

**CITY OF DELAFIELD**

**(262) 646-6220**

**AMENDED**

**Plan Commission Meeting Agenda**

**Wednesday, October 26, 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 Installation of a Backup Generator

**TAX KEY/ADDRESS:** DELC 0794.017.004 A AT Communications Corp. /SBA Communications, 258 Enterprise Road, Delafield, WI.

**OWNER/APPLICANT:** Owners: A AT Communications Corp. / SBA Communications. Applicant: General Dynamics

**MATTER:** Applicant seeks approval for the installation of a backup generator.

1. Approve Plan Commission meeting minutes of [September 28, 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 0794.017.017, 244 Enterprise Drive, Delafield. Owner/Applicant: David L. Patzer.** Applicant seeks approval of a Business Plan of Operation for a personal storage unit in StorageShopUSA. Hours of operation are Monday through Sunday, 6 a.m. to 12 a.m., with zero full time employees and zero part time employees.
  - b. **DELC 0794.017.008 and DELC 0794.017.009, 226 and 228 Enterprise Drive, Delafield. Owner: Premier Property Rental LLC. Applicant: Craig Vanderwall.** Applicant seeks approval of a Business Plan of Operation for office and storage space for Premier Property Rental LLC in StorageShopUSA. Hours of operation are Monday through Sunday, 8 a.m. to 10 p.m., with zero full time employees, and zero part time employees.
  - c. **DELC 0794.017.019, 248 Enterprise Drive, Delafield. Owner/Applicant: Kirk A. Topel.** Applicant seeks approval of a Business Plan of Operation for a personal storage unit in StorageShopUSA. Hours of operation are weekdays, 8 a.m. to 9 p.m., Saturday and Sunday, 8 a.m. to 6 p.m., with zero full time employees, and zero part time employees.
  - d. **DELC 0804.982, 2910 Golf Road, Delafield. Owner: Ramco-Gershenson Inc. Applicant: Midwest Sign & Lighting, Inc.** Applicant seeks approval of a sign for Bentley's PETstuff, a pet supply retailer.
  - e. **DELC 0787.081, 615 Milwaukee Street, Delafield. Owner: Tom Kelly. Applicant: Nurishing Wellness, Sara Mehring.** Applicant seeks approval of a multitenant sign for the multitenant building.
  - f. **DELC 0794.017.018, 246 Enterprise Drive, Delafield. Owner: Kirk A. Topel. Applicant: Jeff Rogala.** Applicant seeks approval of a Business Plan of Operation for Solenoid Systems an engineering design and consulting business in StorageShopUSA. Hours of operation are Monday through Sunday, 8 a.m. to 4 p.m., with one full time employees and zero part time employees.
  - g. **DELC 0793.001.001, 405 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Geronimo Hospitality Group.** Applicant seeks approval of a monument sign change for "be Fitness" and I.d.

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.](#)
- c. **DELIC 0773.993.002, 4615 Vettelson Road, Hartland. Owner/Applicant: Jendusa Development LLC.** 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

5. **New Business**

- a. **DELIC 0794.013, 24 Enterprise Road, Delafield. Owner: RG Cushing Park LLC. Applicant: Crossfit Waukesha.** Applicant seeks approval for Crossfit Delafield, a fitness facility. Hours of operation are weekdays, 5:30 a.m. to 8 p.m., Saturday, 8 a.m. to 11 p.m., and Sunday, 1 p.m. to 3:30 p.m., with two full time employees and two part time employees.
- b. **DELIC 0802.997, 1785 Milwaukee Street, Delafield. Owner: WEG Properties. Applicant: William Gridley.** Applicant seeks site plan approval for a portable structure to be used for trash and recycling at Vico Industries.
- c. **DELIC 0794.017.004, 258 Enterprise Road, Delafield, WI. Owner: AT&T Communications Corp. / SBA Communications. Applicant: General Dynamics.** Applicant seeks approval for the installation of a backup generator.

6. Zoning and Ordinance Revision(s). None

7. Reports of City Officials

- a. Clerk
  - 1. Plan Commission Meeting Dates & Deadlines  
Meeting: November 30, 2016  
Regular submittal deadline: November 15, 2016  
Public Hearing submittal deadline: November 2, 2016
- b. Planner
- c. Building Inspector

8. **Correspondence**

- a. Email from Scott Koss regarding Rogers Memorial Hospital.
- b. Notice of Public Hearing in Nashotah to rezone lands for Country Christian School.

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, October 26, 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.