

**TOWN OF DELAFIELD  
PLAN COMMISSION MEETING  
THURSDAY, FEBRUARY 18, 2021, 6:30 P.M.**

**Video Link:** <https://www.youtube.com/watch?v=A0kPDWmi3-M>

**First order of business:** Call to Order and Pledge of Allegiance

Ron Troy called the meeting to order at 6:30 p.m. and led all in the Pledge of Allegiance.

Members present: Supervisor Kranick, Commissioner Diderrich, Commissioner Dickenson, Commissioner Frank, and Town Chairman Troy. Plan Commission Chairman Fitzgerald was excused.

Also present: Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

**Second order of business:** Approval of the minutes of January 19, 2021.

*Motion made by Commissioner Frank to approve the January 19, 2021 Plan Commission minutes as presented. Seconded by Supervisor Kranick. Motion passed 5-0.*

**Third order of business:** Communications (for discussion and possible action): None

**Fourth order of business:** Unfinished Business: None

**Fifth order of business:** New Business:

- A. Gerald and Tricia Tetzlaff, N41 W28088 Glacier Road, Re: Consideration and possible action on Certified Survey Map to reconfigure land at N41 W28088 Glacier Road and N41 W28010 Ishpaton Lane from 3 lots to 2 lots.

Engineer Barbeau explained this request is to reconfigure 3 lots into 2, with access on Glacier Road and Ishpaton Lane in Pewaukee. He explained that currently one of the three parcels is landlocked, and this reconfiguration would solve that issue. He stated there are still some technical corrections that need to be made, and the motion should reflect that.

Tricia Tetzlaff, N41W28088 Glacier Road, stated she is one of the property owners, and her father is the other. She explained the lot reconfiguration would be of mutual benefit to both parties. Engineer Barbeau explained that the original CSM showed an easement which is not reflected on the new CSM. Ms. Tetzlaff stated she was hoping to remove that easement, as Glacier Road is no longer a County Road. There is no longer a shared drive between her and her neighbor. Engineer Barbeau explained there are other steps that will need to be taken, to remove that easement.

*Motion by Supervisor Kranick to recommend to the Town Board approval of a Certified Survey Map to reconfigure land at N41 W28088 Glacier Road and N41 W28010 Ishpaton Lane from 3 lots to 2 lots, subject to the technical corrections from the Town Engineer. Seconded by Commissioner Dickenson. Motion passed 5-0.*

- B. Wisconsin Hero Outdoors, Inc. Consideration and possible action on a request for a site plan and plan of operation approval for Wisconsin Hero Outdoors to use the former fire station building located at W329 S690 Kettle Moraine Drive (CTH C) for storage of recreational equipment and gatherings for training, operational and administrative functions.

Engineer Barbeau introduced the application to the Town Board and gave background on the Fire Station, including review of a conditional use permit that was granted in 1976. He explained that instead of going through a rezone from A-2, he suggested that if the commission allows the proposed use, it will operate under the same conditional use that was originally granted. The Plan Commission would need to review and approve the site plan. The original conditional use allows for storing equipment, training, administrative use and gatherings. The applicants are looking to stay consistent with this use. They have proposed some changes to the inside of the building, but nothing substantial that will change the use.

Eric Falkner, Executive Director of Wisconsin Heroes Outdoors, explained he has been a resident in the Town for a decade. He explained some of the challenges that face Wisconsin veterans and reviewed statistics with the commission. He explained that the proposed location for their headquarters, would help to deepen their roots in the local area and Waukesha County.

Chairman Troy thought the mission statement of the organization and the use of the facility fits the existing conditional use. Supervisor Kranick stated he thought it was a good fit to replace a fire station. The Commission asked that the applicant explain their plan of operation and a typical day for their organization.

Mr. Faulkner explained that the National Guard reaches out to set up an event, which triggers a meeting to set up a game plan, including what staff and equipment are needed. Those events take place off-site, and the fire station would act as a dispatch center for equipment and staff. Engineer noted that their plan of operation states they will occasionally have gatherings for training functions on location. Mr. Faulkner explained that they may have small groups of trainings for various pieces of equipment that they use. Tammy Sawyer added that they may potentially host meetings with potential donors and sponsors. They also may utilize the conference rooms to develop operational plans.

Chairman Troy questioned the use of outside storage and asked that the proposed trailer be kept behind the building, out of sight from HWY C. He also questioned the 24-hour operation. Mr. Faulkner explained that occasionally they arrive back from an event later in the evening and would like the flexibility of returning equipment. The commission discussed nuisance hunting, which will still be allowed by the applicant, and the installation of an American Flag, which will be lit with lumens facing up and away from the road.

Engineer Barbeau mentioned the storage of gasoline not being an issue, if the fire department was made aware of that. He asked if events will be occurring on site every day. Mr. Faulkner stated it depends, but he expects events to occur often. He explained that the fire department was intended to be a pass through of equipment coming and going, and generally this use would be the same concept.

Tammy Sawyer explained part of the reason they wanted this facility is to have a home base. She stated she does not foresee the public coming to the facility but used for staff only. Chairman Troy questioned if the maximum number of employees on the plan of operation, was enough for their needs. He asked if there was another number the applicant would feel more comfortable with. The applicant stated 6 employees would be a better number than 2, as originally noted.

Ms. Sawyer reviewed some examples of events they may have at the facility, which would bring in small groups of people. The commission felt a maximum number of participants for these onsite events should be placed on the plan of operation. The number the commission and applicant felt comfortable with was 45. Ms. Sawyer also explained the organization may want to hold a ribbon cutting ceremony, which would be a one-time event that may bring in more people. They would ensure no parking was along HWY C and suggested off-site parking for such an event.

Supervisor Kranick stated he thought the operation was a good thing for the community and explained the board will need to review and approve a lease agreement. The applicant explained that they have a deadline of June 30, 2021 to utilize their grant money for their operation.

*Motion by Supervisor Kranick to approve the modified plan of operation for Wisconsin Hero Outdoors to use the former fire station building located at W329 S690 Kettle Moraine Drive (CTH C) for storage of recreational equipment and gatherings for training, operational and administrative functions, with the following changes:*

- 1. Limit gatherings to 45 people unless applicant notifies the Town, County Sheriff and Fire Department two weeks prior to event.*
- 2. Notify the Fire Department of gasoline storage inside the building*
- 3. Restrict outside storage to behind the building*
- 4. Allow 6 fulltime employees on site*

*Seconded by Commissioner Frank. Motion passed 5-0.*

**Sixth Order of Business:** Discussion: None

**Seventh Order of Business:** Announcements and Planning Items: The next meeting date March 2, 2021 at 6:30 PM.

**Eighth Order of Business:** Adjournment

*Motion by Supervisor Kranick to adjourn the February 18, 2021 Plan Commission meeting at 7:24 p.m. Seconded by Commissioner Frank. Motion passed 5-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer