



## 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  
THURSDAY, MAY 28, 2020 - 6:30 P.M.  
DELAFIELD TOWN HALL – W302 N1254 MAPLE AVENUE, DELAFIELD, WI**

### AGENDA

*\*\* Please Note: Due to the increased interest regarding the topic of this agenda, and in light of the Wisconsin Department of Health's recommendations concerning large gatherings in public places, we ask that **only Town residents** who wish to speak attend the meeting. All opinions, questions and concerns can be submitted by email or in writing to Town Hall ([dan.green@townofdelafield.org](mailto:dan.green@townofdelafield.org)). For the safety of all meeting attendees, we ask those Town residents in attendance to use social distancing and to wear protective face masks if available. For the benefit of those not in attendance, the meeting will be available to view at the following link <https://www.youtube.com/watch?v=pKk0RqY8JF0&feature=youtu.be>. \*\**

1. Call to Order
2. Pledge of Allegiance
3. Citizen Comments – During the Public Comment period of the agenda, the Town Board welcomes comment 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 three (3) 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. Public comment on specific agenda items are limited to Town of Delafield Residents only and individuals will have up to three (3) minutes to speak. 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. April 21, 2020 Town Board Minutes
  - B. May 7, 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. Town of Brookfield and City of New Berlin Cooperative Plan Determination Letter – May 11, 2020
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. Discussion and possible action to approve a Conditional Use Permit for the operation of an animal care center by the Humane Animal Welfare Society of Waukesha County, Inc. (HAWS), on property located at W330 S1205 CTH C, and approval of a site plan and plan of operation.
- B. Discussion and possible action on Plan Commission's recommendation to approve a Certified Survey Map to Daniel Rooney and Jamie Krofta at W298N2785 Shady Lane, DELT 0774.039.
- C. Discussion and possible action on Plan Commission's recommendation to approve a combination Certified Survey Map to Rupesh and Smita Agrawal at W296N2080 Glen Cove Road, DELT 0810.006 and DELT 0810.067.
- D. Discussion and possible action on Plan Commission's recommendation to approve a combination Certified Survey Map to Gina Dillig at N26W30123 Maple Avenue and N26W30139 Maple Avenue, DELT 0780.008 and DELT 0780.007.
- E. Discussion and possible action on Plan Commission's recommendation to approve a combination Certified Survey Map to Jeremy and Angela Hausmann at W291N2173 Elmhurst Drive, DELT 0809.010.
- F. Discussion and possible action on Plan Commission's recommendation to approve a combination Certified Survey Map to Aland and Jean Hunley at N21W28651 Louis Avenue, DELT 0814.050, DELT 0814.087, DELT 0814.088 and DELT 0814.088.001.
- G. Discussion and possible action on the approval of new operator licenses for the licensing period of July 1, 2020 to June 30, 2022 to Anna Merten, Madeline Warren and Sierra Muth.
- H. Discussion and possible action on the approval of renewal operator licenses for the licensing period of July 1, 2020 to June 30, 2022 to John Grignon, Timothy Jaeger, Hanah Naukkari, Aaron Frank, Briana Schnittke, Joseph Moriarty, Justine Nordling-Wamser, Jennifer Bartolomeo, Julie Lazaris, Jady Zywicke, Jason Hoelz, Aleena Tjugum and Michael Oechsner.
- I. Discussion and possible action on the approval of renewal Alcoholic Beverage "Class B" Liquor, Class "B" Beer and Soda Beverage Licenses for the licensing period of July 1, 2020 to June 30, 2021 to Pewaukee Yacht Club Inc., Western Lakes Golf Club and BuckRub Outfitters Ltd.
- J. Discussion and possible action on permanently removing the skate park at Town Hall.
- K. Discussion and possible action to approve trail etiquette signs along the Cushing Park bike trail at HWY 18 and near Abitz Road.

#### 9. Announcements and Planning items

- A. Board of Review (adjourn to later date) – Tuesday, June 9, 2020 @ 6:15 pm
- B. Town Board Meeting – Tuesday, June 9, 2020 @ 6:30 pm
- C. Town Board Meeting – Tuesday, June 23, 2020 @ 6:30 pm
- D. Plan Commission Meeting – Tuesday, July 7, 2020 @ 6:30 pm

#### 10. Adjournment




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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.

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING**  
**April 21, 2020 @ 6:30 PM**

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

**First order of business:** Call to Order  
Chairman Troy called the meeting to order at 6:35 p.m.

**Second order of business:** Pledge of Allegiance

**Third order of business:** Citizen Comments:

**Richard Nowacki, W281N3450 Taylors Woods Road,** wanted to thank the poll workers and staff for a smooth Election and for putting themselves at risk to help.

**Fourth order of business:** Approval of March 10, 2020 Town Board Minutes

**MOTION MADE BY SUPERVISOR KRANICK TO APPROVE THE MINUTES AS PRESENTED BY THE CLERK WITH THE CORRECTION OF ADDING JIM FRETT TO THE PUBLIC COMMENTS PORTION, CHANGING SUPERVISOR VAN HORN TO EXCUSED AND AMENDING THE ANNUAL MEETING TIME TO 6:30 PM. SUPERVISOR COOLEY SECONDED. MOTION CARRIED UNANIMOUSLY.**

**Fifth order of Business:** New Business

- A. Discussion and possible action to approve the appointments and reappointments of Board of Appeal members

Chairman Troy introduced two current members, Robert Scheible and Heather Shaw, who were being reappointed with new 3-year terms. He also introduced a new member, Anthony Arbucias, who will be serving a 3-year term as an alternate member. Robert Scheible was present to receive his oath by the Clerk.

**MOTION BY SUPERVISOR KRANICK TO APPROVE THE REAPPOINTMENTS OF ROBERT SCHEIBLE AND HEATHER SHAW FOR 3-YEAR TERMS AND THE APPOINTMENT OF ANTHONY ARBUCIAS FOR A 3-YEAR TERM AS AN ALTERNATE MEMBER TO THE BOARD OF APPEALS. SECONDED BY SUPERVISOR COOLEY. MOTION PASSED UNANIMOUSLY.**

- B. Discussion and possible action to approve a contract with Civic Plus to develop and implement a new website platform for a one time investment cost of \$9,600.00 and an annual services cost of \$2,250.00 for a total cost of \$11,850.00.

Chairman Troy explained to the board the need for a new website that would include automatic alerts to residents who wish to receive them. He explained this will help to make the Town more transparent. Administrator Green added that he has worked with CivicPlus in the past and they have a very user friendly website with easy access to creating new content and updating information. Supervisor Dionisopoulos asked if there were any functions in the contract that the Town would be missing out on. Mr. Green explained that the main functions of the website that we would most utilize and that would benefit the Town the most are included. Supervisor Van Horn asked if Mr. Green felt comfortable with using this company in which he replied yes.

**MOTION BY SUPERVISOR KRANICK TO APPROVE A CONTRACT WITH CIVICPLUS TO DEVELOP AND IMPLEMENT A NEW WEBSITE PLATFORM FOR A ONT TIME INVESTMENT COST OF**



**\$9,600.00 AND AN ANNUAL SERVICES COST OF \$2,250.00 FOR A TOTAL COST OF \$11,850.00. SECONDED BY SUPERVISOR DIONISOPOULOS. MOTION PASSED UNANIMOUSLY.**

- C. Discussion and possible action to approve a service contract with Heartland Business Systems for Office 365 licenses and Active Directory configuration for upgraded email service and Microsoft Office Suite.

Dan Green reviewed the proposal from Heartland Business Systems and explained to the board the need for an updated email system. He explained that the current setup has too little of email storage and that mailboxes become full quickly. This causes returned back emails from senders. He also explained that with a change to the website provider, we would need to change our email as the current website and email provider are joined together.

**MOTION BY SUPERVISOR KRANICK TO APPROVE A SERVICE CONTRACT WITH HEARTLAND BUSINESS SYSTEMS FOR OFFICE 365 LICENSES AND ACTIVE DIRECTORY CONFIGURATION FOR UPGRADED EMAIL SERVICE AND MICROSOFT OFFICE SUITE FOR A TOTAL COST OF \$6,792.00. SECONDED BY SUPERVISOR DIONISOPOULOS. MOTION PASSED UNANIMOUSLY.**

- D. Discussion and possible action to approve a letter of credit reduction of \$60,500.00 for Zach Builders for White Oak Conservancy.

Supervisor Van Horn expressed concern about the frost damaging the road and the amount of traffic that will travel on the road the next 6 to 8 months. Chairman Troy stated he would like to have the Highway Superintendent sign off on this before allowing them to release the funds.

**MOTION BY SUPERVISOR COOLEY TO APPROVE A LETTER OF CREDIT REDUCTION OF \$60,500.00 FOR ZACK BUILDERS FOR WHITE OAK CONSERVANCY CONTINGENT ON APPROVAL BY THE HIGHWAY SUPERINTENDANT. SECONDED BY SUPERVISOR KRANICK. MOTION PASSED UNANIMOUSLY.**

**Sixth order of Business:** Adjournment

**SUPERVISOR COOLEY MADE A MOTION TO ADJOURN THE APRIL 21, 2020 TOWN BOARD MEETING AT 7:02 PM. SECONDED BY SUPERVISOR KRANICK. THE MOTION PASSED UNANIMOUSLY.**

Respectfully submitted:

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

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING**  
**May 7, 2020 @ 1:00 PM**

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

**First order of business:** Call to Order  
 Chairman Troy called the meeting to order at 1:00 p.m.

**Second order of business:** Pledge of Allegiance

**Third order of business:** Citizen Comments: None

**Fourth order of business:** Communications

Chairman Troy announced that Fire Chief has submitted his letter of resignation effective on July 4, 2020. The Chairman met with Chief Kowalski and laid out priorities of what needs to be done over the next 60 days including preparing the 2021 budget. He also will be working with Dan and Tim on transferring information regarding the building going forward. Mark Hoppe will be the interim Chief and will work with Tom Kinley to fill the vacancy. He explained that the plan is to hire a full time chief once the referendum passes, and if it does not pass, the Town will consolidate to Lake Country.

Supervisor Kranick questioned putting more money into the Fire Department and expressed interest in seeing what a consolidated fire department would look like. Chairman Troy stated the issue will be put on a June agenda to include a presentation from Lake Country Fire.

**Fifth order of Business:**

- A. Discussion and possible action on the award of the 2020 Road Improvement Program contract to Payne & Dolan, Inc.

Engineer Barbeau stated the bids came in for the annual paving program. The overall budget for 2020 was \$500,000 with a small portion of that to go to the Highway budget for patch work. The Town received 3 bids and the lowest was from Payne and Dolan at \$52,876.50. He explained Payne and Dolan is a quality firm and they gave 75 days for the work to be done with a potential start date in early June.

**MOTION BY SUPERVISOR KRANICK TO AWARD THE 2020 ROAD IMPROVEMENT PROGRAM CONTRACT TO PAYNE & DOLAN, INC. FOR A TOTAL PROJECT COST OF \$45,876.50. SECONDED BY SUPERVISOR COOLEY. MOTION PASSED UNANIMOUSLY.**

- B. Discussion and possible action on trading in equipment from the Department of Public Works for replacement equipment.

Highway Superintendent Don Roberts explained his staff have been running into issues with the Toolcat since they purchased it. They have been spending a lot of time and money in repairing it and not getting a lot of use out of it. They proposed swapping out the Toolcat along with a tractor/mower and bobcat for a John Deer utility vehicle, a high flow bobcat and a mower attachment that would better fit the Highway Department's needs. There trade would not cost the Town any money, it is solely a trade of equipment.

**MOTION BY SUPERVISOR KRANICK TO APPROVE AN AGREEMENT WITH MID-STATE EQUIPMENT TO TRADE THE TOWN'S 2015 TOOLCAT, 2004 BOBCAT AND THE MASSEY FERGUESON TRACTOR/MOWER FOR A 2020 JOHN DEERE UTILITY VEHICLE, A BAUMALLIGHT MOWER ATTACHMENT AND A 2019 BOBCAT. SECONDED BY SUPERVISOR DIONISOPOULOS. MOTION PASSED UNANIMOUSLY.**

**Sixth order of Business:** Adjournment

**SUPERVISOR KRANICK MADE A MOTION TO ADJOURN THE MAY 7, 2020 TOWN BOARD MEETING AT 1:26 PM. SECONDED BY SUPERVISOR DIONISOPOULOS. THE MOTION PASSED UNANIMOUSLY.**

Respectfully submitted:

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



Tony Evers, Governor  
Joel Brennan, Secretary  
Dawn Vick, Division Administrator

**VIA Email**

May 11, 2020

Keith Henderson, Chair  
Town of Brookfield  
645 N Janacek Road  
Brookfield, WI 53045

David Ament, Mayor  
City of New Berlin  
3805 S Casper Drive  
New Berlin, WI 53151

Dear Messrs. Henderson and Ament,

The Department has reviewed the proposed cooperative plan between the Town of Brookfield and City of New Berlin to ensure that it complies with the statutory criteria in s. 66.0307(5), Wis. Stats. The Department finds that these statutory criteria are not currently met, but that with additional information and revisions, they could be met. Therefore, under authority in s. 66.0307(5)(d), Wis. Stats. the Department is returning the proposed cooperative plan to the Town and City with the recommendation that it be re-submitted to include the specific revisions which are identified in the body of the enclosed determination.

According to the statute, you have 90 days from today's date to re-submit the plan. Should you have any questions about this process or our enclosed review determination, please contact Erich Schmidtke at (608) 264-6102.

Sincerely,

Dawn Vick, Administrator  
Division of Intergovernmental Relations

Enclosure

cc: Mark Blum, City of New Berlin Attorney  
Georgia Stanford, City of New Berlin Clerk  
Kevin Lahner, City of Waukesha Admin  
Julie Gay, City of Waukesha Attorney  
Dale Shaver, Waukesha Parks & Land Use  
Gina Gresch, Town of Lisbon Admin  
Brenda Klemmer, Village of Lannon Clerk  
Jeremy Smith, Village of Sussex Admin  
Village of Big Bend Clerk  
Sharon Mueller, City of Muskego Clerk  
Kathy Nickolaus, Town of Waukesha Clerk  
Jennifer Goergen, City of Greenfield Clerk  
Shawn Olson, City of Pewaukee  
Meg Wartman, Waukesha County Clerk

Jim Hammes, Town of Brookfield Attorney  
Elisa Cappozzo, Town of Brookfield Clerk  
Julie Aquavia, City of Brookfield Attorney  
Kevin Muhs, SEWRPC Dir.  
Kathy Karalewitz, Town of Mukwonago Clerk  
Craig Thompson, WiDOT Secretary  
Preston Cole, WiDNR Secretary  
Randy Romanski, DATCP Secretary  
West Allis-West Milwaukee School District  
Samuel Liebert, Village of Sussex Clerk  
Donna Hann, Town of Merton Clerk  
Cassie Smith, Village of Pewaukee  
Melanie Kollmansberger, City of Wauwatosa Clerk  
Kelly Michaels, City of Brookfield Clerk

Rhoda Bagley, Village of North Prairie Clerk  
 Waukesha Cty Tech College  
 Lisbon Sanitary District No. 1  
 Gina Kozlik, City of Waukesha Clerk  
 Janice Moyer, Village of Menomonee Falls Clerk  
 Michelle Luedtke, City of Delafield Clerk  
 Swallow School District  
 Kettle Moraine School District  
 Menomonee Falls School District  
 Arrowhead School District  
 Merton Community School District  
 Waukesha School District  
 Milwaukee Metropolitan Sewerage District  
 Muskego Norway School District  
 Milwaukee Public School District  
 Steven Braatz Jr, City of West Allis Clerk  
 Karen Schuh, Town of Vernon Clerk  
 Kayla Chadwick, Village of Butler Clerk  
 Wauwatosa School District  
 Sandra Wesolowski, City of Franklin  
 Melanie Pietruszka, Village of Greendale  
 Sandra Kulik, Village of Hales Corners  
 Susan Schupp, City of West Milwaukee  
 Julie Kriewaldt, Town of Erin Clerk  
 Pamela Little, Village of Chenequa  
 Deanna Braunschweig, Village of Germantown  
 Darlene Igl, Village of Hartland  
 Cynthia Pfeifer, Village of Nashotah  
 James Healy, Village of Richfield

New Berlin School District  
 Lake Pewaukee Sanitary District  
 Brookfield Sanitary District  
 Dan Green, Town of Delafield Clerk  
 Gale Tamex, Village of Wales Clerk  
 Gerald Heine, North Lake Mngmnt. Assoc.  
 Elmbrook School District  
 Lake Country School District  
 Richmond School District  
 Hamilton School District  
 Pewaukee School District  
 Norris School District  
 Milwaukee Area Technical College  
 Dan Ertl, City of Brookfield Comm. Dev.  
 Franklin Public School District  
 Mukwonago School District  
 Mary Stredni, Village of Elm Grove Clerk  
 School District of Greenfield  
 Diana Dykstra, Village of Mukwonago Clerk  
 Greendale School District  
 Whitnall School District  
 Whitnall-Hales Corners School District  
 Germantown School District  
 Erin School District  
 Holy Hill School District  
 Hartford Union High School District  
 Moraine Park Technical College  
 Stone Bank School District

CONDITIONAL USE PERMIT

Document Number

Document Title

**TOWN OF DELAFIELD  
ORDER GRANTING CONDITIONAL USE**

**SCHALLOCK FOUNDATION (OWNER)  
HUMANE ANIMAL WELFARE SOCIETY OF WAUKESHA  
COUNTY (HAWS)**

WHEREAS, Nancy Bonniwell, Trustee, Schallock Foundation, property owner, has petitioned the Town of Delafield to grant a Conditional Use under Section 17.05 5. AE, Recreational Camps, 17.05 5. C. Animal Hospitals and Kennels and 17.05 5. AC. Other Uses of the Town of Delafield Zoning code to allow for an animal care facility to be located at W330 S1205 CTH C and the surrounding Schallock Foundation lands, and

WHEREAS, the legal description for the subject property(hereinafter referred to as "Parcel") is:

Tax Key No. DELT 0844-992: PT SE1/4 SEC 31 T7N R18E; COM NE COR; S 1754.88 FT; S 911.55 FT; N87°39'25"W 1325.89 FT; N0°24'W 857.37 FT; E 1330.76 FT TO BGN

Tax Key No. DELT 0844-993: PT SE1/4 SEC 31 T7N R18E; COM NE COR; S 599.88 FT THE BGN; S 886.55 FT; N75°30'W 345.00 FT; S68°00'W 245.00 FT; S47°15'W 387.52 FT; W 485.03 FT; N0°24'W 1015.96 FT; N77°42'E 592.63 FT; N89°02'E 758.93 FT TO BGN

Tax Key No. DELT 0844-999: PT SE1/4 SEC 31 T7N R18E; COM N 1/16 COR; S88°00'30"E 1350.33 FT; S2°29'E 597.67 FT; S89°02'W 32.06 FT; S89°02'W 758.93 FT; S77°42'W 592.63 FT; N00°29'W 785.65 FT TO BGN

WHEREAS, the Parcel is currently zoned M-1 Industrial and A-2 Rural Home District which allows for uses identified in the plan of operation submitted by HAWS on February 11, 2020 as a conditional use, and

WHEREAS, some uses identified in the plan of operation are permitted uses in the existing zoning districts, and

WHEREAS, a joint public hearing was held by the Town of Delafield Plan Commission and a staff member of the Waukesha County Parks and Land Use Department, Planning Division on March 3, 2020, to hear all parties regarding this matter, and

WHEREAS, on March 3, 2020 the Town Plan Commission recommended approval of this Conditional Use Permit to the Town Board, and

WHEREAS, the Town has determined that it is in the interest of the Town to allow this land to be used for an animal care and animal educational ~~church~~ facility, and

Recording Area

Name and Return Address

Town of Delafield  
W302 N1254 Maple Avenue  
Delafield, WI 53018

DELT 0844-992, DELT 0844-993.  
DELT 0844-999

Parcel Identification Number (PIN)

WHEREAS, the Town of Delafield Plan Commission has given the matter due consideration, and the Town Board has based its determination on the effect of granting a Conditional Use permit on the health, general welfare, safety and economic prosperity of the Town and specifically of the immediate neighborhood in which said use is located, and has given due consideration as to the effect of the Conditional Use on the established character and quality of the area, the rights of the adjoining owners, the overall appearance, the landscaping, the type of construction, the movement of traffic, parking, the demand for related services, the possible hazardous, harmful, noxious, offensive or nuisance effect on the neighborhood as a result of noise, dust, smoke, odor or other similar factors, and has determined that a Conditional Use would be appropriate provided that the Conditional Use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, a Conditional Use permit for the subject premises is hereby granted. The Conditional Use permit herein shall apply only to use of the premises as described above and the Conditional Use permit shall continue in existence only so long as the Conditional Use is operated in compliance with this permit. This Conditional Use permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions, and limitations.

- A. Parcel Use. The Parcel shall be used by HAWS as an animal care facility in compliance with the Plan of operation submitted by HAWS and dated February 11, 2020.
- B. Structures/improvements. Any structure, building or other improvement, (including roadways, driveways, parking areas) constructed on the Parcel shall be subject to the following:
  - 1. A dimensioned site plan, grading and drainage plan and erosion control plan shall be submitted to the Town Engineer for approval prior to commencement of any site work on the driveway and parking lot.
  - 2. A building permit shall be acquired for any interior remodeling of any structure on site.
  - 3. No structure, building or other improvement shall be erected, structurally altered or placed on the Parcel so as to reduce the open space as defined in the Town code (the portions of the Parcel which are unoccupied by buildings, structures, decks, patios, driveways, walkways, or impervious surfaces, and is open and unobstructed to the sky) of the Parcel to less than the required open space percentage as defined in the district in which the structure or facility of located in.
- C. Access. There shall be no public access to lands north of northernmost parcel of the Schallock Foundation lands, without Town Board approval.
- D. Parking/Traffic. All existing and proposed roadways, driveways, and parking areas on the Parcel shall be surfaced with asphalt pavement or equivalent hard surface. There shall be no parking on the grass or field areas. Prior to issuance of the Conditional Use Permit, HAWS shall contact the Waukesha County Public Works Department to determine required improvements to the entrance at CTH C, and the Town Fire Department to confirm that adequate access is available on-site for emergency vehicles. HAWS shall implement any and all recommendation from Waukesha County and the Town Fire Department prior to allowance of the public on the site. At the time the parking lot is installed, it~~The parking lot~~ shall be striped to create the required number of spaces and marked to indicate flow of traffic and bus parking.

- E. Lighting. No new outdoor lighting has been requested or approved as part of this grant. Should additional site lighting be desired, the owner shall prepare plans and submit them for approval as an amendment to this Conditional Use grant.
- F. Uses on the site shall include:
1. Educational classes for humans and animals. One on one training and group classes primarily for dogs, but could also include other animal education such as rabbits, horses, guinea pigs, etc. They also include day camps for children ages 7-14 years old, science camps, art camps and adventure camps. Camp activities would host no more than 90 participants at any one time.
  2. Respite and hospice care for a limited number of animals
  3. Occasional emergency needs or, if necessary, temporary overflow.
  4. Fundraising events (see conditions below)
  5. Operation of a business office
  6. Continuation of the use of the existing residential home as a full time care takers house.
  7. Pet cemetery for urns/ashes (No crematorium allowed without an amendment to this conditional use grant)
  8. Private dog park (not open to the public), dog exercise area and walking trails
- G. Maximum Number of Animals. The operation is limited to allowing the following number of animals
- |  |  |
|--|--|
| 1. Adult dogs  | 25   |
| 2. Adult cats  | 20 (not allowed to free roam the facility) |
| 3. Horses  | 10   |
| 4. Chickens/ducks/domestic fowl  | 25   |
| 5. Goats/ sheep, small ruminants   | 10   |
| 6. Other animals and increased numbers of animals from the above stated numbers, if temporary (less than 2 months, <u>unless longer is needed as required by court order</u> ), emergency housing is needed. |  |
- H. There shall be no livestock (defines as those in the meat industry), exotic animals (lions, tigers, and similar animalsete.) and wildlife (except those animals naturally occurring on the site)
- I. Fundraising events related to the activities of HAWS shall be allowed on any portion of the property. Any event shall be limited to 150 participants. HAWS shall provide adequate rest room facilities for the anticipated amount of participants. Events that will include over 50 people -shall be limited to 1 per month. HAWS shall make arrangements for off-site parking and transportation to the site. At no time shall there be parking on the site such that emergency vehicles cannot access the facility and buildings. HAWS shall notify the adjacent neighbors, Town Clerk and Waukesha County Sheriff's Department of all fundraising events that will have more than 50 people in attendance. Fundraising events shall be allowed to operate until 10 p.m.
- J. Signage. All signage shall meet the requirements of the Town of Delafield sign ordinance and shall be reviewed and approved by the Plan Commission of the Town of Delafield.
- K. Trash Disposal. HAWS shall properly dispose of all waste generated on the site. All dumpsters shall be screened and there shall be no pickup of trash before 7:00 a.m. or after 7:00 p.m.
- L. Hours of operation shall be as follows: 8:00 a.m. to 8:00 p.m. daily. Normal agriculture activities shall be allowed at any time.
- M. In the management and operation of the animal care facility, every attempt possible should be made to alleviate the potential for nuisances and disturbances to surrounding residential neighborhoods. HAWS shall provide a 24-hour emergency contact and phone number to address barking dogs. Any complaints by



adjacent property owners or any other person affected shall be reviewed by the Plan Commission of the Town of Delafield ~~of the Town of Delafield~~ which will make findings as to whether or not such nuisance exist, and, if so, what provisions ought to be made to abate the nuisances. All complaints regarding nuisances shall be subject to the nuisance provisions of the Town and other appropriate state or county laws. The findings and recommendations of the ~~Town~~ Plan Commission of the Town of Delafield shall be forwarded to the Town Board for action.

- N. No use is hereby authorized unless that use is conducted in a lawful, orderly, and peaceful manner. Nothing in this permit shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of either the Town of Delafield, the County of Waukesha, the state of Wisconsin, the United States of America or other duly constituted authority. This Conditional Use Permit shall not be deemed to constitute a building permit, nor shall this permit constitute any other license or permit required by Town ordinance or other law.
- O. The Conditional Use hereby authorized shall be confined to the premises described, without extension or expansion, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Town Board as being in compliance with all pertinent ordinances, after review and recommendation by the Town Plan Commission of the Town of Delafield. Requests for special events other than those contemplated in Condition I. above shall be submitted to the Town Clerk for forwarding to the Town Engineer and Plan Commission of the Town of Delafield for review and approval.
- P. Should any paragraph or phrase of this conditional use permit be determined by a Court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of the conational use and the remainder shall continue in full force and effect.
- Q. This conditional use may be reviewed by the Plan Commission of the Town of Delafield for the Town of Delafield at any time upon complaint or upon Commission initiative.
- R. If any aspect of this conditional use or any aspect of any plan contemplated and approved under this conditional use is in conflict with any other aspect of the conditional use or any aspect of any plan of the conditional use, the more restrictive provision shall be controlling as determined by the Plan Commission of the Town of Delafield for the Town of Delafield.
- S. Any use not specifically listed as permitted shall be considered prohibited except as may be otherwise specifically provided herein. In case of a question as to the classification of use, the question shall be submitted to the Plan Commission for determination.
- T. If the use of this property as defined herein is abandoned in any manner, or discontinued in use for 12 months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the municipality, or for similar cause based upon considerations of public health, safety or welfare, said Conditional Use may be terminated by action of the Town Board, following referral to the Plan Commission for public hearing and recommendation thereof, pursuant to the enforcement provisions of this Conditional Use Permit, and all applicable ordinances in place at the time.
- U. Any subsequent change, alteration, or addition to the use approved herein shall first be submitted for approval to the Town Plan Commission and, if in the opinion of the Plan Commission, such change, alteration, or addition constitutes a substantial change, alteration, or addition based on the standards set forth herein, a public hearing before the Town Plan Commission shall be required pursuant to Section 17.10 of the Town ordinances. Any change, addition, or alteration of the physical premises, lands, or ownership may

be considered substantial and may require a new Conditional Use permit requiring full compliance with all Town procedures and ordinances in place at the time.

- V. Petitioner shall, on demand, reimburse the Town for all costs and expenses of any type that the Town incurs in connection with this Conditional Use Permit, including the cost of professional services incurred by the Town (including engineering, legal and other consulting fees) for the review of and preparation of the Conditional Use document or attendance at meetings or other related professional services for this application, as well as for any actions the Town is required to take to enforce any of the conditions in this Conditional Use Permit due to a violation of these conditions by the applicant.

Let copies of this order be filed in the permanent records of the Town Board of the Town of Delafield, let a copy of this permit be recorded at the Waukesha County Register of Deeds as a covenant on the title for the premises for which this Conditional Use is granted, and let copies be sent to the proper Town authorities and the grantee.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

TOWN OF DELAFIELD

\_\_\_\_\_  
Ronald A. Troy, Town Chairman

\_\_\_\_\_  
Daniel Green, Town Administrator/Clerk

APPROVAL

We hereby accept the terms of this Conditional Use in its entirety on behalf of Schallock Foundaton.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Nancy Bonniwell, Schallock Foundation

We hereby accept the terms of this Conditional Use in its entirety on behalf of HAWS.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

---

Lynn Olenik, Executive Director, HAWS

---

| This document drafted by Timothy G. Barbeau, P.E., P.L.S. Town Engineer (2/25/20)([3/06/20](#))

| tgb:H:\1201602\Doc\Conditional Use [Permit 200306](#) .docx

DRAFT

## Plan Commission Report for May 28, 2020

### **Daniel Rooney/Jamie Krofta Agenda Item No. 5 A.**

Applicant:	Daniel Rooney/Jamie Krofta
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	County
Location:	W298 N2785 Shady Lane

### **Report**

The purpose of the CSM is to combine an existing parcel with a strip of land 10 feet wide that was attached to this property by deed by the previous owner. In order to make improvements on the parcel, the County and Town require that the properties be combined to remove a lot line currently runs through part of the house. The CSM has been reviewed for conformance to Town and State requirements and minor technical review comments have been provided to the surveyor.

### **Staff Recommendation:**

I recommend approval of the CSM subject to satisfaction of the following prior to execution of the document:

- Resolution of technical comments by the Town Engineer
- Resolution of comments from Waukesha County planning staff.

Tim Barbeau, Town Engineer  
May 19, 2020



- Legend**
- Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K**
    - Lot
    - Outlot
    - Unit
  - SimultaneousConveyance**
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K**
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Road Centerlines\_2K**
  - Railroad\_2K**
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels**
  - Waterlines\_2K\_Labels**



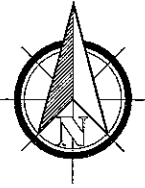
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**  
 Printed: 5/19/2020

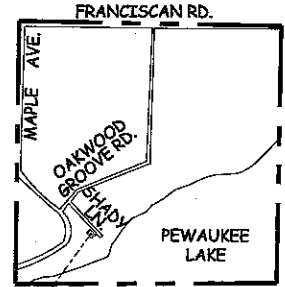
**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.**

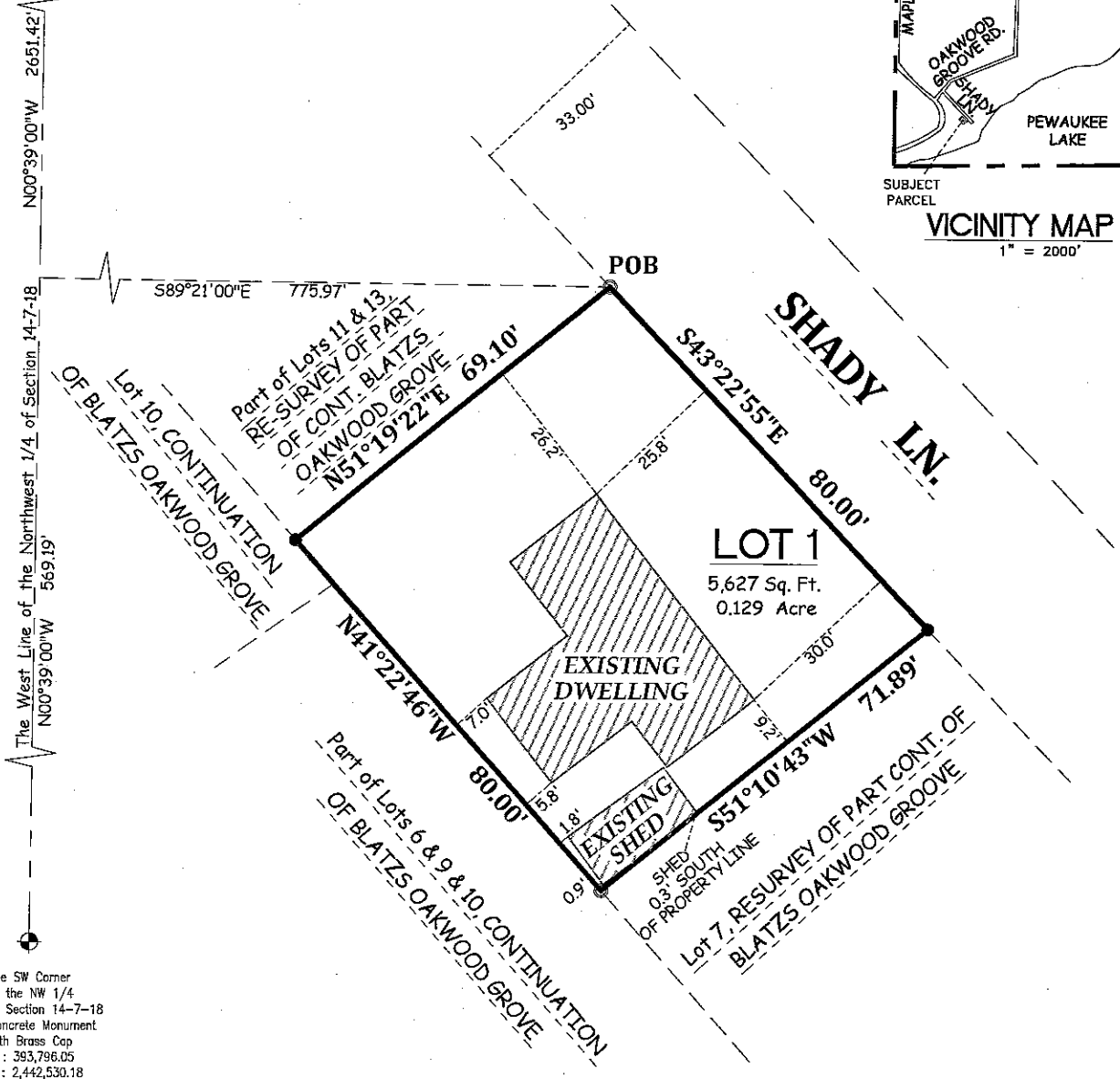
The NW Corner of the NW 1/4 of Section 14-7-18 Concrete Monument with Brass Cap  
N : 398,449.06  
E : 2,442,560.26



THE NW 1/4 OF SECTION 14-7-18



SUBJECT PARCEL  
**VICINITY MAP**  
1" = 2000'

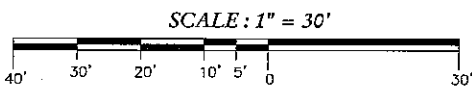


The SW Corner of the NW 1/4 of Section 14-7-18 Concrete Monument with Brass Cap  
N : 393,796.05  
E : 2,442,530.18

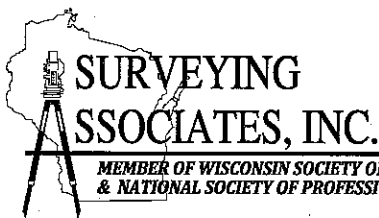
**PREPARED FOR :**

**DANIEL ROONEY**  
W298 N2785 SHADY LN.  
PEWAUKEE, WI 53072

ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18, WHICH IS ASSUMED TO BEAR N 00°39'00" W, WI. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER JULY 2008 C.S.S.D.



- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.13 LBS. PER LINEAL FOOT.
- - DENOTES FOUND 1" IRON PIPE



2554 N. 100TH STREET  
P.O. BOX 26596  
WAUWATOSA, WISCONSIN 53226  
(414) 257-2212 FAX: (414) 257-2443  
sai@wi.rr.com

MARC C. PASSARELLI P.L.S. # 2817



**WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.**

**SURVEYOR'S CERTIFICATE  
STATE OF WISCONSIN)  
MILWAUKEE COUNTY)SS**

I, Marc C. Passarelli, a Professional land surveyor do hereby certify:

That I have surveyed, divided and mapped a division of Lot 8 and part of Lot 11, of the Re-Survey of Continuation of the plat of Blatz Oakwood Grove, in the Southwest ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the Northwest ¼ of Section 14; thence North 00°39'00" West along the West line of said Northwest ¼, 569.19 feet; thence South 89°21'00" East, 775.97 feet to a point on the Southwesterly right-of-way line of Shady Lane also the point of beginning of lands to described; thence South 43°22'55" East, 80.00 feet along the said Southwesterly line; thence South 51°10'43" West, 71.89 feet; thence North 41°22'46" West, 80.00 feet; thence North 51°19'22" East, 69.10 feet to the point of beginning. Containing 5,627 square feet of land (0.129 acres).

That I have made such survey, land division and map by the direction of Daniel Rooney and Jaime Krofta, owners of said land.

That this map is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of the Town of Delafield in surveying, dividing, and mapping the same.

Dated this 28<sup>th</sup> day of February 2020.

---

Marc C. Passarelli S-2817  
Wisconsin Professional Land Surveyor





WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF MORTGAGEE:

Associated Bank, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of Daniel Rooney and Jaime Krofta, owners.

In Witness Whereof, Associated Bank, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_

Associated Bank

STATE OF WISCONSIN )  
\_\_\_\_\_ COUNTY)SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, the above named \_\_\_\_\_, of the above named Associated Bank, to me known to be the person who executed the foregoing instrument and to me known to be such \_\_\_\_\_ of said Corporation and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation by its authority.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires \_\_\_\_\_

**WAUKESHA COUNTY CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

**BEING A DIVISION OF LOT 8 AND PART OF LOT 11, OF THE RE-SURVEY OF CONTINUATION OF THE PLAT OF BLATZS OAKWOOD GROVE, IN THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.**

**PLAN COMMISSION APPROVAL**

Approved by the Planning Commission of the Town of Delafield on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kevin Fitzgerald, Chairman

\_\_\_\_\_  
Dan Green, Secretary

**TOWN BOARD APPROVAL**

Approved by the Town Board of the Town Delafield on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Ronald A. Troy, Chairman

\_\_\_\_\_  
Dan Green, Clerk

**CITY OF DELAFIELD EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL**

Resolved that this Certified Survey Map, located within the extra-territorial review jurisdiction of the City of Delafield, is hereby approved by the Plan Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kent Attwell, Mayor

\_\_\_\_\_  
Michelle Luedtke, Clerk

I hereby certify that the foregoing is a copy of a resolution adopted by the Plan Commission of the City of Delafield.

Date: \_\_\_\_\_

\_\_\_\_\_  
Michelle Luedtke, Clerk

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE**

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Dale R. Shaver, Director

## Plan Commission Report for May 28, 2020

### **Rupish and Smita Agrawal Agenda Item No. 5 B.**

Applicant:	Julie Voeller, agent
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	County
Location:	W296 N2080 and W296 N2124 Glen Cove Road

### **Report**

The purpose of the CSM is to combine two existing properties that were formerly owned separately. The owner must remove the existing house on the northerly parcel prior to execution of the CSM in order to conform to the requirement that only one house is allowed on a lot. Before the County signs the CSM, documentation has to be provided that one residence has been removed and that the structure near the road has been converted to an accessory structure. When they verify the use of the building near the road, they will record a deed restriction restricting the use of it. The CSM has been reviewed for conformance to Town and State requirements and technical review comments have been addressed on the latest CSM dated March 30, 2020.

### **Staff Recommendation:**

I recommend approval of the CSM subject to satisfaction of the following prior to execution of the document:

- Removal of one of the homes
- Resolution of any outstanding comments by Waukesha County planning staff.

Tim Barbeau, Town Engineer  
May 19, 2020



# Waukesha County GIS Map



**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K
  - Lot
  - Outlot
  - Unit
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
- Road Centerlines\_2K
- Railroad\_2K
- TaxParcel\_2K
- Waterbodies\_2K\_Labels
- Waterlines\_2K\_Labels

0 78.38 Feet

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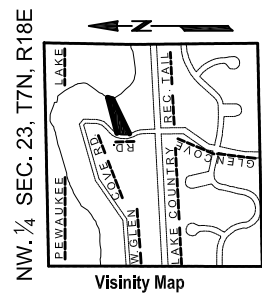
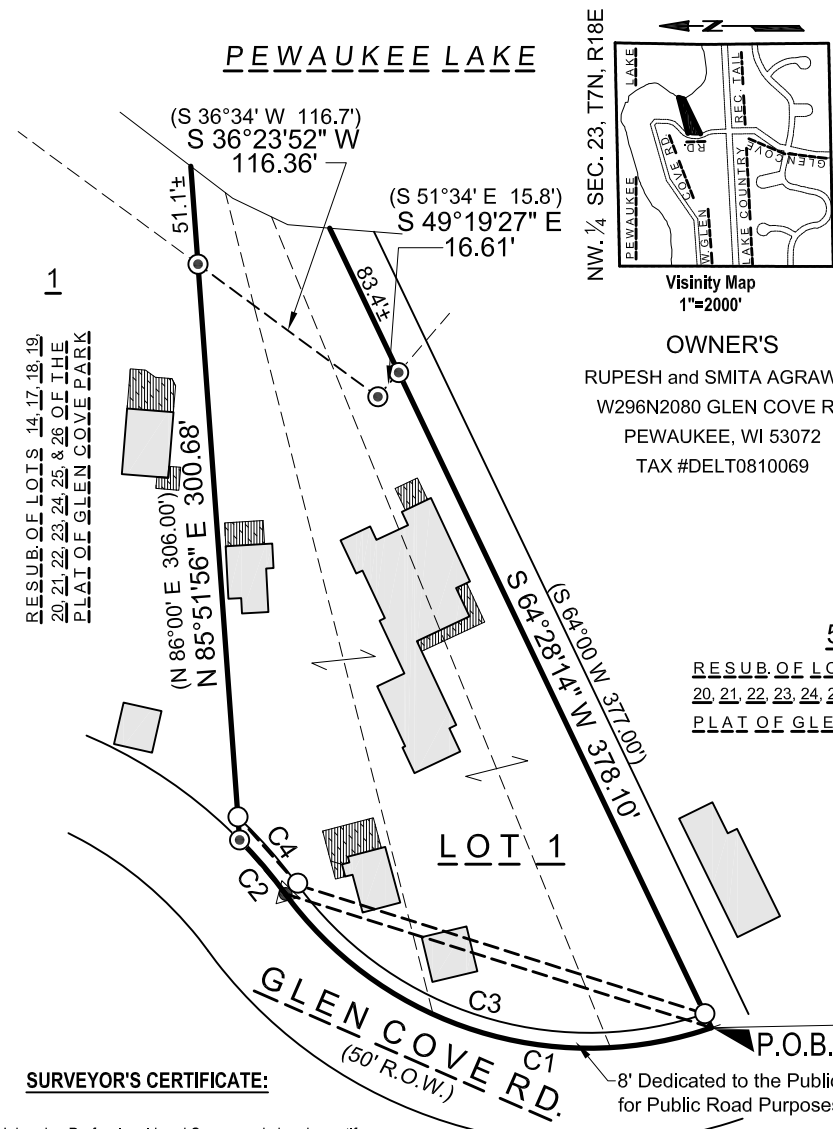
**Notes:**

Printed: 5/19/2020



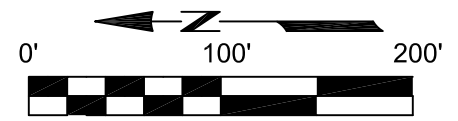
# Certified Survey Map

Lots 2, 3 and 4, of the Resubdivision of Lots 14, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Plat of Glen Cove Park, in the Northwest 1/4 of Section 23, in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.



**OWNER'S**  
 RUPESH and SMITA AGRAWAL  
 W296N2080 GLEN COVE RD  
 PEWAUKEE, WI 53072  
 TAX #DELT0810069

BEARINGS ARE REFERENCED TO South Line of the Northwest 1/4 of Section 23, Township 7 North, Range 18 East, BEARS N 88°51'22" E Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27)



C1 Curve Data	C2 Curve Data
RAD.= 195.91'	RAD.= 250.00'
ARC = 248.89'	ARC = 37.00'
CHD. = 232.50'	CHD. = 36.92'
BRG. = N 17°25'37" E	BRG. = N 49°34'52" E ( N 54°40' E)
C3 Curve Data	C4 Curve Data
RAD.= 187.91'	RAD.= 258.00'
ARC = 237.80'	ARC = 47.32'
CHD. = 222.25'	CHD. = 47.26'
BRG. = N 17°33'54" E	BRG. = N 48°33'53" E

RESUB. OF LOTS 14, 17, 18, 19, 20, 21, 22, 23, 24, 25, & 26 OF THE PLAT OF GLEN COVE PARK

Conc. Mon. W/Brass Cap  
 Southeast Corner of the Northwest 1/4, Sec. 23, T7N, R17E

**SURVEYOR'S CERTIFICATE:**

I Phillip J. Landry, Professional Land Surveyor, do hereby certify:

That I have surveyed, Divided and mapped a parcel of land located in a part of the Northwest 1/4 of Section 23, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, Lot's 2,3 and 4, of the Resubdivision of Lots 14, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Plat of Glen Cove Park, now being more particularly bounded and described as follows:

Commencing at the Southwest Corner of the Northwest 1/4 of Section 23, Township 7 North, Range 18 East; thence N 88°51'22" E along the South Line of said Northwest 1/4, 1609.52 feet; thence N 01°08'38" W on a line that is Perpendicular to said South Line of Northwest 1/4, 1552.70' to the Southwest Corner of Lot 4 of the aforementioned Resubdivision of Glen Cove Park and being the Point of Beginning; thence along the East Line of Glen Cove Road on an arc of a curve 248.89 feet, whose center lies to the Southeast and having a radius of 195.91 feet having a chord of 232.50 feet and bears N 17°25'37" E; thence continuing along East Line of Glen Cove Road on an arc of a curve 37.00 feet to the Northwest Corner of Lot 2 of the aforementioned Resubdivision of Glen Cove Park, whose center lies to the Northwest and having a radius of 250.00 feet having a chord of 36.92 feet and bears N 49°34' 52" E; thence N 85°51'56" E along the North Line of said Lot 2, 300.68 feet to a Meander Line; thence; S 36°23'52" W along said Meander Line, 116.36 feet; thence S 49°19'27" E along said Meander Line, 16.61 feet to the South Line of Lot 4 of the aforementioned Resubdivision of Glen Cove park; thence S 64°28'14" W along said South Line, 378.10 feet to the place of beginning of this description. Also containing all lands lying between the Meander Line and Waters Edge and the North and South Property extended to said Waters Edge.

The gross area of said parcel contains 61,657.3 square feet or 1.42 acres of land more or less.

That I have made such survey, land division and map by the direction of Rupesh and Smita Agrawal, owner's of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes, Waukesha County, City of Delafield and Town of Delafield Platting Ordinance in surveying, dividing and mapping same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Phillip J. Landry PLS  
 Professional Land Surveyor S-3176



18575 Brookfield Lake Drive • Unit 61  
 Brookfield, WI 53045 • (262) 312-1034  
 c3geomatrics.com

# Certified Survey Map

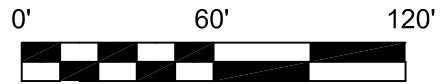
Lots 2, 3 and 4, of the Resubdivision of Lots 14, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Plat of Glen Cove Park, in the Northwest 1/4 of Section 23, in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

**LEGEND**

- ⊕ WELL
- ▲ MAG or P.K. NAIL FOUND
- 3/4"X18" IRON ROD SET  
1.50Lbs./LINEAL FOOT
- ⊙ 1-1/2" IRON PIPE FOUND  
UNLESS OTHERWISE NOTED  
(Measured Outside Diam.)
- ( ) INDICATES RECORDED AS  
DISTANCES ARE MEASURED TO THE  
NEAREST HUNDREDTH OF A FOOT

**PEWAUKEE LAKE**

BEARINGS ARE REFERENCED TO  
South Line of the Northwest 1/4 of  
Section 23, Township 7 North, Range  
18 East, BEARS N 88°51'22" E  
Wisconsin State Plane Coordinate  
System Grid, South Zone (NAD-27)

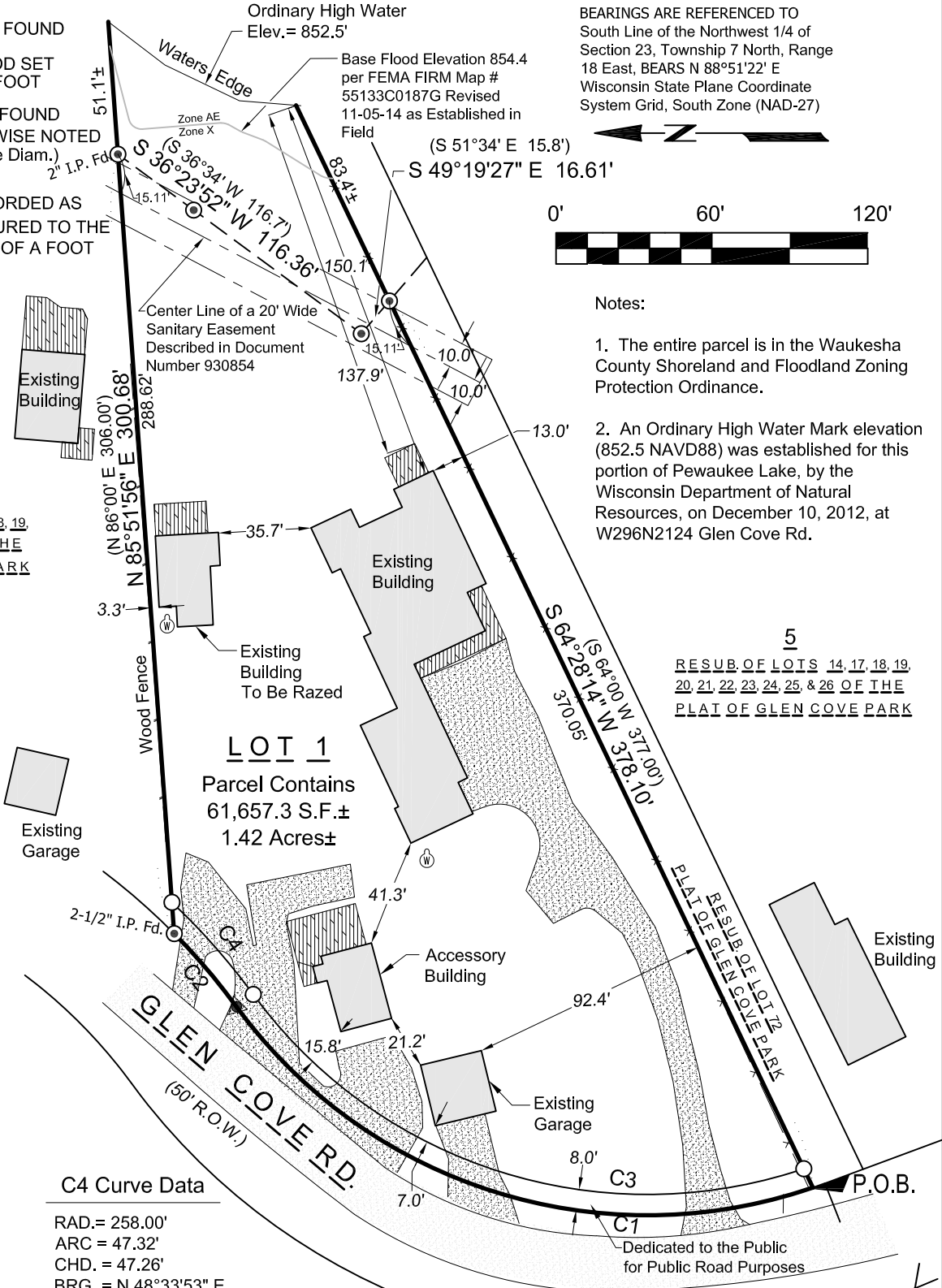


**Notes:**

1. The entire parcel is in the Waukesha County Shoreland and Floodland Zoning Protection Ordinance.
2. An Ordinary High Water Mark elevation (852.5 NAVD88) was established for this portion of Pewaukee Lake, by the Wisconsin Department of Natural Resources, on December 10, 2012, at W296N2124 Glen Cove Rd.

1  
RESUB. OF LOTS 14, 17, 18, 19,  
20, 21, 22, 23, 24, 25, & 26 OF THE  
PLAT OF GLEN COVE PARK

5  
RESUB. OF LOTS 14, 17, 18, 19,  
20, 21, 22, 23, 24, 25, & 26 OF THE  
PLAT OF GLEN COVE PARK



**C1 Curve Data**

RAD.= 195.91'  
ARC = 248.89'  
CHD. = 232.50'  
BRG. = N 17°29'02" E

**C2 Curve Data**

RAD.= 250.00'  
ARC = 37.00'  
CHD. = 36.92'  
BRG. = N 49°38'16" E  
( N 54°40' E)

**C3 Curve Data**

RAD.= 187.91'  
ARC = 237.80'  
CHD. = 222.25'  
BRG. = N 17°33'54" E

**C4 Curve Data**

RAD.= 258.00'  
ARC = 47.32'  
CHD. = 47.26'  
BRG. = N 48°33'53" E



18575 Brookfield Lake Drive • Unit 61  
Brookfield, WI 53045 • (262) 312-1034  
c3geomatrics.com



# Certified Survey Map \_\_\_\_\_

Lots 2, 3 and 4, of the Resubdivision of Lots 14, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Plat of Glen Cove Park, in the Northwest 1/4 of Section 23, in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

**OWNER'S CERTIFICATE:**

As owners, We hereby certify that we have caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and ordinances of Town of Delafield, City of Delafield and Waukesha County Department of Parks and Land Use, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Rupesh Agrawal

\_\_\_\_\_  
Smita Agrawal

STATE OF WISCONSIN            )  
  ) SS  
County of \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named {Owner's}, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_

**TOWN BOARD APPROVAL:**

Approved by the Town Board, Town of Delafield this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Ronald A. Troy, Town Chairman

\_\_\_\_\_  
Dan Green, Town Clerk

**TOWN OF DELAFIELD PLANNING COMMISSION APPROVAL:**

Approved by the Town of Delafield Planning Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Kevin Fitzgerald, Plan Commission Chairman

\_\_\_\_\_  
Dan Green, Town Clerk

**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 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 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.



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Brookfield, WI 53045 • (262) 312-1034  
c3geomatrics.com

# Certified Survey Map \_\_\_\_\_

Lots 2, 3 and 4, of the Resubdivision of Lots 14, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 of the Plat of Glen Cove Park, in the Northwest 1/4 of Section 23, in Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:**

The above, which has been filed for approval as required by Chapter 236, Wisconsin Statutes, is hereby approved on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Dale Shaver, Director

**CITY OF DELAFIELD EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL:**

Resolved that this Certified Survey Map, located within the extra-territorial review jurisdiction of the City of Delafield, is hereby approved by the Plan Commission on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Kent Attwell, Mayor

I hereby certify that the foregoing is a copy of a resolution adapted by the Plan Commission of the City of Delafield.

\_\_\_\_\_  
Michele Luedtke, Clerk

Date: \_\_\_\_\_

**MORTGAGE CERTIFICATE:**

As mortgage holder of the herein described land, Landmark Credit Union, does hereby consent to the surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of Landmark Credit Union, has caused this instrument to be executed by Veronica Maldonado-Alpizar, its Personal Financial Officer, in the City of New Berlin, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of:

\_\_\_\_\_  
Landmark Credit Union

\_\_\_\_\_  
Veronica Maldonado-Alpizar

STATE OF WISCONSIN     )  
  )ss.  
County of \_\_\_\_\_     )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Veronica Maldonado-Alpizar, its Personal Financial Officer, of the above named corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the Personal Financial Officer respectively of the corporation, and acknowledged that they, he, or she executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public, \_\_\_\_\_ County, WI.

My Commission Expires: \_\_\_\_\_



18575 Brookfield Lake Drive • Unit 61  
Brookfield, WI 53045 • (262) 312-1034  
c3geomatics.com



## Plan Commission Report for May 28, 2020

### **Gina Dillig Revocable Trust Agenda Item No. 5 C.**

Applicant:	Kathy Gutenkunst, agent
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	County
Location:	N26 W30123 and N26 W30139 Maple Avenue

### **Report**

The purpose of the CSM is to combine two existing properties that were formerly owned separately. The owner has removed the house and garage on the westerly property. The CSM has been reviewed for conformance to Town and State requirements and technical review comments have been addressed on the latest CSM dated April 14, 2020.

### **Staff Recommendation:**

I recommend approval of the CSM subject to satisfaction of the following prior to execution of the document:

- Resolution of any outstanding comments by Waukesha County planning staff.

Tim Barbeau, Town Engineer  
May 19, 2020



# Waukesha County GIS Map



- Legend**
- Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K
    - Lot
    - Outlot
    - Unit
  - SimultaneousConveyance
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Road Centerlines\_2K
  - Railroad\_2K
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels
  - Waterlines\_2K\_Labels

0 115.98 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 5/19/2020

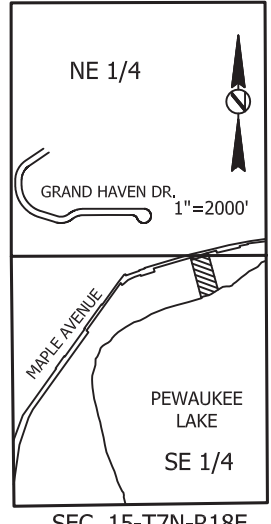
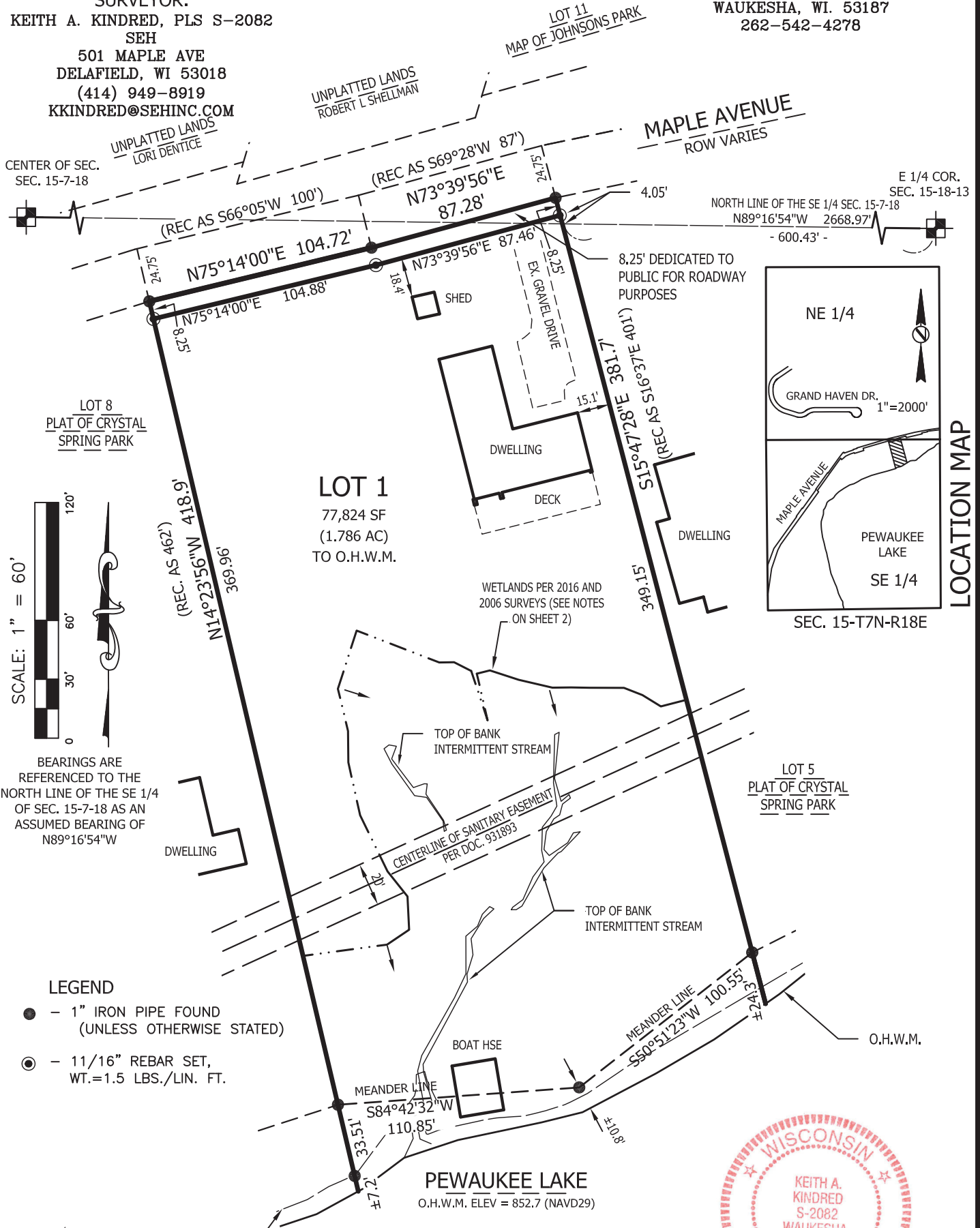


# CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK  
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

SURVEY FOR:  
GINA DILLIG REVOCABLE TRUST  
C/O KATHY SAWYER GUTENKUNST  
CRAMER, MULTHAUF & HAMMES, LLP  
1601 EAST RACINE AVENUE PO BOX 558  
WAUKESHA, WI. 53187  
262-542-4278

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



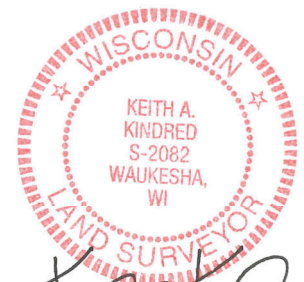
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SEC. 15-7-18 AS AN ASSUMED BEARING OF N89°16'54\"W

### LEGEND

- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊙ - 11/16" REBAR SET, WT.=1.5 LBS./LIN. FT.



100 YEAR FLOOD PLAIN  
ELEVATION = 854.4' (NAVD88)  
PER FEMA FIRM MAP NO.  
55133C0178H REVISED ON  
NOV. 5, 2014, FIELD  
DELINEATED 4-19-2019



DATED THIS 3RD DAY OF MARCH, 2020  
REVISED THIS 14TH DAY OF APRIL, 2020



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK  
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

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

That I have surveyed, mapped and dedicated all of lot 6 and lot 7 of the Plat of Crystal Spring Park located in the SE 1/4 of the NE 1/4 and the NE 1/4 of the SE 1/4 of Sec.15 T.7N., R.18E., in the Town of Delafield, Waukesha County, Wisconsin, more fully described as follows;

All of lot 6 and lot 7 of the Plat of Crystal Spring Park.

Said lands contain 77,824 square feet or 1.786 acres.

That I have made such survey, land division and plat by the direction of Gina Dillig Revocable Trust , owner of said lands.

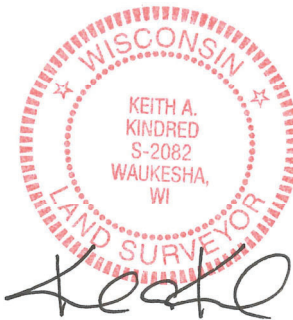
That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

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

Dated this 3rd day of March, 2020

Revised this 14th day of April, 2020.

\_\_\_\_\_  
Keith A Kindred, PLS 2082



### NOTES:

- THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
- WETLANDS FOR LOT 6 SHOWN PER ERIC JOHNSON (RSV ENGINEERING, INC.) PLAT OF SURVEY DATED 12-12-2006. DELINEATED BY CEDARBURG SCIENCE NOVEMBER 6, 2006
- WETLANDS FOR LOT 7 SHOWN PER JOHN STIGLER (JAHNKE & JAHNKE ASSOCIATES INC.) PLAT OF SURVEY DATED 08-26-2016. DELINEATED BY STANTEC, SEPTEMBER 2015.
- NO WELLS WERE OBSERVED ON SAID PROPERTY OR WITHIN 50 FEET OF PROPOSED CSM
- AN ORDINARY HIGH WATER MARK ELEVATION (852.7 NAVD29) WAS ESTABLISHED FOR THIS PORTION OF PEWAUKEE LAKE, BASE ON A STAKING DONE BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES, ON SEPTEMBER 8, 2005, AT W289N3089 LAKESIDE DR.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION
- NAVIGABILITY DETERMINATION FOR AN INTERMITTENT STREAM WAS COMPLETED ON JULY 11, 2002 AND THE WATERWAY WAS FOUND TO BE NON-NAVIGABLE.
- IF A FUTURE BUILDING(S), BUILDING ADDITIONS, STRUCTURES(S) OR DEVELOPMENT ARE PROPOSED WITH CLOSE PROXIMITY TO THE WETLAND BOUNDARY, A WETLAND DELINEATION MAY BE NECESSARY TO DETERMINE THE WETLAND BOUNDARY; AND ALL SETBACKS SHALL BE IN ACCORDANCE WITH WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE AT THE TIME OF DEVELOPMENT.

### WETLAND/FLOODPLAIN RESTRICTIONS

THOSE AREAS IDENTIFIED AS A WETLAND PRESERVATION AREA ON SHEET 1 OF 4 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 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.
- 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 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.
- 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.
- THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
- 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.
- THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK  
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## OWNER'S CERTIFICATE:

As owner, Gina Dillig Revocable Trust, I hereby certify that I caused that land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on the Certified Survey Map. I 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) Village of Hartland
- 2) Town of Delafield
- 3) Waukesha County

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

In Presence of:

\_\_\_\_\_  
Matt Dillig, Trustee

STATE OF WISCONSIN)

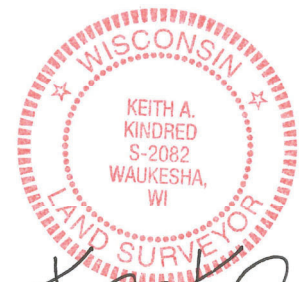
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the above named Matt Dillig of Gina Dillig Revocable Trust to me known to be the same person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



DATED THIS 3RD DAY OF MARCH, 2020  
REVISED THIS 14TH DAY OF APRIL, 2020

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING ALL OF LOT 6 & 7 OF PLAT OF CRYSTAL SPRING PARK  
LOCATED IN THE SE 1/4 OF THE NE 1/4 AND  
THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.7N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, Gina Dillig Revocable Trust, owner, is hereby approved by the Town Board.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Ron Troy, Chairperson Dan Green, Town Clerk

## PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delafield, Gina Dillig Revocable Trust, owner, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Kevin Fitzgerald, Chairperson Dan Green, Town Clerk

## WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by chapter 236, Wis. Statutes, is hereby approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Dale R. Shaver, Director

## VILLAGE OF HARTLAND EXTRA-TERRITORIAL PLAN COMMISSION APPROVAL:

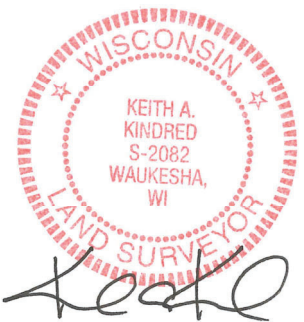
Approved by the Village of Hartland on this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Darlene Igl, Village Clerk Jeffrey Pfannerstill – Chairman

## VILLAGE OF HARTLAND EXTRA-TERRITORIAL VILLAGE BOARD APPROVAL:

Approved by the Village of Hartland on this \_\_\_\_\_ day of \_\_\_\_\_, 2020,

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Darlene Igl, Village Clerk Jeffrey Pfannerstill – Village President



DATED THIS 3RD DAY OF MARCH, 2020  
REVISED THIS 14TH DAY OF APRIL, 2020

## Plan Commission Report for May 28, 2020

### **Jeremy and Angela Hausmann Agenda Item No. 5 D.**

Applicant:	Jeremy and Angela Hausmann, owner, Keith Kindred, agent
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	County
Location:	W291 N2173 Elmhurst Drive

### **Report**

The purpose of the CSM is to combine two existing properties that were formerly combined for tax purposes. In order to make improvements on the parcel, the County and Town require that the properties be combined to remove a lot line currently runs through part of the boat house. The CSM has been reviewed for conformance to Town and State requirements and minor technical review comments have been provided to the surveyor.

### **Staff Recommendation:**

I recommend approval of the CSM subject to satisfaction of the following prior to execution of the document:

- Resolution of technical comments by the Town Engineer
- Resolution of comments from Waukesha County planning staff.

Tim Barbeau, Town Engineer  
May 19, 2020





# Waukesha County GIS Map



- Legend**
- Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K**
    - Lot
    - Outlot
    - Unit
  - SimultaneousConveyance**
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K**
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Road Centerlines\_2K**
  - Railroad\_2K**
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels**
  - Waterlines\_2K\_Labels**

0 52.16 Feet

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**Notes:**

Printed: 5/19/2020







# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 8 AND LOT 9 OF BLK A 75, ELMHURST ADDITION, LOCATED IN THE THE NE.  
1/4 OF THE NE. 1/4 OF SECTION 23, 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 8 and Lot 9 of Blk A 75 Elmhurst Addition, located in the Northeast 1/4 of the Northwest 1/4 Section 23, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of said Section 23; thence S89°07'50" W along the north line of Said Northeast ¼ a distance of 529.07 feet to a witness monument found; thence S43°35'07"W, 749.94 feet to the point of beginning of the hereinafter described lands; thence S38°02'00"W, 67.69 feet; thence N33°59'01"W, 213.04 feet; thence N35°38'15"E along a meander line 76.55 feet; thence S32°03'12"E, 218.90 feet to the point of beginning. Including those lands between the meander line and the ordinary high water mark

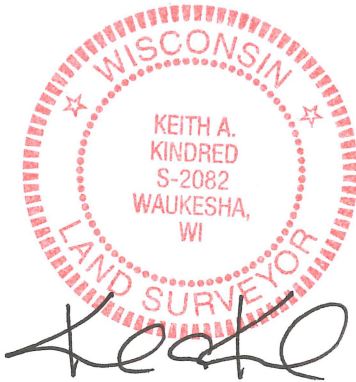
Said lands contain 14,608 Sq.Ft. or 0.34 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of the Jeremy J. Hausmann and Angela L Hausmann, owners 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 10th day of April, 2020.



Keith A Kindred, PLS 2082

04/10/2020



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 8 AND LOT 9 OF BLK A 75, ELMHURST ADDITION, LOCATED IN THE THE NE.  
1/4 OF THE NE. 1/4 OF SECTION 23, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY,  
WISCONSIN

## OWNER'S CERTIFICATE OF DEDICATION:

As owner, JJ Hausmann, 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

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 \_\_\_\_\_



04/10/2020



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 8 AND LOT 9 OF BLK A 75, ELMHURST ADDITION, LOCATED IN THE THE NE. 1/4 OF THE NE. 1/4 OF SECTION 23, 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.

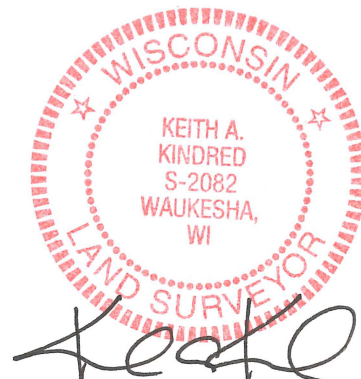
Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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 City of Pewaukee has waived their extraterritorial review of this Certified Survey Map.



04/10/2020



PHONE: 414.949.8962  
501 MAPLE AVENUE  
DELAFIELD, WI 53018-9351  
www.sehinc.com

## Plan Commission Report for May 28, 2020

### **Alan and Jean Hunley Agenda Item No. 5 E.**

Applicant:	Bob Michelini, agent
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map (CSM)
Zoning:	County
Location:	N21 W28651 Louis Avenue

### **Report**

The Hunley's are proposing to construct a garage on their property, which is made up of 4 individual properties. In order to address an encroachment, they have already recorded a quit claim deed to modify the southerly boundary of their land. The additional land has been incorporated into the proposed CSM. The CSM has been reviewed for conformance to Town and State requirements and minor technical review comments have been provided to the surveyor.

### **Staff Recommendation:**

I recommend approval of the CSM subject to satisfaction of the following prior to execution of the document:

- Resolution of technical comments by the Town Engineer
- Resolution of comments from Waukesha County planning staff.

Tim Barbeau, Town Engineer  
May 19, 2020





**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K**
  - Lot
  - Outlot
  - Unit
- SimultaneousConveyance**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
- Road Centerlines\_2K**
- Railroad\_2K**
- TaxParcel\_2K
- Waterbodies\_2K\_Labels**
- Waterlines\_2K\_Labels**



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**Notes:**

Printed: 5/19/2020



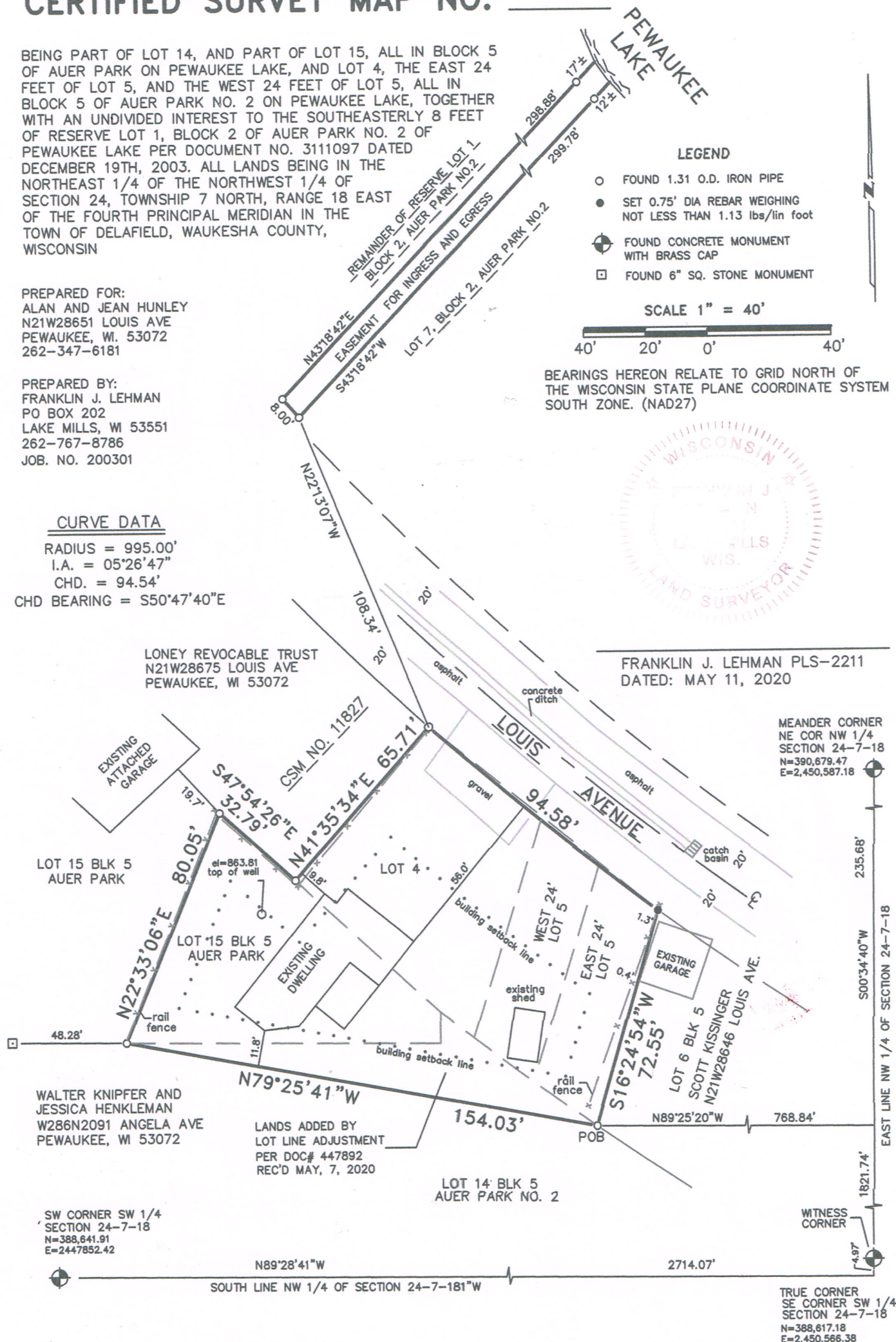
# CERTIFIED SURVEY MAP NO.

BEING PART OF LOT 14, AND PART OF LOT 15, ALL IN BLOCK 5 OF AUER PARK ON PEWAUKEE LAKE, AND LOT 4, THE EAST 24 FEET OF LOT 5, AND THE WEST 24 FEET OF LOT 5, ALL IN BLOCK 5 OF AUER PARK NO. 2 ON PEWAUKEE LAKE, TOGETHER WITH AN UNDIVIDED INTEREST TO THE SOUTHEASTERLY 8 FEET OF RESERVE LOT 1, BLOCK 2 OF AUER PARK NO. 2 OF PEWAUKEE LAKE PER DOCUMENT NO. 3111097 DATED DECEMBER 19TH, 2003. ALL LANDS BEING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

PREPARED FOR:  
ALAN AND JEAN HUNLEY  
N21W28651 LOUIS AVE  
PEWAUKEE, WI. 53072  
262-347-6181

PREPARED BY:  
FRANKLIN J. LEHMAN  
PO BOX 202  
LAKE MILLS, WI 53551  
262-767-8786  
JOB. NO. 200301

CURVE DATA  
RADIUS = 995.00'  
I.A. = 05°26'47"  
CHD. = 94.54'  
CHD BEARING = S50°47'40"E



- LEGEND**
- FOUND 1.31 O.D. IRON PIPE
  - SET 0.75' DIA REBAR WEIGHING NOT LESS THAN 1.13 lbs/lin foot
  - ⊕ FOUND CONCRETE MONUMENT WITH BRASS CAP
  - FOUND 6" SQ. STONE MONUMENT

SCALE 1" = 40'

BEARINGS HEREON RELATE TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE. (NAD27)



FRANKLIN J. LEHMAN PLS-2211  
DATED: MAY 11, 2020

MEANDER CORNER  
NE COR NW 1/4  
SECTION 24-7-18  
N=390,679.47  
E=2,450,587.18

LONEY REVOCABLE TRUST  
N21W28675 LOUIS AVE  
PEWAUKEE, WI 53072

LOT 15 BLK 5  
AUER PARK

WALTER KNIPFER AND  
JESSICA HENKLEMAN  
W286N2091 ANGELA AVE  
PEWAUKEE, WI 53072

LANDS ADDED BY  
LOT LINE ADJUSTMENT  
PER DOC# 447892  
REC'D MAY, 7, 2020

LOT 14 BLK 5  
AUER PARK NO. 2

LOT 6 BLK 5  
SCOTT KISSINGER  
N21W28646 LOUIS AVE.

EAST LINE NW 1/4 OF SECTION 24-7-18  
S00°34'40"W  
235.68'

SW CORNER SW 1/4  
SECTION 24-7-18  
N=388,641.91  
E=2447852.42

TRUE CORNER  
SE CORNER SW 1/4  
SECTION 24-7-18  
N=388,617.18  
E=2,450,566.38



**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING PART OF LOT 14 AND LOT 15 ALL IN BLOCK 5 OF AUER PARK ON PEWAUKEE LAKE, AND LOT 4, THE EAST 24 FEET OF LOT 5, THE WEST 24 FEET OF LOT 5 ALL IN BLOCK 5 OF AUER PARK NO.2 ON PEWAUKEE LAKE, TOGETHER WITH AN UNDIVIDED INTEREST TO THE SOUTHEASTERLY 8 FEET OF RESERVE LOT 1, BLOCK 2 OF AUER PARK NO. 2 OF PEWAUKEE LAKE PER DOCUMENT NO. 3111097 DATED DECEMBER 19TH, 2003. ALL LANDS BEING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE MEANDER CORNER FOR THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 18 EAST; THENCE SOUTH 00°34'40" WEST ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 235.68 FEET; THENCE NORTH 89°25'20" WEST, 768.84 FEET TO THE PLACE OF BEGINNING OF A PARCEL HEREIN—AFTER DESCRIBED; THENCE NORTH 79°25'41" WEST, 154.03 FEET; THENCE NORTH 22°33'06" EAST, 80.05 FEET; THENCE SOUTH 47°54'26" EAST, 32.79 FEET; THENCE NORTH 41°35'34" EAST, 65.71 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LOUIS AVENUE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 94.58 FEET, BEING THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 995.00 FEET, WHOSE INCLUDED ANGLE IS 05°26'47", AND WHOSE LONG CHORD BEARS SOUTH 50°47'40" EAST, 94.54 FEET; THENCE SOUTH 16°24'54" WEST, 72.55 FEET TO THE PLACE OF BEGINNING.

CONTAINING 13,156 SQUARE FEET OF LAND.

**SURVEYOR'S CERTIFICATE**

I, FRANKLIN J. LEHMAN, WISCONSIN PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, MAPPED, AND DIVIDED, BY THE DIRECTION OF ALAN AND JEAN HUNLEY, THE OWNER'S OF THE PROPERTY HEREON DESCRIBED. AND THAT THE MAP SHOWN HEREON IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES AND THE DIVISION AND COMBINATION THEREOF. AND THAT I HAVE FULLY COMPLIED WITH THE OWNER'S INSTRUCTIONS, CHAPTER 236.34 OF THE WISCONSIN STATUTES, THE DELAFIELD LAND DIVISION ORDINANCE, AND THE ORDINANCES OF WAUKESHA COUNTY IN DOING SO.

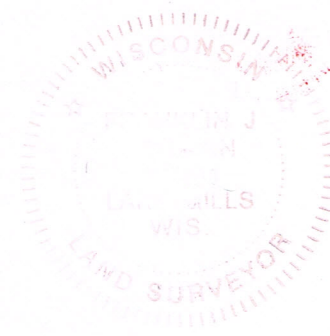
**OWNER'S CERTIFICATE**

WE AS OWNERS, HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: TOWN OF DELAFIELD PLAN COMMISSION, TOWN OF DELAFIELD TOWN BOARD, WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
ALAN HUNLEY

\_\_\_\_\_  
JEAN HUNLEY

**NOTARY PUBLIC**

STATE OF WISCONSIN }  
WAUKESHA COUNTY } SS

FRANKLIN J. LEHMAN PLS-2211  
DATED: MAY 11, 2020

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, THE AFOREMENTIONED NAMED ALAN HUNLEY AND JEAN HUNLEY BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.



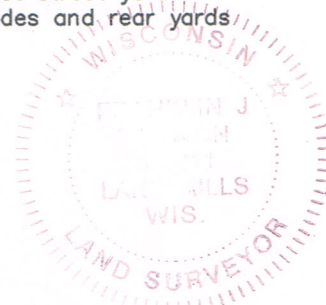
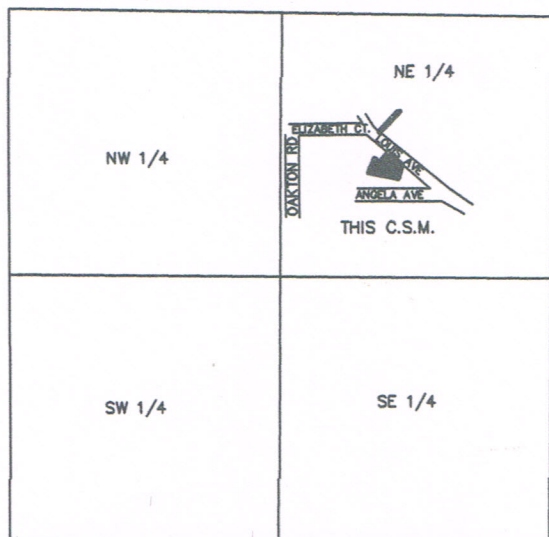
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING PART OF LOT 14 AND LOT 15 ALL IN BLOCK 5 OF AUER PARK ON PEWAUKEE LAKE, AND LOT 4, THE EAST 24 FEET OF LOT 5, THE WEST 24 FEET OF LOT 5 ALL IN BLOCK 5. OF AUER PARK NO.2 ON PEWAUKEE LAKE, TOGETHER WITH AN UNDIVIDED INTEREST TO THE SOUTHEASTERLY 8 FEET OF RESERVE LOT 1, BLOCK 2 OF AUER PARK NO. 2 OF PEWAUKEE LAKE PER DOCUMENT NO. 3111097 DATED DECEMBER 19TH, 2003. ALL LANDS BEING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 18 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

### NOTES:

- 1.) ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE
- 2.) THIS PROPERTY IS DESIGNATED ZONE "X" BY FEMA PER PANEL NO. 5513C0187G. BFE=854
- 3.) SUBJECT PROPERTY AND ALL ADJOINERS ARE SERVED BY MUNICIPAL SEWERS. THEREFORE NO SEPTIC SYSTEMS ARE SHOWN HEREON.
- 4.) LOT AREA IN IT'S ENTIRETY DOES NOT MEET MINIMUM REQUIREMENTS FOR R-2 ZONING AREA. (30,000 square feet minimum.)
- 5.) BUILDING SETBACK REQUIREMENTS ARE:
  - a.) 35 feet street yard
  - b.) 14' sides and rear yards

LOCATION SKETCH  
NW 1/4 OF SECTION 24-7-18



FRANKLIN J. LEHMAN PLS-2211  
DATED: MAY 11, 2020

## TOWN OF DELAFIELD PLANNING COMMISSION APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020

\_\_\_\_\_  
KEVIN FITZGERALD, CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DAN GREEN, TOWN CLERK

\_\_\_\_\_  
DATE

## TOWN OF DELAFIELD TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD AS OF THE \_\_\_\_ DAY OF \_\_\_\_\_ 2020

\_\_\_\_\_  
RONALD A. TROY, TOWN CHAIRMAN

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DAN GREEN, TOWN CLERK

\_\_\_\_\_  
DATE

## WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES IS HEREBY APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
DALE SHAVER, DIRECTOR.



A PERFECT ENVIRONMENT

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

Residential      Recreational      Responsible

To:            Town Board Members  
From:        Dan Green, Administrator  
Date:        May 28, 2020  
Subject:     Liquor Licenses and Bartender Licenses

Item: Approval of Liquor Licenses for “Class B” Liquor and Class “B” Beer establishments.

**Description:**

This year we have three renewals for liquor licenses; Pewaukee Yacht Club, Western Lakes Golf Club and BuckRub Outfitters. All the required paperwork and application fees have been submitted for all three facilities and all applicants returned their paperwork on time. All have been published in the Waukesha Freeman according to State Statutes and Waukesha County’s Health and Human Services Department have been notified of their applications. Each facility have also submitted Soda Beverage License applications.

**Recommendation:**

*Staff recommends approving the renewal of Alcohol Beverage “Class B” Liquor, Class “B” Beer and Soda Beverage Licenses to Pewaukee Yacht Club Inc., Western Lakes Golf Club and BuckRub Outfitters Ltd. for the licensing period of July 1, 2020 to June 30, 2021.*

**Item: Approval of New and Renewal Bartender Licenses**

The following individuals have submitted their application for a new bartender license for the licensing period of July 1, 2020 to June 30, 2022.

Anna Merten	Pewaukee Yacht Club
Madeline Warren	Pewaukee Yacht Club
Sierra Muth	Western Lakes Golf Club

The following individuals have submitted their application for renewal bartender licenses for the licensing period of July 1, 2020 to June 30, 2022

John Grignon	Pewaukee Yacht Club
Timothy Jaeger	Pewaukee Yacht Club
Hanah Naukkari	Pewaukee Yacht Club
Aaron Frank	Pewaukee Yacht Club
Briana Schnittke	Pewaukee Yacht Club
Joseph Moriarty	Western Lakes Golf Club
Michael Oechsner	Pewaukee Yacht Club
Justine Nordling-Wamser	Western Lakes Golf Club
Jennifer Bartolomeo	Western Lakes Golf Club

Julie Lazaris	Western Lakes Golf Club
Jadyn Zywicke	Western Lakes Golf Club
Jason Hoelz	Western Lakes Golf Club
Aleena Tjugum	Western Lakes Golf Club

**Recommendation:**

*Staff recommends approval of new operator licenses for the licensing period of July 1, 2020 to June 30, 2022 to Anna Merten, Madeline Warren and Sierra Muth.*

*Staff also recommends approval of renewal operator licenses for the licensing period of July 1, 2020 to June 30, 2022 to John Grignon, Timothy Jaeger, Hanah Naukkari, Aaron Frank, Briana Schnittke, Joseph Moriarty, Justine Nordling-Wamser, Jennifer Bartolomeo, Julie Lazaris, Jadyn Zywicke, Jason Hoelz, Aleena Tjugum and Michael Oechsner.*



## A PERFECT ENVIRONMENT

Residential      Recreational      Responsible

048  
**Chair**  
Ron Troy  
**Supervisors**  
Pete Van Horn  
Edward Kranick  
Christie Dionisopoulos  
Billy Cooley  
**Clerk/Treasurer**  
Dan Green

**To:** Town Board Members  
**From:** Dan Green, Administrator  
**Date:** May 28, 2020  
**Subject:** Trail Etiquette Signs

**Item:** Discussion and possible action to approve trail etiquette signs along the Cushing Park bike trail at HWY 18 and near Abitz Road.

### Description:

The Town has received complaints from residents regarding the etiquette of residents using the trail along Cushing Park Road. This trail is primarily used for walkers, joggers and bicyclists. The trail connects with the Bug Line Trail and the Ice Age Trail and most of trail is on State owned property. Staff is proposing a trail etiquette sign along the Town owned portion of the trail along Cushing Park Road reminding users of simple trail rules. Trail signs include the following:

- Motorized Vehicles Prohibited
- Pets must be leashed
- Remove pet waste from trail
- Be courteous to all trail users
- Stay on designated trails
- Announce intention to pass
- Keep right and pass on left
- Move off trail when stopped
- Bicyclists yield to walkers
- Dispose of trash properly

We propose that two signs be placed along Cushing Park Road; one near Abitz Road where the trail crosses Cushing Park and one where the trail crosses HWY 18. The trail signs are priced at \$180.00 for two signs. See the attached sign template.



# TRAIL ETIQUETTE

- **MOTORIZED VEHICLES PROHIBITED**
- **PETS MUST BE LEASHED**
- **REMOVE PET WASTE FROM TRAIL**
- **BE COURTEOUS TO ALL TRAIL USERS**
- **STAY ON DESIGNATED TRAILS**
- **ANNOUNCE INTENTION TO PASS**
- **KEEP RIGHT AND PASS ON LEFT**
- **MOVE OFF TRAIL WHEN STOPPED**
- **BICYCLISTS YIELD TO WALKERS**
- **DISPOSE OF TRASH PROPERLY**

**THANK YOU**

