

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

**Plan Commission Meeting Agenda**  
**Wednesday, August 31, 2016**  
**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 HEARING #1:**            **Zoning Text Amendments**  
**APPLICANT:**                **CITY OF DELAFIELD, WI.**  
**MATTER:**                     The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages.

**PUBLIC HEARING #2:**            **Conditional Use Amendment**  
**LOCATION:**                    **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.003, W277, W345, and W367 Oakwood Road, Delafield.**  
**OWNER/ APPLICANT:**        **ROGERS MEMORIAL HOSPITAL INCORPORATED**  
**MATTER:**                     Applicant seeks to amend the existing conditional use permit to allow for a therapy building, garage/storage building, gazebo and dumpster enclosures for 9.55 acres, more or less, located in the northwest ¼ of the northwest ¼ of Section 18.

1. Approve Plan Commission meeting minutes of [July 27, 2016](#) meeting.
2. City of Delafield Citizen's Comments pertaining to subjects on this agenda.
3. **Consent Agenda:**  
*Consent Agenda items are considered in one motion, in accordance with the Staff Report recommendations, unless a Plan Commissioner or staff member requests that an item be removed from Consent consideration.*
  - a. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Jon Anderson – Grade A Strategies, Inc.** Applicant seeks approval of a Business Plan of Operation for a Marketing Services Company. Hours of Operation: Monday-Friday, 8 a.m. to 5 p.m., with 1 Part-time and 3 Full-time employees.
  - b. **DELC 0793.001.003, 440 Wells Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Jon Anderson – Grade A Strategies, Inc.** Applicant seeks approval of signage for a Marketing Services Company.
  - c. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Thomas & Marlene Kelley Trust. Applicant: Evolve Chiropractic & Sports Rehab.** Applicant seeks approval of signage for a chiropractic and sports rehabilitation business.
  - d. **DELC 0801.999.007, Naga-Waukee Park 2699 Golf Road, Delafield. Owner: Waukesha County. Applicant: Waukesha County Parks and Land use.** Applicant seeks approval of a modification to the existing park entrance sign at the Naga-Waukee Park.
  - e. **Extra Territorial CSM Review, N20 W29857 Glen Cove Road, Pewaukee WI. Owner: Jodi Anderson.** Owner seeks approval of a CSM to combine two lots into one within the Town of Delafield. Recommend to the Common Council of the same.

- f. **DELIC 0798.073, 611 Bleeker Street, Delafield. Owner: Glen Culberston – Main Street Soap Shop LLC. Applicant: Genetti Gardens.** Applicant seeks approval of a Business Plan of Operation to run an Art Shop. Hours of Operation: Weekdays – Flexible hours, Saturday and Sunday, 10 a.m. to 4 p.m., with 1 Part-time and 1 Full-time employee.
  - g. **DELIC 0798.073, 611 Bleeker Street, Delafield. Owner: Glen Culberston – Main Street Soap Shop LLC. Applicant: Genetti Gardens.** Applicant seeks approval of signage for an Art Shop business.
  - h. **DELIC 0798.024.001, 606 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Amy Quinn – Belfre Kitchen.** Applicant seeks approval of signage for the Belfre Kitchen Restaurant.
  - i. **DELIC 0803.979.004, 2325 Sun Valley Drive, Delafield. Owner: JMK Properties. Applicant: Flyway Signs/Signarama.** Applicant seeks approval of replacement signage for Valvoline Instant Oil Change and Car Wash.
4. **Unfinished Business**
- a. **DELIC 0790.999.001, DELIC 0790.999.002, and DELIC 0790.999.003, W277, W345, and W367 Oakwood Road, Delafield. Owner: Rogers Memorial Hospital Incorporated. Applicant: John Curran – TWP Architecture.** Owner seeks to amend the existing conditional use permit to allow for a therapy building, garage/storage building, gazebo and dumpster enclosures for 9.55 acres, more or less, located in the northwest ¼ of the northwest ¼ of Section 18. Recommend to the Common Council of the same. (See these attached links: [Rogers](#); [Rogers2](#))
5. **New Business**
- a. **DELIC 0799.998 and 0799.999, 940 and 1050 Indian Springs Drive, Delafield. Owner: Shaun and Colleen Kelly. Applicant: Hope ELC Holdings LLC.** Applicant has submitted for a conceptual project presentation and seeks input from the Plan Commission on the proposed Church project.
  - b. **DELIC 0790.987, W237 Oakwood Drive, Delafield WI. Owner: Harry R. Peterson. Applicant: Matthew Tadisch.** Applicant seeks approval of a CSM to divide a 7.34 acre parcel into 3 lots. Recommend to the Common Council of the same.
  - c. **DELIC 0807.985.005, 3655 Kettle Court East, Delafield. Owner: KB Investments I LLC. Applicant: Oliver Construction.** Applicant seeks approval of a site plan, architecture, landscaping, lighting and other site improvements for a multi-tenant manufacturing/warehouse facility.
6. **Zoning and Ordinance Revision**
- a. **City of Delafield, WI:** The City seeks to amend Section 17.30(1) Design Guidelines for Special Design Review Districts to prohibit electronic messaging in the Downtown Delafield Design District, Section 17.67 Signs Permitted in All Business and Industrial Districts to set guidelines for electronic messaging along STH 83, USH 16, and I-94, and Section 17.70 Exterior Lighting and Illumination of Signs to define the light intensity of electronic messages. (Ordinance #732)
7. **Reports of City Officials**
- a. Clerk
    1. Plan Commission Meeting Dates & Deadlines  
Meeting: September 28, 2016  
Regular submittal deadline: September 13, 2016  
Public Hearing submittal deadline: August 31, 2016
  - b. Planner
  - c. Building Inspector
8. **Correspondence**
9. **Adjournment**

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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 31, 2016 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.

Deputy Clerk-Treasurer JO    Posted: 2016-08-26     City Hall Bulletin Board     Faxed to Newspapers     Website