

CITY OF DELAFIELD
(262) 646-6220
Plan Commission Meeting Agenda
Wednesday, May 31, 2017
7:00 p.m.

****CITY HALL COMMON COUNCIL CHAMBERS****
500 Genesee Street, Delafield, WI 53018

PUBLIC HEARING #1: **Amended Conditional Use Permit for an Existing Cell Tower**
TAX KEY/ADDRESS: **DELC 0801.999.009 1785 Golf Road, Delafield**
OWNER: **Nagawaukee Square LLC**
APPLICANT: **Phase One Consulting**
MATTER: Applicant seeks an amended Conditional Use to extend the height of the cell tower from 50' to 75' height, and to add a ground-mounted generator and equipment cabinets.

PUBLIC HEARING #2: **Amended Conditional Use Permit**
TAX KEY/ADDRESS: **DELC 0793.014.023 601-23 Genesee Street, Delafield.**
OWNER/APPLICANT: **Hendricks Commercial Properties, LLC.**
MATTER: Applicant seeks approval to amend the existing conditional use to allow for a mobile outdoor vender.

PUBLIC HEARING #3: **Zoning Ordinance Text Amendment**
OWNER/APPLICANT: **City of Delafield**
MATTER: The City seeks to repeal and recreate Chapter 17, Section 22, relating to allowed boathouse size and location.

PUBLIC HEARING #4: **Conditional Use Permit for a Care Facility**
TAX KEY/ADDRESS: **DELC 0790.999.001, DELC 0790.999.002, and DELC 0790.999.03, W367 Oakwood Drive, Delafield.**
OWNER: **Roger's Memorial Hospital Incorporated.**
APPLICANT: **City of Delafield.**
MATTER: The City seeks to authorize issuance of a conditional use permit for the CBRF operated by Rogers Memorial Hospital in accordance with the conditional use permit issued to Cedar Ridge, and amended on August 29, 2007 at the request of Rogers. Changes in the operation since 2007 and the impact on neighboring properties will be considered. Issuance of the conditional use permit may authorize and/or limit modifications of the CBRF that have occurred since 2007.

Call Plan Commission Meeting to Order.

Pledge of Allegiance.

Roll Call.

1. Approve Plan Commission meeting minutes of [March 29, 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. **DEL C 0736.988.001, Campbell Trace and Hwy 83, Hartland. Owner: CELA Holdings, LLC. Applicant: Steven Kubasa and Suzanne Dauer.** Applicant seeks approval of a Temporary Business Plan of Operation for a corn stand. Hours of Operation will be 8:00 A.M. to 7:00 P.M. all days of the week. July 1 to September 30, 2017.
 - b. **DEL C 0787.079, 621 Milwaukee Street, Delafield. Owner: Provenio Properties. Applicant: Sheryl M. Volpano.** Applicant seeks an amended Business Plan of Operation to change the operator's name from Be-Be Inc. to JLV Inc. for Angelina's Ristorante.
 - c. **DEL C 0793.014.023, 637 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Paula Hornbeck.** Applicant seeks approval of an amended Business Plan of Operation to relocate Eye Candy from 524 Milwaukee Street to 637 Genesee Street and approval of a new sign package.
 - d. **DEL C 0793.014.023 631 Genesee Street, Delafield. Owner: Hendricks Commercial Properties. Applicant: Signworks.** Applicant seeks approval of an amended Business Plan of Operation and a permanent sign for Waterford Wine & Spirits.
 - e. **DEL C 0793.014.002, 515 Wells Street, Delafield. Owner/Applicant: PrimeOne LLC.** Applicant seeks approval of a building color change for PrimeOne.
 - f. **DEL C 0807.987.005, 3562 Hillside Drive, Delafield. Owner: Bill Isler. Applicant Erin O'Boyle.** Applicant seeks approval of a Temporary Business Plan of Operation for Social Style Dance to host an outdoor fund raising event Saturday August 19, 2017, or rain date Sunday August 20, 2017, from 11:00 A. M. to 8:00 P.M.
 - g. **DEL C 0794.017.015, 240 Enterprise Road, Delafield. Owner: ACW Holdings. Applicant: Automotive LLC.** Applicant seeks approval of a Business Plan of Operation for a light Auto Customization operation. Hours of Operation are 8:00 A.M. to 5:00 P.M. Monday through Friday, with one full-time employee.
 - h. **DEL C 0794.017.20, 250 Enterprise Road, Delafield. Owner: Robert William Amble.** Applicant seeks approval of a personal hobby garage with storage. Hours of Operation are 6:00 A.M. to 10:00 P.M. all days, with no employees
4. Unfinished Business.
 - a. **DEL C 0790.999.001, DEL C 0790.999.002, and DEL C 0790.999.03, W367 Oakwood Drive, Delafield. Owner: Roger's Memorial Hospital Incorporated. Applicant: City of Delafield.** The City seeks to authorize issuance of a conditional use permit for the CBRF operated by Rogers Memorial Hospital in accordance with the conditional use permit issued to Cedar Ridge, and amended on August 29, 2007 at the request of Rogers. Changes in the operation since 2007 and the impact on neighboring properties will be considered. Issuance of the conditional use permit may authorize and/or limit modifications of the CBRF that have occurred since 2007 and recommend to the Common Council of the same.

5. New Business

- a. **SUMT 0672.999.004, 1382 Waterville Road, Summit. Owner: Tree Ridge LLC. Applicant: Lake Country Engineering.** Applicant seeks preliminary input regarding infrastructure linkage to Evelyn Avenue.
- b. **DELC 0807.985.005, 3635 Kettle Court East, Delafield. Owner: KB Investments LLC. Applicant: Design 2 Construct.** Applicant seeks approval of a building Development Plan and Architecture.
- c. **DELC 0801.999.009 1785 Golf Road, Delafield. Owner: Nagawaukee Square LLC. Applicant: Phase One Consulting.** Applicant seeks an amended Conditional Use to extend the height of the cell tower from 50' to 75' height, and to add a ground-mounted generator and equipment cabinets, and recommend to the Common Council of the same.
- d. **DELC 0793.014.023, 601-23 Genesee Street, Delafield. Owner/Applicant: Hendricks Commercial Properties, LLC.** Applicant seeks approval to amend the existing conditional use to allow for a mobile outdoor vendor, and recommend to the Common Council of the same.
- e. **DELC 0798.974.002, 1104 Kenora Drive, Delafield. Owner/Applicant: Behrend Property LLC.** Applicant seeks preliminary feedback regarding alteration to an existing Planned Development boundary.
- f. **DELC0807.982.002, 402 Kettle Drive, Delafield. Owner: DEEDEB LLC. Applicant: Ben Nader.** Applicant seeks approval of a Business Plan of Operation for Barkin' Up Delafield, Dog Daycare operation. Hours of Operation are Weekdays 6:00 A.M. to 7:00 P.M., Saturdays 8:00 A.M. to 7:00 P.M., and Sundays 8:00 A.M. to 3:00 P.M. with two full-time employees and two part-time employees.
- g. **DELC0792.988, 1111 Genesee Street, Delafield. Owner/Applicant: Church of St. John Chrysostom.** Applicant seeks preliminary feedback on a new monument sign and schedule a public hearing accordingly.

6. Zoning and Ordinance Revision

- a. **Zoning Ordinance Text Amendment, 17.22(7), 17.22(9), and 17.22(12)**
Text amendments relate to the size and location governing allowable boathouses, recommend to the Common Council of the same.

7. Reports of City Officials

- a. Clerk
 1. Plan Commission Meeting Dates & Deadlines
 - a. June 28, 2017; next meeting.
 - b. June 13, 2017; submittal deadline.
 - c. May 31, 2017; Public Hearing submittal deadline.
 2. Correspondence. None
- 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, May 31, 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.