

CITY OF DELAFIELD
(262) 646-6220

Plan Commission Meeting Agenda
Wednesday, September 28, 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: **Amended Conditional Use Permit for Ownership Change and Signage**
TAX KEY/ADDRESS: **DELC 0784.971.003, 0784.971.004 and 0784.975 Westbrook Church, n/k/a**
 Elmbrook Church Lake Country, 1100 Hwy 83, Hartland, WI.
OWNER/APPLICANT: **Owners: Elmbrook Church, Inc./Applicant: Mark Heckman**
MATTER: Applicant seeks approval of a Monument Sign and directional signs to be considered under the Elmbrook Church Conditional Use Permit for the change in ownership from Westbrook Church to Elmbrook Church Lake Country.

PUBLIC HEARING #2: **Amended Conditional Use Permit / Planned Development**
TAX KEY/ADDRESS **DELC 0793.001.002 Be Fitness & Wellness, LLC, 405 Genesee St., Delafield, WI.**
OWNER/APPLICANT: **Michael Braatz/Hendricks Group/Pete Davis of Johnson Design**
MATTER: Applicant seeks an amendment to the Conditional Use Planned Development to allow for outdoor yoga space and other building modifications at 405 Genesee Street.

PUBLIC HEARING #3: **Conditional Use Permit**
TAX KEY/ADDRESS **DELC 0799.998 and 0799.999, 940 & 1050 Indian Spring Dr., Delafield, WI.**
OWNER/APPLICANT: **Hope ELC Holdings, LLC (Hope Church)/Shawn & Colleen Kelly**
MATTER: Applicant seeks a Conditional Use Permit for a Church in the B5 Zoning District, proposed to be located at 940 & 1050 Indian Spring Drive, Delafield, WI.

PUBLIC HEARING #4: **Amended Conditional Use Permit / Planned Development**
TAX KEY/ADDRESS **DELC 0733.993.002, 4615 Vettelson Rd., Hartland, WI.**
OWNER/APPLICANT: **James Jendusa/Jendusa Development LLC**
MATTER: Applicant seeks a Conditional Use Permit in B6 zoning to allow for a change in use and an addition to the existing structure at 4615 Vettelson Rd., Hartland, WI.

1. Approve Plan Commission meeting minutes of [August 31, 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 0798.965.004, 400 Genesee Street Suite 3F, Delafield. Owner: Town Bank. Applicant: Steve May – Foster Crown LLC.** Applicant seeks approval of a Business Plan of Operation for a Physician Recruitment firm. Hours of Operation: Monday-Friday, 8 a.m. to 5 p.m., with 1 Full-time employee.

- b. **DELIC 0803.988.004, 2566 Sun Valley Drive, Delafield. Owner: Jim Pettit. Applicant: R. Gary Storts – Pure Barre – Lake Country.** Applicant seeks approval of a Business Plan of Operation for a fitness studio and related products and services. Hours of Operation: Monday-Friday, 5 a.m. to 9 p.m., Saturday 7 a.m. to 4 p.m., Sunday 7 a.m. to 5 p.m. with 8 Part-time employees and 2 Full-time employees.

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. Owner also seeks approval of the CSM, site plan, architecture, landscaping, lighting and other site improvements for the proposed project. Recommend to Common Council of the same. [Click here to link.](#)
- b. **DELIC 0799.998 and 0799.999, 940 & 1050 Indian Spring Dr., Delafield, WI. Owner: Shawn & Colleen Kelly. Applicant: Hope ELC Holdings, LLC (Hope Church).** Applicant seeks approval of a Conditional Use Permit for a Church in the B5 Zoning District, proposed to be located at 940 & 1050 Indian Spring Drive, Delafield, WI. Owner also seeks approval of the site plan, architecture, landscaping, lighting and other site improvements for the proposed project. Recommend to Common Council of the same. [Click here to link to original submittal.](#) [Click here to link to resubmittal of 9-12-16.](#)

5. **New Business**

- a. **DELIC 0784.971.003, 0784.971.004 and 0784.975 Westbrook Church, n/k/a Elmbrook Church Lake Country, 1100 Hwy 83, Hartland, WI. Owners: Elmbrook Church, Inc./Applicant: Mark Heckman.** Applicant seeks approval to amend the existing conditional use permit to include name change and sign package. Sign package to include a Monument Sign and directional signs for the site. Recommend to Common Council of the same.
- b. **DELIC 0793.001.002 Be Fitness & Wellness, LLC, 405 Genesee St., Delafield, WI. Owner: Michael Braatz/Hendricks Group. Applicant: Pete Davis of Johnson Design.** Applicant seeks approval of an amendment to the Conditional Use Planned Development to allow for outdoor yoga space and other building modifications at 405 Genesee Street. Recommend to Common Council of the same.
- c. **DELIC 0733.993.002, 4615 Vettelson Rd., Hartland, WI. Owner: Jendusa Development LLC. Applicant: James Jendusa.** Applicant seeks approval to amend the Conditional Use Permit, Site Plan and Architecture for Lightweight Structures, LLC for a Fabrication and Yard Storage facility, and Business Plan of Operation in B6 zoning to allow for a change in use and an addition to the existing structure at 4615 Vettelson Rd., Hartland, WI. Hours of operation: Weekdays 7 a.m. to 5 p.m., with one part-time and three full-time employees.
- d. **DELIC 0788.017, 1341 Milwaukee Street, Delafield, WI. Owner: Ronald K. Erhardt. Applicant: Carl Merisalo – Century Landscaping CO.** Applicant seeks approval of a retaining wall encroachment into the side yard setback.
- e. **DELIC 0798.122, 1018 Milwaukee Street, Delafield, WI. Owner/Applicant: Kathy and Ron Bero.** Owner seeks approval of a Certified Survey Map to combine two parcels into one.

6. **Zoning and Ordinance Revision.** None

7. **Reports of City Officials**

- a. Clerk
 - 1. Plan Commission Meeting Dates & Deadlines
 - Meeting: October 26, 2016
 - Regular submittal deadline: October 11, 2016
 - Public Hearing submittal deadline: September 29, 2016
- b. Planner

c. Building Inspector

8. **Correspondence**

9. **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, September 28, 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: 2016-09-28 City Hall Bulletin Board Faxed to Newspapers Website