

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

**Plan Commission Meeting Agenda
Wednesday, August 30, 2017
7:00 p.m.**

AMENDED

****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: Amended Conditional Use Permit for Site Plan Modifications
TAX KEY/ADDRESS: DELC 0789.981 1851 Genesee Street, Delafield.
OWNER/APPLICANT: Delafield Presbyterian Church
MATTER: Applicant seeks an amended Conditional Use for site plan improvements to relocate a playground.

PUBLIC HEARING #2: Amended Conditional Use Permit to modify the boundary of Delafield Woods, an established Planned Development.
TAX KEY/ADDRESS: DELC 0798.167, 922 Park Way, Delafield.
OWNER/APPLICANT: Behrend Property LLC
MATTER: Applicant seeks an amended Conditional Use to remove property from the existing Planned Development.

1. Approve Plan Commission meeting minutes of [July 26, 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 0807.798.004, 3591 Kettle Court East, Delafield. Owner: Mark Lien. Applicant: ABRA Auto Body & Glass.** Applicant seeks approval of an amended Business Plan of Operation to accommodate a change of ownership.
 - b. **DELC 0792.055.001, 815 and 817 Genesee Street, Delafield. Owner/Applicant: Rivers Gateway LLC.** Applicant seeks approval of a Business Plan of Operation for an office and conference space rental. Hours of Operation all days of the week 7:00 A.M. to 9:00 P.M., with 2 full-time employees.
 - c. **DELC 0792.055.001, 817 Genesee Street, Delafield. Owner/Applicant: Rivers Gateway LLC.** Applicant seeks approval of an awning sign for an office and conference space rental.

- d. **DEL C 0792.055.001, 815 and 817 Genesee Street, Delafield. Owner: Rivers Gateway LLC. Applicant: John Ellison Advisory Group, Ltd.** Applicant seeks approval of a Business Plan of Operation for financial services. Hours of Operation are Monday through Friday 8:00 A.M. to 8:00 P.M., Saturday 9:00 A.M. to 12:00 P.M. with 2 full-time employees and 1 part-time employee.
- e. **DEL C 0792.055.001, 817 Genesee Street, Delafield. Owner: Rivers Gateway LLC. Applicant: John Ellison Advisory Group, Ltd.** Applicant seeks approval of awning signage and a post mounted ground sign for a financial service.
- f. **DEL C 0804.982, 524 Milwaukee Street, Delafield. Owner: Hendricks Commercial Properties, LLC. Applicant: Pam Peckham.** Applicant seeks approval of an amended Business Plan of Operation for Delafield Wellness, a counseling service. Approved hours of operation and employee count are unchanged
- g. **DEL C 0794.017.019, 248 Enterprise Road, Delafield. Owner/Applicant: Kirk A. Topel** Applicant seeks approval of an amended Business Plan of Operation to convert the existing approved private storage to limited wholesale motorcycle sales. Approved hours of operation are unchanged.
- h. **DEL C 0790.987.001 and DEL C 0790.987.002, Oakwood Road, Delafield. Owners: Ed & Denise Thordsen and Himanshu Agrawal & Sarah Thordsen. Applicant: Ed Thordsen.** Applicant seeks approval to consolidate two parcels via Certified Survey Map and recommend to the Common Council the same.
- i. **DEL C 0798.008, 636 Milwaukee Street, Delafield. Owner: Patricia Schulz. Applicant: Mary Walgren.** Applicant seeks approval of architectural improvements to restore an historic façade.
- j. **DEL C 0798.966, 408 Genesee Street, Delafield. Owner: VT Properties Inc. Applicant: Lynn Charlevoix.** Applicant seeks approval of a permanent building sign for Stylynn Pets, a pet grooming service.
- k. **DEL C 0798.003, 612 Milwaukee Street, Delafield. Owner/Applicant: St. Michael's Anglican Church.** Applicant seeks approval of a permanent building signs and one ground mounted sign for the Church.
- l. **DEL C 0787.074, 814 Genesee Street, Delafield. Owner: Michael Graf. Applicant: Dr. Rebecca Gallagher and Bruce Gallagher.** Applicant seeks approval of a Business Plan of Operation for Gallagher Integrative Family Medicine. Hours of Operation are Monday through Friday 9:00 A.M. to 6:00 P.M., with one full time employee.
- m. **DEL C 0798.037.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Petite Pas Ballet.** Applicant seeks approval of a permanent building sign.
- n. **DEL C 0798.037.001, 711 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Jazzercise.** Applicant seeks approval of a permanent building sign.
- o. **DEL C 0798.026.001, 645 Wells Street, Delafield. Owner/Applicant: Hendricks Commercial Properties LLC.** Applicant seeks approval of a monument sign upgrade and a parking sign.
- p. **DEL C 0798.024.001, 606 Genesee Street, Delafield. Owner/Applicant: Hendricks Commercial Properties LLC.** Applicant seeks approval of a Directional sign upgrade.
- q. **DEL C 0793.020.003, 524 Milwaukee Street, Delafield. Owner/Applicant: Hendricks Commercial Properties LLC.** Applicant seeks approval of a Directional sign upgrade.
- r. **DEL T 0846.997, Town of Delafield, Owner/Applicant: Frank Fischer.** Applicant seeks review and consideration of an Extraterritorial CSM and recommend to the Common Council the same.
- s. **DEL C 0803.988.004, 2566 Sun Valley Drive, Delafield. Owner: Gary Stortz. Applicant: JNB Signs.** Applicant seeks approval of a modified building sign for Anton's Salon.

4. Unfinished Business
 - a. **DELIC 0797.085.001, 1712 Milwaukee Street, Delafield. Owner/Applicant: Robert Woeste.**
Applicant seeks approval of a Certified Survey Map and a Conditional Use Permit to allow a lot consolidation and multifamily development and recommend to the Common Council the same.

5. New Business
 - a. **DELIC 0798.167, 922 Park Way, Delafield. Owner/Applicant: Behrend Property LLC.**
Applicant seeks an amended Conditional Use to remove property from the existing Planned Development and recommend to the Common Council the same.
 - b. **DELIC 0789.981 1851 Genesee Street, Delafield. Owner/Applicant: Delafield Presbyterian Church Amended Conditional Use Permit for Site Plan Modifications.** Applicant seeks an amended Conditional Use for site plan improvements to relocate a playground and recommend to the Common Council the same.

6. Zoning and Ordinance Revision
7. Reports of City Officials
 - a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. September 27, 2017; next meeting.
 - b. September 12, 2017; submittal deadline.
 - c. August 30, 2017; Public Hearing submittal deadline.
 2. Correspondence
 - a. Email from J. Huber re Public Hearing CUP for multi-family development DELIC 0797.085.001.
 - 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, August 30, 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.