next Door, a woman's retail clothing and gift store. Hours of Operation: Weekdays 8:00 a.m. to 8:00 p.m., Saturday, 8:00 a.m. to 8:00 p.m., Sunday, 12:00 p.m. to 4:00 p.m., with 2 full-time employees.
 - c. **DELIC 0804.982, 2950 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Midwest Sign & Lighting Inc.** Applicant seeks approval of a revised sign presentation for Sierra Trading Post.
 - d. **DELIC 0781.987 and DELIC 0781.987.001, 1850 Hwy 83, Hartland. Owner/ Applicant: County of Waukesha.** Applicant seeks authorization to combine two tax parcel numbers, and recommend to Common Council of the same.
 - e. **DELIC 0798.003, 612 Milwaukee Street, Delafield. Owner/Applicant: St. Michaels Anglican Church, Inc.** Applicant seeks approval of a Business Plan of Operation for St. Michaels Anglican Church, Inc. Hours of Operation: Monday-Sunday, 7:00 a.m. to 11:00 p.m., with three part-time and one full-time employee.
 - f. **DELIC 0798.036.001, 0798.037.001, 0798.038.001, 0798.039.001, 711 Wells St., Delafield. Owner: Hendricks Commercial Properties. Applicant: Mike Braatz.** Applicant seeks approval of a site plan for an ADA compliant ramp at this location.
 - g. **DELIC 0798.966, 408 Genesee St., Delafield. Owner: VT Properties, Inc., Applicant: Stylynn Pets.** Applicant seeks approval of a Business Plan of Operation for Stylynn Pets, LLC, a pet grooming facility. Hours of Operation: Weekdays, 7:30 a.m. to 7:00 p.m., Saturday, 8:00 a.m. to 5:00 p.m., Sunday Closed, with one full-time employee.
 - h. **DELIC 0793.001.005, 528 Wells St., Delafield. Owner: Hendricks Commercial Properties. Applicant: David Hannes for IMBIO, LLC.** Applicant seeks a Business Plan of Operation amendment for location from 524 Milwaukee St., Suite 308 to 528 Wells St., Suite F.
 - i. **DELIC 0792.056, 523 Milwaukee St., Delafield. Owner: Hendricks Commercial Properties. Applicant: Todd Hall.** Applicant seeks site plan approval for a deck at this location.
4. Unfinished Business
- a. **DELIC 0790.999.001, DELIC 0790.999.002, and DELIC 0790.999.03, W367 Oakwood Drive, Delafield. Owner: Roger's Memorial Hospital Incorporated. Applicant: City of Delafield.** Applicant seeks approval of a Conditional Use Permit for the operation of an eating disorders residential care facility and recommend to the Common Council of the same.
 - b. **DELIC 0797.085.001, 1712 Milwaukee Street, Delafield. Owner/Applicant: Robert Woeste.** Applicant seeks approval of a Conditional Use Permit to allow a lot consolidation and multifamily development and Certified Survey approval, and recommend to the Common Council of the same.
 - c. **DELIC 0793.014.023, 601-623 Genesee St., Delafield. Owner/Applicant: Hendricks Commercial Properties, LLC.** Applicant seeks approval to amend the existing Conditional Use to allow for a mobile outdoor vendor, and recommend to the Common Council of the same.
5. New Business
- a. **DELIC 0798.977.001, 333 North Lapham Peak Road, Delafield. Owner/Applicant: American Legion Post 196.** Applicant seeks approval of an amended Conditional Use for a revised addition to the existing building, and recommend to the Common Council of the same.
 - b. **DELIC 0798.977.001, 333 North Lapham Peak Road, Delafield. Owner: American Legion Post 196. Applicant: Benjamin N. Winiecke.** Applicant seeks approval of a new permanent sign at this location.

- c. **DEL0792.988, 402 Kettle Drive, Delafield. Owner: DEEDEB LLC, Applicant: Ben Nader.** Applicant seeks preliminary feedback for a site development to include a dog care facility and self-storage units.
 - d. **DELC 0786.998, 1600 Genesee Street, Delafield. Owner/Applicant: Christ the King Lutheran Church of Delafield Inc.** Applicant seeks preliminary input regarding an amended Conditional Use for a revised parking lot.
 - e. **DELC 0786.999.002, 727 West Shore Drive, Delafield. Owner: Rick and Loretia Graf. Applicant: Rob Miller Homes.** Applicant seeks approval to modify the limiting setbacks of a Certified Survey Map. Recommend to the Common Council of the same.
 - f. **DELC 0801.999.006, 2701 Golf Road, Delafield. Owner/Applicant: State of Wisconsin Department of Transportation.** Applicant seeks preliminary input regarding an amended Conditional Use to allow the development of a commuter center at the Nagawaukee Park and Ride.
6. Zoning and Ordinance Revision. None
7. Reports of City Officials
- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
 - a. August 30, 2017; next meeting.
 - b. August 15, 2017; submittal deadline.
 - c. August 2, 2017; Public Hearing submittal deadline.
 - 2. Correspondence
 - a. Email from Jennifer Moston regarding Roger's Memorial Hospital.
 - b. Email from David Connor regarding Roger's Memorial Hospital.
 - 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, July 26, 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.