TOWN OF DELAFIELD PLAN COMMISSION MEETING
Wednesday, April 3, 2019, 7:00 p.m.
Town of Delafield Town Hall
W302 N1254 Maple Avenue, Delafield, WI 53018

AGENDA

1. Call to Order and Pledge of Allegiance

2. Approval of the minutes of March 5, 2019

3. Communications (for discussion and possible action):
   A. Boatgas Marine Refueling Service, LLC (3/15/19) annual report.
   B. Waukesha County Clerk (3/11/19), Approval of Zoning Amendment for lands located in the SE1/4 of Section 34 and SW1/4 of Section 35 (A-1 to A-2) (Gliniecki property).

4. Unfinished Business:
   A. Jay and Jane Brody N30 W29298 Orchard Ave./Richard Sessner N30 W29340 Orchard Ave., Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine Lots 34-37 and Lot 38-40, Plat of Pewaukee Highlands into two lots (tabbed 3/5/19).

5. New Business:
   A. Chaz Hastings, Golden Anchor Properties, Re: Consideration and possible action on the Plan of Operation and site signage for Sea Board Bar and Grill (former Ristorante Lago) located at N26 W30227 Maple Avenue.

6. Discussion: None

7. Announcements and Planning Items: Next meeting - Tuesday May 7, 2019.

8. Adjournment

Mary T. Elsner, Town Clerk

The Plan Commission may take action on any item on the agenda. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Mary Elsner, Town Clerk, at W302 N1254 Maple Avenue, Delafield, WI 53018-2117. This agenda is for informational purposes only. Posted on 3/28/19.
TOWN OF DELAFIELD
PLAN COMMISSION MEETING
Tuesday, March 5, 2019

Members present: K. Fitzgerald, L. Krause, C. Dundon, E. Kranick, B. Cooley, N. Dickenson
Members Absent: T. Frank
Also present: T. Barbeau, Town Engineer, 2 citizens

First order of business: Call to Order and Pledge of Allegiance
Chairman Fitzgerald called the meeting to order at 7:00 p.m. and led all in the Pledge of Allegiance.

Second order of business: Approval of the minutes of February 5, 2019
MOTION MADE BY MR. KRAUSE, SECONDED BY MS. DUNDON TO APPROVE AS PREPARED.
MOTION CARRIED.

Third order of business: Communications (for discussion and possible action): None
MOTION MADE BY MR. KRANICK, SECONDED BY MS. DUNDON TO TAKE ITEM 5A OUT OF ORDER.
MOTION CARRIED.

Fifth Order of Business: New Business:
A. Joe and Katie Grasch, W284 N3234 Lakeside Road, Re: Consideration and possible action on a request to approve a certified survey map to combine two parcels into one parcel at W284 N3234 Lakeside Road, and a request for a waiver from the plan Commission to allow a driveway slope to be greater than 12% per Section 17.09 2. Q. 1. c. of the Town Zoning Code

Engineer Barbeau stated that Mr. Grasch owns 2 parcels of record along Lakeside Rd. He is proposing to take down an existing garage on one of the lots and replace it with a 2-story detached garage that will be shifted to the south (further away from the roadway), add a deck to the south of the existing home and construct a driveway to the east of the new garage. The driveway will provide access to the north side entrance (upper) of the proposed new garage and extend to the south side in order to allow access to the lower level of the garage. The existing boathouse will be replaced. Waukesha County is requesting that the lots be combined and to eliminate the center line that deals with setback and offsets. The surveyor still needs to correct the signature pages on the current CSM and address a few minor comments provided by Engineer Barbeau. Waukesha County has approved all technical corrections.

Discussion followed on the proposed 18% slope, as it exceeds the 12% allowed by Town Code. Mr. Grasch stated his intent to add a heated driveway and install some type of landscape steps to the lower level in the future. Engineer Barbeau suggested that swales be required on both sides of the property to control water flow.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. KRAUSE TO RECOMMEND, TO THE TOWN BOARD, APPROVAL OF THE CERTIFIED SURVEY MAP DATED 2/25/19, CONTINGENT UPON TECHNICAL CORRECTIONS BY TOWN STAFF AND ACCEPTANCE OF THE TECHNICAL CORRECTIONS BY WAUKESHA COUNTY. MOTION CARRIED.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. COOLEY TO GRANT THE DRIVEWAY VARIANCE IN EXCESS OF 12%, AS PETITIONED BY THE PROPETY OWNER, DUE TO THE PROPERTY NATURAL TOPOGRAPHY CONDITIONED UPON SWALES BEING INSTALLED ON BOTH SIDES OF THE PROPERTY. MOTION CARRIED.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. KRAUSE TO TAKE ITEM 8C OUT OF ORDER. MOTION CARRIED.
C. Dana W. Loney N21 W28675 Louis Avenue, Re: Consideration and possible action on a request to approve a certified survey map to combine four (4) parcels into one parcel at N21 W28675 Louis Avenue

Engineer Barbeau stated that this is a unique property located in the area of Louis and Elizabeth. It is 3 lots of record and part of a subdivision, with the 4th parcel being located to the southwest. Mr. Loney owns all 4 lots. There is an existing home located on the far northern lot. The proposal includes a tear down of the existing home and construction of a new home on the lot. The existing house is nonconforming to all setbacks and offsets. The petitioner will work with Waukesha County to obtain required variances. This is a favorable request, as the Town likes to combine small lots to become more orderly. All technical changes have been made and reflected on the 2/22/19 CSM document.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO RECOMMEND TO THE TOWN BOARD, APPROVAL OF THE CERTIFIED SURVEY MAP SUBJECT TO INCORPORATING ANY COMMENTS FROM WAUKESHA COUNTY. MOTION CARRIED.

Fourth Order of Business: Unfinished Business:
A. Town of Delafield, Re: Consideration and possible action on revisions to the proposed amendments to the Town Zoning Code (Chapter 17) and Land Division and Development (Chapter 18) remanded to the Plan Commission for review and recommendation (tabled 12/4/18)

Engineer Barbeau directed attention to page 33 (items k. and l.) of the provided materials and stated that the only change made at the December meeting was the proposed addition of security fencing and landscaping regulations for self-storage facilities conditional uses.

MOTION MADE BY MR. KRANICK, SECONDED BY MR. KRAUSE TO RECOMMEND TO THE TOWN BOARD, APPROVAL OF THE 2/19 VERSION OF THE ORDINANCE TO AMEND AND REPEAL AND RE-CREATE SECTIONS OF CHAPTER 17, AND REPEAL AND RE-CREATE ALL OF SECTION 17.05 OF THE TOWN OF DELAFIELD MUNICIPAL CODE RELATED TO CONDITIONAL USES. MOTION CARRIED.

Fifth Order of Business: New Business:
B. Jay and Jane Brody N30 W29298 Orchard Ave./Richard Sessner N30 W29340 Orchard Ave., Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine Lots 34-37 and Lot 38-40, Plat of Pewaukee Highlands into two lots

Engineer Barbeau stated that there is 1 technical item outstanding related to the technical layout of the survey. Lot 1 on the east side shows that the length of lot line is 143.27’, but is indicated on the proposed CSM, “RA” (recorded as) 151’. This is creating a lot line that is short by 6.73’ and needs to be explained by the surveyor. He directed attention to pipes indicated on the CSM and stated that they need to be justified as to why or why not a particular pipe was used. The surveyor has not gotten back to Engineer Barbeau regarding this matter.

MOTION MADE BY MR. KRAUSE, SECONDED BY MS. DUNDON TO TABLE. MOTION CARRIED.

D. Neumann Companies, Inc. Consideration and possible action on the approval of amendments to the Developer’s Agreement for Woodridge Estates and Woodridge Estates II to extend the guarantee period for the road guarantee

Mr. Kranick recused himself and left the meeting room.

Engineer Barbeau stated that in 2016 when the issues of roads and ditches were addressed, the Town did not want to accept them as they were not in good shape and up to Town standards. When the reduction in Letter of Credit issue was addressed by the Town Board, the developer agreed to guarantee the roads for 2 years after final acceptance of the improvements. All work on the roads did not get done until last summer. The developer’s agreement was amended by motion in 2016, but the execution of the document was not completed
at that time. In order to memorialize what has already been done, a recommendation to the Town Board regarding the amendments is needed to execute the documents.

MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRAUSE TO RECOMMEND TO THE TOWN BOARD APPROVAL OF THE AMENDMENTS, WITH THE UNDERSTANDING THAT THEY REFLECT CIRCUMSTANCES EXISTING ON MAY 24, 2016, FOR BOTH THE FIRST AMENDMENT AND SECOND AMENDMENT, AND SUCH DATE IS THE EFFECTIVE DATE OF THESE AMENDMENTS AND THEY DO NOT REFLECT CURRENT CIRCUMSTANCES. MOTION CARRIED.

E. Lake Pewaukee Sanitary District, Re: Consideration and possible action on the sale or exchange of parcels on Lot 3 and 4 of Yorkshire Highlands Subdivision, as required by Chapter 18.11 of the Code

Engineer Barbeau stated that Waukesha County requested the Town's input on the subject matter prior to finalizing the transaction. He directed attention to Section 18.11 of the Town Code re: prior review of sales or exchanges of parcels between adjoining landowners. He is of the opinion that this is in the best interest of the town, as we do not want to end up with a nonconforming lot. If the Plan Commission is in agreement with the subject request, he will notify the county.

MOTION MADE BY MR. COOLEY, SECONDED BY MR. KRANICK TO APPROVE THE SALE OR EXCHANGE OF PARCELS ON LOTS 3 AND 4 OF YORKSHIRE HIGHLANDS SUBDIVISION AS REQUIRED BY CHAPTER 18.11 OF THE CODE. MOTION CARRIED.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items:
Next meeting – Wednesday, April 3, 2019 (due to election on 4/2/19)

Eighth Order of Business: Adjournment
MOTION MADE BY MS. DUNDON, SECONDED BY MR. KRANICK TO ADJOURN AT 8:18 P.M. MOTION CARRIED.

Respectfully submitted,

Mary T. Elsner, CMC, WCMC
Town Clerk/Treasurer

Minutes approved on:
March 15, 2019

Town of Delafield Plan Commission
W302 N1254 Maple Avenue
Delafield, WI 53018-2117

Re: Summer 2018 Report

Dear Commissioners:

I am filing this report in accordance with Condition “C” of the Order Granting Conditional Use in which is stated:

“An annual report shall be submitted to the Town Plan Commission no later than March 15 of each year of operation detailing the number of boats refueled, approximate hours, average number of gallons per refueling and problems encountered in the previous year.”

The following information is for all of Pewaukee Lake but does not include Lac La Belle, Nagawicka, North, Oconomowoc, Pine nor Okauchee Lake which also were serviced during the summer of 2018.

<table>
<thead>
<tr>
<th>Number of Boats Refueled</th>
<th>257</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hours on Lake (average per day)</td>
<td>5.0</td>
</tr>
<tr>
<td>Average Gallons (per fill)</td>
<td>19.9</td>
</tr>
</tbody>
</table>

Problems Encountered: None

We began the season on Tuesday, May 22nd and were on Pewaukee Lake every Tuesday and Friday through September 21st. Typical hours were 10:00 AM to 3:00 PM.

2018 was our 12th consecutive summer in operation, and I’m happy to say we have yet to experience an incident involving any sort of collision, spill, fire, personal injury or property damage. Considering we have not even had a close call, I am confident the business will continue to be safe with the operating procedures we have in place. I hope this report has been informative and will suffice. I look forward to being in service again this summer.

Sincerely,

Mark Moertl
President

RECEIVED
MAR 18 2019
Town of Delafield

PO Box 486 • Grafton, WI 53024 • 262-377-2366 • markmoertl@sbcglobal.net
March 11, 2018

Mary Eisner
Delafiel Town Clerk
W302N1254 Maple Ave
Delafiel, WI 53018

Re: File Number 173-092

Dear Ms. Eisner:


A certified copy of the ordinance and signature page is enclosed for your information. The “Staff Report and Recommendation” can be requested from the County Clerk’s Office.

In the event you should have any questions, please do not hesitate to call.

Respectfully,

[Signature]
Margaret Wartman
County Clerk
Enclosures

Cc: Kathy Brady, Department of Parks and Land Use
Joseph Giliniecki
CERTIFICATE

STATE OF WISCONSIN)

:\ss

WAUKEsha COUNTY )

I, Margaret Wartman, County Clerk in and for the County of Waukesha, State of Wisconsin, DO HEREBY CERTIFY that the attached Enrolled Ordinance 173-092 was adopted by the Waukesha County Board of Supervisors in regular session on the 26th day of February, 2019.

CERTIFIED this 11th day of March, A.D., 2019.

[Signature]

Margaret Wartman
County Clerk
ENROLLED ORDINANCE 173-092

AMEND THE DISTRICT ZONING MAP OF THE TOWN OF DELAFIELD ZONING CODE BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 34 AND PART OF THE SW ¼ OF SECTION 35, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, FROM THE A-1 AGRICULTURAL DISTRICT (TOWN) TO THE A-2 RURAL HOME DISTRICT (TOWN) (RZ27)

WHEREAS, after proper notice was given, a public hearing was held and the subject matter of this Ordinance was approved by the Delafield Town Board on December 11, 2018; and

WHEREAS, the matter was referred to and considered by the Waukesha County Park and Planning Commission, which recommended approval and reported that recommendation to the Land Use, Parks and Environment Committee and the Waukesha County Board of Supervisors, as required by Section 60.62, Wis. Stats.

THE COUNTY BOARD OF SUPERVISORS OF THE COUNTY OF WAUKESHA ORDAINS that the District Zoning Map for the Town of Delafield Zoning Code, adopted by the Town of Delafield on July 20, 1998, is hereby amended to rezone from the A-1 Agricultural District (Town) to A-2 Rural Home District (Town), certain lands located in part of the SE ¼ of Section 34 and part of the SW ¼ of Section 35, T7N, R18E, Town of Delafield, Waukesha County, Wisconsin, and more specifically described in the “Staff Report and Recommendation” and map on file in the office of the Waukesha County Department of Parks and Land Use and made a part of this Ordinance by reference RZ27, is hereby approved.

BE IT FURTHER ORDAINED that the Waukesha County Clerk shall file a certified copy of this Ordinance with the Town Clerk of Delafield.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon passage, approval and publication.
AMEND THE DISTRICT ZONING MAP OF THE TOWN OF DELAFIELD ZONING CODE
BY REZONING CERTAIN LANDS LOCATED IN PART OF THE SE ¼ OF SECTION 34
AND PART OF THE SW ¼ OF SECTION 35, T7N, R18E, TOWN OF DELAFIELD,
WAUKESHA COUNTY, WISCONSIN, FROM THE A-1 AGRICULTURAL DISTRICT
(TOWN) TO THE A-2 RURAL HOME DISTRICT (TOWN) (RZ27)

Presented by:
Land Use, Parks, and Environment Committee

[Signatures]
David D. Zimmermann, Chair
Kathleen M. Cummings
Keith Hammitt
William A. Mitchell
Thomas J. Schellinger
Steve Whittow
Chuck Wood

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, was presented to the County Executive on:

Date: March 1, 2019
Margaret Wartman, County Clerk

The foregoing legislation adopted by the County Board of Supervisors of Waukesha County,
Wisconsin, is hereby:
Approved: X
Vetoed: 
Date: 3/4/2019
Paul Farrow, County Executive

173-O-092
Plan Commission Report for April 3, 2019

Jay and Jane Brody/Richard Sessner
Agenda Item No. 4. A.

Applicant: Jay and Jane Brody /Richard Sessner

Project: Certified Survey Map (CSM) for Lot Combination

Requested Action: Approval of CSM

Zoning: R-3 (County Shoreland)

Location: N30 W29298 Orchard Ave. / N30 W29340 Orchard Ave.

Report

From the March report:
In 2018, Jane Brody’s father, Allan Hanson passed away. He lived on the south side of Orchard Ave., but owned two lots of record on the north side of Orchard Ave. which were located between Jay/Jane Brody’s property and Richard Sessner’s property. As part of the estate settlement, Mr. Hanson gave one of the parcels to Jay and Jane, and he gave the other parcel to Mr. Sessner. The Brody’s and Mr. Sessner currently own several adjacent lots of record. In the past, each of them had combined the lots into one tax key number and each of the combined tax lot was in some way non-conforming. With the addition of the lot from Mr. Hanson, both the County and Town staff recommended that a CSM be prepared to remove the lots of record and create two parcels, which in turn addresses the non-conformity of the lots. The CSM before you accomplished the desires of the Town and County staff. The transaction between Mr. Hanson’s estate and Jay/Jane Brody and Mr. Sessner took place in 2018.

The matter was tabled at the March meeting due to missing information that needed to be shown on the CSM to justify the lot boundary locations and distances. Since that meeting, the surveyor has provided us with additional information that indicated the basis for how he developed the boundary distances. The CSM included in the packets received March 28, 2019 is technically acceptable, subject to inclusion of the surveyors stamp and signature and revision date.

Staff Recommendation:

I recommend that the CSM received March 29, 2019 be approved by the Plan Commission and forwarded to the Town Board for approval, subject to incorporating proper stamps, signatures and revision date, and incorporation and any outstanding technical comments from Waukesha County.

Tim Barbeau, Town Engineer
March 28, 2019
CERTIFIED SURVEY MAP NO.

All that part of the SW ¼ of the SE ¼ of Section 11 and part of the NW ¼ of the NE ¼ of Section 14, T7N, R18E

TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

Includes Lots 34 thru 40, Plat of Pewaukee Highlands

SURVEYOR’S CERTIFICATE:

I, John W. Jahnke, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

All of Lots 34 thru 40 of the recorded Plat of Pewaukee Highlands, a recorded subdivision in the Register of Deeds Office for Waukesha County, being part of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 11 and part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin. Containing 54,379 square feet (1.250 acre) of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Town of Delafield, Village of Hartland and Waukesha County in surveying, dividing and mapping the same.

JOHN W. JAHNKE – Wis. Reg. No. S-917

Revised this _____ day of __________, 2019

STATE OF WISCONSIN)(ss

WAUKESHA COUNTY )

The above certificate subscribed and sworn to me this _____ day of __________, 2018.

My commission expires July 5, 2019

PETER A. MUEHL – NOTARY PUBLIC

OWNERS: JAY & JANE BRODY

RICHARD W. SESSNER

Instrument drafted by John W. Jahnke

P.S. Delafield 1142
CERTIFIED SURVEY MAP NO.

All that part of the SW ¼ of the SE ¼ of Section 11 and part of the NW ¼ of the NE ¼ of Section 14, T7N, R18E
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN
Includes Lots 34 thru 40, Plat of Pewaukee Highlands

OWNER'S CERTIFICATE: OWNER OF LOTS 34, 35, 36 AND 37 (LOT 1 IN CSM)

As owners, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Delafield, Village of Hartland and Waukesha County

__________________________  ____________________________
JAY BRODY - OWNER        JANE E. BRODY - OWNER (WIFE)

STATE OF WISCONSIN      )ss
COUNTY OF WAUKESHA)

Personally came before me this ______ day of __________________, 20__, the above named JAY BRODY and JANE E. BRODY, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires__________________________________________

________________________________________
NOTARY PUBLIC –

JOHN W. JAHNKE – Wis. Reg. No. S-917
Dated this ______ day of ________________, 2018
Revised this ______ day of ________________, 2019

OWNERS: JAY & JANE BRODY
RICHARD W. SESSNER

Instrument drafted by John W. Jahnke

P.S. Delafield 1142
CERTIFIED SURVEY MAP NO.

All that part of the SW ¼ of the SE ¼ of Section 11 and part of the NW ¼ of the NE ¼ of Section 14, T7N, R18E
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN
Includes Lots 34 thru 40, Plat of Pewaukee Highlands

OWNER'S CERTIFICATE: OWNER OF LOTS 38, 39 AND 40 (LOT 2 OF CSM)

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: Town of Delafield, Village of Hartland and Waukesha County

RICHARD W. SESSNER – OWNER

STATE OF WISCONSIN )ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of ______________, 20__, the above named RICHARD W. SESSNER, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires ____________________________ NOTARY PUBLIC –

BASEMENT RESTRICTION – GROUNDWATER

This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. The Waukesha County Shoreland and Floodplain Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence or addition will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodplain Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.

JOHN W. JAHNKE – Wis. Reg. No. S-917
Dated this _____ day of ____________, 2018
Revised this _____ day of ____________, 2019

OWNERS: JAY & JANE BRODY
RICHARD W. SESSNER

Instrument drafted by John W. Jahnke P.S. Delafield 1142
CERTIFIED SURVEY MAP NO.  
All that part of the SW ¼ of the SE ¼ of Section 11 and part of the NW ¼ of the NE ¼ of Section 14, T7N, R18E 
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN 
Includes Lots 34 thru 40, Plat of Pewaukee Highlands

TOWN PLAN COMMISSION APPROVAL: 
Approved by the Plan Commission, Town of Delafield, this _____ day of ________________, 20__.

KEVIN FITZGERALD – CHAIRMAN 
MARY T. ELSNER – CLERK

TOWN BOARD APPROVAL: 
Approved by the Town Board, Town of Delafield, this _____ day of ________________, 20__.

LAWRENCE G. KRAUSE – CHAIRMAN 
MARY T. ELSNER - CLERK

VILLAGE PLAN COMMISSION EXTRATERRITORIAL APPROVAL: 
Approved by the Plan Commission, Village of Hartland, this _____ day of ________________, 20__.

JEFFREY PFANNERSTILL – VILLAGE PRESIDENT 
DARLENE IGL - CLERK

VILLAGE BOARD EXTRATERRITORIAL APPROVAL: 
Approved by the Common Council, Village of Hartland, this _____ day of ________________, 20__.

JEFFREY PFANNERSTILL – VILLAGE PRESIDENT 
DARLENE IGL – CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE 
Resolved that the above Certified Survey Map, which has been filed for approval as required by chapter 236, 
Wisconsin Statutes, is hereby approved this _____ day of ________________, 20__.

Dale R. Shaver - Director

NOTE: Entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.

JOHN W. JAHNKE – Wis. Reg. No. S-917 
Dated this _____ day of ________________, 2018
Revised this _____ day of ________________, 2019

OWNERS: JAY & JANE BRODY 
RICHARD W. SESSNER

Instrument drafted by John W. Jahnke

P.S. Delafield 1142
TO: Town of Delafield Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: February 4, 2019

RE: Certified Survey Map for: Richard Sessner & Jay Brody
    File No. SCS-1310

LOCATION: Lots 34 through 40 Pewaukee Highlands, part of the SE ¼ of Section 11 and part of the NE ¼ of Section 14, T7N, R18E, Town of Delafield.

TAX KEY NO.: DELT 0764.033, DELT0764.036 and DELT0764.038

SUBMITTED BY: Richard Sessner
    N30 W29340 Orchard Avenue
    Pewaukee, WI 53072-3241

    Jay and Jane Brody
    N30 W29298 Orchard Avenue
    Pewaukee, WI 53072-3241

SURVEYOR: John Jahnke
    RLS Jahnke & Jahnke Associates
    711 W. Moreland Blvd.
    Waukesha, WI 53188

DATE RECEIVED: December 28, 2018

DATE OF CSM: December 26, 2018

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.
Signed:  

Amy Barrows  
Amy Barrows, Senior Planner

For information regarding this review, please contact Jacob Heermans at (262) 548-7790.

cc: Richard Sessner, Owner  
Jay and Jane Brody, Owners  
John Jahnke, RLS Jahnke & Jahnke Associates, Surveyor  
Village of Hartland Clerk  
Skylar Behm, Environmental Health (via email only)  
Tim Barbeau, Town of Delafield Engineer/Planner (via email only)  
Alan Barrows, Land Resources Division (via email only)  
File
Plan Commission Report for April 3, 2019

Chaz Hastings, SeaBoard Bar and Grill
Agenda Item No. 5. A.

Applicant: Chaz Hastings
Project: SeaBoard Bar and Grill
Requested Action: Recommendation to Waukesha County on Plan of Operation and Signage
Zoning: R-3 (County Shoreland)
Location: N26 W30227 Maple Avenue

Report

Mr. Hastings has decided to change the name of the restaurant located at the address noted above. The restaurant is in the Waukesha County Shoreland Zoning jurisdiction, so they are responsible for approval of the plan of operation. However, as part of their code, they require input and comments from the Town.

Based on information provided in the County and Town application, the site will remain a bar and restaurant. No interior remodeling or exterior site changes are being made, except for the sign. The operation will remain the same as it is presently. Hours of operation will be Monday through Sunday 11 am to 1 pm. No live music will be played in the restaurant, but recorded background music will be played. I have asked the fire department if there are any outstanding fire code violations and as of the time of this report, they have not responded.

The County is not planning to issue a zoning permit for the new sign since it is the same size and type. If the Town would like to comment on the sign and provide that to the County, we are welcome to do so. I note that the sign size has not changed and it includes the words “Town of Delafield.” When the Town had zoning jurisdiction for the use, the approved Conditional Use permit allowed the size of the sign and the inclusion of the “open” sign.

Staff Recommendation:

Since there is no change in the plan of operation and the sign size and type are not changing, I have no suggested comments for the County, subject to comments received from the fire department prior to the meeting. I recommend that the Plan Commission provide a positive recommendation to the County for approval of the plan of operation and signage.

Tim Barbeau, Town Engineer
March 28, 2019
WAUKEsha COUNTY DEPARTMENT OF PARKS AND LAND USE
Planning AND Zoning Division
515 W. Moreland Blvd. Room AC230
WAukeshA, WI 53188
(262) 548-7790
Email pod@waukeshacounty.gov
Website www.waukeshacounty.gov/planningandzoning

EXHIBIT A

Site Plan and Plan of Operation Application
Zoning Compliance Form

Fee Pd. $ 100   ATF Y N  Receipt No.: 249352  Staff initials rec'v'ng appl  EA
SPPO File No. SP54  Permit No.  

(Area above to be completed by the Zoning Administrator)

What is the nature of the request? Please check the appropriate box(es)

☐ New Business in Existing Building or on Existing Site
☐ Change in Business Operations
☐ Change to Signage
☐ New Operator
☐ Interior Remodeling
☐ Change in Use

The completion of this application form must be accompanied by: One (1) copy of an up to date and detailed Site Plan or Plat of Survey (preferred), drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Planning and Zoning Division, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall not be faxed, or reduced or enlarged (unless plans are to scale). Future revisions to the approved Site Plan/Plan of Operation will require new approvals. Please print.

1. Property Owner Name: Chaz Hastings

Mailing Address: 341 N26 W30227 Maple Ave

Pewaukee WI 53072

Phone No.: 414-334-8976

Email Address: Chaz@milwaukeestreettraders.com

2. Tax Key No(s): DELT 0780013

3. Business Operator Name: Chaz Hastings

Address where information should be sent, if different from the Business Address listed below:

Contact Phone No: 414-334-8976

Contact Email: 414-334-8976
4. Business Operation Name: SEA-Boar
Address of Business Premises and Unit Number(s): 2740 W 30227 Maple Ave, Milwaukee, WI 53212
Business Phone No.: 262-361-4235

5. Business Description: Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property.

Restaurant & Bar & 3 Apartments

6. Are any changes to the site proposed? Yes ☐ No ☐
   If yes, delineate any and all changes on the Site Plan submitted.

7. Is any interior remodeling proposed? Yes ☐ No ☐
   If yes, delineate any changes on the Interior Floor Plan submitted. A separate permit and/or State Approved Building Plans may be required.

8. No. of parking spaces on the site (see p. 4)? 42
   No. of accessible stalls? 1
   Number of loading docks on the site? W/A
   No. of required spaces (staff enters)? W/A
   Describe the specific types of business related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)?
   W/A

   Are any changes to the parking or loading on the site proposed?
   Yes ☐ No ☐ If yes, delineate any changes on the Site Plan submitted.

9. Are any changes to the lighting on the site proposed? Yes ☐ No ☐
   If yes, delineate any changes on the Site Plan submitted.

10. Are any changes to the landscaping on the site proposed? Yes ☐ No ☐
    If yes, delineate any changes on the Site Plan submitted.

11. Is the operator changing? Yes ☐ No ☐
    If yes, please complete No. 3 above.

12. Are any special events proposed with this use? Yes ☐ No ☐
    If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., and delineate the locations of the events on the Site Plan/Floor Plan submitted.

    No changes from previously approved Plan of Operations (PD-15-DELT-01 & SW-370G)
13. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs:

4' x 5' sign off sign and 1' x 2.5' open sign and

Are any changes to the existing signage on the site proposed? Yes ☐ No ☐
If yes, delineate any changes on the Site Plan submitted.

14. What are the days and hours of operation? ____________________________
Is this a change from the current approved days/hours of operation? Yes ☐ No ☐

15. How many employees, including yourself, will be working at this location?
Full time ☐ Part time ☐ Seasonal ☐

16. Will there be music or other types of entertainment on site? Yes ☐ No ☐
If yes, describe what types (live, amplified, recorded, jukebox, etc.), indoors and/or outdoors, and the days and hours music will be provided?

17. Are there dumpsters/waste containers on the site? Yes ☐ No ☐
If yes, delineate on the Site Plan submitted.
If yes, how are they screened from public view? Gated

18. Site served by: ☐ sewer or ☐ a private septic system – type ____________________________
If on septic, has a Sanitary Permit or PSE been obtained for this project? Yes ☐ No ☐
If N/A per EHD, check box ☐ and provide name and date ____________________________
If yes, provide a Sanitary Permit number or date of PSE approval ____________________________
If no, contact the County EHD at (262) 896-8300, or visit Room AC260.

19. Will there be food service? Yes ☐ No ☐
If yes, provide an interior and exterior table seating chart on the Floor Plan/Site Plan and contact the County EHD at (262) 896-8300 or visit Room AC260 for a Restaurant License.

20. Will there be bar service? Yes ☐ No ☐
If yes, provide an interior and exterior bar seating chart on the Floor Plan/Site Plan and contact the Town Hall for a Liquor License.

21. Will there be outdoor storage on the site? Yes ☐ No ☐
If yes, delineate on the Site Plan submitted and list what specific types of items will be stored outdoors on the site (number, size, etc)?

22. Has a building inspection been completed for this proposal? Yes ☐ No ☐
Date ________ If no, please contact the Town Building Inspector for a building inspection.
23. **Has a fire inspection been completed for this proposal?** Yes ☐ No ☐

   If no, please contact the Fire Inspector for your area for a fire inspection, if he/she requires one.

24. **Have you contacted the Town for approval of your project?** Yes ☐ No ☐

   Anticipated Town meeting date 4/13/19

The undersigned owner hereby certifies that **all** of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands **all** information in this application/compliance form. Incomplete or inaccurate applications may be denied. The use of the property shall be carried out as approved/conditioned, and all applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use as approved. If any changes are made from this approval, a **revised permit is required**. Failure to comply with the approval as permitted will result in revocation and/or other penalties. By signing this form, the owner or his/her authorized agent is giving their consent for the Department of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat. **BOTH THE OWNER/AUTHORIZED AGENT AND OPERATOR MUST SIGN THIS APPLICATION OR THE APPLICABLE AUTHORIZED AGENT FORM.**

Name of Property Owner or Authorized Agent: Chaz Hastings

Signature: __________________________

Title or authority if not the property owner: Owner

Date: 3/6/19

Name of Business Operator: Chaz Hastings

Signature: __________________________

Date: 3/6/19

(Area below to be completed by the Zoning Administrator)

**Site Plan/Plan of Operation Use Permit and Compliance with Zoning Ordinance(s)**

Zoning District(s): ________________ SFPO ____ ZC ____

Lot Size: Width ________ Depth ________ Area _________

CU File No./series, if applicable _______________________

Does the use comply with **all** of the zoning ordinance regulations? Yes ☐ No ☐

*update parking spreadsheet, if applicable.

Zoning Administrator Approved ☐ Conditionally Approved ☐ Denied ☐

Signature: __________________________ Date: __________________________

Reviewed by (planner initials/date): __________________________

**Conditions of Approval and Approved Plan Attachments** – see attached.