

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, July 25, 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: **Amended Conditional Use Permit and Site Plan.**
TAX KEY/ADDRESS: **DELC 0792.988, 500 Church Street, Delafield.**
OWNER/APPLICANT: **Church of St. John Chrysostom**
MATTER: Applicant seeks approval to erect a new monument sign.

PUBLIC HEARING #2: **Amended Conditional Use Permit and General Development Plan.**
TAX KEY/ADDRESS: **DELC 0792.988, 935 Main Street, Delafield.**
OWNER/APPLICANT: **Clearview Home Corp.**
MATTER: Applicant seeks approval to redevelop the existing health provider campus to include multiple residential units in addition to the continued operation of the 18 bed licensed facility.

1. Approve Plan Commission meeting minutes of the [June 27, 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 0803.998.004, 2566 Sun Valley Drive, Delafield. Owner: R. Gary Stortz. Applicant: Trae Hoepner Sr.** Applicant seeks approval of a permanent building sign for Performance Running Outfitters.
 - b. **DELC 0798.006, 630 Milwaukee Street, Delafield. Owner: Andrea Johnson. Applicant: Lake Country Boutique.** Applicant seeks approval of a permanent blade sign.
 - c. **DELC0804.982, 2900 Golf Road, Delafield. Owner: Ramco Delafield II LLC. Applicant: Keiffer Signs.** Applicant seeks approval of a replacement sign for Message Envy.
 - d. **DELC 0803.001, 2400 Milwaukee Street, Delafield. Owner/Applicant: Delafield Realty, LLC.** Applicant seeks approval of new architectural lighting and sign panel for Perkin's Restaurant.
4. City of Delafield Citizen's Comments pertaining to items on or off this Agenda.
5. Unfinished Business
 - a. Comprehensive Plan Resident Survey status update.

6. New Business

- a. **DELC 0792.988, 500 Church Street, Delafield. Owner/Applicant: Church of St. John Chrysostom.** Applicant seeks approval of a new monument sign and corresponding Amended Conditional Use and recommend to the Common Council of the same.
- b. **DELC 0754.983, 2872 Nagawicka Road, Hartland. Owner/Applicant: David Frank.** Applicant seeks approval of a Certified Survey Map to divide one RE-3 lot into two and recommend to the Common Council of the same.
- c. **DELC 0807.985.009 3871 Kettle Court East and DELC 0807.985.017 3884 Kettle Court East. Owner: KB Investments LLC. Applicant: Shaun Sullivan.** Applicant seeks conceptual input on a Certified Survey Map to consolidate two M-1 parcels and erect a new manufacturing building.
- d. **DELC 0797.982, 1306 Main Street, Owner/Applicant: David and Denise Labott.** Applicant seeks approval of an oversized privacy fence.
- e. **DELC 0798.999.001, 935 Main Street, Delafield. Owner: Clearview Home Corp. Applicant: Plunkett Raysich Architects LLP.** Applicant seeks approval of an Amended Conditional Use Permit and Site Plan to redevelop the existing healthcare campus and recommend to the Common Council of the same.

7. Zoning and Ordinance Revision.

- a. Discussion regarding zoning text amendment pertaining to Conditional Uses and schedule public hearing.
- b. 2040 Comprehensive Plan – Chapters 1-3 discussion regarding review procedure.

8. Reports of City Officials:

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
 - a. Meeting August 29, 2018; Submittal Deadline August 14, 2018; Public Hearing Submittal Deadline July 30, 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 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.