



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair
 Ron Troy
Supervisors
 Pete Van Horn
 Edward Kranick
 Christie Dionisopoulos
 Billy Cooley
Clerk/Treasurer
 Dan Green

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING
 TUESDAY, MARCH 10, 2020 - 6:30 P.M.
 DELAFIELD TOWN HALL – W302 N1254 MAPLE AVENUE, DELAFIELD, WI**

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Citizen Comments – During the Public Comment period of the agenda, the Town Board welcomes comment from any member of the public, other than an elected Town Board member, on any matter not on the agenda. Please be advised that pursuant to State law, the Board cannot engage in a discussion with you but may ask questions. The Board may decide to place the issue on a future agenda for discussion and possible action. Each person wishing to address the Board will have up to five (5) minutes to speak. Speakers are asked to submit to the Town Clerk, a card providing their name, address, and topic for discussion.

The Board will also take comment from the public on agenda items as called by the Chair, but not during the Public Comment. Please note that once the Board begins its discussion of an agenda item, no further comment will be allowed from the public on that issue.

4. Approval of Minutes:
 - A. February 17, 2020 Joint Public Hearing Minutes
 - B. February 25, 2020 Town Board Minutes
5. Action on vouchers submitted for payment:
 - A. Report on budget sub-accounts and action to amend 2019 budget
 - B. Report on budget sub-accounts and action to amend 2020 budget
 - C. 1) Accounts payable; 2) Payroll
6. Communications (*for discussion and possible action*)
 - A. Public Hearing notice from the City of Pewaukee for a proposed amendment to their Land Use Plan on Monday, April 6, 2020 at 7:00 PM.
 - B. Public Hearing notice by the Waukesha County Park and Planning Commission for a proposed text amendment change to the Waukesha County Shoreland and Floodland Protection Ordinance on March 19, 2020 at 1:00 PM.
7. Unfinished Business
 - A. Discussion and possible action on concern re: condition of property at S1W31448 Hickory Hollow Ct.
 - B. Discussion and possible action on code enforcement options for the property located at N14W28109 Silvernail Rd.

8. New Business

- A. Consideration and possible action on Plan Commission's recommendation to approve a Certified Survey Map to combine two parcels into one parcel located at the northwest corner of Cushing Park Road and STH 18, Tax Keys DELT 0842.999.003 & 0842.999.002.
- B. David French Revocable Trust, W303 N2568 Maple Avenue, Re: Consideration and possible action on a Certified Survey Map to combine several parcels located at and adjacent to N28 W29707, W29704 and W29696 Oakwood Grove Road, W296 N2879 Franciscan Road and W303 N2568 Franciscan Road

9. Announcements and Planning items

- A. Town Board Meeting – Tuesday, March 24, 2020 @ 6:30 pm
- B. Spring Election and Presidential Preference – Tuesday, April 7, 2020
- C. Town Board Meeting – Tuesday, April 14, 2020 @ 6:30 pm
- D. Annual Meeting – Tuesday, April 21, 2020 @ 7:00 pm

10. Adjournment



Dan Green
Town of Delafield Clerk/Treasurer

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum 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.
- ✓ Also, 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 Town Clerk Dan Green (262) 646-2398.

ITEM 4A**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING
February 25, 2020 @ 6:30 PM**

Members Present: Chairman Troy, Supervisor Kranick, Supervisor Van Horn, Supervisor Cooley and Supervisor Dionisopoulos. Also present was Clerk/Treasurer Dan Green.

First order of business: Call to Order
Chairman Troy called the meeting to order at 6:30 p.m.

Second order of business: Pledge of Allegiance
Supervisor Troy led all in the Pledge of Allegiance.

Third order of business: Citizen Comments
None.

Fourth order of business:
A. Approval of January 28, 2020 Town Board Minutes

MOTION MADE BY SUPERVISOR COOLEY TO APPROVE THE MINUTES AS PRESENTED BY THE CLERK. SUPERVISOR KRANICK SECONDED. MOTION CARRIED UNANIMOUSLY.

Fifth order of business: Action on vouchers submitted for payment:
A. Report on budget sub-accounts and action to amend 2019 budget
B. Report on budget sub-accounts and action to amend 2020 budget
C. 1) Accounts payable; 2) Payroll

Accounts Payable

MOTION MADE BY SUPERVISOR KRANICK TO APPROVE THE CHECKS #62947 - #62957 & #62963-63016 IN THE AMOUNT OF \$3,435,787.94. SECONDED BY SUPERVISOR COOLEY. MOTION CARRIED UNANIMOUSLY.

Payroll

MOTION MADE BY SUPERVISOR KRANICK TO APPROVE THE PAYROLLS DATED FEBRUARY 21, 2020 IN THE AMOUNT OF \$66,098.31. SECONDED BY SUPERVISOR COOLEY. MOTION CARRIED UNANIMOUSLY.

Sixth order of business: Communications (for discussion and possible action)
A. Letter from Pat Leverence regarding potential detachment of property into the Town of Delafield.

Chairman Troy explained this is the owner of Lynndale Farms who wishes to have her home and business located in the same municipality.

B. Public hearing notice from the Village of Summit for a proposed amendment to their Land Use Plan on Thursday, March 12, 2020.

C. Joint Public Hearing with Waukesha County and Delafield Plan Commission regarding HAWS Conditional Use Permit on Tuesday, March 3, 2020.

Supervisor Kranick expressed concerns that Waukesha County published the public hearing notice in the Lake Country Now when the Town's paper is the Waukesha Freeman. The Administrator was directed to contact HOAs in the area and help get the information to the public regarding the public hearing.

- D. Update from Supervisor Cooley on discussions between Delafield Fire Department and Lake Country Fire.

Supervisor Cooley explained that where the Fire Department is headed with changes from the State regarding minimum wage requirements to POC staff, the department would be looking at an 11%-14% budget increase. He explained the Town is trying to be as budget conscious as possible and is always looking for ways to save money. He explained that Pewaukee and Hartland did not want to merger but Lake Country is talking with Wales and Genesee on a merger.

Supervisor Cooley went reviewed points on why a merger would be beneficial to the Town and pointed out some areas that would not be as beneficial. The biggest benefits are the increase in paramedic levels, the increase in staffing and fast response times. Chairman Troy explained this is a preliminary review and is conjecture at this point. The Board is only reviewing this as an option and no steps are being taken tonight to move this forward. Chairman Troy also explained that studies on consolidation show that the best time is when service levels are down and equipment is in poor shape which neither applies to the Town. He explained consolidation would also mean an automatic levy increase without input from citizens which is a negative.

Seventh order of business: Unfinished Business

- A. Discussion and possible action on concern re: condition of property at S1W31448 Hickory Hollow Ct.
None
- B. Discussion and possible action on code enforcement options for the property located at N14W28109 Silvernail Rd.
None

Eighth order of Business: New Business

- A. Discussion and possible action on a Temporary Class "B" License to the Church of the Resurrection for the Faithful Youth Inc. Fundraising Dinner on April 4, 2020.

MOTION BY SUPERVISOR KRANICK TO APPROVE A TEMPORARY CLASS "B" LICENSE TO THE CHURCH OF THE RESURRECTION FOR THE FAITHFUL YOUTH IN. FUNDRAISING DINNER ON APRIL 4, 2020. SECONDED BY SUPERVISOR VAN HORN. MOTION CARRIED UNANIMOUSLY.

- B. Discussion and possible action on renewal of the Department of Natural Resources fire suppression agreement.

Fire Chief Kozlowski explained to the board the renewal of the suppression agreement from 2013 allows the Town to file for wildlife grants with the State. The Fire Chief recommended approval of the agreement.

MOTION BY SUPERVISOR KRANICK TO APPROVE THE RENEWAL OF THE DEPARTMENT OF NATURAL RESCOURSES FIRE SUPPRESSION AGREEMENT. SECONDED BY SUPERVISOR COOLEY. MOTION PASSED UNANIMOUSLY.

Ninth order of Business: Announcements and Planning items:

- A. Plan Commission Meeting – Tuesday, March 3, 2020 @ 6:30 pm
- B. Town Board Meeting – Tuesday, March 10, 2020 @ 6:30 pm
- C. Town Board Meeting – Tuesday, March 24, 2020 @ 6:30 pm
- D. Spring Election and Presidential Preference – Tuesday, April 7, 2020

Tenth order of Business: Adjournment

SUPERVISOR KRANICK MADE A MOTION TO ADJOURN THE FEBRUARY 25, 2020 TOWN BOARD MEETING AT 6:55 PM. SECONDED BY SUPERVISOR DIONISOPOULOS. THE MOTION PASSED UNANIMOUSLY.

Respectfully submitted:

Dan Green, CMC/WCMC
Administrator - Town Clerk/Treasurer

Minutes Approved:

ITEM 4B

TOWN OF DELAFIELD JOINT PUBLIC HEARING – FEBRUARY 17, 2020 PLAN COMMISSION & TOWN BOARD MINUTES

Call to Order the Public Hearing:

Chairman Troy called the Public Hearing to order at 6:

Roll Call:

Present was Attorney Eric Larson, Commissioner Frank, Commissioner Dickenson, Commissioner Diderrich, Supervisor Kranick, Town Board Chairman Troy, Plan Commission Chairman Fitzgerald, Supervisor Van Horn, Supervisor Cooley, Supervisor Dionisopoulos, Engineer Tim Barbeau, and Administrator Dan Green.

Reading of the Public Hearing Notice and Introduction

Engineer Barbeau gave an overview of the potential zoning district area. He explained the Land Use Plan was approved and recommended to Waukesha County by the Town Board. Mr. Barbeau also reviewed the Land Use Map and the perspective Mixed Land Use areas in the Town which this zoning ordinance may pertain to. He also explained that the public hearing was to create a zoning code in the Town's ordinances which would be specifically used for Mixed Use land use areas in the Town and would only change in the case that there is an application and all criteria from this ordinance is met.

Before public comments were given, Attorney Eric Larson read over the procedures of the public hearing.

Public Comment:

Peter Ogden, W290N2171 Happy Hollow Rd, brought forward to options as alternative development options. He proposed one option which would meet current Land Use plans after rezoning the property and an option for the new Mixed Use District.

Jim Frett, N19W29056 Golf Road, agreed with Mr. Ogden, and also presented a basic drawing. He expressed concern for the light industrial and multi-family housing aspects of the ordinance. He explained he could not find a similar light industrial use as close to residential from Madison to O'Hare as what we are proposing.

Peter Buerosse, W291N2152 Elmhurst Drive, expressed concerns about blasting rock if when developing the site. He questioned if the Town had an ordinance against blasting.

Celest Orthmelor, N16W29802 Brookstone Circle, stated she was a new resident and is appalled by the proposed change. She expressed concerns about water runoff and her property value. She also stated her opposition to senior housing facilities and apartment complexes.

Jerry Janzer, W307N1677 Shadowood Place, expressed his opposition to the zoning code ordinance. He had concerns about the compatibility with the community and intensity for a developer. He stated this proposal was inappropriate for the surrounding area. Land is not surrounding this property. Wanted to speak on behalf of neighbors. Some sense of real estate.

Cindi Duchow, N22W28692 Louis Ave, agreed with gentlemen before her. She expressed concern for how fast the process was moving and the transparency regarding these issues. She suggested getting a study group together with real estate developers and members of the area and asked that the board do what's best for everyone.

Kathy Gutenkunst, N20W29668 Glen Cove Road, stated she is a lifetime resident of the Town and has never seen this many people at a Delafield meeting. She introduced revisions to the Ordinance which she gave to the Board members. She expressed concerns regarding the sewer capacity from the Pewaukee Sanitary District, the allowable heights of the buildings and the ability for the board to amend those heights without a public hearing.

James Rehberger, W28998 Golf Ridge N, expressed concern about the lack of information concerning the zoning ordinance change and the land use change. He asked that letters be sent to the surrounding neighbors when changes are taking place.

Timm Walker, N14W30463 Willow Hill Rd., stated he has lived in the Town for 5 years and is a licensed architect. He expressed concerns regarding the light industrial height restrictions being too high and how developers could take advantage of those restrictions.

Allan Knepper, N16W29838 Brookstone Rd., has lived in the Town 19 years in the High Pointe subdivision. He questioned the October 8, 2019 meeting and the list of who was all present. He expressed concerns with Waukesha County potentially using this property for low income housing.

Mike Borel, N16W29803 Brookstone Rd., has been a resident for 13 years and owns a \$500,000 home across the street from the Thomas property. He expressed concerns about light pollution and adverse effects of light industrial buildings across the street from him.

John Ruf, N23W28348 Beach Park Circle, stated that on February 20, 2020 at 1:00 PM there is a Park and Planning meeting at room 259 where the land use changes will be discussed. He asked the board to take a look at the 100 foot setbacks being proposed.

Brad Winquist, N23W28210 Beach Park Circle, stated that Delafield was a bedroom community and should stay that way.

Bob Kapsy, N19W29088 Golf Ridge Road, explained he lives on the corner where he would be able to see all of the construction. He does not want to see an industrial park next to his home. He stated he is against the proposed zoning ordinance.

Janine Borel, N16W29803 Brookstone Circle, asked that the board take time to consider what will be going on this property. He expressed concern in regards to the size of the Thomas property compared to other properties whose potential land use would be mixed use. He asked that the board did further research and do what is best for the entire community.

Jay Crousc, N18W29082 Golf Ridge South, explained he moved to Delafield for the Kettle Moraine School District and has lived here for 22 years. He assumed this parcel would be developed but as residential, not light industrial. He also expressed concerns in regards to the sewer capacity and how sewer and water were going to be installed with the rocky surface of this area.

Rob Thomas, N20W29352 Oakton Road, questioned the public water language in the zoning ordinance as there was no clause where applicants could request this be waived. He mentioned that the water from Delafield comes from the same aquifer as if it was drilled on his property. He stated that the Thomas family does not have any offers to purchase. He thanked the board for working with him.

Denise Reese, N18W29054 Golf Road, expressed her opposition to this ordinance and concern for only allowing 3 minutes for residents to speak.

Holly Paulsen, N21W29812 Glen Cove Road, stated she has lived on a lake lot since 1972. She has watched subdivisions go in and has loved her neighbors. She pushed two lots just to keep them as open space. She supported the idea of a subdivision, a park or walking trail on the property.

Marylyn Swantik, N20W29956 Glen Cove Road, stated the first time she heard about this meeting was in the Waukesha Freeman. The article talked about cooperation with the City of Delafield and the Town Chairman. She was bothered that the paper is the first place she had to reach about this as a lot of people do not receive the Freeman. She stated she would like to see a cost benefit analysis to see how much tax dollars would go toward this area.

Ron Fedder, N20W29446 Oakton Road, stated he used to be a public servant and sat through many public hearings. He explained that residents do not have the understanding of what the owner plans to do. He expressed concerns that once a zoning concept is brought forward, it may end up looking totally different. He asked that the Town table this item for 60 or 90 days and allow members of the community to have a chance to talk about these concerns

Tim Graf, N18W28941 Golf Ridge Rd, stated that the orthopedic center is 1,000 feet from the first home on golf road. He expressed concerns with the 100 foot setback proposed in the ordinance and the view of an office building that close to people's back yard.

Thad Groszcyk, N21W29820 Glen Cove Rd, expressed concern that once this land looks intriguing to other municipalities that they may want to try to annex the property

Chairman Troy reiterated that there will be a public hearing at Waukesha County on February 20, 2020 at 1:00 PM for the County to consider the land use plan. They do these considerations once a year. The Town approved the land use change which was applied for by the Thomas Family. He also explained that the Town is cancelling the Plan Commission meeting scheduled for Monday, February 24, 2020. The Town will see what the County comments are as a result of the meeting on February 20. He also stated that the Plan Commission will not be taking up this ordinance at the regular meeting in March. He also explained that the Town is working on a communication initiative to improve the methods we communicate to our residents.

Adjournment:

Chairman Troy adjourned the public hearing at 7:45 PM.

Dan Green,

Respectfully Submitted



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair 009
Ron Troy
Supervisors
Pete Van Horn
Edward Kranick
Christie Dionisopoulos
Billy Cooley
Clerk/Treasurer
Dan Green

ITEM 5A

March 10, 2020

To: Chairman Ron Troy
Cc: Town Board
From: Dan Green, Clerk/Treasurer

Item: Discussion and possible action on amending the 2019 Budget to increase expenditure accounts totaling \$67,279.00 per attached with monies to be taken out of General Fund Revenues.

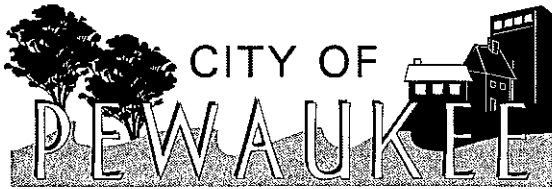
Description:

The following increases and explanations for the budget amendment are listed below.

1. Increase Accounting assistance by \$4,171
 - a. Accounting assistance by \$4,171 (Acct: 10-51510-213)
This increase is due to more assistance with the budget process in 2019 and assistance with the absence of the previous Clerk/Treasurer the last two months of the year.
2. Increase General Government-Town Hall:
 - a. Computer consultant by \$1,641 (Acct:10-51600-216)
 - b. Telephone by 6,805 (Acct: 10-51600-222)
 - c. Building Maintenance by \$1448 (Acct: 10-51600-350)
The telephone increase is due to additional charges that were discovered and billed by CenturyLink.
3. Increase General Government
 - a. Board of appeals Legal notices by \$281 (Acct: 10-56400-313)
The budget publication for 2019 was charged to the Board of Appeals publication account.
4. Increase Insurance:
 - a. Property and liability by \$11,081 (Acct: 10-51932-510)
Property, auto and workers compensation insurance premiums were higher than budgeted last year.
5. Increase Other:
 - a. Erroneous taxes by \$7,170
This amount is the Town's share of what was owed for the Ogden property.
6. Increase Recycling and weed control:
 - a. Hazardous waste by \$1,469 (Acct: 10-53690-391)
7. Increase Highway and transportation
 - a. Sand and salt by \$28,684 (Acct: 10-53310-373)
This is due to the early snowfall from October and November of 2019.
8. Increase Recreation:
 - a. Director by \$1,669 (Acct: 10-55300-119)
 - b. Little league Brewers \$2,860 (Acct: 10-55300-395)
The Recreation Director had a one-time payment adjustment due to hours above and beyond the 670 hours originally budgeted (75 hours additional). The Little League Brewers had no money budgeted in 2019.

Recommendation:

Staff recommends approval amending the 2019 Budget to increase \$67,279.00 to the accounts described above with monies to come from the General Fund Revenue account.



Office of the Planner & Community Development Director
 W240 N3065 Pewaukee Road
 Pewaukee, Wisconsin 53072
 Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

ITEM 6A

CITY OF PEWAUKEE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF PEWAUKEE will conduct a public hearing on Monday, April 6th, 2020, at 7:00 PM, or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, to hear public comment regarding a proposed ordinance to amend the City of Pewaukee 2035 Comprehensive Master Plan and Neighborhood Plans 2015-2050 to change the Year 2050 Land Use/Transportation Plan use designation for the Arce Handyman, LLC property located on Bluemound Road from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1); and from Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. FT. – 1/2 AC./Dwelling Unit) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 and Outlot 2). The property which is the subject of this application bears Tax Key No. 0951995001, consisting of approximately 7.503 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, during normal business hours. In addition, the draft ordinance is available for review at www.cityofpewaukee.us. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Nick Fuchs, City of Pewaukee Planner and Community Development Director, at 262-691-6007.

Dated this 25th day of February, 2020.

Nick Fuchs
 Planner & Community Development Director

ITEM 6B**NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Waukesha County Park and Planning Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division on Thursday, March 19, 2020, at 1:00 p.m., in Room AC 255/259 of the Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha, WI, 53188, to consider the request of the Waukesha County Park and Planning Commission to amend the text of the Waukesha County Shoreland and Floodland Protection Ordinance (RZ61), relative to the keeping of animals with a specific section on the keeping of chickens on residential properties, standardizing other animal keeping regulations in the A-1 District, other minor miscellaneous animal amendments, and to modernize various other miscellaneous code provisions.

Immediately following the above noticed public hearing, another public hearing will be held by the Waukesha County Park and Planning Commission and a Staff Representative of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division to consider the request of the Waukesha County Park and Planning Commission (RZ62) to amend the text of the Waukesha County Zoning Code in a similar manner as the Shoreland and Floodland Protection Ordinance described above.

The proposed text amendments are available for viewing at www.waukeshacounty.gov/landandparks/planning-and-zoning/zoning-ordinances (refer to the three documents under the Draft County Ordinances tab). The proposed text amendments are also available for viewing in the offices of the Waukesha County Planning and Zoning Division.

All interested parties will be heard.

For additional information concerning these Public Hearings, please contact Sandy Scherer of the Waukesha County Department of Parks and Land Use – Planning and Zoning Division, at (262) 548-7790.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

Dale R. Shaver, Director
515 W. Moreland Blvd.
Waukesha, WI 53188

Legal Notice to be published in the
Waukesha Freeman on
Thursday, March 5, 2020 and
Thursday, March 12, 2020.

N:\PRKANDLU\Planning and Zoning\Rezoning\NOTICE\RZ61 and RZ62 SFPO and ZC Animal Ordinance amendments.docx



Paul Farrow
County Executive



Dale R. Shaver
Director

Waukesha County
Department of Parks and Land Use

MEMORANDUM

TO: Town Clerks in Waukesha County

FROM: Sandy Scherer, Senior Planner

DATE: March 5, 2020

RE: Proposed animal keeping and miscellaneous zoning amendments

Our office has experienced an increase in the number of inquiries regarding the keeping of chickens on residential properties in recent years. In response, the Waukesha County Planning and Zoning Division (PZD) staff researched local ordinances and best management practices regarding this use trend. Our office extended an invitation to all town planners within the county in 2018 to participate in discussing draft zoning amendments for chickens on smaller residential properties. Several town planners and county staff subsequently met and discussed the keeping of chickens as well as assessed existing standards for bees, horses, and other types of livestock. The group supported accommodating chickens and expressed an interest in streamlining the animal keeping standards to make them easier to understand and administer.

In 2019, all towns were given the opportunity to comment on the draft ordinances and all comments received have been addressed as described in the written summary of the proposed ordinance amendments below. A Summary Ordinance Amendment Table is also attached as Exhibit A. The proposed animal keeping amendments would pertain to both the General Zoning Code (ZC) (applicable to the non-shoreland areas of the Towns of Oconomowoc and Ottawa only) and the Shoreland and Floodland Protection Ordinance (SFPO) (shoreland areas of all eleven towns).

- Creates “recreational chicken use” accommodations within the zoning ordinances (Section 3(w) in the SFPO, and Section 3.21 in the ZC). Keeping of chickens is currently restricted to parcels of a minimum of three or five acres depending upon a property’s zoning district. The new code option would allow a maximum of five chickens via a registration process on parcels that are between one and three acres in area. The proposed chicken keeping provisions contain standards for coops, enclosures, and preventing nuisance conditions. The Town of Ottawa expressed a preference for the one acre minimum rather than the previously proposed 20,000 square foot minimum and the draft codes were revised accordingly.
- The recreational chicken use provisions include a cross reference to a best management practices document for keeping of chickens to make animal care, disease prevention, and other resources readily accessible to individuals considering keeping chickens on smaller properties. The Town of Brookfield

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

has requested to be exempt from this new provision of the SFPO and the draft code was revised accordingly.

- Standardizes that one head of livestock is permissible if parcels are at least three acres (one additional head of livestock per each acre thereafter). At present, some districts require a minimum of five acres for livestock. The animal keeping rules would be consolidated in the A-1 Agricultural District.
- In the SFPO, the Town of Eagle requested that where parcels of land contain both Town of Eagle and County zoning jurisdiction, the town's animal regulations be applied. Therefore, the draft SFPO was revised to defer to the Town of Eagle's zoning regulations regarding the number of horses allowed on a parcel when the amount of Town zoning jurisdiction is 50% or more of a parcel's area. If the amount of Town zoning jurisdiction is less than 50%, the County's zoning regulations regarding the number of horses allowed on that parcel shall apply.
- In addition to one head of livestock per three acres, the proposed amendments would also allow up to twenty poultry per acre if a property contains at least three acres. Current rules allow **either** one head of livestock **or** up to twenty poultry per acre.
- Reduces acreage requirements for keeping of bees from five acres to three acres so that the three acre minimum is consistent across zoning districts.
- Reduce the minimum required acreage for cultivation of lands from five to three acres and preserves the ability of the individual town and the county to authorize cultivation on smaller tracts while giving consideration to the neighborhood setting.
- In residential and agricultural districts (other than the farmland preservation districts), clarify that animal keeping on parcels or farms of between five and twenty acres is limited to one head of livestock for the first three acres of land and one head of livestock per each additional acre thereafter and provide a waiver option for more animals to be sought upon a review of adjacent land uses by the individual town and the county.

In addition to the proposed animal amendments, the following miscellaneous amendments are proposed to modernize the zoning ordinances relative to several other unrelated issues:

- Deletes the C-1 Conservancy District and the EC Environmental Corridor District and all references thereto from the ordinances and revise all references to those base zoning districts to the C-1 Conservancy Overlay District and the EC Environmental Corridor Overlay Districts respectively. These overlay zoning districts were phased in within the past few years, and therefore the base zoning districts, as referenced, are no longer mapped, and thus can be removed.
- Deletes the R-1a District from the ZC, as there are no longer any properties zoned as such.
- Per Wisconsin Department of Natural Resources requirements, incorporates minor changes to shore setback averaging language (Section 3(h)(2)(i)) of the SFPO.
- Revises farm signage provisions to allow for signs of a maximum of 20 square feet in area on farms of at least 35 acres in the various districts where signage is currently limited to small nameplates.
- Revises the "permitted use" language for the districts where private use greenhouses are permitted to clarify that nurseries, which are defined as containing sales activities, are not authorized in those districts.
- Modifies the requirements for the timeframe for town conditional use recommendations and the conditional use notice mailing method. The first change would allow a town plan commission 45 days to advance a recommendation to the county rather than the 30 days that are currently specified in the ZC in order to match the SFPO. This extended timeframe better accommodates town meeting schedules. In addition, the second change would make all references to the mailing of conditional use certified mail state first class mail, which would resolve inconsistencies within the SFPO.
- Modifies the wall height of boathouses from twelve feet to eleven feet.

The proposed text amendments are available for viewing at www.waukeshacounty.gov/landandparks/planning-and-zoning/zoning-ordinances (refer to the three documents under the Draft County Ordinances tab). The proposed amendments are in a “track changes” format (deletions in strike-through and text additions in colored font). Please note that the amendments are displayed in the context of the ordinances as they existed prior to the adoption of the Downtown Okauchee amendments that were adopted earlier this year. Upon adoption, all amendments will be finally incorporated and codified.

Please provide comments or questions to Sandy Scherer no later than March 26, 2020 so that we can prepare final code language for the next step in the process and ultimately final action by the County Board. Sandy can be reached at (262)548-7790 or via email at sscherer@waukeshacounty.gov.

Attachment – Exhibit A (Summary of Amendments)

ITEM 8A**Plan Commission Report for March 3, 2020****Scott Flaugher
Agenda Item No. 5 B.**

Applicant:	Scott Flaugher
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	M-1/Industrial
Location:	DELT 0842-999-002 and DELT 0842-999-003 Northwest corner of the intersection of Cushing Park Road and USH 18

Report

The purpose of the CSM is to combine two existing properties owned by Mr. Flaugher into one parcel. The CSM has been reviewed for conformance to Town and State requirements and technical review comments have been addressed.

Staff Recommendation:

I recommend approval of the CSM subject to any corrections required by Waukesha County planning staff.

Tim Barbeau, Town Engineer
February 25, 2020

CERTIFIED SURVEY MAP NO.

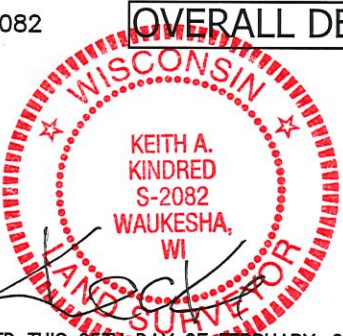
BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11964 BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:

VETERANS ELECTRIC, LLC
385 KENNEDY CT. E
COLGATE, WI 53017
(414)-313-9096

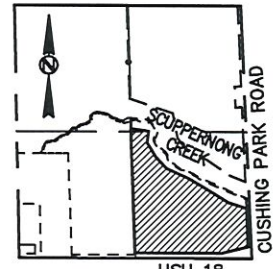


OVERALL DETAIL

LEGEND

- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXX NO VEHICULAR ACCESS

LOCATION MAP

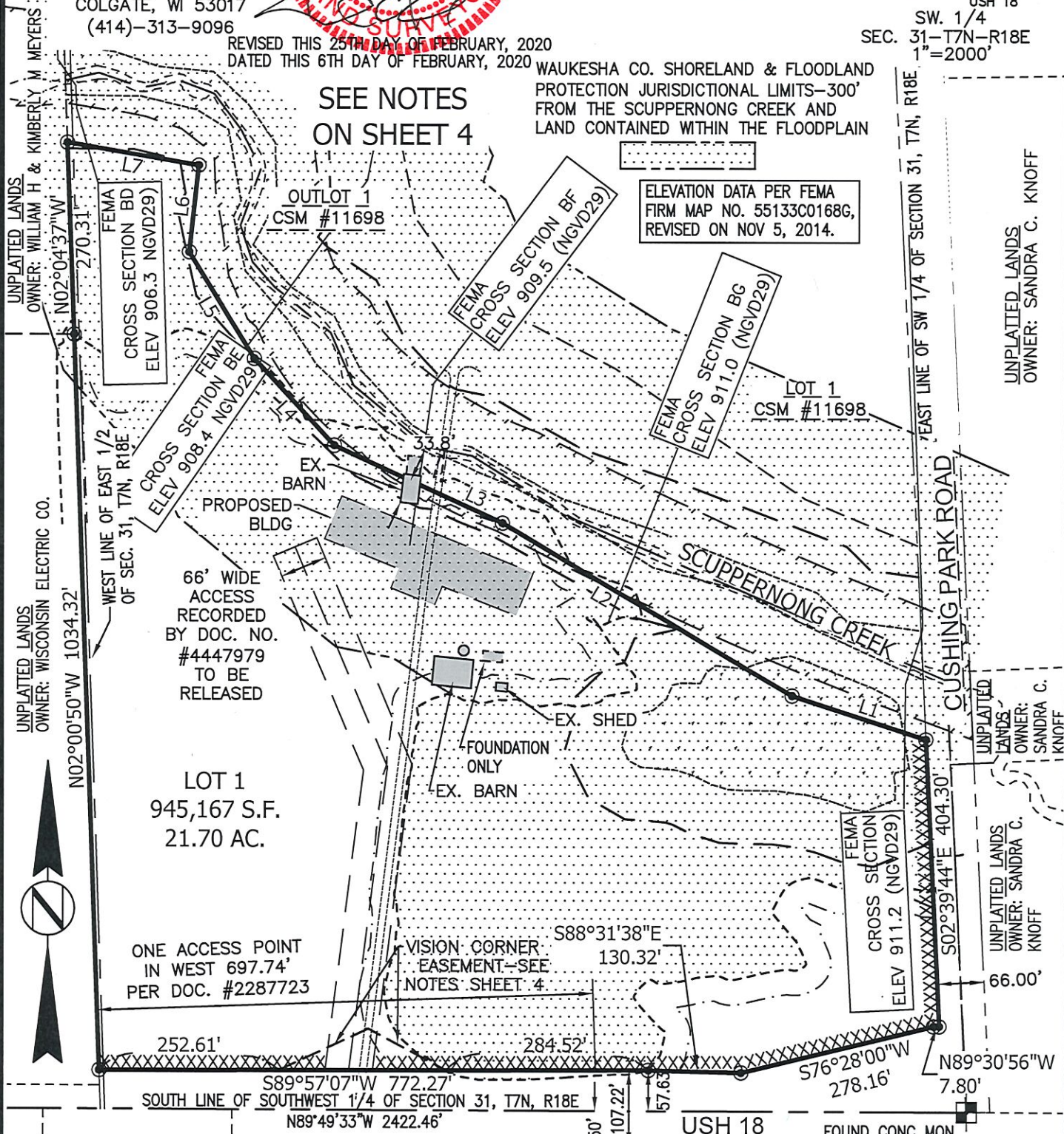


REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020

SEE NOTES ON SHEET 4

WAUKESHA CO. SHORELAND & FLOODLAND PROTECTION JURISDICTIONAL LIMITS-300' FROM THE SCUPPERNON CREEK AND LAND CONTAINED WITHIN THE FLOODPLAIN

ELEVATION DATA PER FEMA FIRM MAP NO. 55133C0168G, REVISED ON NOV 5, 2014.



SCALE: 1" = 200'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE SW 1/4 OF SECTION 31-7-18 AS N89°49'33"W.



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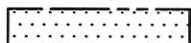
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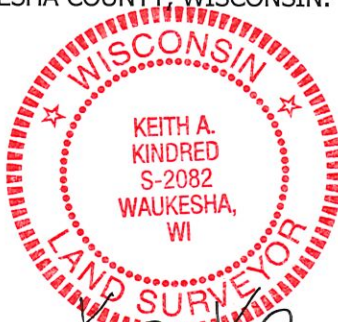
LOT 2 DETAIL

LEGEND

- DENOTES FLOODPLAIN LINE
- - - DENOTES FLOODPLAIN SETBACK
- DENOTES WETLAND
- DENOTES WETLAND SETBACK
- DENOTES ENVIRONMENTAL CORRIDOR



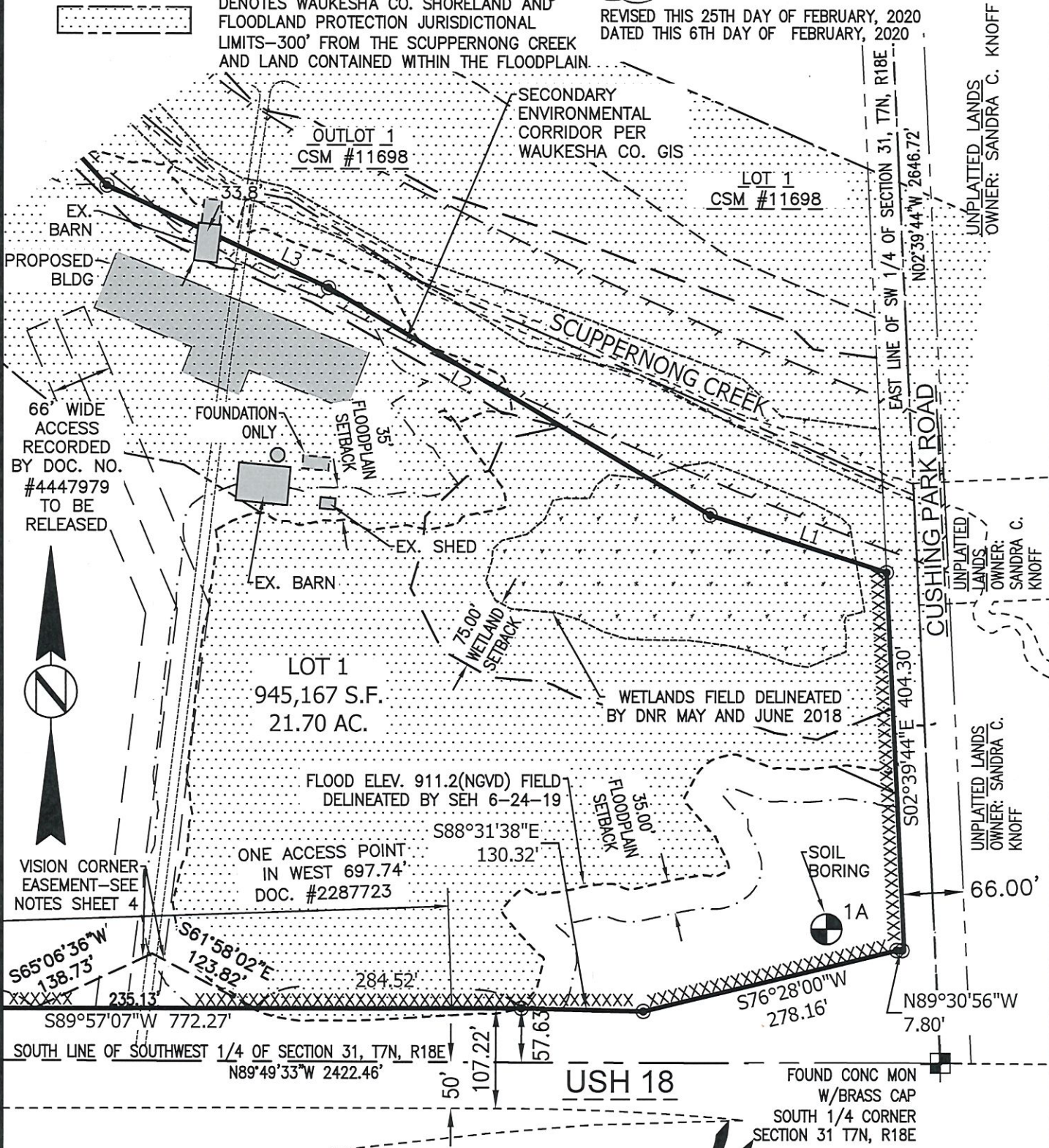
DENOTES WAUKESHA CO. SHORELAND AND FLOODLAND PROTECTION JURISDICTIONAL LIMITS—300' FROM THE SCUPPERNONG CREEK AND LAND CONTAINED WITHIN THE FLOODPLAIN.



LEGEND

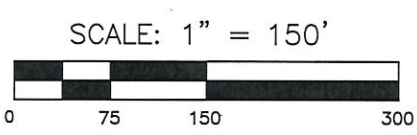
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXX NO VEHICULAR ACCESS

REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



VISION CORNER EASEMENT—SEE NOTES SHEET 4

S65°06'36"W 138.73'
 S61°58'02"E 123.82'
 S89°57'07"W 772.27'
 235.13'
 284.52'
 S88°31'38"E 130.32'
 57.63'
 107.22'
 50'
 576°28'00"W 278.16'
 N89°30'56"W 7.80'
 66.00'
 SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 31, T7N, R18E N89°49'33"W 2422.46'
 EAST LINE OF SW 1/4 OF SECTION 31, T7N, R18E N02°39'44"W 2646.72'
 404.30'
 404.30'



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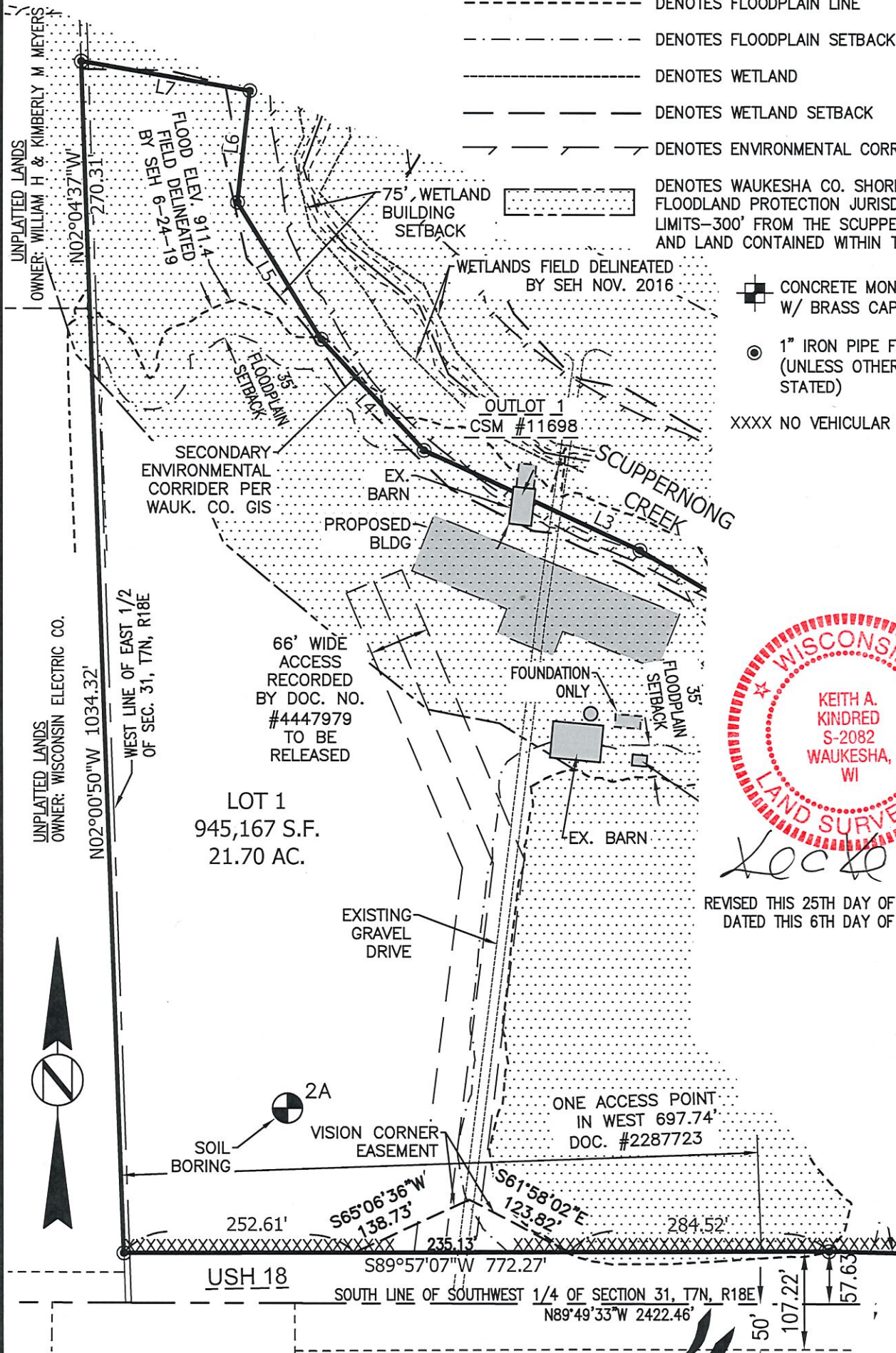
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LOT 1 DETAIL

LEGEND

- DENOTES FLOODPLAIN LINE
- DENOTES FLOODPLAIN SETBACK
- DENOTES WETLAND
- DENOTES WETLAND SETBACK
- DENOTES ENVIRONMENTAL CORRIDOR
- DENOTES WAUKESHA CO. SHORELAND AND FLOODLAND PROTECTION JURISDICTIONAL LIMITS-300' FROM THE SCUPPERNONG CREEK AND LAND CONTAINED WITHIN THE FLOODPLAIN
- ⊕ CONCRETE MONUMENT W/ BRASS CAP FOUND
- ⊙ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- XXXX NO VEHICULAR ACCESS



Keith A. Kindred

REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



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CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11964 BEING A PART OF THE SE.
1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E.,
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Lot 1 and Lot 2 of Certified Survey Map No. 11964 being a part of the Southeast 1/4, Southwest 1/4, Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 31, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, more particularly described as follows:

All of Lot 1 and all of Lot 2 of Certified Survey Map No. 11964.

Said lands contain 945,167 Sq.Ft. or 21.70 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of the Veterans Electric, LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Town of Delafield and Waukesha County in surveying, dividing and mapping the same.

Dated this 6th day of February, 2020.

Revised this 25th day of February, 2020.



Keith A Kindred, PLS 2082



NOTES

1. THE EXISTING BARN ON LOT 1 MAY REMAIN UNTIL SUCH TIME THAT IT BECOMES DILAPIDATED OR HAZARDOUS AS DETERMINED BY THE TOWN PLAN COMMISSION AND COUNTY ZONING ADMINISTRATOR. EXISTING DWELLINGS AND SHEDS TO BE RAZED. EXISTING WELL AND SEPTIC TO BE ABANDONED PER DNR REGULATIONS.

2. NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.(TRANS 233.105(2))

LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	197.75'	S71°58'35"E
L2	474.06'	N59°17'31"W
L3	260.48'	N65°13'56"W
L4	165.95'	N42°44'42"W
L5	175.47'	N31°31'54"W
L6	122.70'	N06°13'07"E
L7	187.61'	N80°14'04"W



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OWNER'S CERTIFICATE OF DEDICATION:

As owner, Veterans Electric LLC, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) WAUKESHA COUNTY
- 2) TOWN OF DELAFIELD
- 3) VILLAGE OF SUMMIT

Date: _____ Signed: _____
_____ Member

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



CERTIFIED SURVEY MAP NO. _____

BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11964 BEING A PART OF THE SE. 1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, is hereby approved by the Town Board.

All conditions have been met as of the _____ day of _____, 20__.

Date: _____ Signed _____

Ronald A. Troy, Town Chair

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Town Board of the Town of Delafield.

Date: _____ Signed _____

Dan Green, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delafield, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20__.

Date: _____ Signed _____

Kevin Fitzgerald, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Town of Delafield.

Date: _____ Signed _____

Dan Green, Town Clerk

Note: The Village of Summit has waived their extraterritorial review of this Certified Survey Map.



Keith A. Kindred



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REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020

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TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

FLOODPLAIN/WETLAND/ SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

Those areas identified on this Certified Survey Map as Floodplain/Wetland/Secondary Environmental Corridor on sheets 2 and 3 of 7, shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with the approval from the Waukesha County Department of Parks and Land Use - Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the Municipality in which they are located, and if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.
7. The resource boundaries and restrictions contained herein may only be modified in compliance with the regulations of the Waukesha County Shoreland and Floodland Protection Ordinance or the Town of Delafield Zoning Ordinance, whichever applies, with approval from the jurisdictional authority.

BASEMENT RESTRICTION – GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any principal building 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 principal building 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 Floodland 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.

BASEMENT RESTRICTION – BEDROCK

Although the Certified Survey Map have been reviewed and approved for development in accordance with Section 236 Wisconsin Statutes, the lots contain soil conditions which, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert be consulted regarding the construction of basements in these areas where bedrock may be present near the ground surface. Soil conditions should be subject to each owners special investigation prior to construction and no specific representation is made herein.

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

The above, which has been filed for approval as required by Chapter 236.34, WI. Statutes and Waukesha County Shoreland and Floodland Subdivision Control Ordinance, is hereby approved on this

____ day of _____, 20__

Dale Shaver, Director



REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020

