



## A PERFECT ENVIRONMENT

Residential      Recreational      Responsible

**Chair**      001  
Ron Troy  
**Supervisors**  
Pete Van Horn  
Edward Kranick  
Christie Dionisopoulos  
Billy Cooley  
**Clerk/Treasurer**  
Dan Green

### TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, September 1, 2020, 6:30 p.m.

Town of Delafield Town Hall W302 N1254 Maple Avenue, Delafield, WI 53018

### AGENDA

Prior to the start of the regularly scheduled Plan Commission meeting, there will be a joint public hearing in front of the Town Board and Plan Commission at 6:30 p.m. to solicit public input on a request by James Horneck, S23 W33769 Morris Road, Oconomowoc, WI, for an amendment to his conditional use to allow a veterinary clinic at W314 N720 STH 83, Delafield, WI. The property is also known as Tax Key No. DELT 0829-998. The Plan Commission meeting will begin immediately following the conclusion of the public hearing.

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of August 4, 2020.
3. Communications (for discussion and possible action):
  - A. Request to terminate the Conditional Use Permit for Seaboard Restaurant located at N26 W30227 Maple Avenue.
4. Unfinished Business:
  - A. Rachael Ruggles and Zach Beaman, W302 N1694 Maple Ave., Re: Consideration and possible action on a request for a 5 foot tall fence to be located in the front yard of the property at W302 N1694 Maple Ave. (tabled August 4, 2020)
5. New Business:
  - A. William McNamara, W291 N2212 Elmhurst Dr., Re: Consideration and possible action on a request for a 6-foot-tall fence to be located on a vacant parcel of land at W291 N2212 Elmhurst Drive.
  - B. Scott Flaughner, 385 Kennedy Ct E. Colgate, WI, Re: Consideration and possible action on a request to approve Site plan, Grading/drainage plan, Landscaping, Lighting and Architectural plans, and Plan of Operation for a self-storage facility to be located on lands at the northwest corner of Cushing Park Road and STH 18.
  - C. James Horneck, S23 W33769 Morris Road, Oconomowoc, WI, Re: Consideration and possible action on an amendment to his conditional use permit to allow a veterinary clinic at W314 N720 STH 83, Delafield, WI.
6. Discussion: None
7. Announcements and Planning Items: Next meeting date to be October 6, 2020.
8. Adjournment

### 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 members of and possible 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  
PLAN COMMISSION MEETING  
TUESDAY, AUGUST 4, 2020, 6:30 P.M.**

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

Chairman Fitzgerald called the meeting to order at 6:30 p.m., and led all in the Pledge of Allegiance.

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

Also present: Administrator-Clerk/Treasurer Dan Green.

**Second order of business:** Approval of the minutes of July 7, 2020.

*Motion made by Supervisor Frank to approve the July 7, 2020 Plan Commission minutes. Seconded by Commissioner Diderrich. Motion carried unanimously.*

**Third order of business:** Communications (for discussion and possible action):

- A. Request to terminate the Conditional Use Permit for Kim's Lakeside located at W303N2582 Maple Avenue.

Administrator Green informed the Plan Commission that a document was drafted by the Town Attorney for the landowner to sign that terminates the Conditional Use Permit for Kim's Lakeside. This document will be recorded with the Waukesha County Register of Deeds.

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

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

*Motion by Supervisor Kranick to take item 5-G out of order. Seconded by Chairman Troy. Motion passed unanimously.*

- A. Rachael Ruggles and Zach Beaman, W302 N1694 Maple Ave., Re: Consideration and possible action on a request for a 5-foot-tall fence to be located in the front yard of the property at W302 N1694 Maple Ave.

*Motion by Chairman Troy to table "Rachael Ruggles and Zach Beaman, W302 N1694 Maple Ave., Re: Consideration and possible action on a request for a 5-foot-tall fence to be located in the front yard of the property at W302 N1694 Maple Ave." to the next meeting. Seconded by Commissioner Frank. Motion carried unanimously.*

- B. Tom and Christina Korkos, 1620 Highland Drive, Elm Grove, WI, Re: Consideration and possible action on their request for a driveway slope variance for their proposed home at W285 N3178 Lakeside Road

Mike Kaerek explained the slope of the proposed driveway is a 24% angle with a landing area of about 20 feet. He explained there is no other place for the driveway to go. Commissioner Dickenson expressed concern about emergency vehicles on such a slope. The Commission agreed the applicant did not have a choice given where the road and the home were located. The Commission discussed the possibility of the applicant putting in a heated driveway and stairs going down to the property. Mr. Kaerek stated the applicant was considering both a heated driveway and stairs but could not speak to if he had decided to do so.

*Motion by Commissioner Frank to approve a driveway slope variance for the proposed home at W285 N3178 Lakeside Road with a recommendation the owners install steps to the home and a heated driveway. Seconded by Commissioner Dickenson. Motion passed unanimously.*

C. Andre Deriaz, W291 N2173 Elmhurst Drive, Re: Consideration and possible action on a request to allow three (3) existing accessory buildings to remain on his property located at W291 N2173 Elmhurst Dr.

Andre Deriaz explained he was trying to get his CSM updated to get rid of interior lot lines. He explained the County would not move forward with the zoning permit until the Town Plan Commission granted a waiver to allow three accessory building to be kept on the property. He explained the shed near the lake is used to house yard and lake equipment. He explained the property has been neglected for several years and was vacant for two years. He is trying to fully restore the home. Chairman Troy asked how much of a hardship it would be to lose the shed. The applicant explained it would be difficult as the garage is only a 1.5 car garage. Supervisor Kranick asked what is being stored in the shed in which the applicant stated a push lawnmower, weed trimmer and other yard tools. Chairman Troy asked if there would be a day in the future that the owner could get rid of the shed and Mr. Frank followed with asking if the owner was planning to restore all the structures on the property. Mr. Deriaz explained he is more solely focused on the house at this point but would potentially like to work on the rest of the structures. Chairman Troy asked if the neighbor to the east was aware of the CSM. Mr. Deriaz stated he was not but that he has liked the improvements done on the home so far. Supervisor Kranick expressed concern that this would be the time to require some of the old properties to come into compliance with the zoning code.

Motion by Commissioner Frank to approve the request to allow three existing accessory buildings to remain on the property located at W291 N2173 Elmhurst Drive. Seconded by Commissioner Dietrich. Motion carried 5-1 with Supervisor Kranick opposing.

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

**Seventh Order of Business:** Announcements and Planning Items: Next meeting date to be September 1, 2020.

**Eighth Order of Business:** Adjournment

*Motion by Chairman Troy to adjourn the August 4, 2020 Plan Commission meeting at 6:56 p.m. Seconded by Supervisor Kranick. Motion passed unanimously.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer

Minutes approved on:

## Plan Commission Report for August 4, 2020

### **Rachael Ruggles/Zach Beaman Agenda Item No. 5 A.**

Applicant:	Rachael Ruggles/Zach Beaman
Project:	Fence at residence
Requested Action:	Approval of fence greater than 3 feet in the front yard
Zoning:	R-1A Residential
Location:	W302 N1694 Maple Avenue

### **Report**

The applicants lives on the easterly side of Maple Avenue, the house being about 50 feet from the Maple Avenue pavement. They are requesting to install a 5 foot high wood fence from the closest corner of their house to Maple Avenue, towards Maple Avenue and along the right-of-way line for approximately 85 feet and then easterly and northerly to connect with their existing garage. That portion of the fence located southwesterly of the house would be considered in the front yard of the property. Town Code section 17.06 4.B.4. states that “any such structure greater than three feet in height located between the road right-of-way and the nearest portion or projection of the principal structure measured from the right of way line, extended to the side lot lines may be permitted with the approval of the Plan Commission.”

They have indicated in their application that they are planning to plant trees along the fence so that it would be more aesthetically pleasing. It will also allow the fence to be somewhat obscured.

The application also indicates that the fenced in area id for their dogs to play safely.

### **Staff Recommendation:**

When this code was put in place, I recall that the concern that the Plan Commission and Town Board was that they did not want to have high fences in the front yard giving properties a “prison like” look. Recent exceptions that were granted were for fences primarily along a side lot line or substantially off the roadway.

The code does not provide criteria by which the Plan Commission can evaluate when to approve an exception; therefore, it is up to the desires of the Plan Commission to determine if this request has merit. Due to the location of the house and yard in relationship to Maple Avenue, I understand the need for a fence; however, they have not provided a compelling reason as to why the fence has to be 5 feet rather than the allowable three feet.

Tim Barbeau, Town Engineer  
July 28, 2020

D...

13.17

0808 998

6648

113.09

0808 998



TOWN OF DELAFIELD  
APPLICATION FOR PLAN COMMISSION AGENDA

<b>1. Owner</b>		<b>Applicant or Owner's Agent</b>	
Name	<u>WILLIAM MC NAMARA</u>	Name	_____
Address	<u>W290 N2212 ELMHURST</u> <small>(street)</small>	Company	_____
	<u>PEWAUKEE, WI 53072</u>	Address	_____
	<small>(city) (state) (zip code)</small>		<small>(street) (city) (state) (zip code)</small>
Telephone: office	_____	Telephone: office	_____
fax	_____	fax	_____
E-mail address:	<u>Mobile 262-570-3745</u> <u>WMCNAMARA@GERSER</u> <u>*COM</u>	E-mail address:	_____

2. **Type of Proposal:** (check all that apply)

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Plan         | <input type="checkbox"/> Preliminary Plat      | <input type="checkbox"/> Zoning Amendment                 |
| <input type="checkbox"/> Site Grading Plan | <input type="checkbox"/> Final Plat            | <input type="checkbox"/> Conditional Use                  |
| <input type="checkbox"/> Lighting Plan     | <input type="checkbox"/> Certified Survey Map  | <input type="checkbox"/> Lot Grading                      |
| <input type="checkbox"/> Landscaping Plan  | <input type="checkbox"/> Developer's Agreement | <input type="checkbox"/> Plan of Operation                |
| <input type="checkbox"/> Signage           | <input type="checkbox"/> Home Occupation       | <input type="checkbox"/> Planned Unit of Development      |
| <input type="checkbox"/> Lot Allocation    | <input type="checkbox"/> Land Split            | <input checked="" type="checkbox"/> Other (explain below) |

*applying for a 6' fence - dog run - keep clear*

3. **Nature of Development Proposal:** (Attach additional sheets as necessary.)

Tax Key No:  
Location of Development  
Present Zoning  
Proposed Zoning

809034 / 809023-

\_\_\_\_\_  
Present Use  
\_\_\_\_\_  
Proposed Use

Description of Proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. **Action Requested:**
- Approval of items marked
- Discussion (no formal action by the Plan Commission)

**TOWN OF DELAFIELD**

**PROFESSIONAL STAFF FEES CHARGEBACK ACKNOWLEDGEMENT**

**PLEASE BE ADVISED**

That pursuant to the Town of Delafield Code of Ordinances, the Town of Delafield Town Board has determined that whenever the services of the Town Attorney, Town Engineer or any of the other Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Clerk shall charge that service and the fees incurred by the Town to the owner of the property. Also be advised that pursuant to the Town of Delafield Code of Ordinances certain other fees, costs and charges are the responsibility of the property owner.

\*\*\*\*\*

I, the undersigned, have been advised that, pursuant to the Town of Delafield Code of Ordinances, if the Town Attorney, Town Engineer or any other Town professional provides services to the Town as a result of my activities, whether at my request or at the request of the Town, I shall be responsible for the fees incurred by the Town. Also, I have been advised that pursuant to the Town of Delafield Code of Ordinances, certain other fees, costs and charges are my responsibility.

  
Signature of Owner

8/12/20  
Date

WILLIAM MCNAMARA  
Owner's name (please print)

Form received by: \_\_\_\_\_

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



<b>Project Location (Building Address)</b> W291 N2202 Elmhurst Drive, Delafield, WI 53072	<b>TOWN OF DELAFIELD                  ZONING PERMIT                  CHECK LIST</b>	Permit No.  Tax Key No. <b>DELT 0809023</b>
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<b>Owner's Name (print)</b> William M. McNamara, trustee of McNamara Family Trust	<b>Mailing Address</b> W291 N2212 Elmhurst Drive, Delafield, WI 53072	<b>Phone No.</b> 262-510-3745	<b>Email</b> wmcnamar@Derse.com
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<b>Contractor</b>	<b>Mailing Address</b>	<b>Phone No.</b>	<b>Email</b>
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<b>Surveyor/Landscape Architect</b>	<b>Mailing Address</b>	<b>Phone No.</b>	<b>Email</b>
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<b>PROJECT INFORMATION</b>	<b>Subdivision Name</b> Elmhurst Addition	<b>Lot No.</b> 1	<b>Block No.</b> B								
<b>Zoning District</b> R-3	<b>Lot Area</b> 49,264 Sq. Ft.	<b>Offsets/ Setbacks</b>	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:25%;"><b>Front</b></td> <td style="width:25%;"><b>Rear</b></td> <td style="width:25%;"><b>Left</b></td> <td style="width:25%;"><b>Right</b></td> </tr> <tr> <td style="text-align: center;">Ft.</td> <td style="text-align: center;">Ft.</td> <td style="text-align: center;">Ft.</td> <td style="text-align: center;">Ft.</td> </tr> </table>	<b>Front</b>	<b>Rear</b>	<b>Left</b>	<b>Right</b>	Ft.	Ft.	Ft.	Ft.
<b>Front</b>	<b>Rear</b>	<b>Left</b>	<b>Right</b>								
Ft.	Ft.	Ft.	Ft.								

<b>1. PROJECT</b>  <input type="checkbox"/> New Home <input type="checkbox"/> Pool <input type="checkbox"/> Addition <input type="checkbox"/> Landscape <input type="checkbox"/> Patio/Deck <input type="checkbox"/> Shed <input checked="" type="checkbox"/> Other: Fence - black aluminum	<b>2. AREA INFORMATION</b>  Living Area _____ Sq. Ft. Garage _____ Sq. Ft. Shed _____ Sq. Ft. Other _____ Sq. Ft.	<b>3. TYPE</b>  <input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Two Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Non-Conforming
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<b>4. MISC. INFORMATION</b>  Height (to eave) _____ Ft. Height (overall) _____ 6 Ft. Lot Width _____ Ft. Shoreland Setback _____ Ft.	<b>5. SEWAGE DISPOSAL</b>  <input checked="" type="checkbox"/> Public Sewer <input type="checkbox"/> Septic (conventional) <input type="checkbox"/> Septic (mound) <input type="checkbox"/> Holding Tank
Wetland Setback _____ Ft. Accessory Structures _____ EA Open Space _____ % Subdivision Restrictions _____	

The applicant agrees to comply with the Town of Delafield Ordinances and with the conditions of this permit; understands that the issuance of the permit created no legal liability, express or implied, of the Department, Municipality, Agency or Inspector; and certifies that all the above information is accurate.

SIGNATURE OF APPLICANT: *William M. McNamara*      DATE: 8/12/20

<b>OFFICE USE ONLY</b>																					
<b>OPEN SPACE CALCULATION</b>  <table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">House _____ Sf</td> <td style="width:50%;">Required O S Area _____ %</td> </tr> <tr> <td>Garage _____ Sf</td> <td>Required O.S. Area _____ Sf.</td> </tr> <tr> <td>Driveway _____ Sf</td> <td>Lot Area _____ Sf.</td> </tr> <tr> <td>Patio _____ Sf</td> <td>Hard Surfaces _____ Sf.</td> </tr> <tr> <td>Deck _____ Sf</td> <td>Open Space Area _____ Sf.</td> </tr> <tr> <td>Pool _____ Sf</td> <td>Open Space _____ %</td> </tr> <tr> <td>Sidewalks _____ Sf</td> <td></td> </tr> <tr> <td>Access. Bldgs. _____ Sf</td> <td></td> </tr> <tr> <td>Other _____ Sf</td> <td></td> </tr> <tr> <td><b>Total</b> _____ Sf</td> <td></td> </tr> </table>	House _____ Sf	Required O S Area _____ %	Garage _____ Sf	Required O.S. Area _____ Sf.	Driveway _____ Sf	Lot Area _____ Sf.	Patio _____ Sf	Hard Surfaces _____ Sf.	Deck _____ Sf	Open Space Area _____ Sf.	Pool _____ Sf	Open Space _____ %	Sidewalks _____ Sf		Access. Bldgs. _____ Sf		Other _____ Sf		<b>Total</b> _____ Sf		<b>Permit Issued By Municipal Agent</b>  Name: _____ Date: _____  <b>Conditions:</b> 1. This permit is issued pursuant to the attached conditions. Failure to comply with any of the attached conditions may result in suspension or revocation of this permit or other penalty. Owner/builder is solely responsible for compliance with all applicable State, Local, Building, and Zoning codes. 2. Permit expires one year from the date issued. 3. Work shall be performed between the following times:  7:00AM – 8:00PM Monday-Friday 7:00AM – 5:00PM Saturday 8:00AM – 5:00PM Sunday
House _____ Sf	Required O S Area _____ %																				
Garage _____ Sf	Required O.S. Area _____ Sf.																				
Driveway _____ Sf	Lot Area _____ Sf.																				
Patio _____ Sf	Hard Surfaces _____ Sf.																				
Deck _____ Sf	Open Space Area _____ Sf.																				
Pool _____ Sf	Open Space _____ %																				
Sidewalks _____ Sf																					
Access. Bldgs. _____ Sf																					
Other _____ Sf																					
<b>Total</b> _____ Sf																					
<b>FEES</b>  Review Fee _____ Zoning permit Fee _____  Total _____																					

Distribution:     Owner     Zoning Administrator     Building Inspector     Assessor

# PLAT OF SURVEY

Page 1

ALL that part of the Northwest 1/4 of Section 23, Town 7 North, Range 18 East, in the Town of Chickadee, Washburn County, Wisconsin, bounded and described as follows, to-wit: Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

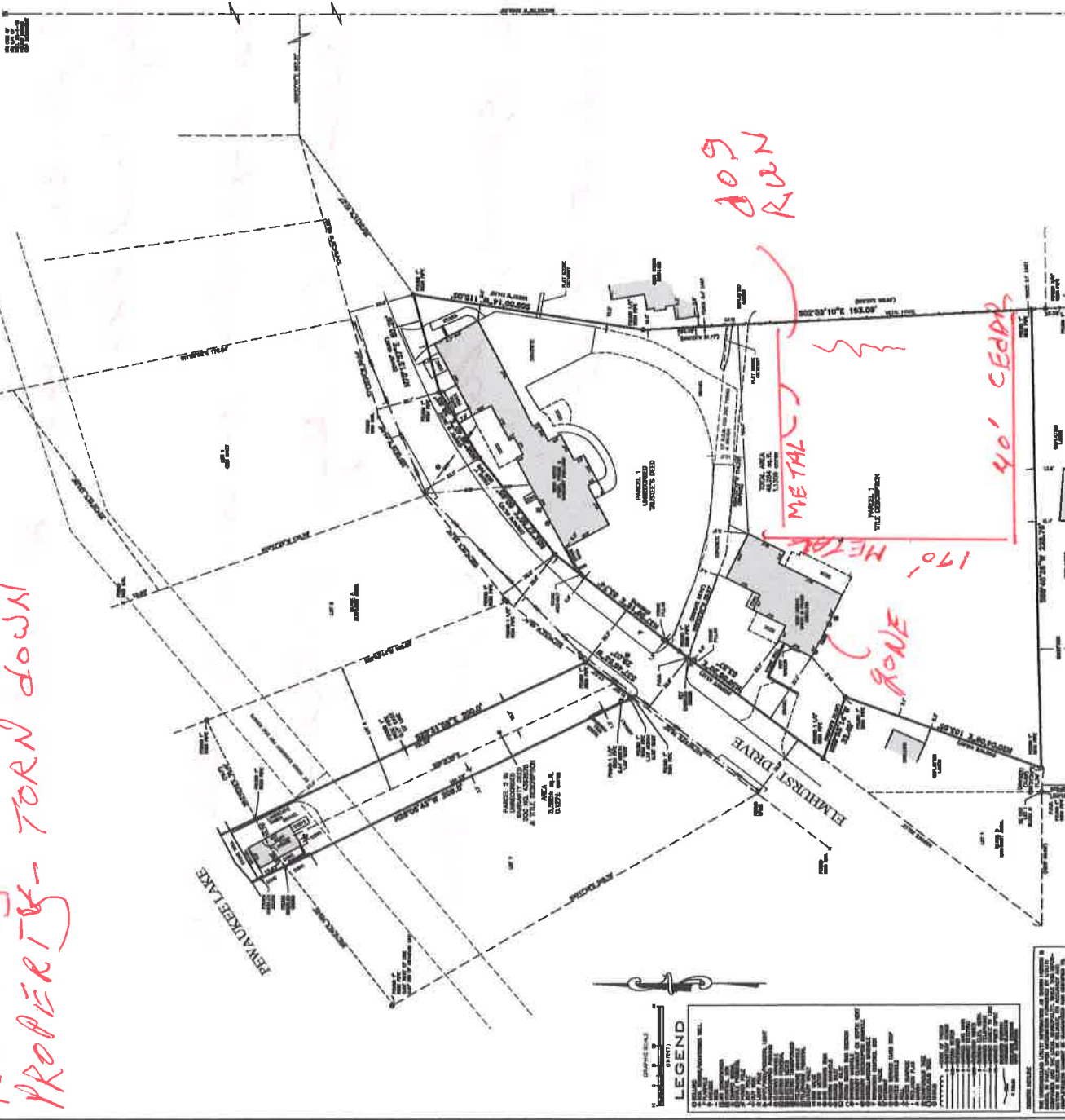
Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...



NOTE: Block 97, Emerald Addition as Platted in Volume 8 of Chas. J. ...

STATE OF WISCONSIN  
COUNTY OF WASHINGTON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
**JOHN J. GARDO**  
PROFESSIONAL LAND SURVEYOR LICENSE NO. 1300  
*John J. Gardo*

40' CEDAR FENCE 6' HIGH  
170' BL. METAL FENCE 6' HIGH

NO Bldg EXISTS ON  
PROPERTY - TORN DOWN

METAL 170' METAL 190' METAL 40' CEDAR

raSmith  
CONSTRUCTION MANAGEMENT

10242 W. Encinitas Blvd.  
Brookfield, WI 53005-5018  
(262) 781-1100

# A-1 FENCE CO., INC.



740 N. Dekora Woods Boulevard, Saukville WI 53080  
262-251-6766 • FAX 262-268-8024 • www.a1-fence.com

Proposal No. \_\_\_\_\_

Date: 8-7-20

We propose to provide all necessary materials and labor to construct a fence according to the sketch, specifications and guarantee presented below, on the purchaser's property located at.

Address: W 291 N 2212 Elmhurst  
Name: Bill McNamara  
City: Dela Field  
Telephone: 2) 510-3749

Fence Height <u>6'</u>	Gate Style A) Arch up B) Arch Down C) <u>Straight</u>	Post Style Diamond Dado  Arrowhead 
Post Size <u>4x4 / 2 1/2 x 2 1/2</u>	Gate Post Size <u>2 1/2</u>	

## RESPONSIBILITY OF THE CUSTOMER

1. Obtain permit
2. Provide a survey of the property.
3. Provide a place for the dirt from post holes dug.
4. If there is an existing fence to be taken down, the CUSTOMER must make arrangements for its disposal.
5. \$100 deposit with signature. Non refundable after 3 days.
6. Full payment is due upon completion of work.

### CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement in person or in writing, by notifying the seller by 5 PM of the third business day after you signed this proposal. And, if you wish, you may write "I hereby cancel" across the face of this page as written notice.

### GUARANTEE

Seller agrees to correct any defect in workmanship or materials at no cost to the buyer for the following period of time:

Installed Fencing: 5 yr  
Installed Gate: 1 yr

### UNDERGROUND CABLES:

Telephone \_\_\_\_\_ Electric \_\_\_\_\_

A-1 Fence Co. assumes no responsibility for damage to any buried electric or plumbing service not installed by a public utility.

Salesman: [Signature]

"The sting of poor quality outlives the joy of low price."

A-1 Fence Co is not liable for disturbance or necessary changes of landscaping, nor are they liable for damage to existing surfaces such as concrete, brick, etc. due to installation or work performed. Checking of post are not warranted as that is the nature of the wood. Painting any part of the fence will void warranty.

**PURCHASER AGREES TO PAY BALANCE DUE UPON COMPLETION OF WORK**

Style of Fence  
Lat. Top  
& Aluminum

Accepted by: \_\_\_\_\_

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

Total footage: \_\_\_\_\_

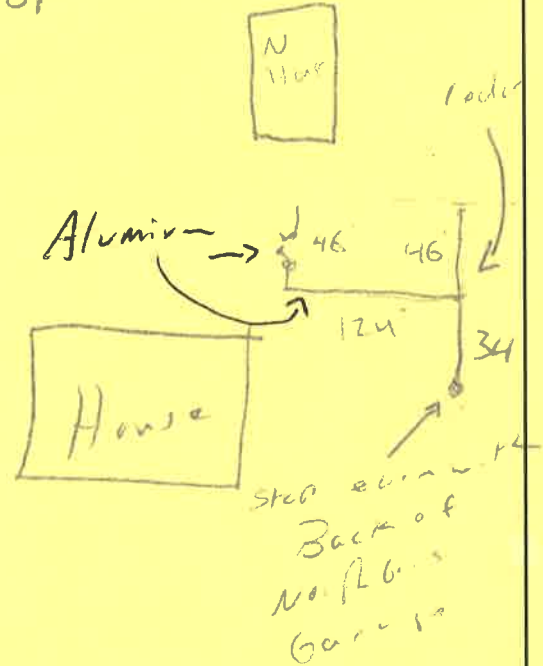
TOTAL PRICE: \_\_\_\_\_

Credit Card Payment will be subject to a 2.5% surcharge.

### SKETCH

170' - 6" H Alum.  
Style 1230 - 1 Double gate

80' = cedar  
Lat. Top

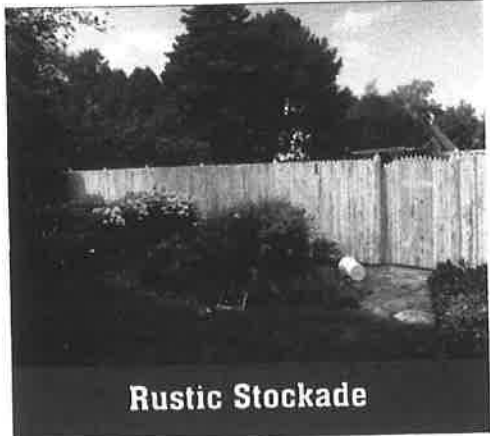


### Installation Notes

Lead Installer: \_\_\_\_\_

Lead Nail Up: \_\_\_\_\_

# Privacy Fences



Rustic Stockade



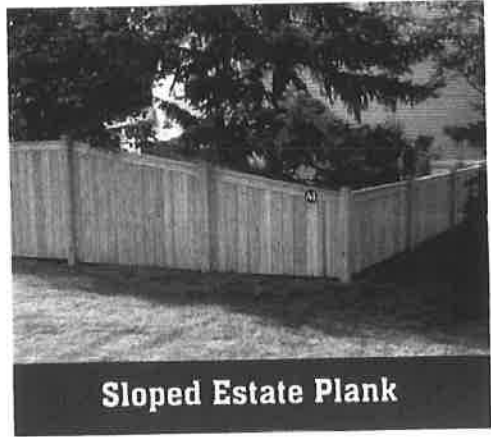
Square Lattice



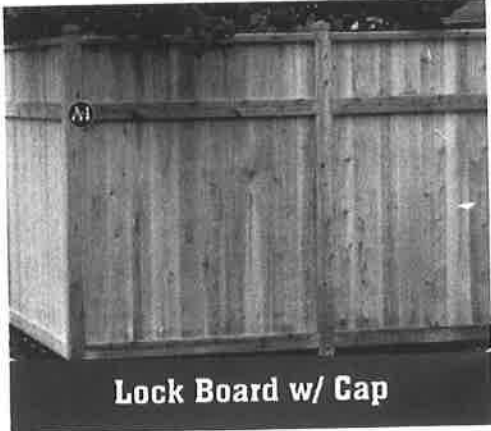
Lattice Top



2 x 2 Top



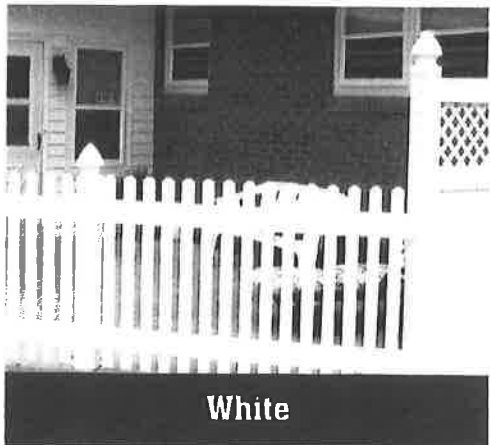
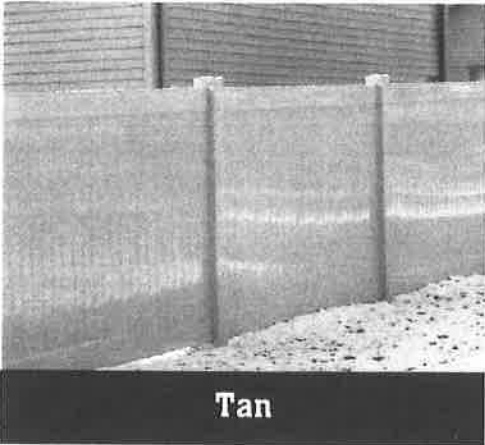
Sloped Estate Plank



Lock Board w/ Cap

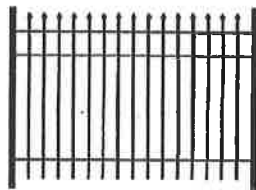
*Cedar fence*

# Poly Vinyl Fences



# Aluminum Ornamental Fences

AVAILABLE IN: **Black Fine Texture, Bronze Fine Texture, Evergreen, Gloss Beige, Gloss White and Gloss Gold.**



*Metal fence*



## Plan Commission Report for September 1, 2020

### **William McNamara Fence Installation Agenda Item No. 5 A.**

Applicant:	William McNamara, owner
Project:	Fence Installation
Requested Action:	Approval of installation of a 6 foot fence on a vacant parcel of land
Zoning:	R-3 Residential (Waukesha County)
Location:	W291 N2212 Elmhurst Dr. DELT 0809-034/809-023

### **Report**

Mr. McNamara submitted a fence permit to the building inspector to install a six foot high fence on the property noted above. The property is vacant. The Town code related to fences states that fences greater than 3 feet in height are only allowed behind the face of the house on a property. Since there is no house on this property, staff determined that the Plan Commission should provide input on the approval. The plans show the area to be near the back of the property; however, the plan is not properly scaled, so we cannot tell you where exactly the fence will be located. The fence will be metal on three sides and a cedar fence with lattice top along the south property line.

### **Staff Recommendation:**

No recommendation at this time. Seeking input from the Plan Commission.

Tim Barbeau, Town Engineer  
August 26, 2020

## Plan Commission Report for September 1, 2020

### **Lake Country Mini-storage Agenda Item No. 5 B.**

Applicant:	Scott Flaughner, owner
Project:	Lake Country Mini-storage
Requested Action:	Approval of site, grading/drainage, landscaping, lighting, architectural plans, plan of operation and signage
Zoning:	M-1 Industrial
Location:	DELT 0842-999-003 Northwest corner of the intersection of Cushing Park Road and USH 18

### **Report**

#### Site plan (Sheet C100)

Proposed buildings meet the setback (100') and the side yard offset (50'). Access to the site will be via an existing driveway off of USH 18 that is shared with Veteran's Electric. Vehicles will access the self-storage facility using a 30 foot opening off of the driveway. Truck and trailer vehicles will access the site adjacent to and west of the parking area for Veteran's Electric further to the north. Aisles along the east and west extent of the self-storage facility will be 25 feet wide. Aisles between buildings will be 30 feet. Mr. Flaughner is proposing the following buildings:

1 – 25' x 100'	1 – 40' x 220'
1 – 25' x 120'	1 – 40' x 200'
1 – 50' x 100'	1 – 40' x 180'
3 – 50' x 120'	1 – 40' x 160'
2 – 40' x 280'	1 – 60' x 100'
1 – 40' x 260'	1 – 50' x 60'
1 – 40' x 240'	

Total of 440 units (per the plan of operation).

Three-foot high berms are proposed on the east, south and west side of the paved areas. The green space buffer between the westerly paved area and the lot line is 25 feet. An access connection to the adjacent driveway (to Meyer's Electric) is noted on the plans as "Fire Truck Access" and is 40 feet wide. The plans indicate that a WB-40 truck (a small semi-truck and trailer) can make the turns around the corners of the paved aisles. That should also accommodate fire and emergency vehicles.

#### Grading/Drainage (Sheet C200)/Storm Sewer System Plan (Sheet C300)

Existing topography on the site includes a few high points on the southern half of the site, with some shallow kettles in between. The northerly half of the site is relatively flat. All aisles will be paved and the storm water will be flow to a storm sewer system located in the easterly and

westerly drive aisles. All storm water is discharged into the storm water bio-infiltration pond located in the northwesterly portion of the site. My understanding is that the storm water management plan has been approved by Waukesha County Environmental Department; however, I have no documentation of that approval. Overflows from the pond will discharge into the Scuppernong Creek. The building grades at the southern end on the project are proposed to be set at 916.5, which is slightly higher than the centerline of USH 18. Grades gradually drop to the north, where the northernmost building is at elevation 913.0. The grade of Veteran's Electric (under construction) is 914.5. Erosion controls on the site includes silt fence around the south, west and portions of the east sides of the site and inlet protection for all the storm sewer inlets being placed in the site. The storm sewer on site will be private and has been approved by the Wisconsin Department of safety and Professional Services.

#### Lighting Plan

Lighting on the site will consist of cut-off type LED wall packs that will be placed at locations shown on the electrical plan, above garage doors. The dispersion plan indicates that light from the proposed wall packs will have 0 foot-candles at the property lines or at the westerly edge of the access driveway to the site.

#### Landscape Plan

The grading plan and the landscape plan indicates that they will be placing 3-foot high berms along the southerly and westerly edges of the self-storage facility. They are proposing to install up to 75 pine/spruce trees (no size listed) along the westerly boundary of the site starting north of the second row of buildings. That would equate to approximately 1 every 11.5 feet. The south edge of the development will contain 5 crabapple/maple trees and the easterly edge will contain 13 maple, pear or crabapple trees. All trees are shown to be 2-4" caliper (no initial height). No plantings are shown in the southwest corner of the site. Between the trees on the south and east sides of the site, they are proposing ornamental grasses (150) and perennial plants (50). Grass on the berms will be prairie grass – Native Wisconsin Mix.

#### Architectural

The ends of the buildings will contain a 37-inch high stone base and LP Smart Siding. The ends will include a small decorative truss near the peak, which matches the design for the Veteran's Electric building. According to the elevations that were submitted, the sides of the building that are facing USH 18 will just include the LP Smart Siding. The roof material will be metal and will match the color and style of the Veteran's Electric building. Doors for the self-storage units will be roll-up type. Mr. Flaughner will provide a material sample board at the meeting.

#### Plan of Operation

The plan is to build the storage units for the storage of water sports and other recreational items like RV's, and off-road vehicles. The units would be accessible 7 days a week 7 am to 9 pm. There will be no outside storage. The owner does not anticipate any noise, odor or smoke arising from this operation. No security or security fence is included on this site. Traffic generation is expected to be sporadic.

#### Signage

Mr. Flaughner is proposing 2 signs. One will be an engraved stone to be located amongst the landscaping at the southeast corner of the site. The size of the sign is noted in the plan of operation is 5' x 6' (30 s.f.). No indication of "Town of Delafield" on the sign. The second sign is shown on an undated drawing that also shows entrances off the end of a building (no building defined on which it will be located). The size of that sign is proposed to be 30 s.f.



## **Staff Recommendation:**

Permitted uses in the M-1 district includes Industrial and commercial operations, the character of which complements the surrounding area and which are not for any reason detrimental thereto. The Plan Commission must consider his proposal in light of whether the use meets this criteria.

The chart below shows that the proposed development meets all zoning requirements of the M-1 district.

<b>Code</b>	<b>Requirement</b>	<b>Proposed</b>
Building location	100 foot setback	100 feet
	50 foot offset	50 feet
Base height	30 feet	16.2 (40 foot wide building)
Lot size	3 acres	21.70 acres
Lot width	200 feet	1180 feet
Open Space	65%	65.3%

Additional Regulations listed in the M-1 district and my comments are as follows:

- (1) Building exteriors must be of an attractive material or must be faced with an attractive material such as face brick, natural stone, wood or other substantial materials as approved by the Plan Commission. *Mr. Flaughner is using a 37-inch high brick prep along the lower sections of all the ends and LP Smart siding for the walls of the southerly buildings that face USH 18, and the ends of all buildings. He is also adding decorative trusses on the ends of all buildings.*
- (2) The exterior of all structures, fences, planting screens, etc., shall be kept in good condition at all times by painting, trimming or other acceptable maintenance procedures. Subsequent additions or changes in the building and grounds shall conform to or enhance the original construction and be consistent therewith. *Condition of the approval.*
- (3) All appurtenances placed on the roof of any structure such as air conditioning units shall be housed in a penthouse or otherwise screened from view. Plans show *no appurtenances proposed for the roof. Buildings will not be heated.*
- (4) All materials and all vehicles (other than employee and visitor parking), when not in use shall be stored inside except where it is demonstrated that such storage can be adequately shielded from view by planting screen or decorative fencing. In no event shall such storage be permitted within the base setback area. *The Plan of operation states that there will be no outside storage.*
- (5) All parking lots and driveways shall be hard surfaced. *The site development plans indicate that the drive aisles will be paved.*
- (6) Parking lots shall be shielded from adjoining properties by planting screen or decorative fencing and shall not be permitted within the base setback area. *There are no parking lots proposed for the self-storage development site.*
- (7) All lands not used for buildings, parking lots, driveways, etc., shall be landscaped and kept in good appearance at all times, including required watering of lawns and shrubbery. *Berms and plantings are being proposed for the east, south and west side of the self-storage site. Based on the number of plantings and proposed size, I do not anticipate that the landscaping will screen or break up the view of the buildings to a large degree.*
- (8) The site and operational plans shall include design features necessary to ensure that traffic generated by the operation, especially that involving heavy trucks, does not have an adverse effect on existing or planned roads and traffic movement considering especially adequacy, safety

and efficiency. *The anticipated use of the facility will be sporadic, with likely no times of substantial traffic that can be identified. Access to the site can take place in two locations off the access drive to the Veteran's Electrical site. They are proposing an emergency access to the driveway to the west (Meyer's Electric private driveway).*

- (9) The operation plan submitted for Plan Commission approval shall specify and quantitatively describe any noise, vibration, dust, gas, smoke, toxic matter and odors produced by the operation and plans for containing or abating such nuisance. *Information/evidence has been requested from the property owner for presentation at the meeting...*
- (10) The planned hours of operation and nighttime lighting plans shall be included in the plan of operation submitted for Plan Commission approval. *Hours of operation at 7 am to 9 pm daily, as stated in the plan of operation.*

#### Site plan:

The plan of operation indicates that the units will be used for storage of watersports and other recreational items. The site plan indicates 30 feet between buildings. Based on my review of a similar site in the Town of Genesee, and discussion with a former boat owner, it may be quite difficult to back a boat into the units due to the limited space. The spacing between buildings is adequate for emergency access and passing vehicles; however, operationally, I wanted to provide my thoughts on limitations to the use as proposed. Otherwise, the site plan is acceptable as presented and meets Town zoning code requirements.

#### Grading and Drainage plans:

They have provided an acceptable grading and drainage plan, including a private storm sewer system that discharges into a storm water management facility that has to be approved by Waukesha County. There will be mass grading of the site. Erosion control measures are shown on the plans and appear adequate as presented, without knowing the specifics of the proposed grading operation. The plans are acceptable as presented.

#### Lighting

The lighting will be cutoff type fixtures and plans show that the light dispersion will be 0 foot-candles at the lot lines. Therefore, I am satisfied with the proposed lighting plan for the self-storage facility and recommend approval.

#### Landscape plan

I am of the opinion that the landscaping is minimal for the site and will not provide screening or the ability to break up the view of large group of buildings. My suggestion is to enhance the portion of the site that is visible to those driving along USH 18.

#### Architectural

Architectural elevations were provided for two buildings in the original submittal. I do not know if the owner is proposing that all buildings will look the same; however, the drawings submitted show 3 different treatments to the ends of the buildings (no decorative trusses, small decorative trusses and large decorative trusses). Updated building elevations for three of the buildings were submitted on August 26, 2020 which showed one building with two overhead doors on the end. I do not know which building that will be or if there will be other buildings similar to this one. The owner indicated that changes to building sizes or elimination of buildings can easily be done. I responded that we would like to see the location and size of all buildings for final approval and if any changes are made to the site or architectural plans, he would need to come back for approval.

Consideration of approval of the architectural plans should be subject to the following conditions:

- Resolution of all building sizes and elevations
- 37-inch concrete prep should be added to the southerly sides of the southerly builds that face USH 18
- Decorative trusses will be placed on the ends of all buildings.
- The decorative trusses appear to be very small in relationship to the size of the buildings and should be discussed at the meeting.
- There shall be no unit doors on the ends of any building.(this comment made based on the original submittal)
- Acceptance of the materials and colors to be presented at the meeting.

### Signage

The plan of operation indicates that they desire two signs on site. One would be a monument sign (5' x 6') consisting on an engraved stone that would be located in the landscape area at the southeast corner of the self-storage site. The other would be on a building end. The size indicated in the plan of operation is 10' x 30'. Based on an earlier submittal that included the wall sign, the scaled measurements indicate that the sign would be a total of 33 square feet. The allowable sign area is 80 square feet for the site. This use would use up 63 square feet. No sign submittal has been made for Veteran's Electric. No materials were submitted indicating the type of sign that will be placed on the building wall.

I recommend that the Town approve the monument sign with the addition of "Town of Delafield" in readable letters on the sign. I recommend that the wall sign be tabled until they submit information indicating which building it will be located on and the material and installation type being proposed. The plan of operation should be updated to reflect the proposed size of the wall sign.

### Plan of Operation

I recommend approval of the plan of operation subject to listing all building sizes and dimensions, and revision of the wall signage information as necessary, based on the allowable size approved by the Plan Commission.

Tim Barbeau, Town Engineer  
August 26, 2020

**TOWN OF DELAFIELD  
PLAN OF OPERATION REVIEW CHECKLIST**

1. Name of Business Lake Country Mini Storage  
 Address S13W33650 US-18  
Delafield, WI 53018 Daytime Phone # 414-333-8119 Ext 3
2. Name of Owner Scott Flaugher Name of Operator APC Properties  
 Address 385 Kennedy Ct E Address 385 Kennedy Ct E  
Colgate, WI 53017 Colgate, WI 53017
3. Legal Description: Lot 2, Being 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.18., Town of Delafield, Waukesha County, Wisconsin
4. Zoning District: M1

5. Please explain and describe use of property in detail:

Lake Country Mini Storage is designed to be a rustic, country atmosphere consumer storage facility to allow local residents an opportunity to store their watersports and other recreational items like RV's and offroad vehilces they are not allowed to park in their driveways due to restrictions or neighborhood association covenants. These 440 storage units will be accessible 7 days a week to allow local residents to store their toys near where they live and play.

6. Dimensions and levels of all buildings (Label on Site Plan.)

	<u>Dimensions</u>	<u>Levels</u>	<u>Use</u>
Building A	<u>50 x 120</u>	<u>1</u>	<u>Self Storage</u>
Building B	<u>40 x 280</u>	<u>1</u>	<u>Self Storage</u>
Building C	<u>40 x 200</u>		<u>Self Storage</u>
Total Floor Area	<u>440 Units of Various Sizes</u>		

7. Exterior Uses (Locate on Site Plan)

Outside Storage Yes  No  Customer Dockage Yes  No

If yes, please explain type. \_\_\_\_\_

If yes, locate on site plan, state length of the piers and the number.

Outside Events Yes  No  Boat Moorings Yes  No

If yes, please explain. \_\_\_\_\_

If yes, please state number and locate the moorings, location and length of the piers on the site plan.

8. Maximum number of employees Full-time 1 Part-time \_\_\_\_\_

9. Days of Operation Customer access will be 7 days a week

Hours of Operation 7 am to 9 pm

10. Parking (Locate on Site Plan)

A. Number of spaces N/A

B. Dimensions of Parking Lot \_\_\_\_\_

C. Construction Paved \_\_\_\_\_ Gravel \_\_\_\_\_ Grass \_\_\_\_\_

D. Employee Parking \_\_\_\_\_

E. Screening: \_\_\_\_\_ Fencing: \_\_\_\_\_ Plantings: \_\_\_\_\_

11. Outdoor Lighting (Locate on Site Plan)

Type Warm White LED Location Spaced equally around perimeter

12. Signs (Locate on Site Plan)

Free Standing Number 1 Engraved Stone Number attached to Building 2

Size Aprox 5' x 6' Size Aprox 10 x 30

Lighted Yes  No \_\_\_\_\_ Lighted Yes  No \_\_\_\_\_

Single or Double Faced Single Single or Double Faced Single

Location Entry, Engraved Stone Location Gable End of Structure

13. Is there any food or bar service? Yes \_\_\_\_\_ No

If yes \_\_\_\_\_

Table Seating Capacity \_\_\_\_\_ Bar Seats \_\_\_\_\_

Outside Food Service \_\_\_\_\_ (Locate on Interior or Exterior Site Plan)

14. Is there any type of music played outdoors? Yes \_\_\_\_\_ No

15. Refuse Disposal (Locate Dumpster and Screening Type on Site Plan)



25. Does this operation involve the storage or sale of gasoline or other petroleum products? Yes \_\_\_\_\_ No  X

If yes, explain. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

26. Does this operation involve the boarding of horses? Yes \_\_\_\_\_ No  X

If yes, please indicate the maximum number of horses boarded. \_\_\_\_\_

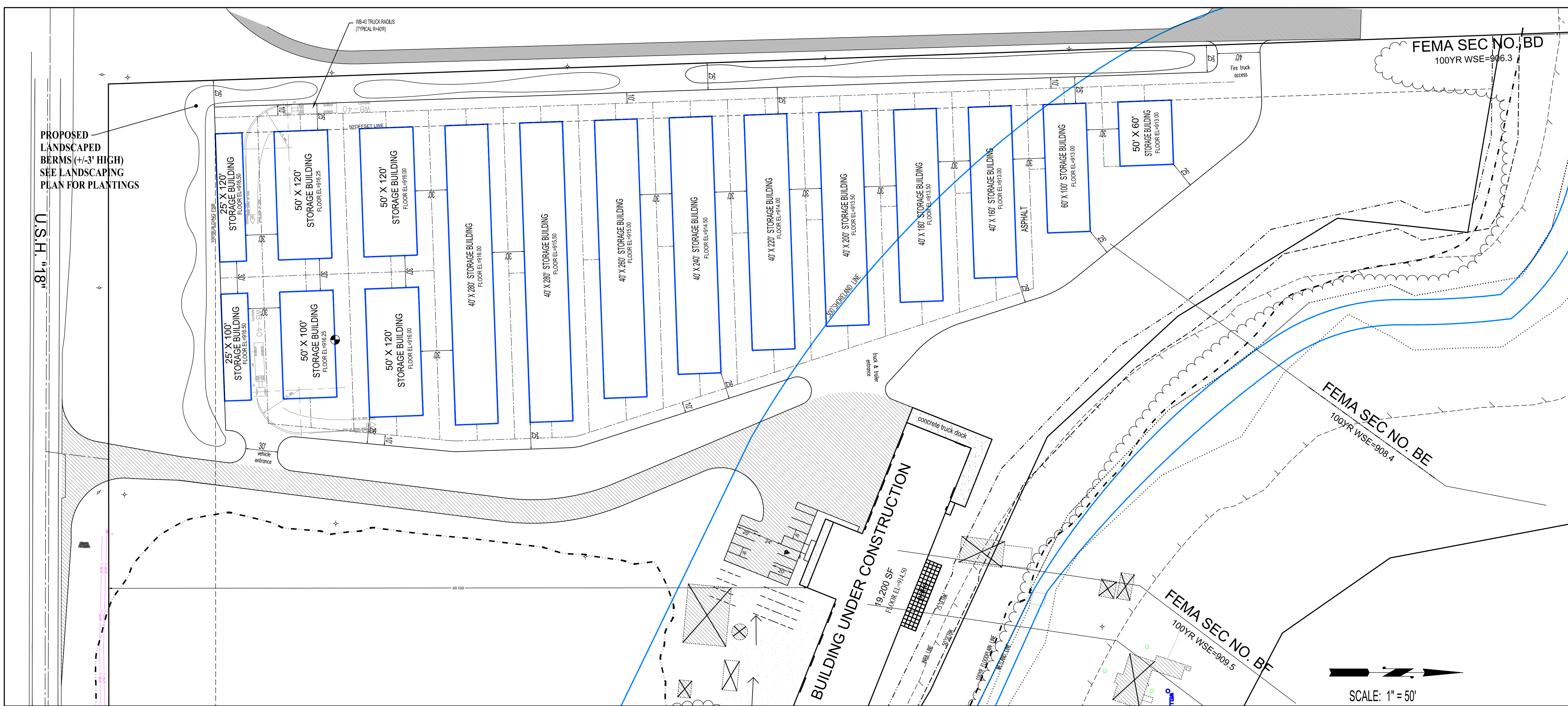
Maximum number of horses owned by the petitioner. \_\_\_\_\_

27. Have the premises been inspected by the local fire department? Yes \_\_\_\_\_ No  X

If yes, when? \_\_\_\_\_

28. Traffic generation data - Can roads accommodate traffic?

Yes, Access is expected to be very sporadic   
\_\_\_\_\_  
\_\_\_\_\_



PROPOSED  
LANDSCAPED  
BERMS (+/-3' HIGH)  
SEE LANDSCAPING  
PLAN FOR PLANTINGS

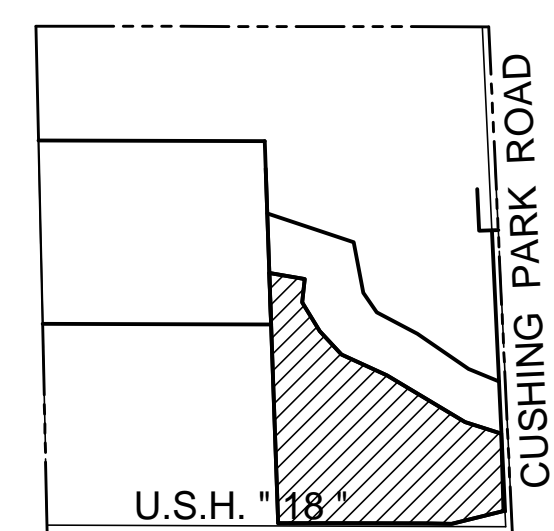
81' H.S.N.

FEMA SEC NO. BD  
100YR WSE=916.3

FEMA SEC NO. BE  
100YR WSE=908.4

FEMA SEC NO. BF  
100YR WSE=909.5

SCALE: 1" = 50'  
(SCALE: 1" = 100'  
@ 11 x 17)



VICINITY SKETCH  
SW 1/4 OF SEC. 31-7-18

THE UNDERGROUND UTILITY INFORMATION AS SHOWN  
HEREON IS BASED, IN PART, UPON INFORMATION  
FURNISHED BY UTILITY COMPANIES AND THE LOCAL  
MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO  
BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT  
BE GUARANTEED NOR CERTIFIED TO.

REVISIONS	
DATE	DESC

MARK R. ELLENA  
 E-24990  
 WISCONSIN  
 PROFESSIONAL ENGINEER  
 Mark R. Ellena

ELLENA ENGINEERING CONSULTANTS, LLC  
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT  
 Ellena Engineering Consultants, LLC • 1100 Flynn Parkway • Suite 101 • Elm Grove, WI 53122  
 Phone: 262-776-6183 • Fax: 888-457-2284 • Email: mellea@eecon.com

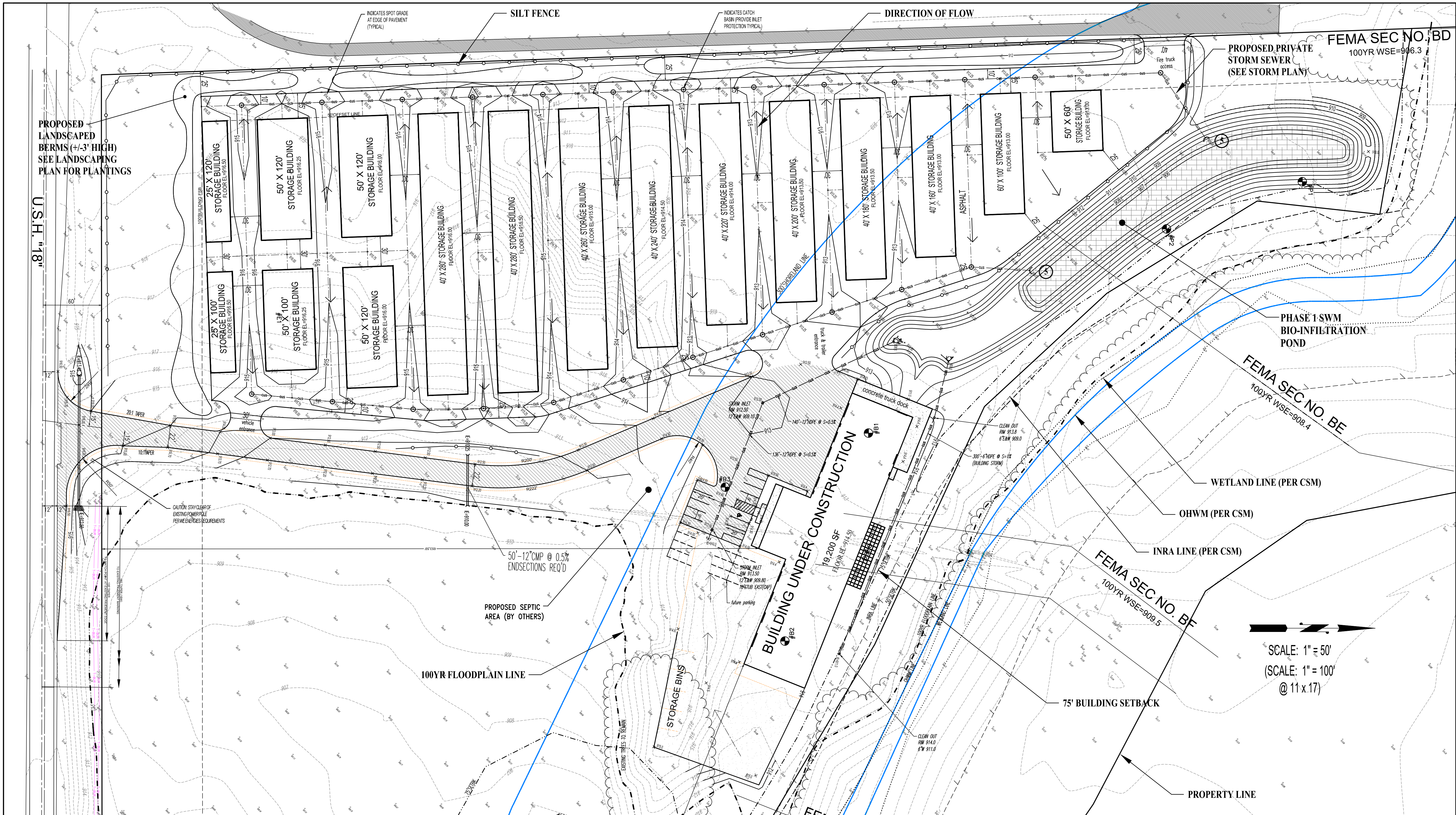
Veteran Electric, Inc Self Storage • HWY 18 & Cushing Park Road  
 Town of Delafield, Wisconsin

## Site Plan

SCALE: 1" = 50'      DATE: 07-24-2020  
 DESIGNED BY: MRE, PE      PROJECT NO:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

C100





**AREA CALCULATIONS:**

**BUILDING AREA =**  
 19,200SF(PH1)+109,100SF(PH2)=128,300SF

**PAVED AREA =**  
 44,840SF(PH1)+154,470SF(PH2)=199,310SF

**TOTAL PROPERTY AREA = 945,167SF**

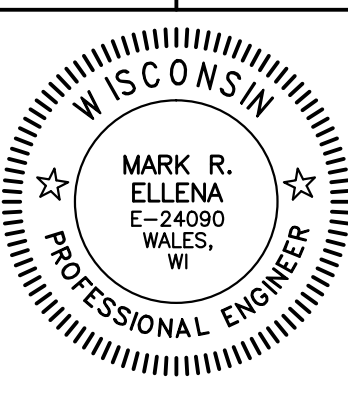
**OPEN SPACE RATIO (%) =**  
 (1.0 - 327,610/945,167) \* 100 = 65.3%

**NOTE:**  
 ALL PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND APPROVED BY MARK ELLENA, PE AND I HEREBY CERTIFY THAT BY SIGNING THIS PLAN I HAVE READ THE REQUIREMENTS OF THE TOWN AND COUNTY ORDINANCES AND THAT TO THE BEST OF MY KNOWLEDGE, THE SUBMITTED PLANS COMPLY WITH THE REQUIREMENTS.

**GENERAL SPECIFICATIONS:**

- All work shall be in accordance with the Waukesha County Storm Water Management and Erosion Control Ordinance, the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition and the Town of Delafield Ordinances, unless otherwise called for on the plans, specifications or special provisions.
- All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
- All erosion control devices (i.e., silt fence, gravel entrance, etc.), shall be installed prior to commencing mass grading or building construction.
- All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
- The contractor shall notify Diggers Hotline, all Town Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
- Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
- Contractor shall be responsible for maintaining the streets. Streets shall be kept free of silt or dirt tracked from area under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering, calcium chloride surface treatment, construction scheduling or other appropriate methods.
- Upon completion of the work as specified, reseed four (4") inches of salvaged topsoil over all disturbed areas and provide seed, fertilizer and erosion control matting per the DNR Technical Standards.
- All disturbed areas shall be revegetated within seven days of no disturbance. WisDOT Highway mix #30 (unless otherwise shown hereon) shall be used for seeding with an application rate of 4.0 lbs/1000 sf.
- All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By owner or owners representative).
- If site is not stabilized by September the winter stabilization schedule shall be required to continue construction.

SCALE: 1" = 50'  
 (SCALE: 1" = 100'  
 @ 11x17)



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

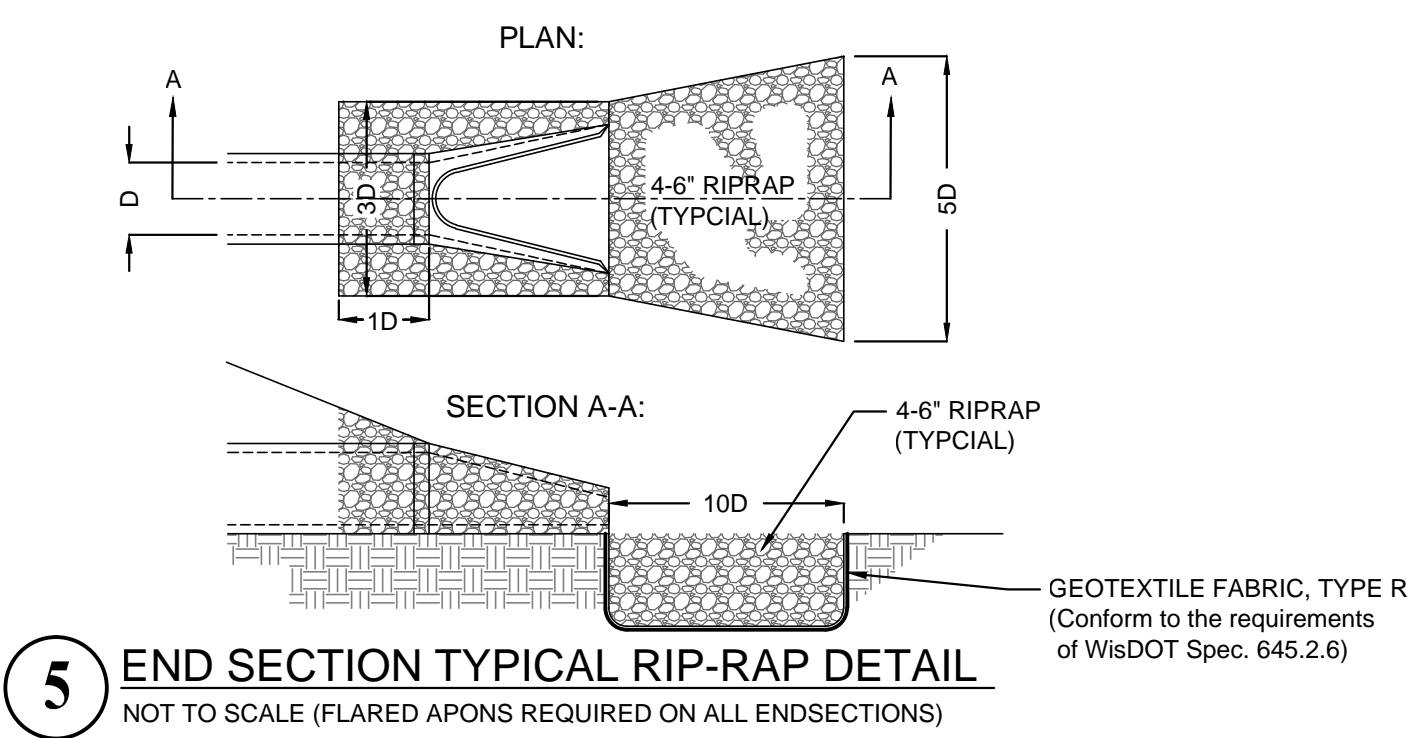
REVISIONS	DATE	DESC

**ELLENA ENGINEERING CONSULTANTS, LLC**  
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 Elenna Engineering Consultants, LLC • 7100 Flynn Parkway • Suite 101 • Elm Grove, WI 53122  
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Veteran Electric, Inc Self Storage • HWY 18 & Cushing Park Road  
 Town of Delafield, Wisconsin

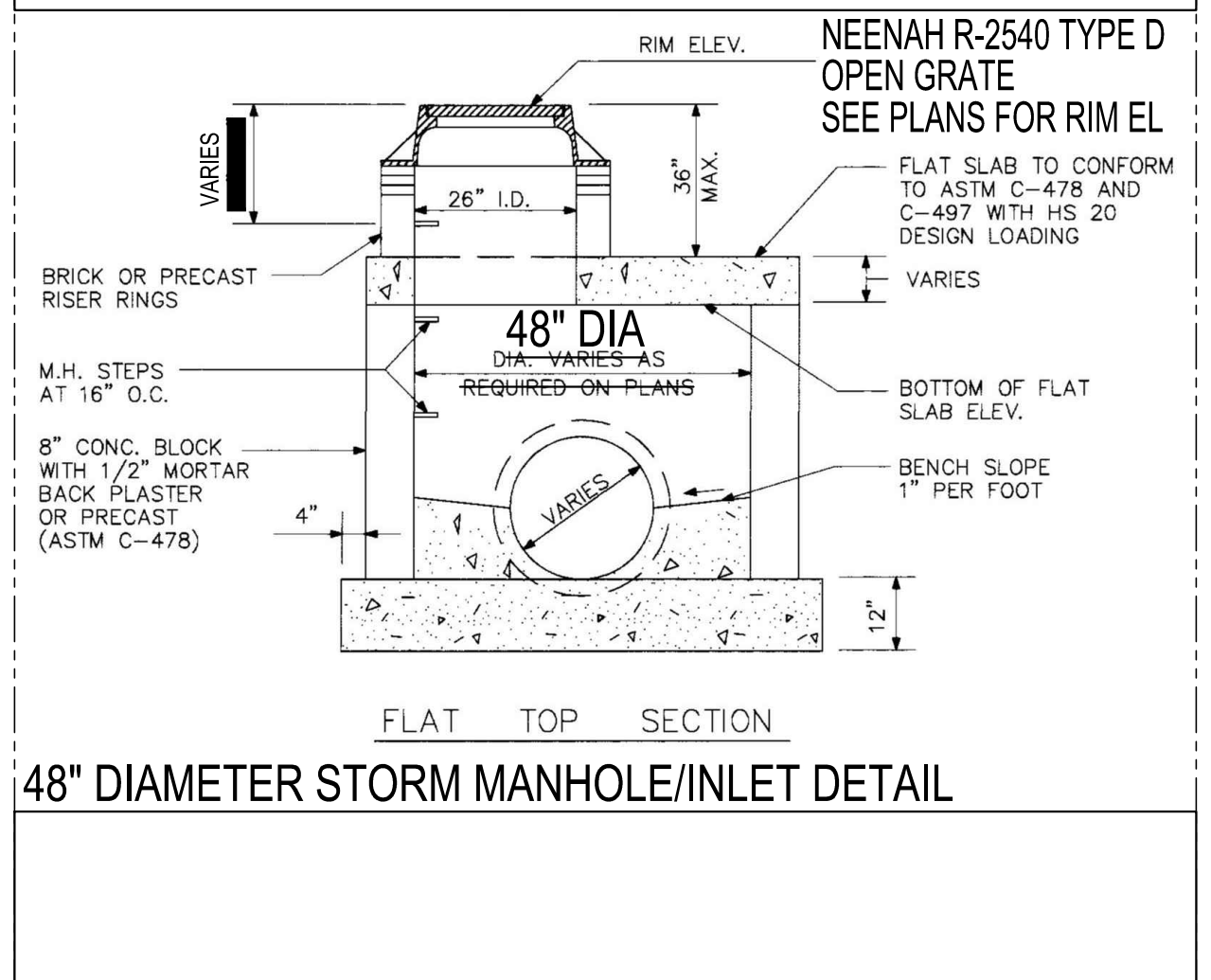
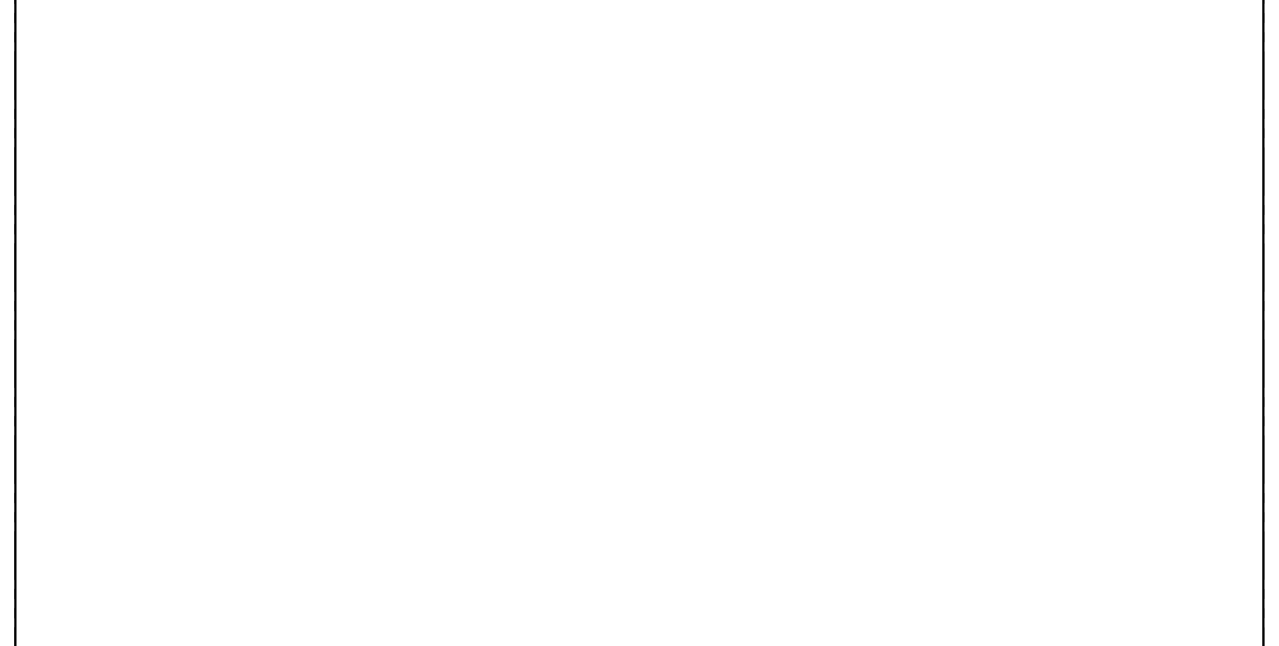
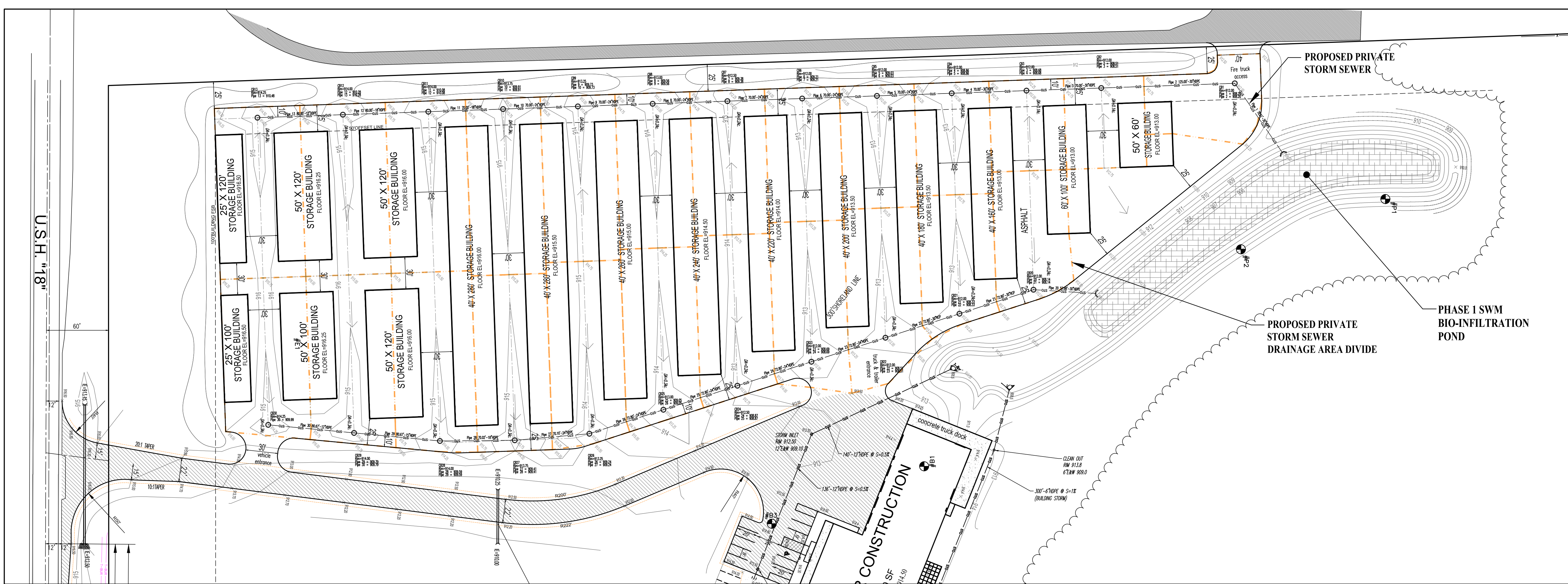
**GRADING, PAVING AND DRAINAGE PLAN**  
 WITH EROSION CONTROL

SCALE: 1"=50'      DATE: 07-24-2020  
 DESIGNED BY: MRE,PE      PROJECT NO:  
 APPROVED BY:      SHE      C200



PROPOSED LANDSCAPED BERMS (+/-3' HIGH) SEE LANDSCAPING PLAN FOR PLANTINGS

U.S. H. 18"



**STORM SEWER CALCULATION SHEET**

Pipe	InC	At	C	InC	Tc	Yr	I	Qt	n	Slope	D	Cap	Depth	V	L	UpInv	DnInv	UpRim	DnRim
13	0.30	0.30	0.90	5.00	5.00	10	6.41	1.75	0.013	0.250	12	1.83	12.00	2.22	80.00	910.48	910.28	914.25	914.00
12	0.30	0.60	0.90	5.00	5.60	10	6.24	3.40	0.013	0.250	18	5.39	18.00	1.92	80.00	910.28	910.08	914.00	914.00
11	0.30	0.90	0.90	5.00	6.29	10	6.06	4.95	0.013	0.250	18	5.41	18.00	2.80	70.00	910.08	909.91	914.00	913.75
10	0.30	1.20	0.90	5.00	6.70	10	5.95	6.48	0.013	0.250	24	12.16	24.00	2.06	70.00	909.91	909.73	913.75	913.25
9	0.20	1.40	0.90	5.00	7.26	10	5.82	7.39	0.013	0.250	24	12.16	24.00	2.35	70.00	909.73	909.56	913.25	913.00
8	0.20	1.60	0.90	5.00	7.74	10	5.70	8.28	0.013	0.250	24	12.16	23.74	2.64	70.00	909.56	909.38	913.00	912.50
7	0.20	1.80	0.90	5.00	8.16	10	5.61	9.16	0.013	0.250	24	12.16	23.17	2.95	70.00	909.38	909.21	912.50	912.00
6	0.20	2.00	0.90	5.00	8.55	10	5.52	10.03	0.013	0.250	24	12.16	22.33	3.29	70.00	909.21	909.03	912.00	912.00
5	0.20	2.20	0.90	5.00	8.89	10	5.45	10.88	0.013	0.250	24	12.16	21.11	3.72	70.00	909.03	908.86	912.00	912.00
4	0.20	2.40	0.90	5.00	9.19	10	5.39	11.73	0.013	0.250	30	21.11	20.33	3.31	70.00	908.86	908.68	912.00	912.00
3	0.10	2.50	0.90	5.00	9.53	10	5.32	12.07	0.013	0.250	30	21.11	19.59	3.55	70.00	908.68	908.51	912.00	912.00
2	0.10	2.60	0.90	5.00	9.84	10	5.26	12.41	0.013	0.250	30	20.83	19.20	3.74	125.00	908.51	908.20	912.00	912.00
1	0.20	2.80	0.90	5.00	10.37	10	5.16	13.10	0.013	0.250	30	20.76	15.01	5.33	78.21	908.20	908.00	912.00	912.00
30	0.30	0.30	0.90	5.00	5.00	10	6.41	1.75	0.013	0.250	12	1.83	12.00	2.22	80.67	909.99	909.79	914.25	914.00
29	0.30	0.60	0.90	5.00	5.61	10	6.24	3.40	0.013	0.250	15	3.31	15.00	2.77	80.67	909.79	909.59	914.00	914.00
28	0.30	0.90	0.90	5.00	6.09	10	6.11	4.99	0.013	0.250	18	5.41	16.02	2.82	70.02	909.59	909.41	914.00	913.75
27	0.30	1.20	0.90	5.00	6.50	10	6.00	6.54	0.013	0.250	24	12.16	21.60	2.08	70.10	909.41	909.24	913.75	913.25
26	0.30	1.50	0.90	5.00	7.06	10	5.86	7.98	0.013	0.250	24	12.16	24.00	2.54	72.80	909.24	909.05	913.25	913.00
25	0.30	1.80	0.90	5.00	7.53	10	5.75	9.40	0.013	0.250	24	12.16	24.00	2.99	72.80	909.05	908.87	913.00	912.50
24	0.20	2.00	0.90	5.00	7.92	10	5.66	10.28	0.013	0.250	24	12.16	24.00	3.32	72.80	908.87	908.69	912.50	912.00
23	0.30	2.30	0.90	5.00	8.28	10	5.58	11.65	0.013	0.250	24	12.16	24.00	3.82	72.80	908.69	908.51	912.00	912.00
22	0.30	2.60	0.90	5.00	8.59	10	5.51	13.01	0.013	0.250	30	21.08	21.18	3.51	72.80	908.51	908.33	912.00	912.00
21	0.20	2.80	0.90	5.00	8.92	10	5.44	13.83	0.013	0.250	30	21.08	20.15	3.94	72.80	908.33	908.14	912.00	912.00
20	0.20	3.00	0.90	5.00	9.22	10	5.38	14.65	0.013	0.250	30	20.86	15.75	5.61	57.98	908.14	908.00	912.00	912.00

- GENERAL SPECIFICATIONS:**
- All work shall be in accordance with the Wisconsin County Storm Water Management and Erosion Control Ordinance, the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition and the Town of Delafield Ordinances, unless otherwise called for on the plans, specifications or special provisions.
  - All erosion control measures specified on this plan shall meet the design criteria, standards and specifications as set forth in the Department of Natural Resources Wisconsin Technical Standards.
  - All erosion control devices (i.e., silt fence, gravel entrance, etc.), shall be installed prior to commencing mass grading or building construction.
  - All activities on the site shall be conducted in a logical sequence to minimize the area of bare soil exposed at any one time.
  - The contractor shall notify Diggers Hotline, all Town Departments, and government units whose property may be affected by the contractor's operations at least three (3) days before breaking ground. Diggers Hotline number is 811.
  - Public roads shall not be closed to traffic at any time. All ingress and egress traffic to the project shall be limited to the gravel entrance to the property.
  - Contractor shall be responsible for maintaining the Streets. Streets shall be kept free of silt or dirt tracked from areas under construction by sweeping within 24hrs. Dust generated by construction activities shall be minimized by use of watering, calcium chloride surface treatment, construction scheduling or other appropriate methods.
  - Upon completion of the work as specified, reseed four (4") inches of subgrade topsoil over all disturbed areas and provide seed, fertilizer and erosion control matting per the WDNR Technical Standards.
  - All disturbed areas shall be revegetated within seven days of no disturbance. WisDOT Highway mix #30 (unless otherwise shown herein) shall be used for seeding with an application rate of 4.0 lbs/1000 sq ft.
  - All erosion control devices shall be routinely inspected every seven days or within 24 hours of a rainfall greater than 0.5 inches. (By owner or owners representative).
  - If site is not stabilized by September the winter stabilization schedule shall be required to continue construction.

- PRIVATE STORM SEWER SPECIFICATIONS:**
- All work shall be in accordance with the Standard Specifications for Highway and Structure Construction, State of Wisconsin, Latest Edition; the Town of Delafield Ordinances and the State of Wisconsin Standard Specifications for Sewer and Water Construction in Wisconsin.
  - The storm sewer design, permitting, construction, installation, supervision, maintenance, inspection AND testing shall be in accordance with State of Wisconsin, Chapter SPS 382; unless otherwise specified by the Town of Delafield inspectors or engineers. All permits must be obtained by the contractor prior to commencing work.
  - Private storm sewers shall be PVC (solid wall), DR-26 or HDPE; per the State of Wisconsin Plumbing Code, Chapter SPS 382.

SEE DETAIL SHEET FOR STANDARD DETAILS.  
NOTE: TRACER WIRE REQUIRED ON ALL PRIVATE LINES.

**NOTE:**  
ALL PLANS AND SUPPORTING DOCUMENTATION HAVE BEEN REVIEWED AND APPROVED BY MARK ELLENA, PE AND I HEREBY CERTIFY THAT BY SIGNING THIS PLAN I HAVE READ THE REQUIREMENTS OF THE TOWN AND COUNTY ORDINANCES AND THAT TO THE BEST OF MY KNOWLEDGE, THE SUBMITTED PLANS COMPLY WITH THE REQUIREMENTS.

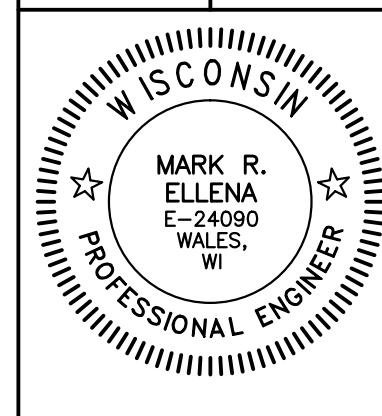
THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

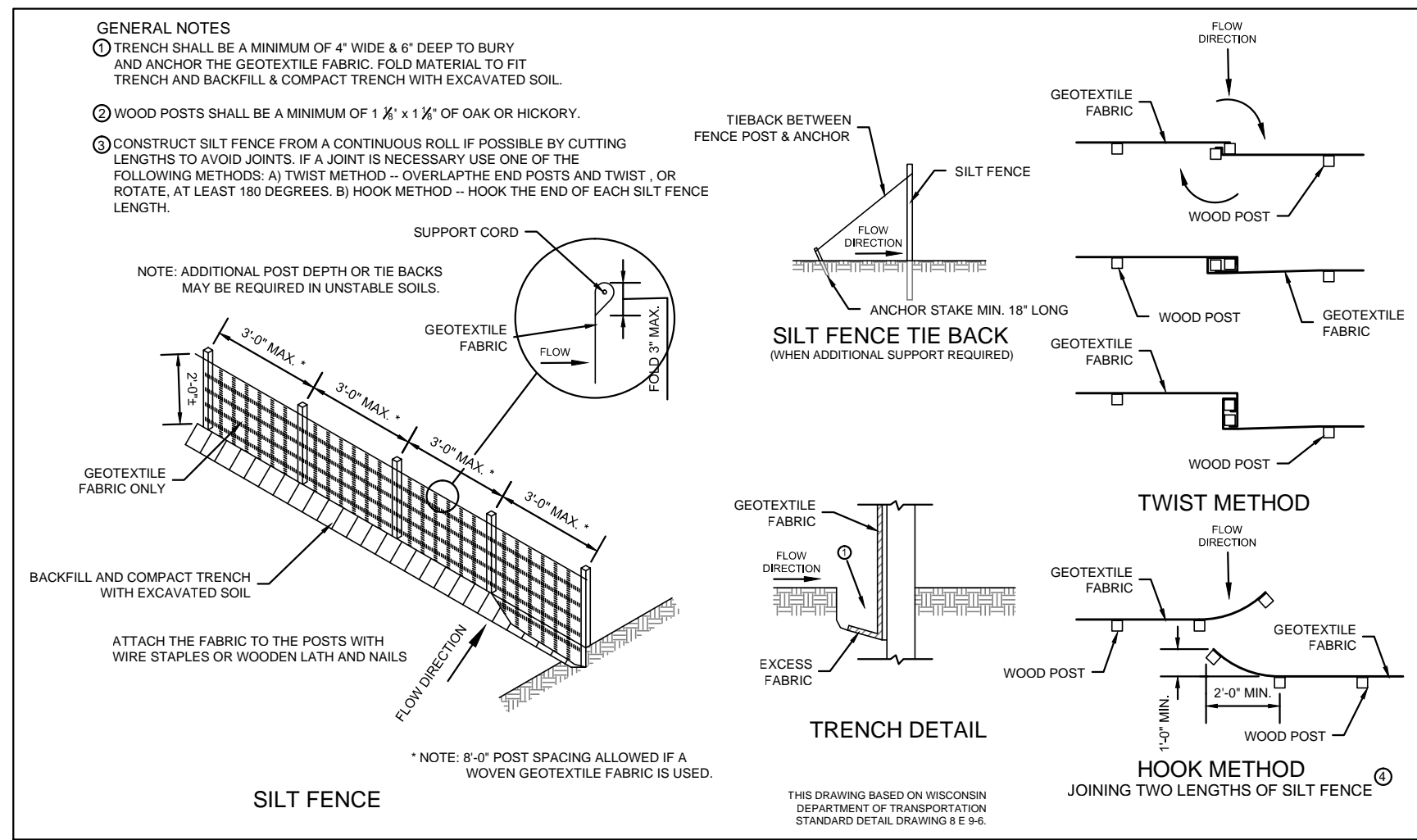
REVISIONS		DATE	DESC
NO.	DATE		

Veteran Electric, Inc Self Storage • HWY 18 & Cushing Park Road  
Town of Delafield, Wisconsin

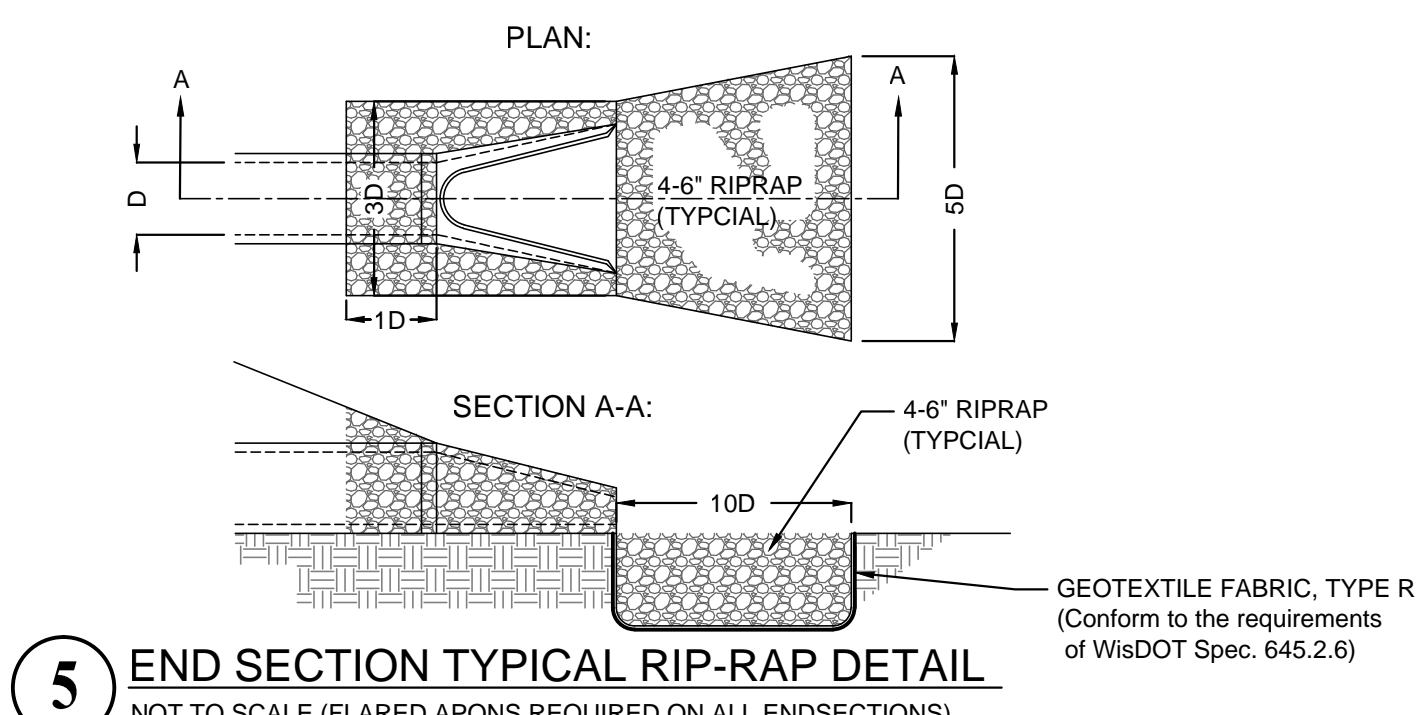
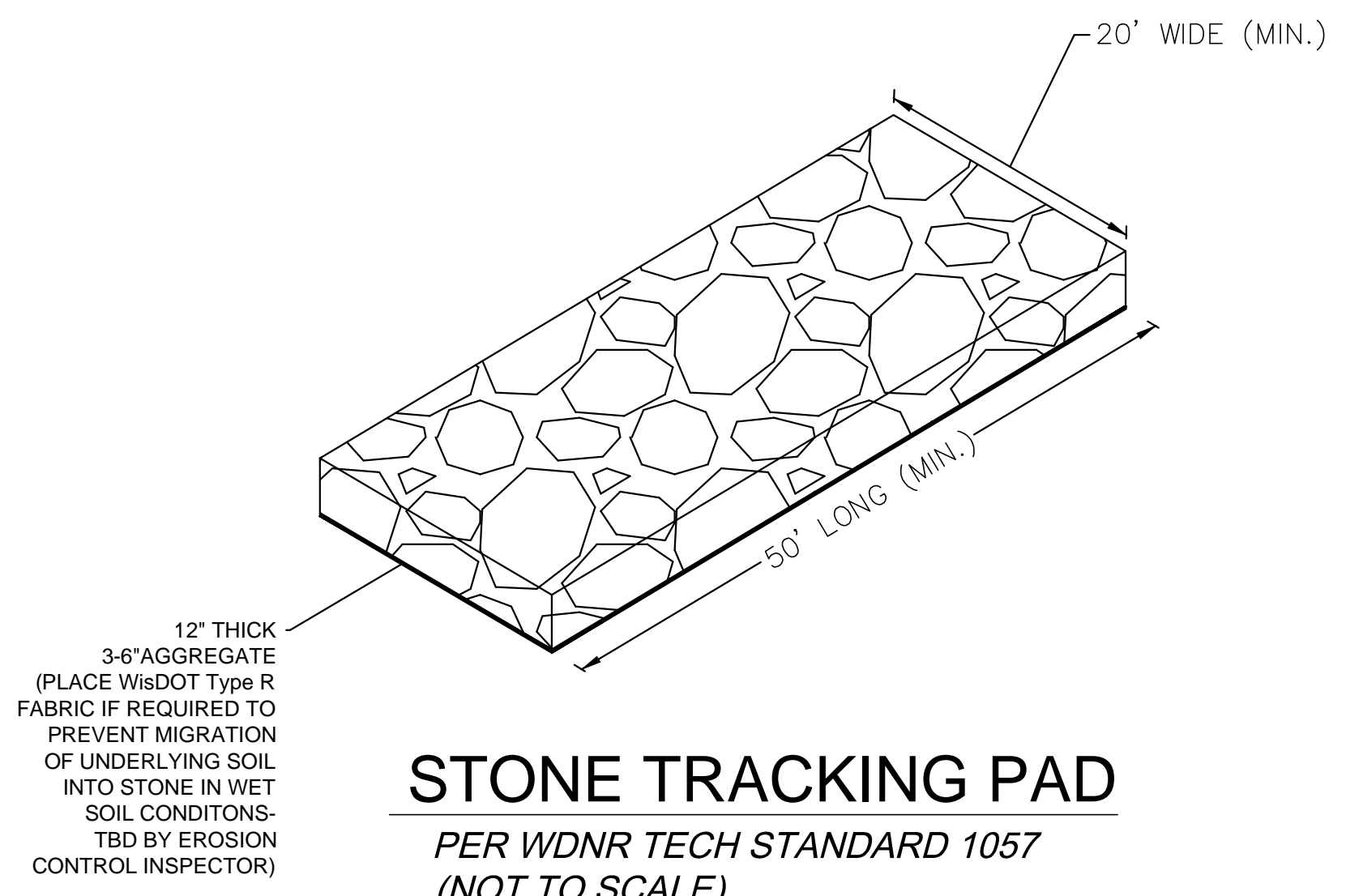
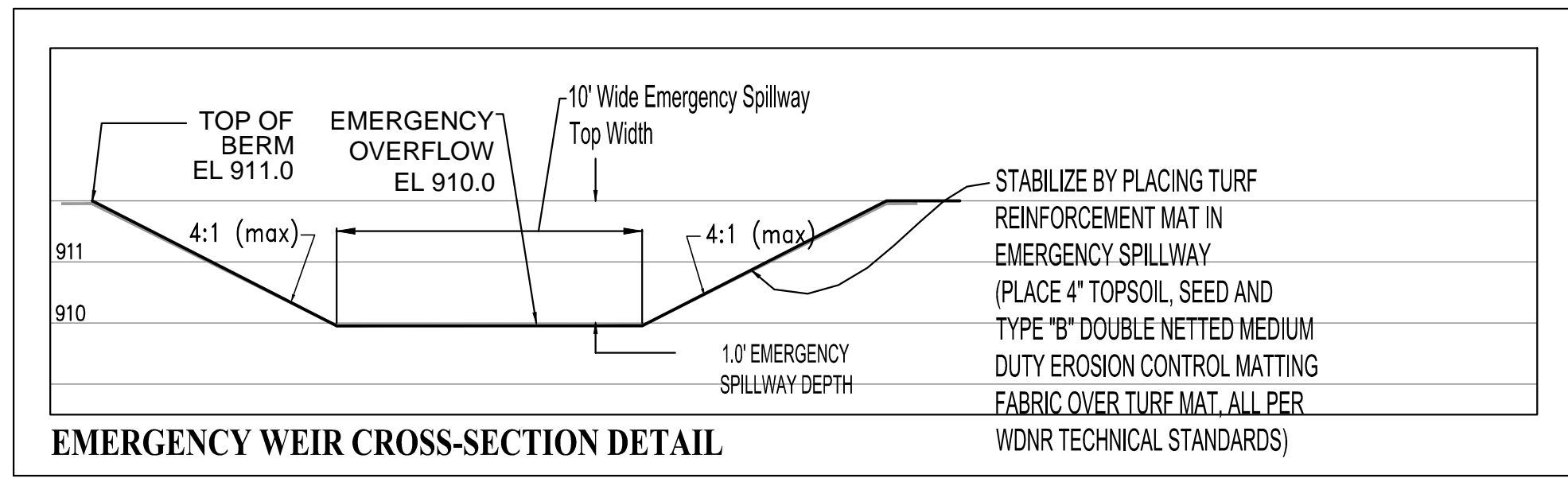
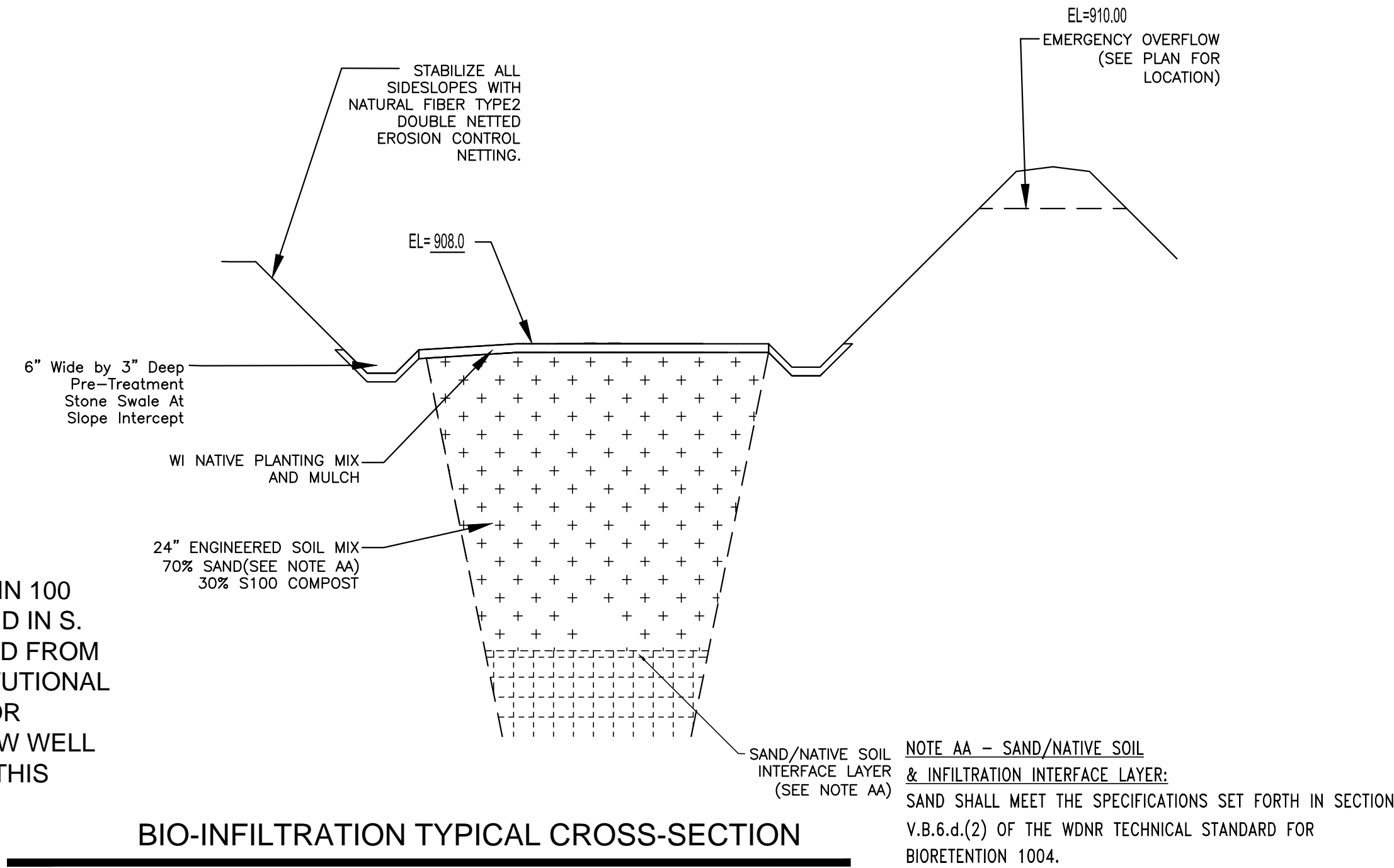
## Storm Sewer System Plan

SCALE: 1"=50'	DATE: 07-24-2020
DESIGNED BY: MRE,PE	PROJECT NO:
APPROVED BY: _____	DATE: _____
C300	





**NOTE FOR INFILTRATION BASIN:**  
 THE INFILTRATION AREA CANNOT BE CONSTRUCTED WITHIN 400 FEET OF A COMMUNITY WATER SYSTEM WELL AS SPECIFIED IN S. NR 811.16 (4) OR WITHIN 100 FEET OF A PRIVATE WELL AS SPECIFIED IN S. NR 812.08 (4) FOR RUNOFF INFILTRATED FROM COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL LAND USES OR REGIONAL DEVICES FOR RESIDENTIAL DEVELOPMENT. ANY NEW WELL CONSTRUCTION SHALL BE 100' FROM THIS PROPOSED INFILTRATON BASIN.



**NOTE:**  
 THIS PROJECT SHALL FOLLOW ALL REQUIREMENTS WITHIN THE WAUKESHA COUNTY STORM WATER MANAGEMENT & EROSION CONTROL ORDINANCE.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

**EROSION CONTROL SPECIFICATIONS AND CONSTRUCTION SEQUENCING:**

I, Scott Flaugher, Owner DATE \_\_\_\_\_  
 have read and understand this narrative. I also understand that failure to follow the approved narrative may be subject to enforcement action. Contact phone number: 414-313-9096.

The timing and sequence of construction is scheduled as follows (see attached map):

- Before grading begins the project surveyor will stake out the property lines, silt fence, building and parking lot corners. The general contractor is charged with installing and maintaining all silt fences, seeding and other erosion control practices.
- A list of all project contacts, phone numbers, e-mail addresses, etc. are on the plan & permit application.
- Construction is scheduled to begin on or about December 1, 2019.
- The gravel tracking pad will be installed first.
- Silt fence shall be installed as shown on the plan.
- Strip topsoil in the proposed building & pond area and stockpile in a staging area with silt fence on low side. Excavate pond and fill structural area; including the pond berm. Restore side-slopes with topsoil, seed & mulch upon completion. Remove excess topsoil by July 2020.
- CONSTRUCT BUILDING.
- Install storm collection system and complete full restoration with erosion control matting.
- Construct septic, well and parking areas.
- Construct DOT access and private drive.
- Erosion control inspections will be performed weekly and after each rain event of 0.5 inches or larger by the grading contractor and inspection forms will be filled out and kept on site in job trailer.
- Construction completion is anticipated by July 1, 2020.
- Any disturbed site that remains inactive for greater than 7 days shall be stabilized with temporary measures such as soil treatment, temporary seeding or mulching. "Inactive" means that no site grading, landscaping or utility work is occurring on the site and that rain is not limiting these activities. Frozen soils do not exclude the site from this requirement.
- Restoration of all disturbed areas will be stabilized in accordance with the late season stabilization specifications listed below.
- After grass is well established all silt fences will be removed and permittee will request final inspection by the county.
- Seeding rates and mixes shall conform to WisDOT Roadway Standard Section 630.

**Late Season Stabilization**

The objective is to stabilize the site with 70% vegetative coverage of all pervious disturbed areas before the end of the growing season. After November 15, no land disturbing activity is permitted outside of active building envelopes, and all other disturbed areas must be stabilized by November 15 per the following schedule.

- Permanent Vegetation (before September 15):**
    - Seeding: Prepare seedbed and sow seeds per the rates and mixes of Wisconsin Department of Transportation (WisDOT) Roadway Standard Section 630.
    - Erosion Control: Immediately apply mulch, erosion control matting, or other permanent stabilization BMPs as specified in the approved erosion control plans and per DNR technical standards.
    - Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full vegetative cover is obtained, and repair any erosion problems, wash outs, etc.
  - Temporary Vegetation (September 15 - October 15):**
    - Seeding: The above noted seeding mix must include a minimum of 2 lbs. per 1,000 sq. ft. of a temporary cover (i.e. winter wheat or annual rye grass for fall plantings) per Section 630.
    - Erosion Control: Immediately apply mulch, erosion control matting, or other stabilization BMPs as specified below, following DNR technical standards. The approved plans may be more restrictive:
- Channel Flow (roadside swales, etc.) and Backslopes: Stake erosion matting over all the entire channel cross-section and all backslopes using a minimum WisDOT Erosion Control Product Acceptability (PAL) Class 3 Type A matting, unless otherwise called for in the approved plan.
  - Other disturbed areas: Apply Type B Soil Stabilizer, mulch and tackifier from the WisDOT Product Acceptability List to all other disturbed areas that remain exposed.
  - Infalls/Outfalls: Install sod pads (2 rolls) at all culvert outfalls, and other high-erosion locations in accordance with County standards.
    - Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.
- Dormant Seeding (October 15 - November 15):**
    - Seeding Rate: Same seed mix as subsection (b) (including temporary cover crop) except the rates for perennial species must applied at 1.5 x WisDOT section 630 rates (apply rates of 3-5 lbs./1000 sq.ft.).
    - Erosion Control:
      - Channel Flow (roadside swales, etc.) and Backslopes: Apply Type A soil stabilizer and staked PAL Class 3 Type A erosion matting over the entire channel and all backslopes.
      - Other Areas: Apply Type A Soil Stabilizer from the WisDOT Product Acceptability List to all other disturbed areas that remain exposed.
      - Infalls/Outfalls: Install sod pads (2 rolls) at all culvert outfalls, and other high-erosion locations in accordance with County standards.
        - Maintenance: Inspect all seeded areas weekly. Ensure adequate water is provided until full temporary cover is obtained, and repair any erosion problems, wash outs, etc.

If construction schedules should change significantly, this plan narrative will be updated and resubmitted.

REVISIONS	
DATE	BY

**ELLENA ENGINEERING CONSULTANTS, LLC**  
 SITE CIVIL ENGINEERING & STORMWATER MANAGEMENT

Elleena Engineering Consultants, LLC • 1100 Flynn Parkway • Suite 101 • Elm Grove, WI 53122  
 Phone: 262-719-6183 • Fax: 888-451-2384 • Email: melleena@eeng.com

Veteran Electric, Inc Self Storage • HWY 18 & Cushing Park Road  
 Town of Delafield, Wisconsin

**Erosion Control & Detail Plan**

SCALE: 1"=50'	DATE: 07-24-2020
DESIGNED BY: MRE,PE	PROJECT NO:
APPROVED BY: _____	C400



SCALE: 1" = 50'  
 (SCALE: 1" = 100'  
 @ 11 x 17)

REVISIONS	
DATE	DESC

Veteran Electric, Inc Self Storage • HWY 18 & Cushing Park Road  
 Town of Delafield, Wisconsin

## Landscape Plan

SCALE: 1" = 50'      DATE: 02-03-2020  
 DESIGNED BY:      PROJECT NO:  
 APPROVED BY:      DATE:

**L100**

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

VICINITY SKETCH  
 SW 1/4 OF SEC. 31-7-18

### Corn Field

- Plant List:
- Evergreen Row Along West Side of Property: 60-75 Pine and Spruce Varieties
  - 2 2"-4" Caliper Autumn Blaze Maple
  - 10 2"-4" Caliper Crabapple Varieties
  - 2 2"-4" Caliper Autumn Fantasy Maple
  - 3 2"-4" Sunburst Honey Locust
  - 3 2"-4" Ornamental Pear Var.
  - 150 4" pot - 1 gal pot Ornamental Grass varieties
  - 50 4" pot Perennials varieties
  - 100lbs Prairie Grass Native Wisconsin Mix.

# C-WP-A-RDC Series

## Full Cutoff LED Wall Pack

Replaces up to 400W PSMH

# C-LITE

LED LIGHTING

### THE WALL PACK DESIGNED WITH YOU IN MIND

UL listed, the C-WP-A-RDC Series LED Full Cutoff Wall Pack features an aesthetically pleasing form factor, with an optical lens designed to pass full cutoff compliance with many town ordinances. It delivers up to 21,100 lumens, with a  $\geq 70$  CRI and estimated 50,000-hour maintenance-free lifespan. Choose yours in 3000K, 4000K, or 5000K.



### PRODUCT SPECIFICATIONS

#### OVERVIEW

- Initial Delivered Lumens: Up to: 21,100L
- CRI:  $\geq 70$  CRI
- CCT: Warm White 3000K, Neutral White 4000K, Cool White 5000K
- Mounting: 1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box
- Input Power: Up to 144 Watts
- Dimmable: No
- Operating Range: -40°C (-40°F) 40°C (104°F)
- Lifespan: Estimated >50,000 Hours
- Power Factor: > 0.9
- Total Harmonic Distortion: < 20%
- Limited Warranty: 5-Years\*
- Replaces up to 400W PSMH
- Distribution: Forward throw

FEATURES	BENEFITS	RECOMMENDED USE
<ul style="list-style-type: none"> <li>• Easy to install</li> <li>• Lens assembly designed to control the light</li> </ul>	<ul style="list-style-type: none"> <li>• Full cutoff luminaire</li> <li>• Developed with the contractor in mind</li> <li>• Fully tested and backed by Cree Lighting</li> </ul>	<ul style="list-style-type: none"> <li>• Building Facade</li> <li>• Security</li> <li>• Perimeter</li> <li>• General Area Lighting</li> </ul>

### ORDERING INFORMATION

Example: C-WP-A-RDC-1L-30K-DB

-	A	RDC	1L	30K	DB	
PRODUCT	SERIES	STYLE	LUMEN PACKAGE	CCT	COLOR	
C-WP	A	RDC	<b>1L</b> 1500 Lumens (30K, 40K, 50K) 12W <b>3L</b> 3000 Lumens (30K, 40K, 50K) 22W <b>6L</b> 6200 Lumens (30K, 40K) 6300 Lumens (50K) 47W	<b>10L</b> 10,600 Lumens (40K, 50K) 77W <b>15L</b> 15,000 Lumens (40K) 15,200 Lumens (50K) 108W <b>20L</b> 20,900 Lumens (40K) 21,100 Lumens (50K) 144W	<b>30K</b> Warm White (3000K) (Only Available in 1L, 3L and 6L) <b>40K</b> Neutral White (4000K) <b>50K</b> Cool White (5000K)	-

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US: [creelighting.com](http://creelighting.com), [e-conolight.com](http://e-conolight.com)

Distribution/Sales: 855-617-2733 Customer Services: 888-243-9445

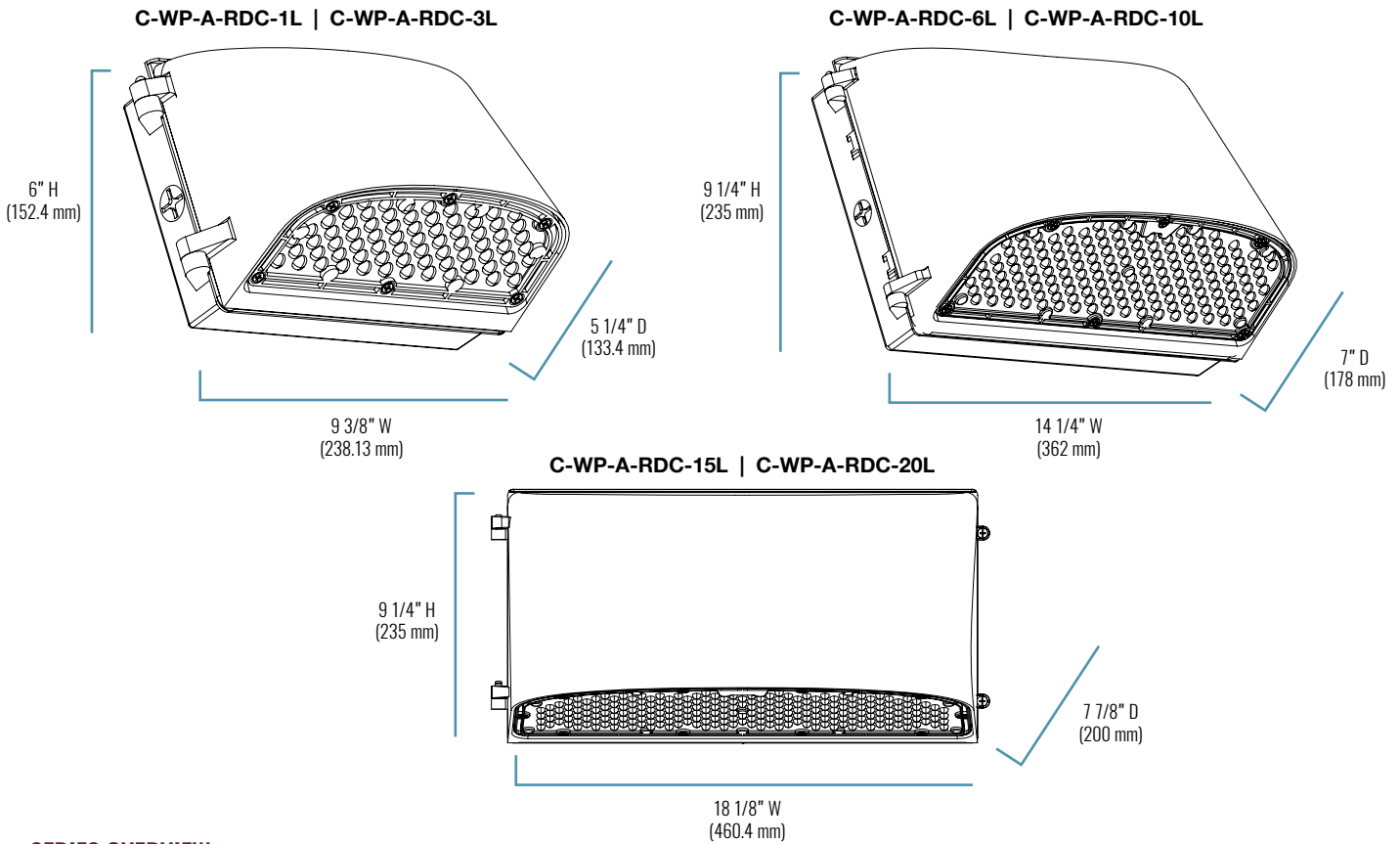
Rev. Date: V6 R1 03/05/2020

For informational purposes only. Content is subject to change. \*See [lighting.cree.com/warranty](http://lighting.cree.com/warranty) for details

#### CERTIFICATIONS



# C-WP-A-RDC Series



## SERIES OVERVIEW

SKU	DIMENSIONS	PRODUCT WEIGHT
C-WP-A-RDC-1L	9-3/8" W x 6" H x 5-1/4" D	2.41 lbs.
C-WP-A-RDC-3L		
C-WP-A-RDC-6L	14-1/4" W x 9-1/4" H x 7" D	5.48 lbs.
C-WP-A-RDC-10L		5.94 lbs.
C-WP-A-RDC-15L	18-1/8" W x 9-1/4" H x 7-7/8" D	12.94 lbs.
C-WP-A-RDC-20L		13.15 lbs.

## FIXTURE SPECIFICATIONS

<b>HOUSING</b>	Heavy duty, die-cast aluminum housing with hinged door frame. Dark bronze polyester powder-coat finish.
<b>LENS ASSEMBLY</b>	UV Stabilized polycarbonate lens designed to not only protect the LEDs but also to distribute the light efficiently.
<b>MOUNTING</b>	1/2" threaded knockouts provided for conduit entry or mount over a recessed junction box.

**CA RESIDENTS WARNING:** Cancer and Reproductive Harm – [www.p65warnings.ca.gov](http://www.p65warnings.ca.gov)

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US: [creelighting.com](http://creelighting.com), [e-conolight.com](http://e-conolight.com) Distribution/Sales: 855-617-2733 Customer Services: 888-243-9445

Rev. Date: V6 R1 03/05/2020

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**C-LITE**  
LED LIGHTING



## LUMINAIRE

63 C-WP-A-RDC-3L-30K-DB.i

C-WP-A-RDC-3L-30K-DB

Show Luminaire Image

Light Loss Factor : 1.00

Number of Lamps : 1

Lamp Lumens : -1 lms

Luminaire Wattage : 22.1 W

## ARRANGEMENT / LAYOUT

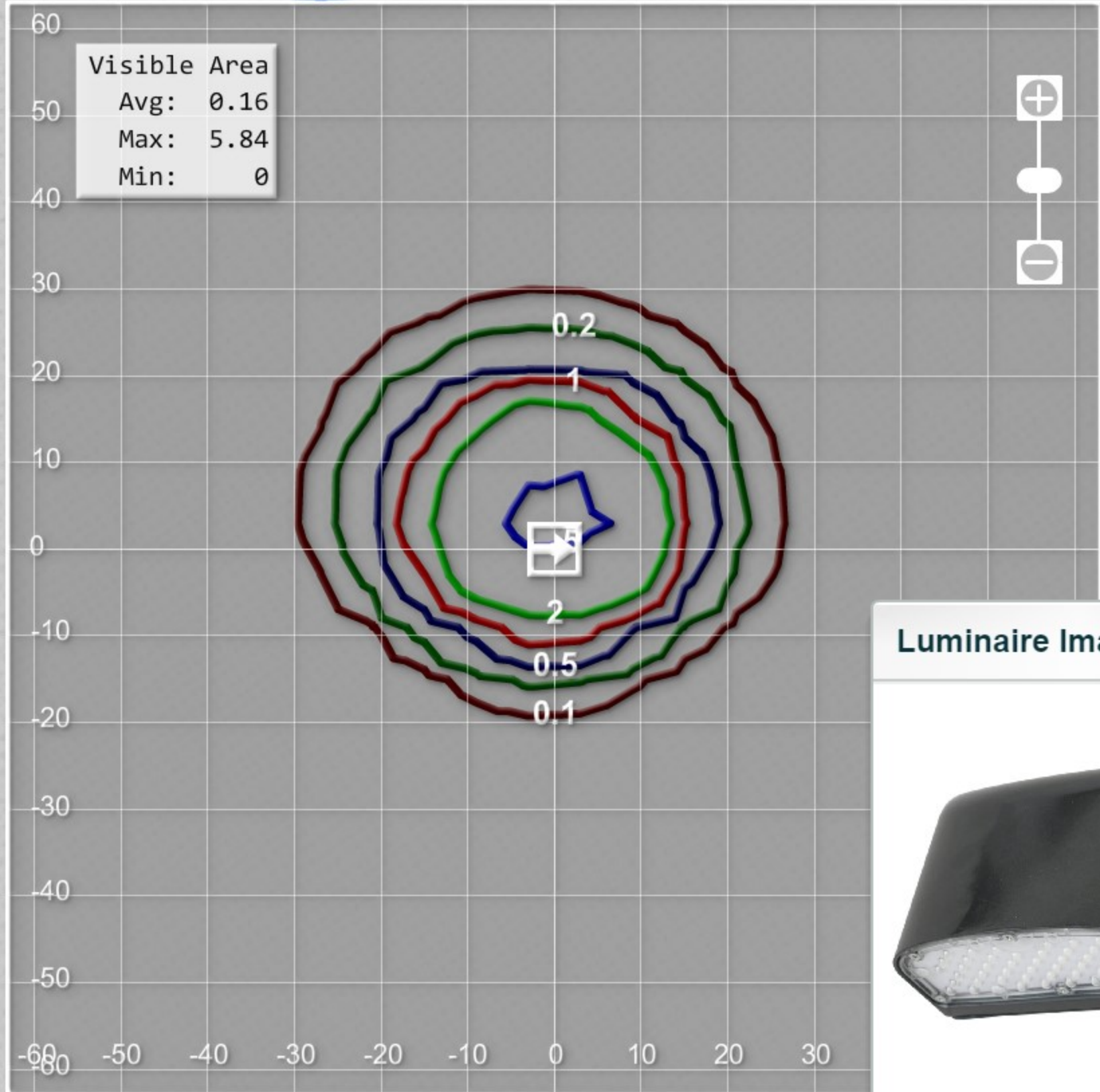
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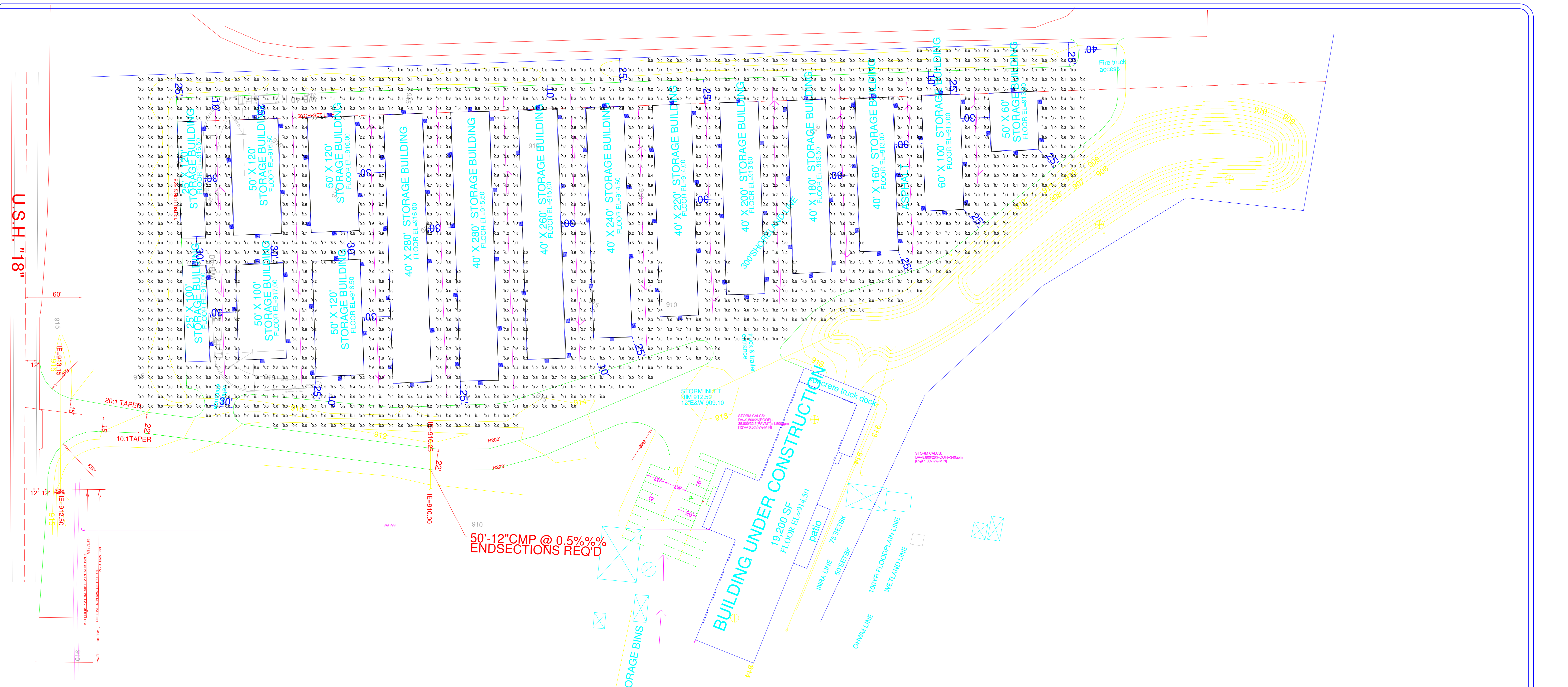
## DISPLAY

## ANALYSIS

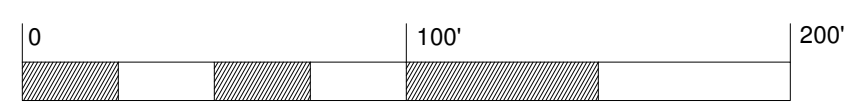
## UNITS

## OUTPUT / HELP





Customer responsible to verify mounting method, color, voltage, accessories, ordering information, catalogue number, etc. prior to placing order.



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
	112	C-WP-A-RDC-3L	SINGLE	N.A.	1.000	C-WP-A-RDC-3L-30K-DB
						Lum. Watts 22

\*\*\* Fixtures mounted at 8.5' height on the wall

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	1.38	10.0	0.0	N.A.	N.A.



1501 96th Street  
 Sturtevant, Wisconsin 53177  
 PH: (888) 243-9445  
 FX: (262) 504-5409  
 www.e-conolight.com

Date: 7/27/2020 Scale: 1"=50' Layout by: Bill Schubert

Project Name: Veteran Electric Self Storage HWY 18 Delafield, WI-EC#94870 SR32256 (42722)

Filename: C:\Working Folder\200723EC1BRSR1.AGI

Footcandles calculated at grade using initial lumen values

Illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.





Waukesha County Dept. of Parks & Land Use - Land Resources Division  
515 W. Moreland Blvd., Room 260  
Waukesha, WI 53188-3868

Phone: 262-896-8300

Fax: 262-896-8298

### Waukesha County Stormwater Permit Amendment Request

I, Scott Flaughter hereby request:  
(Applicant Name)

Extension of Permit

Transfer of Permit\*

Plan Amendment

Office Use Only

Request:  Approved  
 Denied

Staff Initials: AB

Date: 2/27/2020

Project Name: Veterans Business Park

Permit #: 601229

For permit extension(s), explain the circumstances that prompted the request and provide a new construction timeline.

Explain:

Expansion of Project

\*Permit transfers require the new applicant to submit an updated list of responsible parties and a new financial assurance. Use the appropriate **Stormwater Permit Application Form**.

Applicant Signature: Scott Flaughter

Date: 2/18/2020

Received By (Staff Initials): AB

Date: 2/20/2020

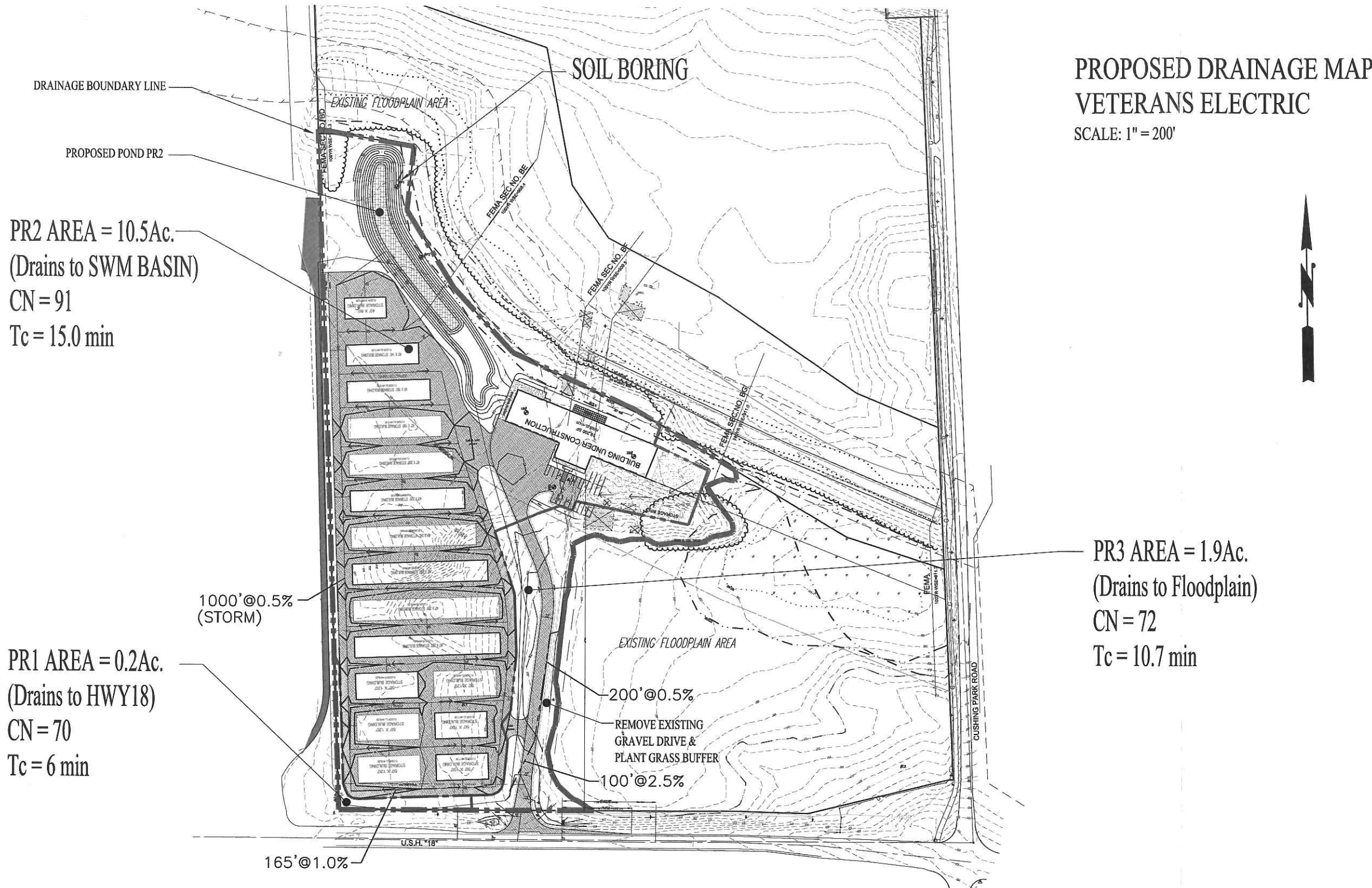
Fee\*: \$ 350.00

**\*\*Note:** Permit extension and transfer fees are set by the LRD and approved by the County Board through the annual budget process. See the current fee schedule for the appropriate fee.

RECEIVED

FEB 20 2020

Land Resources



MANNINGS n-VALUE FOR SHEET FLOW = 0.24 FOR LAWN OR GRASS CONDITIONS

## Exhibit D

### Data Summary Sheet for Stormwater Management Plan

(Note: The purpose of the watershed table is to summarize the changes in runoff flow rates and volumes as a result of changes in drainage areas, land uses and conveyance systems)

**Project Name:** Veterans Electric    **Project Size:** 21.7 Acres

**Project type:** M-1    **No. of Lots:** n/a

**Number of Runoff Discharge Points:** 3

**Watershed (ultimate discharge):** Scuppernong Creek

**Watershed Area:** 12.6 acres (1.7 acres drains internally in the existing condition).

**Public Land Survey Location:** SW 1/4, Section 31, T7N, R18E (Delafield Township)

Summary Data Elements	Subwatershed 1		Subwatershed 2		Subwatershed 3	
	Pre-develop	Post-develop	Pre-develop	Post-develop	Pre-develop	Post-develop
Watershed Areas (see attached map)	1.90 acres	0.20 acres	6.20	10.50	2.80	1.90
Average Watershed Slopes	1.2%	1%	0.5%	2%	0.5%	0.5%
Land Uses (% of each, see attached map)	100% cropland	100% open space	100% cropland	30% buildings 47% pavement 23% open space	6% driveway 94% cropland	16% pavement 84% open space
Runoff Curve Numbers	RCN = 70	RCN = 70	RCN = 70	RCN = 91	RCN = 72	RCN = 72
Conveyance Systems Types	Grass overland	Grass overland	Grass overland	25% paved overland 75% storm sewer	Grass overland	Grass swale
Summary of Average Conveyance System Data	70' @ 8.5% 160' @ 1.2% 70' @ 8.5%	25' @ 1.0%	100' @ 3.0% 400' @ 0.5% 400' @ 1.0%	165' @ 1.0% 1000' @ 0.5%	100' @ 2.5% 200' @ 0.5%	100' @ 2.5% 200' @ 0.5%
Time of Concentration (Tc) (see attached map & worksheets)	11.0 min.	6.0 min.	23.2 min.	15.0 min.	10.7 min.	10.7 min.
Runoff volume: 25% of 2-yr 24-hr post-developed storm (for low-density residential only)	N/A	N/A	N/A	N/A	N/A	N/A
Runoff volume: first half-inch (watershed area in sq. ft. X .04 ft.)	N/A	350 cu. ft.	N/A	18,295 cu. ft.	N/A	3,310 cu. ft.
Runoff volume: average annual basis (WinSLAMM Output)	10,103 cu. ft.	1063 cu. ft.	32,968 cu. ft.	692,020 cu. ft.	27,227 cu. ft.	31,439 cu. ft.
Infiltration Volume [2.4 ft. X onsite subwatershed area (sq. ft.)] - average annual runoff volume	0.2M cu. ft.	20,900 cu. ft.	0.65M cu. ft.	1.1M cu. ft.	0.3M cu. ft.	0.2M cu. ft.
Peak Flow: 1-year/24 hour	0.91 cfs	0.13 cfs	2.31 cfs	20.21 cfs	1.68 cfs	1.14 cfs
Peak Flow: 2-yr./24 hour	1.34 cfs	0.18 cfs	3.13 cfs	23.73 cfs	2.37 cfs	1.61 cfs
Peak Flow: 10-yr./24 hour	3.23 cfs	0.43 cfs	7.79 cfs	36.82 cfs	5.31 cfs	3.60 cfs
Peak Flow: 100-yr./24 hour	8.14 cfs	1.07 cfs	19.94 cfs	64.52 cfs	12.80 cfs	8.68 cfs

**Exhibit D (continued)**  
Summary Sheet for Bio-Infiltration Basin Design

Design Element	Design Data
<b>Site assessment data:</b>	
Contributing drainage area to basin (Subwatershed 2)	10.5 acres
Distance to nearest private well (including off-site wells)	> 100 feet
Distance to municipal well (including off-site wells)	> 1200 feet
Wellhead protection area involved?	No
Ground slope at site of proposed basin	average 1.5%
Any buried or overhead utilities in the area?	No
Proposed outfall conveyance system/discharge (w/ distances)	10' wide emergency weir
Any downstream roads or other structures? (describe)	No
Floodplain, shoreland or wetlands?	Yes, 50' North
<b>Soil investigation data:</b>	
Number of soil investigations completed	3 (in basin area)
Do elevations of test holes extend 5 ft. below proposed bottom?	Yes (see soil tests and plan details)
Average soil texture at pond bottom elevation (USDA)	Sand
Design infiltration rate at basin bottom and method of analysis	3.6in./hr., Table 2 of 1002 standard
Measured infiltration rate	28.0 in./hr., double-ring infiltrometer
Distance from pond bottom to bedrock	> 5 feet
Distance from BMP bottom to highest groundwater table	Trench bottom 8 ft. above redox.
<b>General basin design data (see attached detailed drawings):</b>	
Basin bottom area	0.05 acres
Effective infiltration area	0.05 acres
1% of development area (12.6 acres)	0.126 acres
Basin bottom elevation	elev. 906.00
Top of berm elevation (after settling) and width	elev. 911.0 / 10 feet wide
Basin storage below outlet	54,826 cu. ft.
Time to completely infiltrate stored water	2 hrs @ 11.2 in./hr.
Sediment forebay size & depth	4,600 sq. ft. / 3 feet
Pre-treatment prior to infiltration	80% TSS removal
Additional design features	Discharge rip-rap dissipaters

Infiltration Data for Subwatershed				
Pre-dev. infil. volume	Post-dev. infil. volume w/basin	% of Pre-dev. infil. provided	Average annual runoff volume	25% of the runoff from the 2 yr. / 24 hr. storm (cu. ft.)
32,968 cu. ft.	692,020 cu. ft.	100%	692,020 cu. ft.	16,661 cu. ft.

Basin Inflow, Outflow & Storage Data				
Inflow Peak Flows	Maximum Outflow Rate	Max. Water Elevation	Storage Volume at Max. Elev.	Outflow Control Structures*
20.21 cfs (Post 1-yr./24 hr. peak)	0 cfs	908.68 ft.	21,683 cu. ft.	#1
23.73 cfs (Post 2-yr./24 hr. peak)	0 cfs	908.90 ft.	26,445 cu. ft.	#1
36.82 cfs (Post 10-yr./24 hr. peak)	0 cfs	909.65 ft.	45,546 cu. ft.	#1
64.52 cfs (Post 100-yr./24 hr. peak)	15.22 cfs	910.68 ft.	76,367 cu. ft.	#1

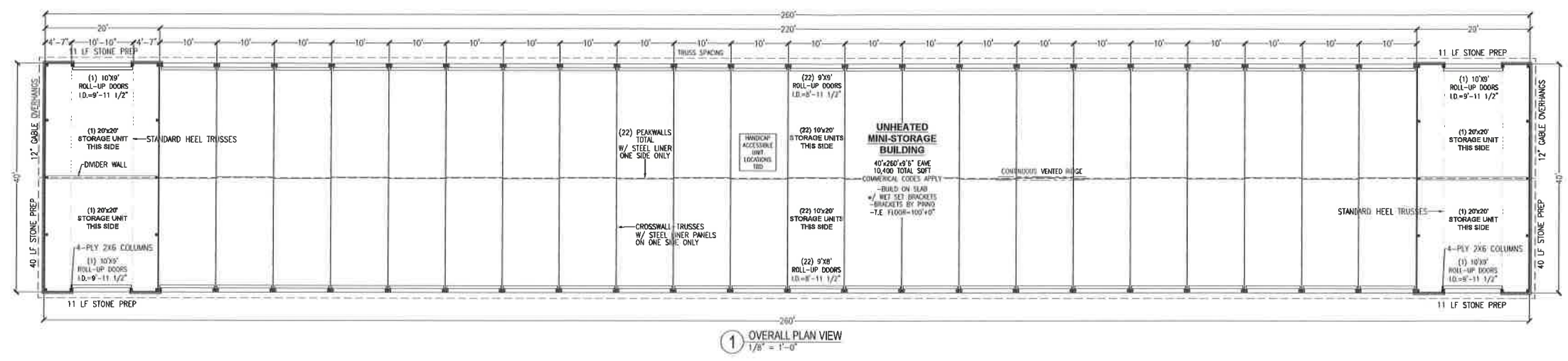
\* The controlling elements are summarized below (See detail drawing of outlet structure):

#1 = 10 foot wide emergency spillway @ elev. 910.00

Veterans Electric LLC Storage Units

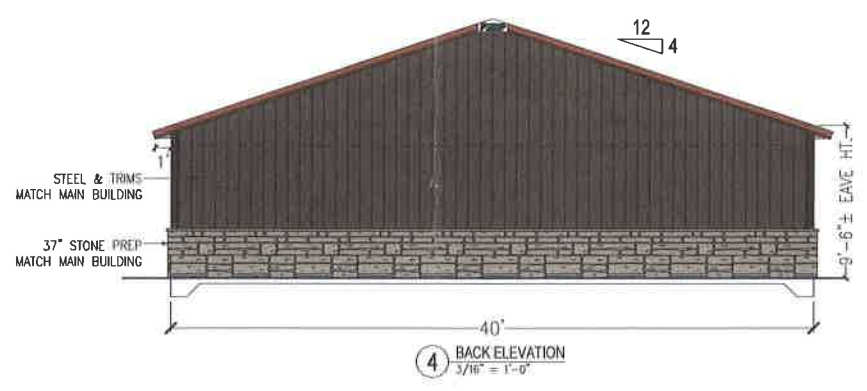
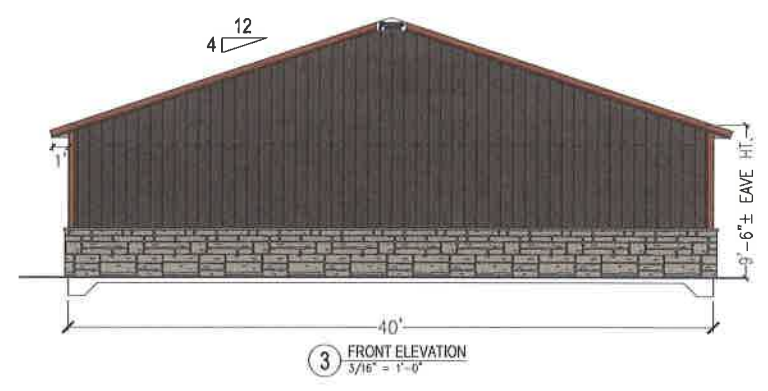
CONTRACT SPECIFICATIONS  
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Pinno Buildings  
Quality Fast Frame Building  
WEBER COUNTY ROAD T  
ROSENDALE, WI 54874



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PRELIMINARY  
DRAWING



BUILDING COLORS:

SIDE	TERRAZONE	BOTTOM TRIM	TUDDR BROWN
GABLE	TERRAZONE	CORNER TRIM	TUDDR BROWN
ACCENTS	N/A	ROOF	COPPER PENNY
WALK DOOR	N/A	RIDGE CAP	COPPER PENNY
WINDOWS	N/A	GABLE TRIM	COPPER PENNY
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	COPPER PENNY
ROLL-UP DOOR	BROWN	EAVE TRIM	COPPER PENNY
ROLL-UP DOOR TRIM	TUDDR BROWN	SOFFIT	ASH GRAY
SLIDE DOOR	N/A	SOFFIT F&J TRIM	ASH GRAY
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	N/A	CUPOLA ROOF	N/A
WAINSCOT TRIM	N/A	WEATHERVANE	N/A
WNSCT CORNER TRIM	N/A	EAVE TROUGHS	N/A
EAVELITE	N/A	DOWNSPOUTS	N/A

SITE:

OWNER:  
Scott Flaughter  
S13W33650 US Hwy 18  
Delafield, WI 53018

BUILDING:  
UNHEATED MINI-STORAGE BUILDING  
40' x 260' x 9-6 EAVE HT.

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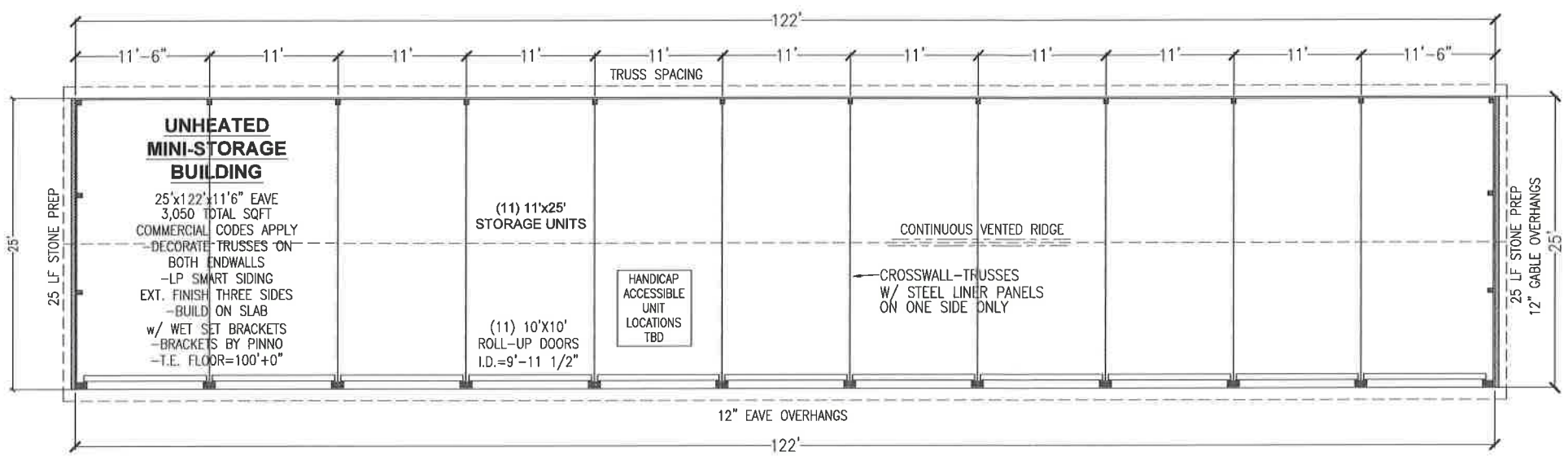
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K. IMMEL

SCALE:  
AS SHOWN

DATE:  
02/27/2020

REVISIONS:

PAGE:  
1 OF 1



1 OVERALL PLAN VIEW  
1/8" = 1'-0"

Veterans Electric LLC Storage Units

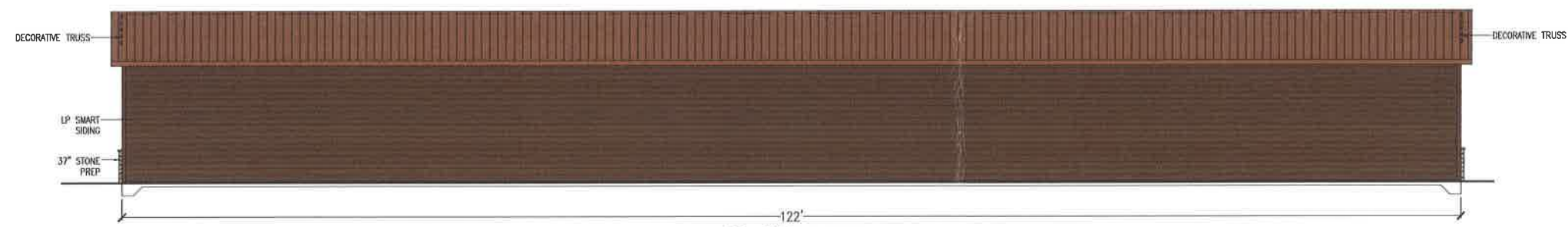
CONTRACT SPECIFICATIONS  
TAKE PRECEDENCE  
OVER BUILDING PLANS

PRELIMINARY  
DRAWING

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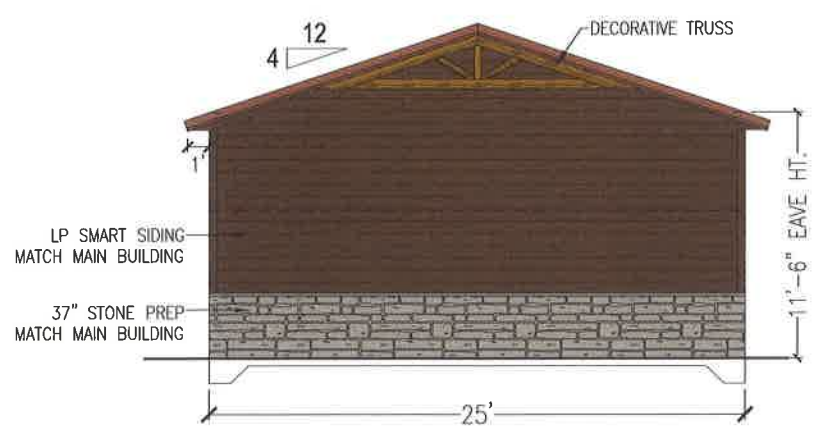
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NO SCALE



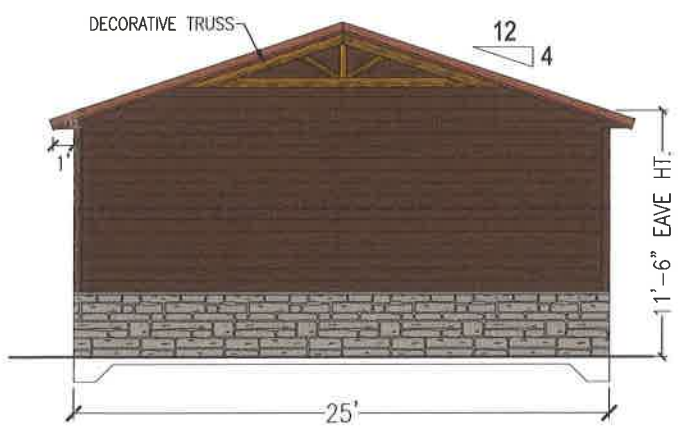
3 SIDE ELEVATION  
1/8" = 1'-0"

**BUILDING COLORS:**

SIDE	TERRATONE
GABLE	LP SMART SIDING
ACCENTS	N/A
WALK DOOR	N/A
WINDOWS	N/A
DOOR/WINDOW TRIM	N/A
ROLL-UP DOOR	BROWN
ROLL-UP DOOR TRIM	TUDOR BROWN
SLIDE DOOR	N/A
SLIDE DOOR TRIM	N/A
WAINSCOT	N/A
WAINSCOT TRIM	N/A
WNSCT. CORNER TRIM	N/A
EAVELITE	N/A
BOTTOM TRIM	N/A
CORNER TRIM	TUDOR BROWN
ROOF	COPPER PENNY
RIDGE CAP	COPPER PENNY
GABLE TRIM	COPPER PENNY
FASCIA TRIM	COPPER PENNY
EAVE TRIM	COPPER PENNY
SOFFIT	ASH GRAY
SOFFIT F&J TRIM	ASH GRAY
CUPOLA SIDE	N/A
CUPOLA ROOF	N/A
WEATHERVANE	N/A
EAVE TROUGHS	N/A
DOWNSPOUTS	N/A



4 FRONT ELEVATION  
3/16" = 1'-0"



5 BACK ELEVATION  
3/16" = 1'-0"

OWNER: Scott Flaughter  
S13W33650 US Hwy 18  
Delafield, WI 53018

BUILDING: UNHEATED MINI-STORAGE BUILDING  
25' x 122' x 11'-6" EAVE HT.

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ISSUE DATE: 02/28/2020

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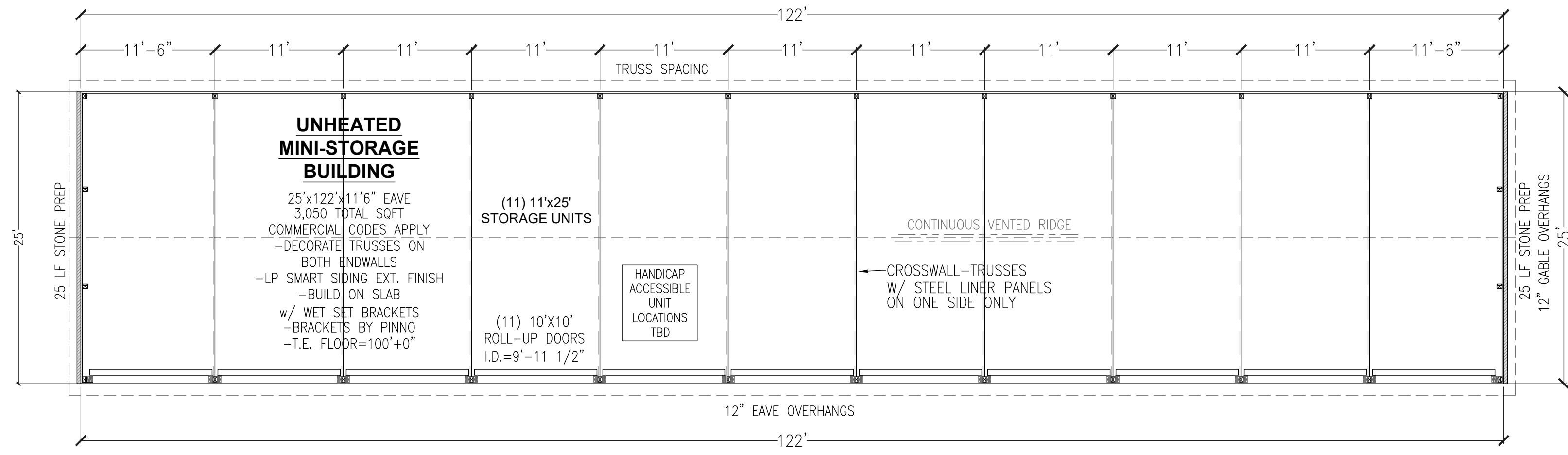
PAGE: 1 OF 1

Veterans Electric LLC Storage Units

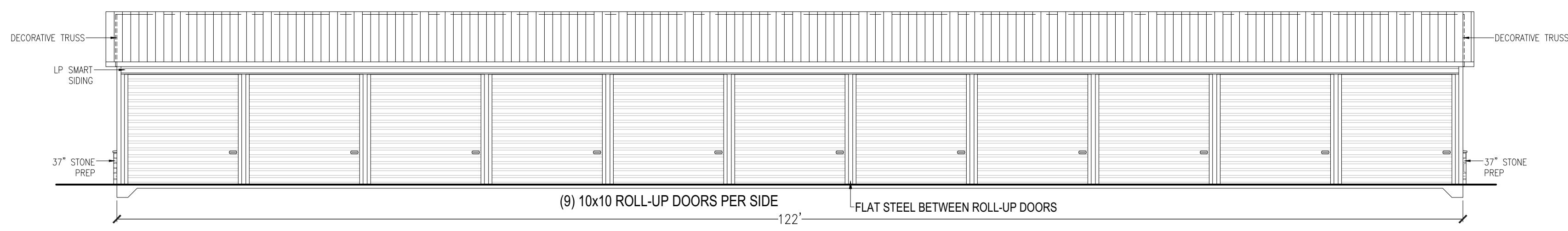

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PRELIMINARY  
DRAWING



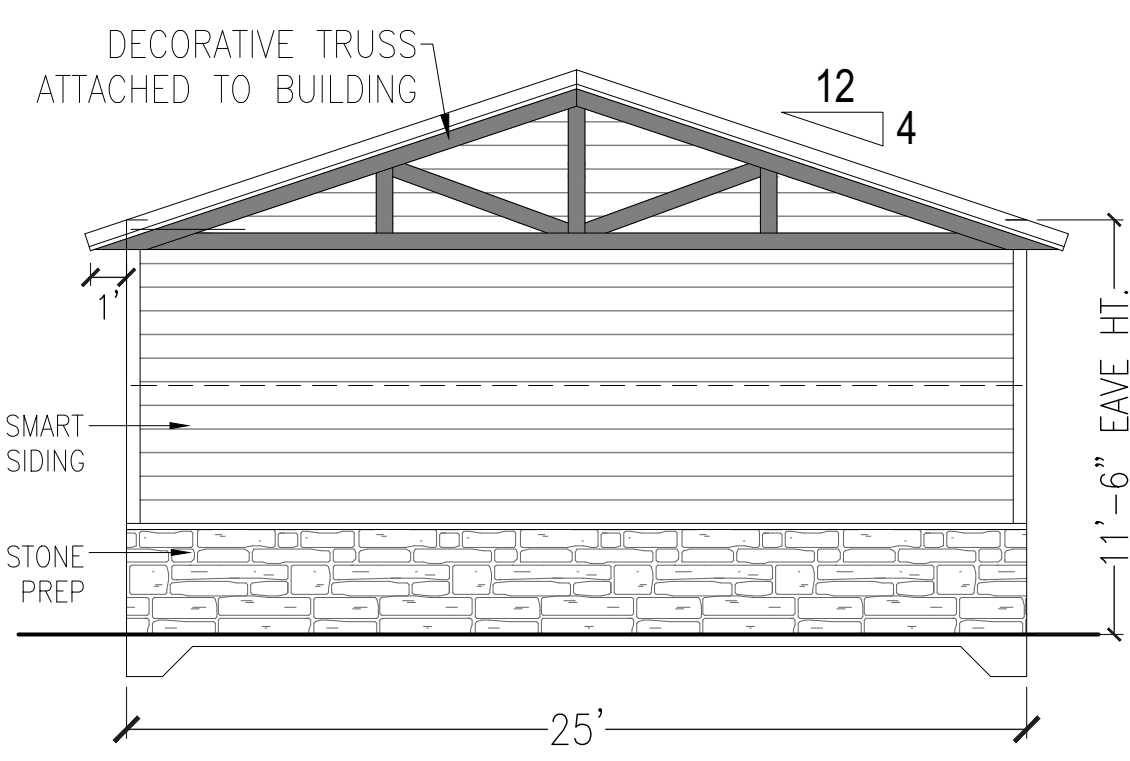
1 OVERALL PLAN VIEW  
1/8" = 1'-0"



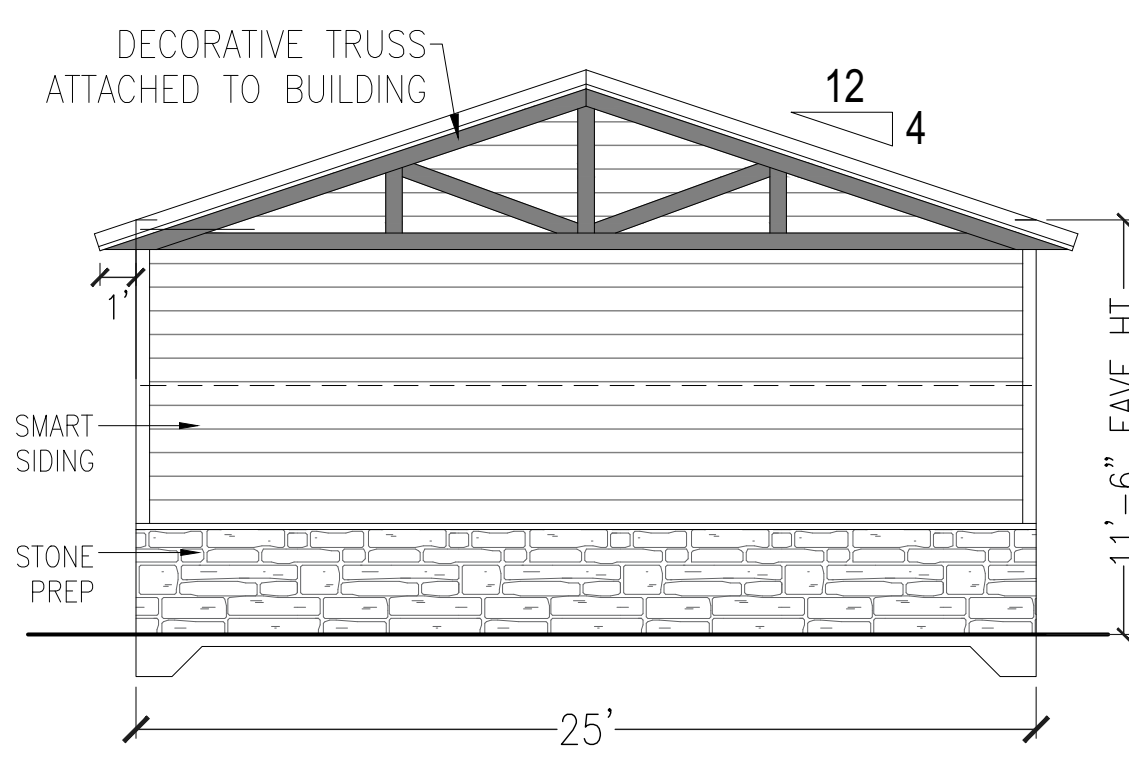
2 SIDE ELEVATION  
1/8" = 1'-0"

**BUILDING COLORS:**

SIDE	_____
GABLE	_____
ACCENTS	_____
WALK DOOR	_____
WINDOWS	_____
DOOR/WINDOW TRIM	_____
OVERHEAD DOOR	_____
OVHD. DOOR TRIM	_____
SLIDE DOOR	_____
SLIDE DOOR TRIM	_____
WAINSCOT	_____
WAINSCOT TRIM	_____
WNSCT. CORNER TRIM	_____
EAVELITE	_____
BOTTOM TRIM	_____
CORNER TRIM	_____
ROOF	_____
RIDGE CAP	_____
GABLE TRIM	_____
FASCIA TRIM	_____
EAVE TRIM	_____
SOFFIT	_____
SOFFIT F&J TRIM	_____
CUPOLA SIDE	_____
CUPOLA ROOF	_____
WEATHERVANE	_____
EAVE TROUGHS	_____
DOWNSPOUTS	_____



3 FRONT ELEVATION  
1/8" = 1'-0"



4 BACK ELEVATION  
1/8" = 1'-0"

SITE:

OWNER:  
 Scott Flaigher  
 S13W/33650 US Hwy 18  
 Delafeld, WI 53018

BUILDING:  
 UNHEATED MINI-STORAGE BUILDING  
 25' x 122' x 11'-6" EAVE HT.

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 DRAWN BY:  
 KIMMEL  
 ISSUE DATE:  
 01/27/2020  
 REVISIONS:  
 02/07/2020  
 02/27/2020

**Sample Engraved  
Sign**

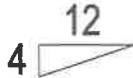
Veterans Business  
Park





# Proposed Building

## Signage



Lake County Mini Storage  
262 290 3202



ROOF STEEL  
COPPER PENNY

GABLE, FASCIA, & EAVE TRIMS  
COPPER PENNY

SIDE & GABEL STEEL  
TERRATONE  
TUDOR BROWN TRIMS

SOFFIT  
ASH GRAY

37" STONE  
PREP

16'x12' OVERHEAD DOOR

3068 WD

16'x12' OVERHEAD DOOR

3068 WD

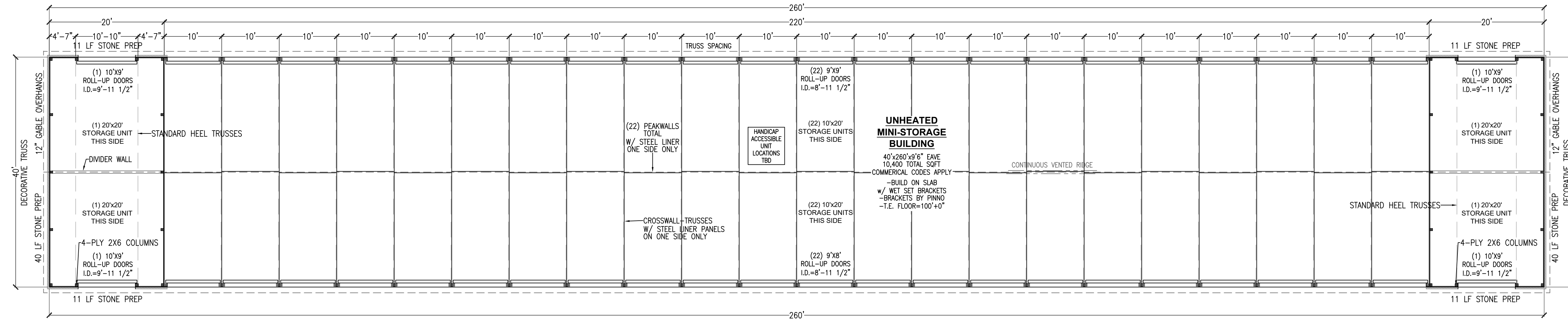
50'

14'-1"  
100'+0" TO TRUSS BC

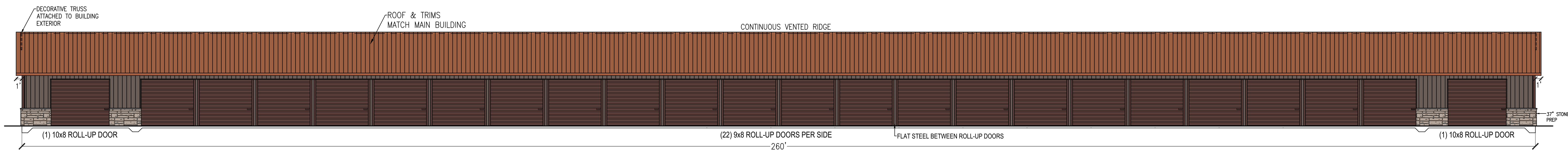
3 FRONT ELEVATION  
1/8" = 1'-0"

# Veterans Electric LLC Storage Units

CONTRACT SPECIFICATIONS  
TAKE PRECEDENCE  
OVER BUILDING PLANS



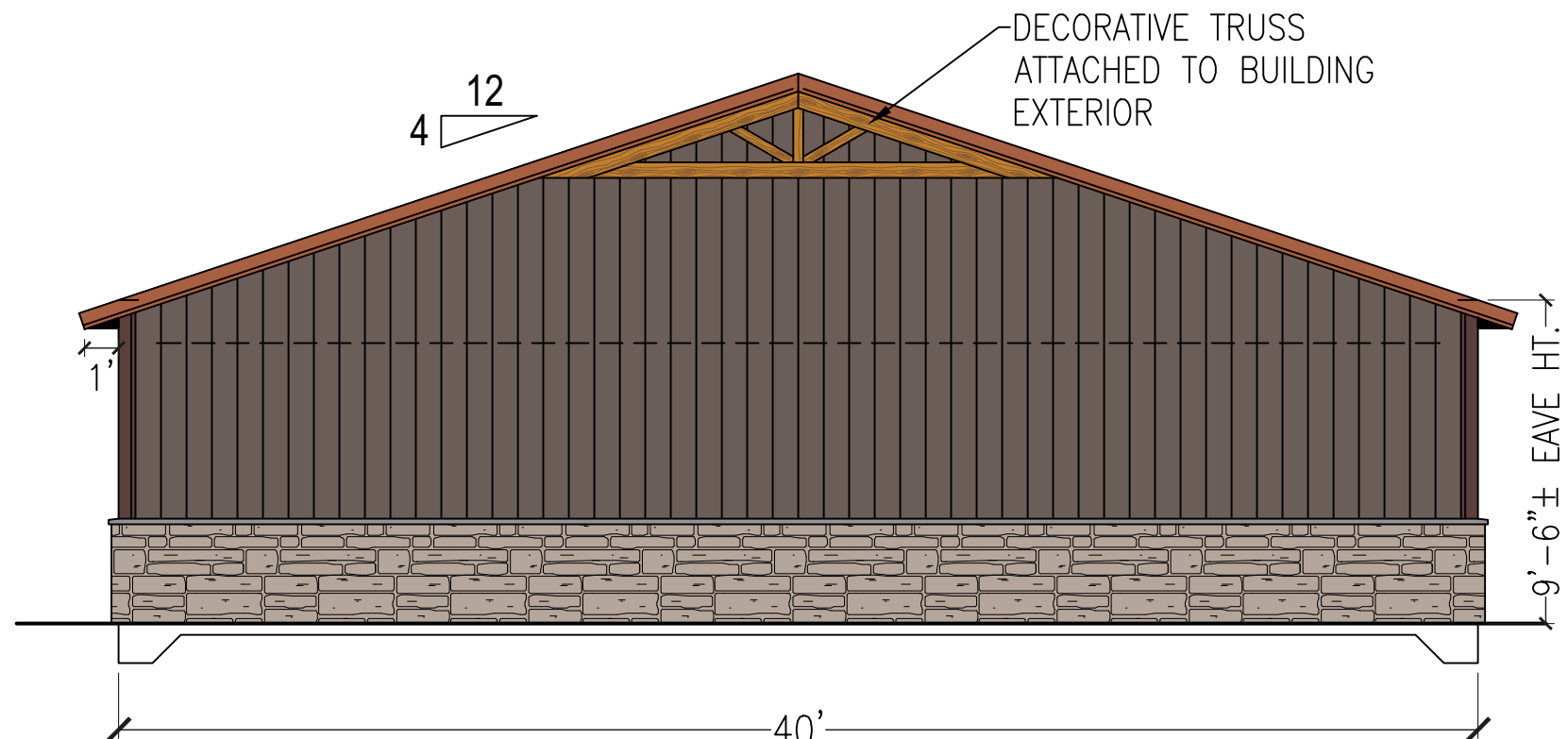
1 OVERALL PLAN VIEW  
1/8" = 1'-0"



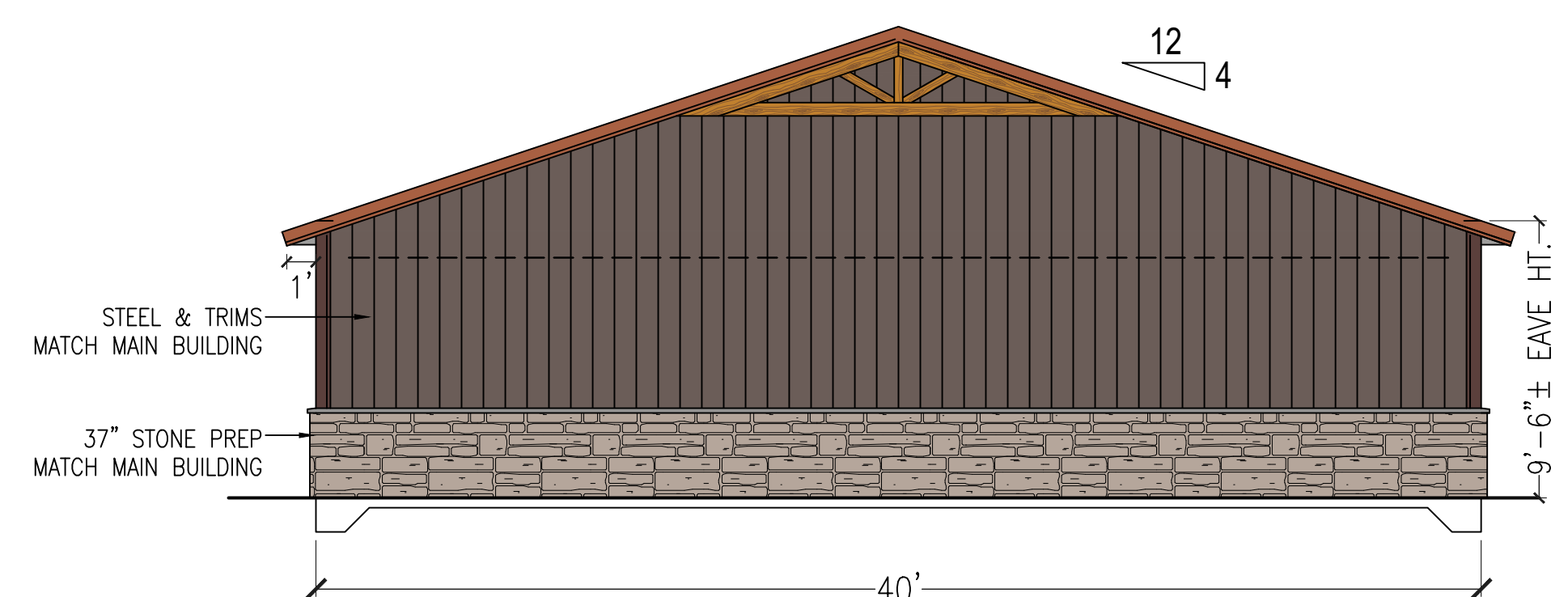
2 SIDE ELEVATION  
NO SCALE

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## PRELIMINARY DRAWING



3 FRONT ELEVATION  
3/16" = 1'-0"



4 BACK ELEVATION  
3/16" = 1'-0"

BUILDING COLORS:			
SIDE	TERRAZONE	BOTTOM TRIM	TUDOR BROWN
CABLE	TERRAZONE	CORNER TRIM	TUDOR BROWN
ACCENTS	N/A	ROOF	COPPER PENNY
WALK DOOR	N/A	RIDGE CAP	COPPER PENNY
WINDOWS	N/A	GABLE TRIM	COPPER PENNY
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	COPPER PENNY
ROLL-UP DOOR	BROWN	EAVE TRIM	COPPER PENNY
ROLL-UP DOOR TRIM	TUDOR BROWN	SOFFIT	ASH GRAY
SLIDE DOOR	N/A	SOFFIT F&J TRIM	ASH GRAY
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WAINSCOT	N/A	CUPOLA ROOF	N/A
WAINSCOT TRIM	N/A	WEATHERVANE	N/A
WNSCT. CORNER TRIM	N/A	EAVE TROUGHS	N/A
EAVELITE	N/A	DOWNSPOUTS	N/A

042

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ROSENDALE, WI 54974

SITE:

OWNER:  
Scott Flaughter  
S13W33650 US Hwy 18  
Deafield, WI 53018

BUILDING:  
UNHEATED MINI-STORAGE BUILDING 'C'  
40' x 260' x 9'-6" EAVE HT.

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20-139

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K. IMMEL

SCALE:  
AS SHOWN

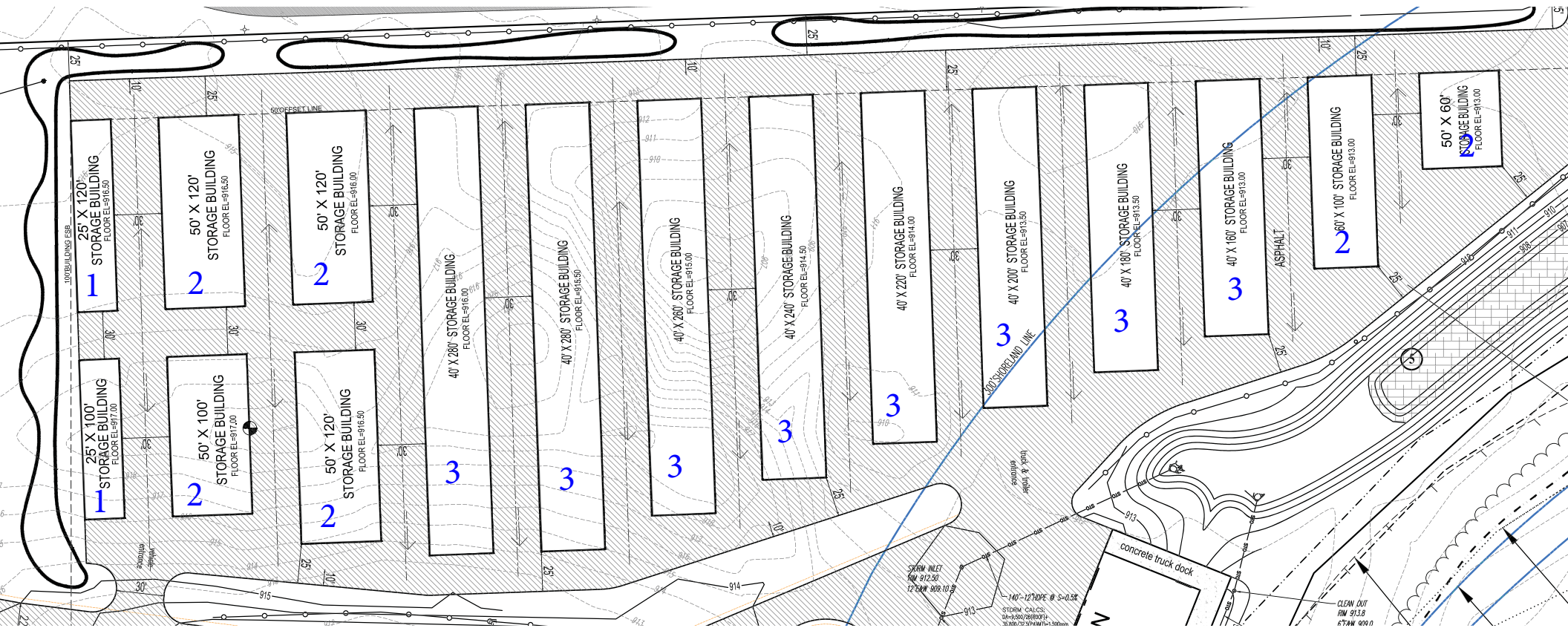
DATE:  
02/27/2020

REVISIONS:  
08/26/2020

PAGE:  
1 OF 1

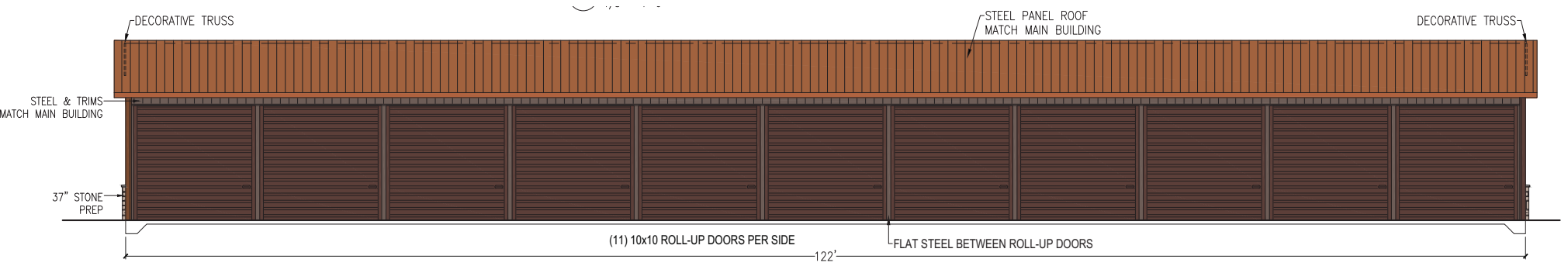
# Lake County Mini Storage Town of Delafield, WI

8/26/2020

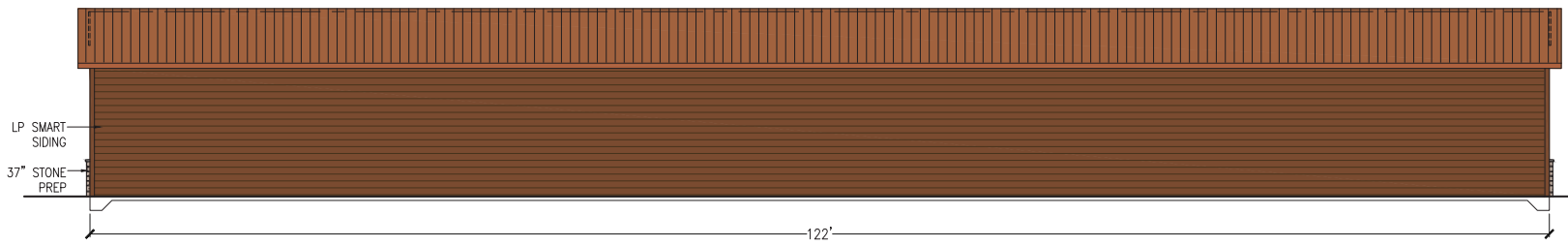


- 1= Building Design 1
- 2= Building Design 2
- 3+ Building Design 3

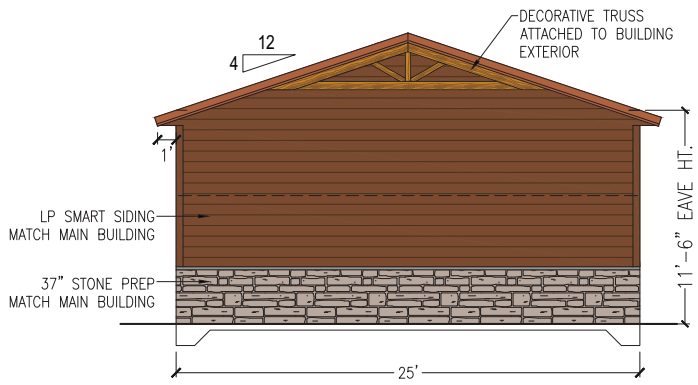
# Building Design 1



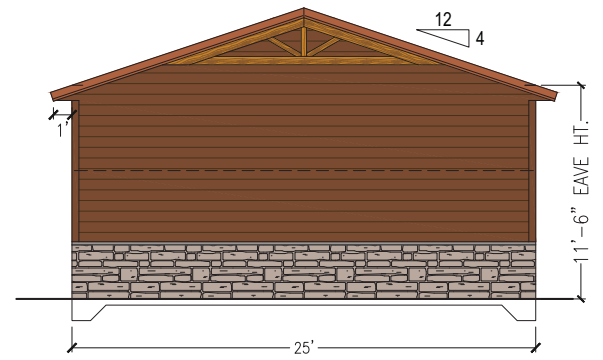
2 SIDE ELEVATION  
NO SCALE



3 SIDE ELEVATION  
1/8" = 1'-0"



4 FRONT ELEVATION  
3/16" = 1'-0"

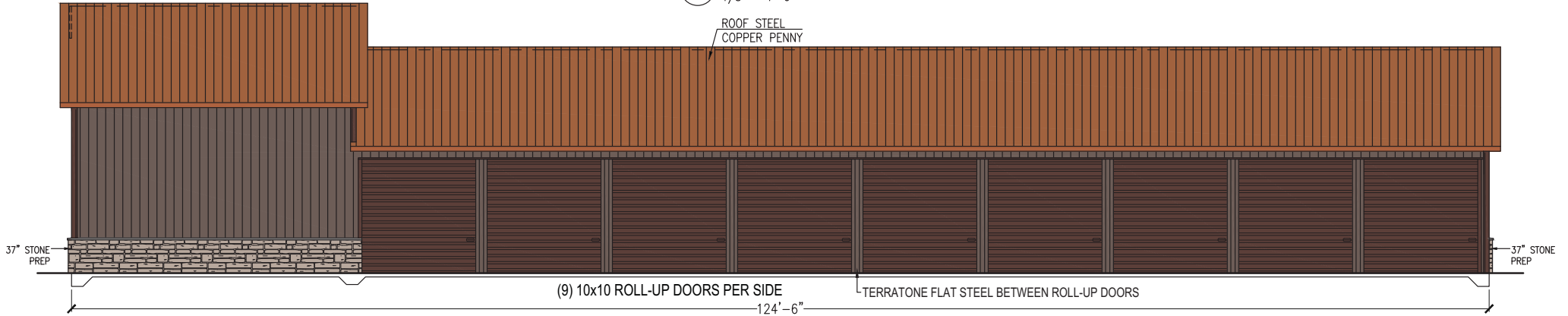


5 BACK ELEVATION  
3/16" = 1'-0"

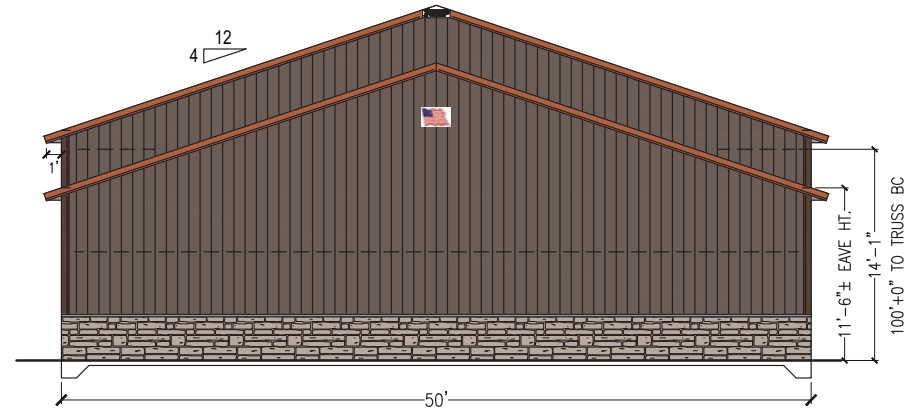
BUILDING COLORS:	
SIDE	TERRATONE
CABLE	LP SMART SIDING
ACCENTS	N/A
WALK DOOR	N/A
WINDOWS	N/A
DOOR/WINDOW TRIM	N/A
ROLL-UP DOOR	BROWN
ROLL-UP DOOR TRIM	TUDOR BROWN
SLIDE DOOR	N/A
SLIDE DOOR TRIM	N/A
WAINSCOT	N/A
WAINSCOT TRIM	N/A
WNSCT. CORNER TRIM	N/A
EAVELITE	N/A
BOTTOM TRIM	N/A
CORNER TRIM	TUDOR BROWN
ROOF	COPPER PENNY
RIDGE CAP	COPPER PENNY
CABLE TRIM	COPPER PENNY
FASCIA TRIM	COPPER PENNY
EAVE TRIM	COPPER PENNY
SOFFIT	ASH GRAY
SOFFIT F&J TRIM	ASH GRAY
CUPOLA SIDE	N/A
CUPOLA ROOF	N/A
WEATHERVANE	N/A
EAVE TROUGHS	N/A
DOWNSPOUTS	N/A

# Building Design 2

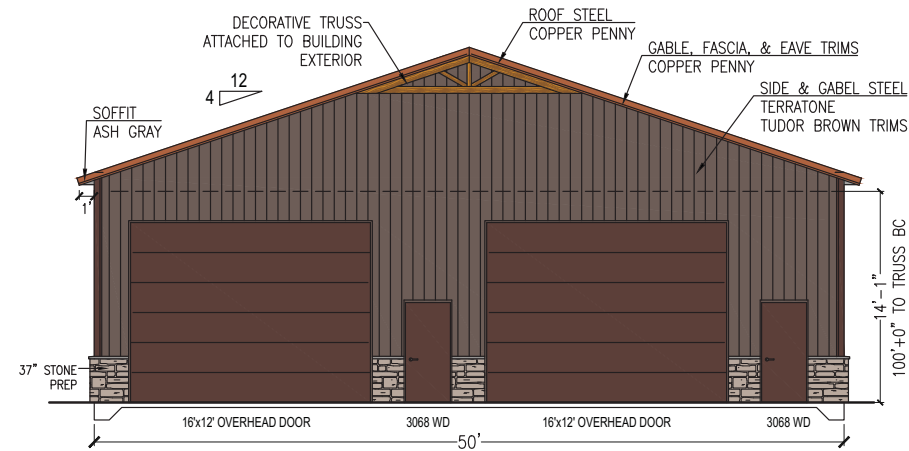
1 OVERALL PLAN VIEW  
1/8" = 1'-0"



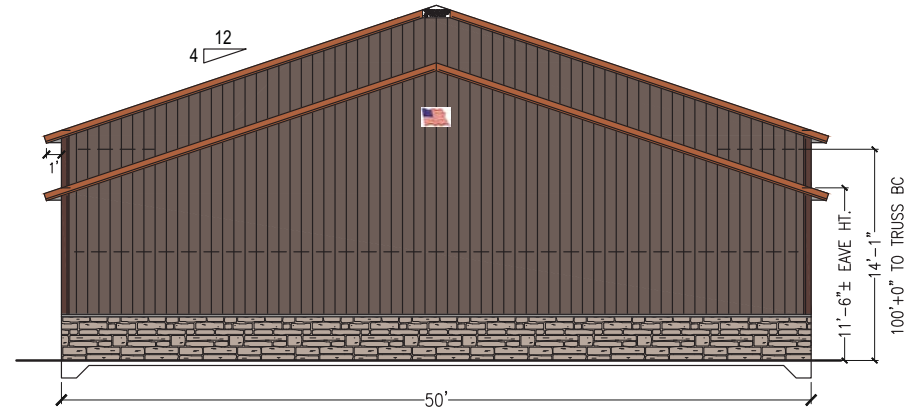
2 SIDE ELEVATION  
1/8" = 1'-0"



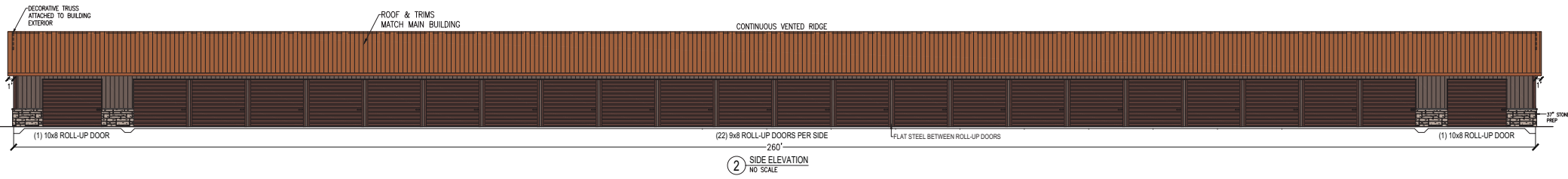
3 FRONT ELEVATION  
1/8" = 1'-0"



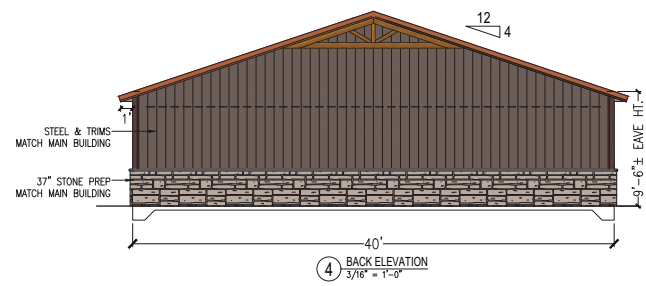
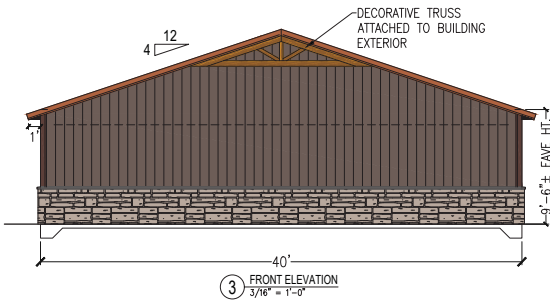
4 BACK ELEVATION  
1/8" = 1'-0"



# Building Design 3



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PRELIMINARY  
DRAWING

BUILDING COLORS:			
SIDE	TERRATONE	BOTTOM TRIM	TUDOR BROWN
CABLE	TERRATONE	CORNER TRIM	TUDOR BROWN
ACCENTS	N/A	ROOF	COPPER PENNY
WALK DOOR	N/A	RIDGE CAP	COPPER PENNY
WINDOWS	N/A	CABLE TRIM	COPPER PENNY
DOOR/WINDOW TRIM	N/A	FASCIA TRIM	COPPER PENNY
ROLL-UP DOOR	BROWN	EAVE TRIM	COPPER PENNY
ROLL-UP DOOR TRIM	TUDOR BROWN	SOFFIT	ASH GRAY
SLIDE DOOR	N/A	SOFFIT F&J TRIM	ASH GRAY
SLIDE DOOR TRIM	N/A	CUPOLA SIDE	N/A
WANSBOT	N/A	CUPOLA ROOF	N/A
WANSBOT TRIM	N/A	WEATHERWANE	N/A
WNSCT. CORNER TRIM	N/A	EVE TROUGH	N/A
EVELITE	N/A	DOWNSPOUTS	N/A

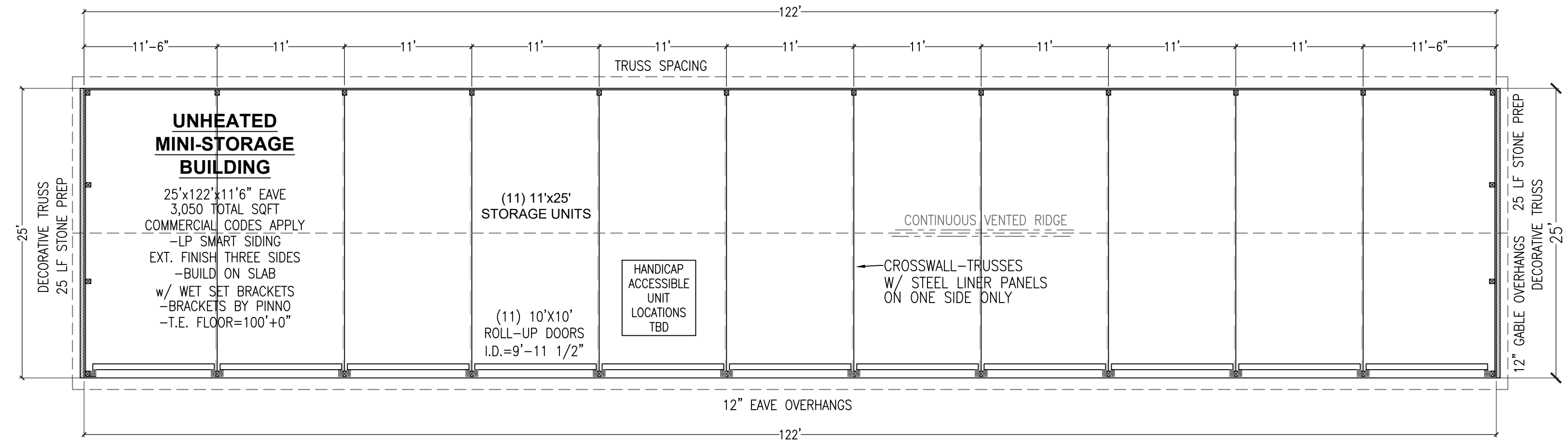
Veterans Electric LLC Storage Units

CONTRACT SPECIFICATIONS  
TAKE PRECEDENCE  
OVER BUILDING PLANS

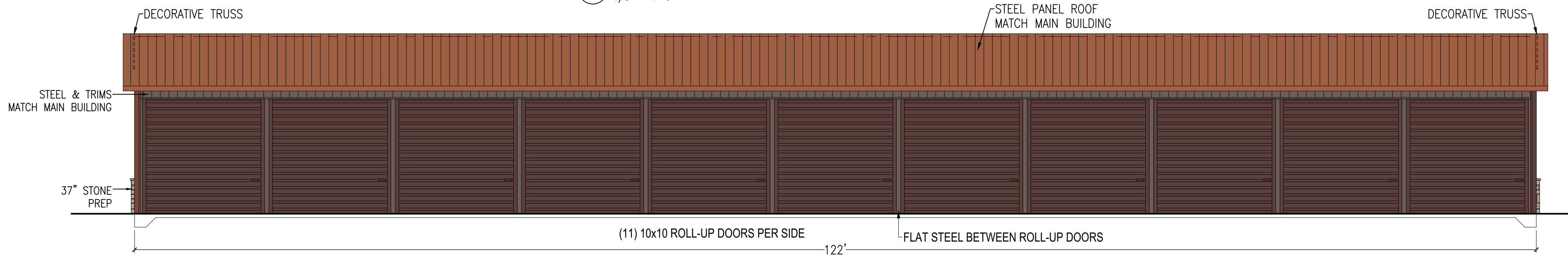
PRELIMINARY  
DRAWING

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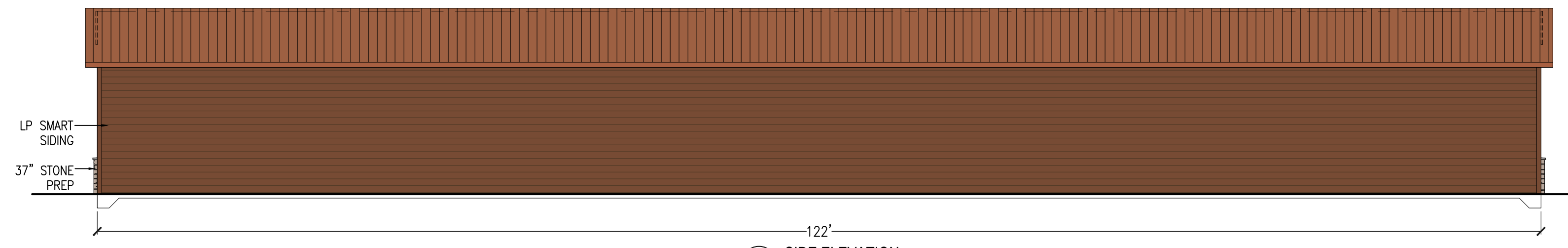
Pinno Buildings  
10000 Industrial Park Drive  
Plymouth, WI 53082-2100  
Phone: (262) 992-9983  
Fax: (262) 992-9983  
www.pinno.com



1 OVERALL PLAN VIEW  
1/8" = 1'-0"



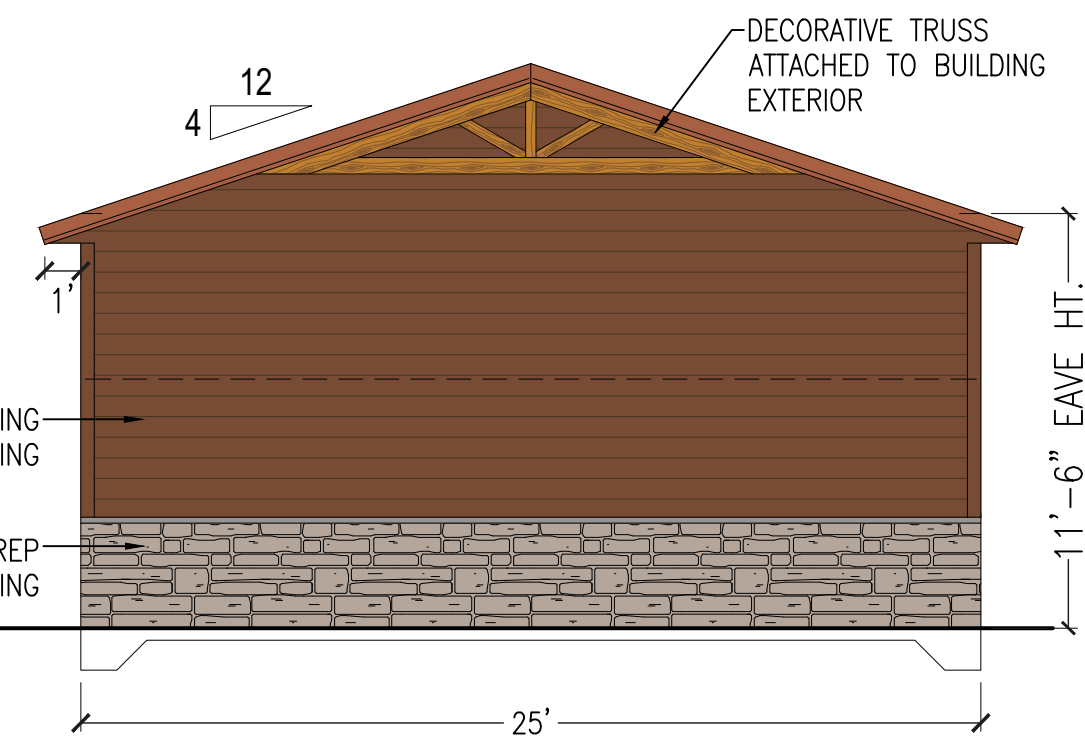
2 SIDE ELEVATION  
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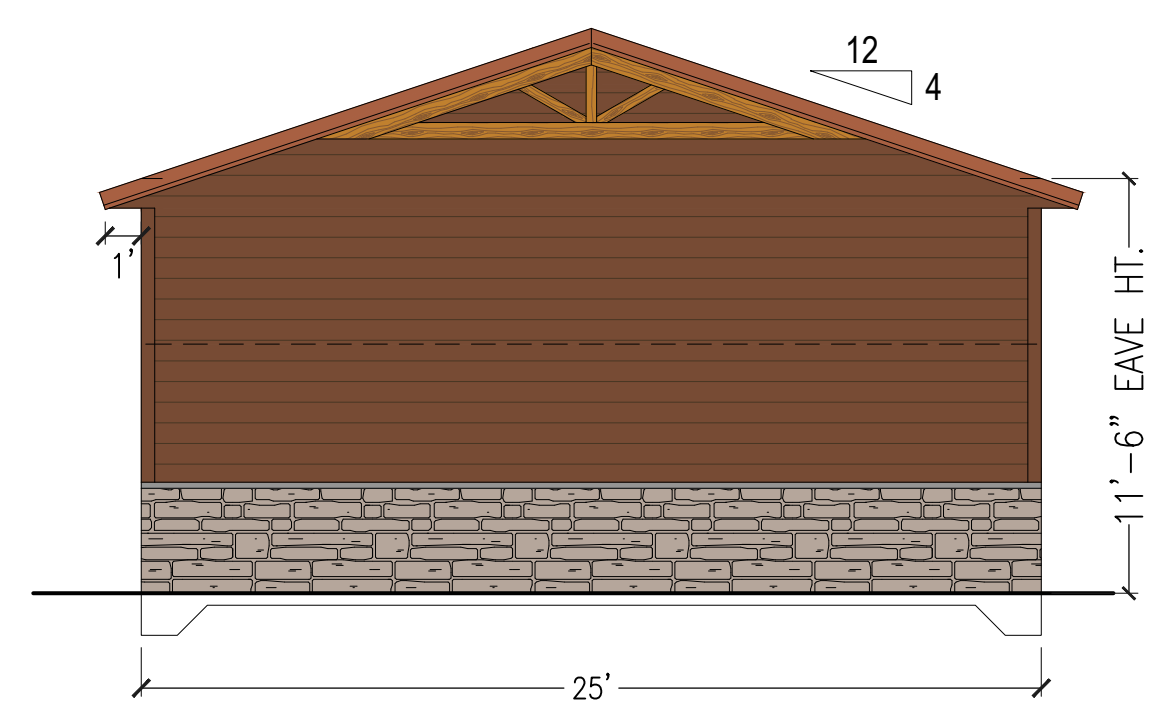
3 SIDE ELEVATION  
1/8" = 1'-0"

**BUILDING COLORS:**

SIDE	TERRATONE
GABLE	LP SMART SIDING
ACCENTS	N/A
WALK DOOR	N/A
WINDOWS	N/A
DOOR/WINDOW TRIM	N/A
ROLL-UP DOOR	BROWN
ROLL-UP DOOR TRIM	TUDOR BROWN
SLIDE DOOR	N/A
SLIDE DOOR TRIM	N/A
WAINSCOT	N/A
WAINSCOT TRIM	N/A
WNSCT. CORNER TRIM	N/A
EAVELITE	N/A
BOTTOM TRIM	N/A
CORNER TRIM	TUDOR BROWN
ROOF	COPPER PENNY
RIDGE CAP	COPPER PENNY
GABLE TRIM	COPPER PENNY
FASCIA TRIM	COPPER PENNY
EAVE TRIM	COPPER PENNY
SOFFIT	ASH GRAY
SOFFIT F&J TRIM	ASH GRAY
CUPOLA SIDE	N/A
CUPOLA ROOF	N/A
WEATHERVANE	N/A
EAVE TROUGHS	N/A
DOWNSPOUTS	N/A



4 FRONT ELEVATION  
3/16" = 1'-0"



5 BACK ELEVATION  
3/16" = 1'-0"

SITE:

OWNER: Scott Flaughter  
S13W33650 US Hwy 18  
Delafield, WI 53018

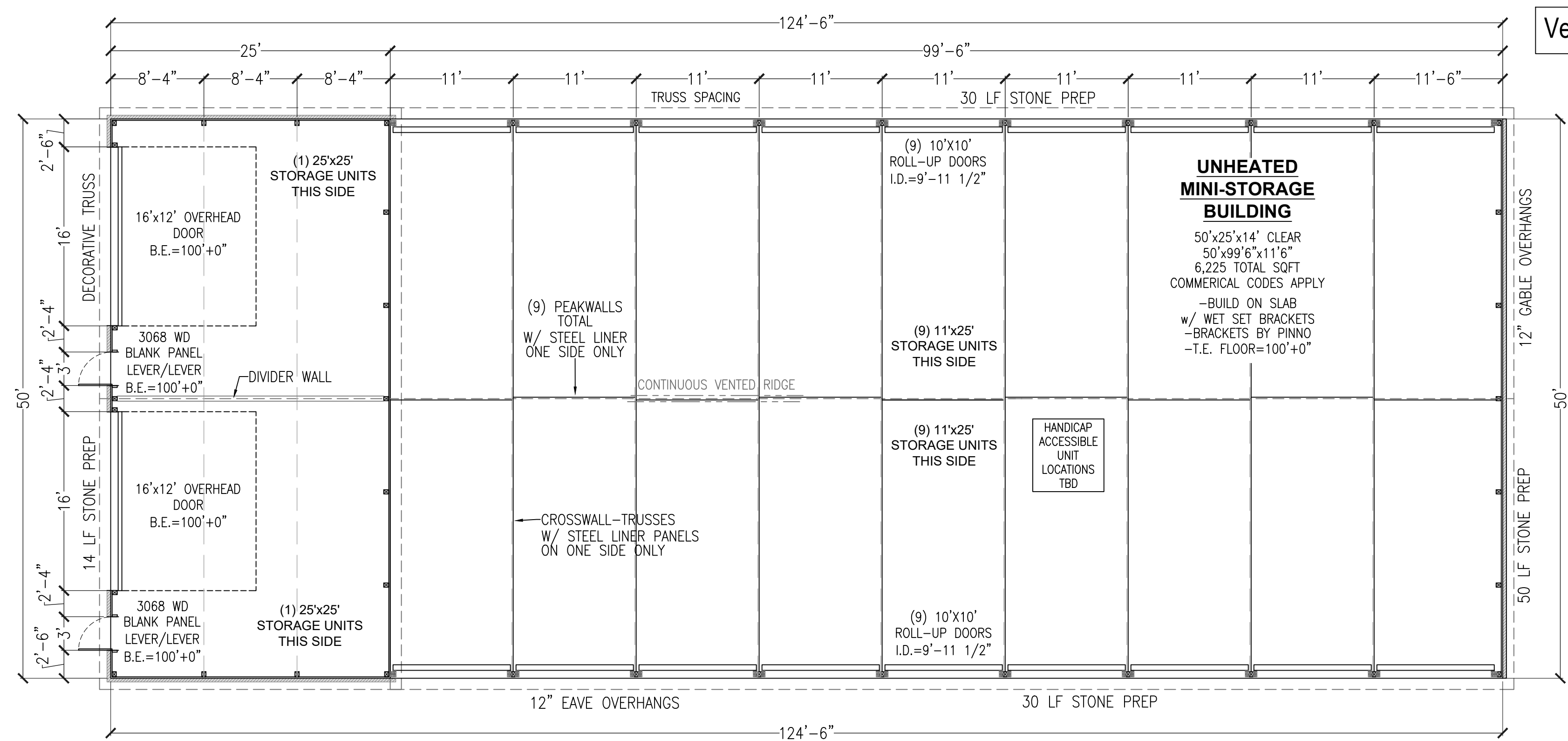
BUILDING: UNHEATED MINI-STORAGE BUILDING 'B'  
25' x 122' x 11'-6" EAVE HT.

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OR BUILDING FROM PLAN IS  
VIOLATION OF U.S. COPYRIGHT LAWS.  
CONSTITUTING CRIMINAL THEFT

DRAWING NO. 20-115  
DRAWN BY: K. IMMEL  
ISSUE DATE: 02/28/2020  
REVISIONS: 08/26/2020

Veterans Electric LLC Storage Units

Pinno Buildings  
 10000 Industrial Blvd  
 Rosendale, WI 53088  
 Phone: (262) 992-2100  
 Fax: (262) 992-9993  
 www.pinno.com

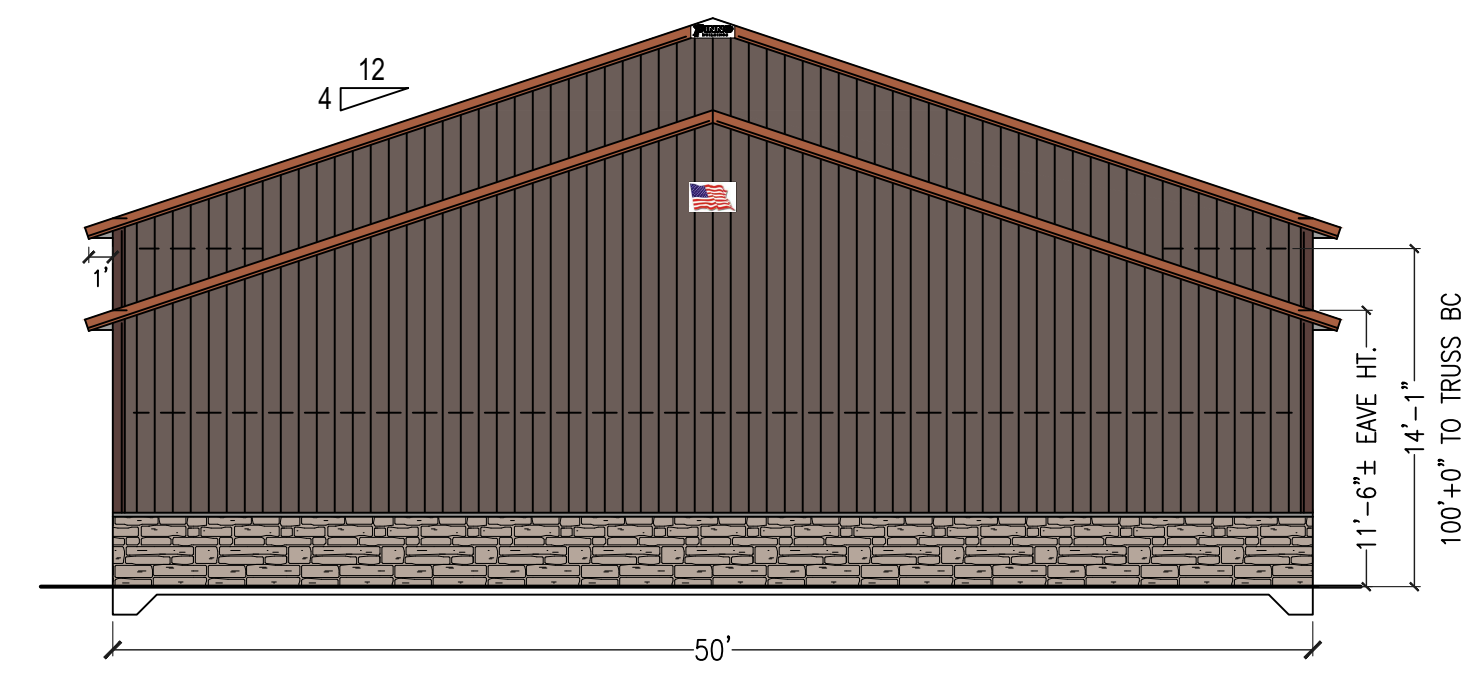
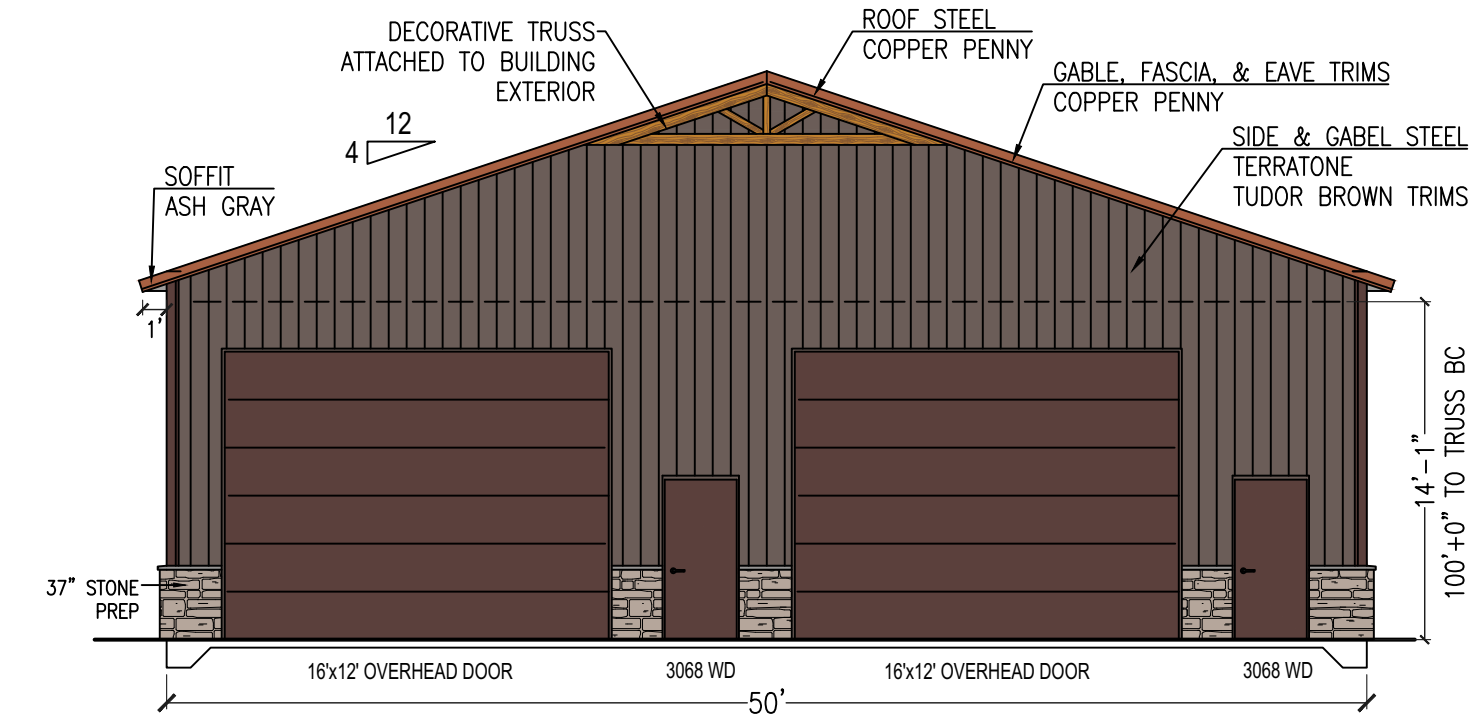
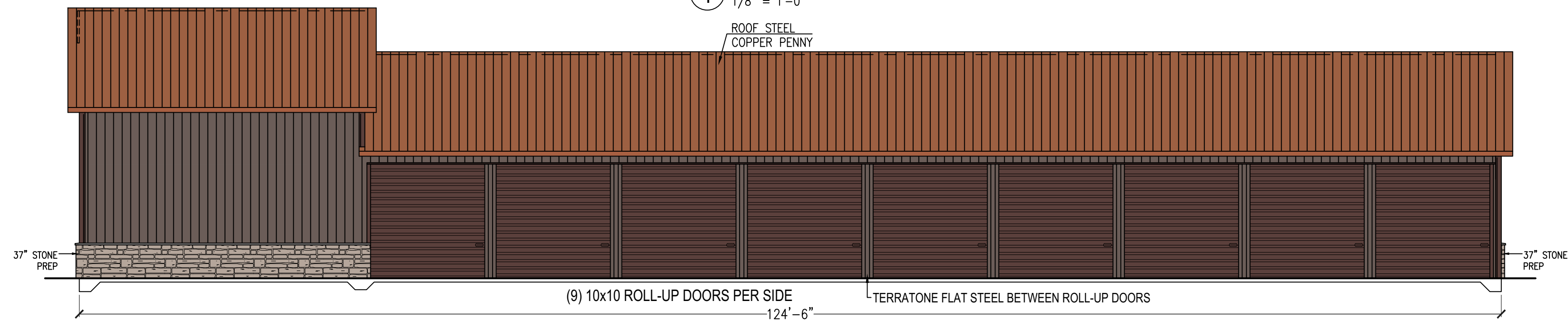


CONTRACT SPECIFICATIONS  
 TAKE PRECEDENCE  
 OVER BUILDING PLANS

PRELIMINARY  
 DRAWING

**BUILDING COLORS:**

SIDE	TERRATONE
CABLE	TERRATONE
ACCENTS	N/A
WALK DOOR	TUDOR BROWN
WINDOWS	N/A
DOOR/WINDOW TRIM	TERRATONE
OVERHEAD DOOR	TUDOR BROWN
OVHD. DOOR TRIM	TERRATONE
SLIDE DOOR	N/A
SLIDE DOOR TRIM	N/A
WAINSCOT	N/A
WAINSCOT TRIM	N/A
WNSCT. CORNER TRIM	N/A
EAVELITE	N/A
BOTTOM TRIM	TUDOR BROWN
CORNER TRIM	TUDOR BROWN
ROOF	COPPER PENNY
RIDGE CAP	COPPER PENNY
GABLE TRIM	COPPER PENNY
FASCIA TRIM	COPPER PENNY
EAVE TRIM	COPPER PENNY
SOFFIT	ASH GRAY
SOFFIT F&J TRIM	ASH GRAY
CUPOLA SIDE	N/A
CUPOLA ROOF	N/A
WEATHERVANE	N/A
EAVE TROUGHS	ASH GRAY
DOWNSPOUTS	ASH GRAY



SITE:

OWNER: Scott Flaigher  
 S13W33650 US Hwy 18  
 Delafield, WI 53018

BUILDING: UNHEATED MINI-STORAGE BUILDING 'A'  
 50' x 25' x 14' CLEAR  
 50' x 99'-6" x 11'-6" EAVE HT.

-COPYRIGHT NOTICE-  
 UNAUTHORIZED COPYING OF  
 OR BUILDING FROM PLAN IS  
 VIOLATION OF U.S. COPYRIGHT LAWS.  
 CONSTITUTING CRIMINAL THEFT

DRAWING NO. 20-114  
 DRAWN BY: KIMMEL  
 ISSUE DATE: 01/27/2020  
 REVISIONS:  
 02/07/2020  
 08/26/2020









PINNO BUILDINGS

NORANDEX PLUS

NORANDEX PLUS

NORANDEX PLUS

NORANDEX PLUS

NORANDEX PLUS

NORANDEX PLUS

BUILDINGS Quality Post Frame Buildings

BUILDINGS Quality Post Frame Buildings

BUILDINGS Quality Post Frame Buildings

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PINNO BUILDINGS

PINNO BUILDINGS

PINNO BUILDINGS

PINNO BUILDINGS





# Cast Natural Delafield Ledgestone Manufactured Stone Veneer Siding

054



## Plan Commission Report for September 1, 2020

### **James Horneck, property owner Clinton Veterinary Clinic, operator Agenda Item No. 5 C.**

Applicant:	James Horneck, owner Joe Severson, operator
Project:	Clinton Veterinary Clinic
Requested Action:	Approval of amendment to the Conditional Use for the allowance of a veterinary clinic; Plan of Operation approval, site plan modifications
Zoning:	R-1 Residential with existing CUP
Location:	W314 N720 STH 83 DELT 0829-998

### **Report**

Historical records show that Mr. Horneck had been operating a taxidermy studio at this property (currently zoned R-1 Residential) under a special exception since 1988. In 1995, the Town of Delafield granted Mr. Horneck a Conditional Use Permit (CUP) under Section 17.10 (5)(y) Other Uses to allow for the operation of the taxidermy studio or other professional corporate, or administrative office or business center or studio, not involving retail or commercial sales or industrial use at the stated location. In 2014, the CUP was updated to allow for a modification of the hours of operation and a site plan for a wellness center. The property was then used as a wellness center (professional offices), with hours of operation being 7 am to 9 pm Monday through Friday, 8 am to 8 pm Saturday and 9 am to 8 pm on Sunday.

The current request to use the building as a veterinary clinic is not specifically stated in the CUP; therefore, staff felt that it should come to the Plan Commission for interpretation of whether the clinic would fall into the allowable uses, or whether the Plan Commission would consider an amendment to the CUP to include that use. Mr. Horneck desires to move forward with this potential use, so he opted to have a public hearing in case the Plan Commission determined that an amendment would be required.

Based on their website, they provide the following services:

- Complete Health
- Heartworm & Intestinal Parasite Testing
- Immunizations
- Soft Tissue Surgery
- Allergy Testing Dental
- Nutrition Counseling
- Digital X-Ray
- Diagnostic Bloodwork

- On-site Pharmacy Cold Laser Therapy

The proposed operator has submitted his plan of operation. Uses will be as stated above, but includes the occasional (once every 2-4 weeks) allowance of an animal to stay overnight at the facility. Hours of operation requested are 8 am until 6 pm Monday through Friday and 8 am to 12 pm on Saturday. The only significant change to the site plan would be an addition of a dumpster. I have indicated that they will be required to have a dumpster enclosure and shown the location on the site plan and provide construction plans (size, materials, enclosure height, etc.) for approval.

### **Staff Recommendation:**

The existing conditional use allows for professional offices, which the Town has interpreted in the past as including clinics, albeit, for human patients (OAW). This building is located in a residential district, and the Town's intent in the past was to maintain this as a low impact business property. The taxidermy studio had relatively few customers visiting the site; the wellness center had patients, but they were limited as well and included evening hours to space out the intensity. The proposed use will not include retail or commercial sales as a primary use and it is not an industrial use.

They expect minimal traffic generation based on 5 to 6 visits or pick-ups per hour. The change in use may trigger additional highway safety precautions and I will encourage the operator to reach out to the local WisDOT office. The operator stated that there should be no added smoke, odor or noise based on his operation.

The use of the property as a clinic is not much different than the use of OAW as a clinic. The intent in the past was to maintain this business site as a low impact site. For those reasons, I recommend that the Plan Commission consider this use to be professional offices as stated in the Conditional Use Permit. Furthermore, I recommend approval of the plan of operation and site plan subject to the following conditions, and any other conditions imposed on the use based on comments at the public hearing and from Commission members:

1. Modification of the CUP to indicate hours of operation to match what is being requested.
2. Modification of the CUP to specifically exclude boarding and grooming and to allow a limited number of animals (to be determined) to stay overnight no more than once every 2 weeks.
3. Site plan modification to show the location of the dumpster enclosure and construction details, to be approved by staff.

Tim Barbeau, Town Engineer  
August 26, 2020



Document Number

Document Title

**TOWN OF DELAFIELD  
ORDER GRANTING CONDITIONAL USE**

**JAMES HORNECK PROPERTY  
W314 N720 STH 83**

WHEREAS, in 1995, James L. Horneck petitioned the Town of Delafield to grant a Conditional Use Permit under Section 17.10(5)(y) of the then Town Code to allow for the operation of a taxidermy studio or other professional, corporate, or administrative office or business center or studio not involving retail or commercial sales or industrial use at W314 N720 Highway 83, Delafield, Wisconsin, and

WHEREAS, on July 11, 2014, Mr. Horneck petitioned the Town to allow for a change in the hours of operation and modifications to the site plan to allow an expansion of his parking lot, and

WHEREAS, the legal description of Mr. Horneck's parcel of land is as follows:

Part of the Southwest 1/4 of the Northeast 1/4 of Section 28, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin. Commencing at the Southwest corner; thence north 231 feet; thence east 471.50; thence South 231 feet; thence West 471.50 feet to point of beginning, excepting therefrom the westerly 120 feet of the southerly 231 feet of the Northeast 1/4 for highway purposes, and

WHEREAS, Mr. Horneck has been operating a taxidermy business under Special Exception status since 1988, and

WHEREAS, Mr. Horneck and the Town recognizes that the current building and site may be well suited for a professional or administrative office or studio not involving retail or commercial sales or industrial use, and

WHEREAS, access to this site is from State Trunk Highway 83 and not through existing adjacent subdivisions, and

WHEREAS, Mr. Horneck understands that future Plan Commissions are not obligated to approve a revision to the Conditional Use permit if the land or building are sold to a different user, but said Commission shall use reasonable judgment in reviewing the plan of operation for uses described in the conditions below, and

WHEREAS, due to lot size and adjacent uses, it is not in the best interest of the Town to zone the land to a business district, and

Recording Area

Name and Return Address

Town of Delafield  
N14 W30782 Golf Road  
Delafield, WI 53018-2117

DELT 0829-998

Parcel Identification Number (PIN)

WHEREAS, the Town Plan Commission held a public hearing on September 2, 2014 in regards to the granting of an updated Conditional Use Permit to allow for a modification of the hours of operation and site plan, and

WHEREAS, the Town has determined that it is in the best interest of the Town to allow a professional or administrative office or studio not involving retail or commercial sales, or industrial use on the site under a conditional use, and

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 by Jim Horneck or his lessee 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. The plan of operation for any change in use shall be submitted, reviewed and approved by the Plan Commission. The plan of operation shall include all proposed changes as well as a site plan indicating the location of the building, parking, landscaping features, signs, lighting and drainage facilities and any other information deemed appropriate by the Plan Commission. The information shall be submitted to the Town Clerk and is subject to the review and approval by the Town Plan Commission.
- B. The property will be used as a wellness center not involving retail or commercial sales or industrial use.
- C. There will be no retail sales.
- D. All waste to be stored inside. Outside storage of items associated with the business must be screened from view in all directions.

- E. Business hours will be:  
7:00 am to 9:00 pm Monday through Friday  
8:00 am to 8:00 pm Saturdays  
9:00 am to 8:00 pm Sundays
- F. The original approved site plan is dated December 4, 1995. The site plan associated with the upgrade of the site is dated August 18, 2014 and is acceptable for the proposed use of the facility for professional offices.
- G. The building and grounds shall be maintained in a neat, attractive, and orderly way. The property shall comply with all applicable fire codes and all rules, regulations, and ordinances of the Town of Delafield, County of Waukesha, State of Wisconsin.
- H. This Conditional Use shall completely replace the existing special exception previously granted on September 13, 1988 and the Conditional Use permit recorded on June 24, 1996 in Reel 2170, Image 0855, Document No. 2095925.
- I. In the management and operation of the project, every attempt possible should be made to alleviate the potential for nuisances and disturbances to surrounding residential neighborhoods. Any complaints by adjacent property owners or any other person affected shall be reviewed by the Town Plan Commission 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 shall be forwarded to the Town Board for action.
- J. 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.
- K. 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.
- L. Should the permitted Conditional Use be abandoned in any manner, or discontinued in use for 12 months, or continued other than in strict conformity with the conditions of this approval, or should a change in the character of the surrounding area or of the use itself cause it to be no longer compatible with the surrounding areas, or considerations of public health, safety or welfare, said Conditional Use may be terminated by action of the town board following referral to the Town Plan Commission for public hearing and recommendation thereof.
- M. 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 (6) of the Town code. Any change, addition, or alteration of the physical premises, lands, or

ownership, shall be considered substantial and shall require a new Conditional Use permit requiring full compliance with all town procedures and ordinances in place at the time.

- N. 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 Conditional Use and the remainder shall continue in full force and effect.

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 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 \_\_\_\_\_, 2014.

TOWN OF DELAFIELD

\_\_\_\_\_  
Paul L. Kanter, Town Chairman

\_\_\_\_\_  
Mary T. Elsner, Town Clerk

APPROVAL

I hereby accept the terms of this Conditional Use in its entirety.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
James Horneck

This document drafted by Timothy G. Barbeau, P.E., R.L.S. (8/28/14)(9/3/14)(9/8/14)

H:\1141610\Doc\CU 140828 Horneck.docx

July 3, 2014

Plan of Operation for Brilliant Life LLC

Business name-Brilliant Life LLC, [brilliantlifetherapies@gmail.com](mailto:brilliantlifetherapies@gmail.com), 414-367-9098

W314 N720 State Rd. 83 Delafield, Wis.

Owner of property-Jim Horneck

Leasee- Pathways of Light

Home address- 1419 Mohican Tri, Waukesha WI 53189, 414-507-8947, [cwysocki03@gmail.com](mailto:cwysocki03@gmail.com)

Zoning district- R-1

Property legal description- professional office

Use of property-

Brilliant Life LLC is a Massage Therapy, Myofascial Release Therapy business, renting office space within Pathways of Light Wellness Center owned by Cynthia Wysocki, LMT, BCTMB.

Days of operation- 3 days/week, by appointment only, w/no more than 4 clients /day between the hours of 10:00am and 7:00 pm.

I will have no employees.

I will not have retail mdse for sale.

*is licensed.*



SEE OVER

## 1. Creating Balance

Pathways of Light  
 W314 N720 State Hwy. 83  
 Delafield, WI 53018  
 262-894-3540

## 2. Maureen Pohle L.P.C.

1444 E. Devonshire Rd.  
 Delafield, WI 53018  
 262-894-3540  
[maureenpohle@yahoo.com](mailto:maureenpohle@yahoo.com)

## 3. Same as #2

## 4. Pathways of Light Wellness Center

5. See Pathways of Light (renting office space from Lisa Anne owner/operator of Pathways of Light)

6. My office space will be used for psychotherapy services, EMDR specialty: mainly for individuals, sometimes may include family members, sometimes may include small group sessions. In my practice I include supportive services: esoteric colorpuncture (like acupuncture – noninvasive done with color and light), and past life regression. I will incorporate labyrinth when able, this is usually done in quiet outdoors. I will be adding spiritual direction when I complete my training.

I will use the large room for NIA fitness classes (a fusion of martial arts, dance and healing arts).

7. The office I will be renting is 13X14 ft.

8. I will not be storing materials outdoors. I will when I intend to incorporate labyrinth, lay the labyrinth on the ground for use, to be removed when not in use.

9. N/A

10. Labyrinth would be the main form of outdoor activity. I would have it available regularly/weekly and optionally to be used with clients when appropriate. When appropriate I also would have sessions with clients outdoors, walking or sitting.

11. In my office only me – no employees.

12. Monday through Friday with an occasional Saturday. Monday, Tuesday and Thursdays 8-8 if hours can be changed. Wednesdays 8-6. Fridays 8-5. On the occasional Saturday 8-3.

13. Parking to be determined by Pathways of Light

14. Signage on door to my office

15. N/A

16. Outdoor music sometimes in conjunction with labyrinth – meditative

17. To be determined by Pathways of Light.

18. On Hwy 83

19. To be determined by Pathways of Light

20. N/A

21. To be determined by Pathways of Light

22. N/A

23. I intend to sell some custom clothing out of my office,

24. N/A

25. N/A

26. To be taken care of through Pathways of Light.

I have included a paper copy of what a labyrinth looks like. My labyrinth is portable and is 40ft. square that I would lay out on the ground for use then pick back up when done. I have photos on my phone to show if needed when I attend the meeting. At that time I could also explain better some of what I do if further explanation is needed.

*SEE OVER***TOWN OF DELAFIELD****PLAN OF OPERATION INFORMATION LIST**

The development of a plan of operation for the business or use allows the Town to understand and document what you are proposing to do at the property. It is important to include details of your operation since unauthorized uses will not be permitted, without an amendment to the plan of operation. The format of the plan can be narrative with tables or charts as best describes the operation. This list is meant to be a guideline to the types of information the Town looks for – additional information should be added to fully explain your unique operation. The Plan of Operation is one document of many (site plan, grading plan, landscape, light and architectural) that the Town requires in order to evaluate the proposed use.

1. Name of business, address, phone
2. Name of owner, address, phone, e-mail
3. Name of operator, address, phone, e-mail
4. Property legal description
5. Zoning district
6. Explain the use of the property in detail
7. Buildings, square footage, uses, total floor area
8. Outside storage of materials, what will be displayed
9. Customer dockage, length of pier, show on site plan, number of mooring spaces
10. Outside events, number, type
11. Number of full time employees, number of part time employees
12. Days of operation, hours of operation
13. Parking, number of spaces, dimensions on site plan, type of pavement, employee parking location, screening, anticipated traffic generation, can roads accommodate traffic
14. Signs, free standing, wall signs, other, lighted, single or double faced, location on site plan
15. Food or bar service/, table seating capacity, bar seats
16. Outdoor music
17. Refuse disposal, dumpster location, screening, show on site plan
18. County highway access required?
19. Sewage disposal system
20. Odor, smoke, noise resulting from this operation
21. Storm drainage facilities, show on site/grading plan
22. Expansion of existing use? Other use permits currently in place
23. Sale of items?, production of items, chemicals, hazardous waste, solvents stored on site, how disposed of?
24. Petroleum products sold on site
25. Boarding of horses? Number of horses,
26. Existing facility inspection by the fire department



## Plan of Operation of SoulFlower Wisdom LLC 7-2-14

Business name - SoulFlower Wisdom LLC  
 Business Registered Agent - Laura Dodge  
 Business Owner/Agent Home Address- W378 S4998 West Pretty Lake Rd.  
 Dousman WI 53118  
 Business Owner/Agent Home Phone 262-893-3354  
 Business Owner/Agent Email - SoulFlowerWisdom@gmail.com

Property address - W314 N720 State Rd. 83 Delafield, Wis.  
 Owner of property-Jim Horneck  
 Leasee of Property- Lisa Anne/Pathways of Light  
 Home address- W349 S10105 Bittersweet Ct Eagle, Wi 53119  
 Phone - 262-361-2056  
 lwithhun@aol.com

Zoning district- R-1

Property legal description- professional office consultation/services

Use of property - SoulFlower Wisdom LLC is the Leasee of an office approximately 10.5 ft x 13.5 ft within the Pathways of Light Wellness Center to offer Advanced Energy Healing, Intuitive Readings with spiritual consultation and classes on metaphysical subjects.

Square ft. of entire building- 3800 sq. ft  
 Square ft of my leased office space - approx. 142 sq. ft.

No storage of materials or docking.

Property Sign-For the Center only by Lisa Anne/Pathways of Light Wellness Center as addressed in her proposal, no additional sign on exterior for my SoulFlower Wisdom LLC business.

Days of operation- for SoulFlower Wisdom LLC -  
 Tuesday, Thursday, Saturday and alternating Sundays 9am-8pm by appointment only.  
 Client consultations - approximately 2-3 clients per day for advanced energy healing or intuitive readings either in person or by phone.  
 Classes - 3-4 times a year in 6-8 week sessions for 2-3 hr per class once a week (on one evening or weekend day during the class session), with approximately 4-6 people per class.

I will have no employees.

No expansion of existing use or sale of item, hazardous waste, no horses, no outdoor music, outdoor smoke, no outdoor noise, no petroleum products, no bar services.

Current copy of an inspection from the local fire department was provided by Pathways of Light owner Lisa Anne.



July 3, 2014

Plan of Operation for Brilliant Life LLC

Business name-Brilliant Life LLC, [brilliantlifetherapies@gmail.com](mailto:brilliantlifetherapies@gmail.com), 414-367-9098  
W314 N720 State Rd. 83 Delafield, Wis.

Owner of property-Jim Horneck

Leasee- Pathways of Light

Home address- 1419 Mohican Trl, Waukesha WI 53189, 414-507-8947, [cwysocki03@gmail.com](mailto:cwysocki03@gmail.com)

Zoning district- R-1

Property legal description- professional office

Use of property-

Brilliant Life LLC is a Massage Therapy, Myofascial Release Therapy business, renting office space within Pathways of Light Wellness Center owned by Cynthia Wysocki, LMT, BCTMB.

Days of operation- 3 days/week, by appointment only, w/no more than 4 clients /day between the hours of 10:00am and 7:00 pm.

I will have no employees.

I will not have retail mdse for sale.



July 7, 2014

Plan of Operation for Celestial Sounds and Energy Healing  
At Pathways of Light- Wellness Center  
W314 N720 State Road 83, Delafield, Wis

Owner of Property- Jim Horneck  
Leasee- Lisa Anne-Pathways of Light  
Renting Space from Lisa Anne-Wendy Kohlhaas  
Celestial Sounds and Energy Healing  
My home address-1308 Rockridge Road Apt. 104, Waukesha, WI 53188  
262-434-0053

Zoning district-R-1

Property legal description-professional office consultation services

Use of Property- Celestial Sounds and Energy Healing will offer sound healing, energy healing, consultations/education related to wholistic self care for well being. I will be meeting with clients in the evenings between 5-8. I will also offer weekend hours for individual appointments. I will be offering group relaxation/sound/meditation/education 3-4 times per month. Groups will consist of 3-8 people.

Square ft. of building-3800 sq. feet

No storage of materials or docking.

Sign- Pathways-of-Light will be hanging a sign on the building as approved.

Days of operation: I will be available by appointment 7 days per week. Mon-Friday Evenings 5-8pm. Saturday and Sunday as appointments are made day or evening. Groups will be determined weekends/evenings. 60-90 minutes duration.

I will have no employees.

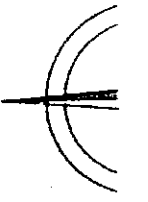
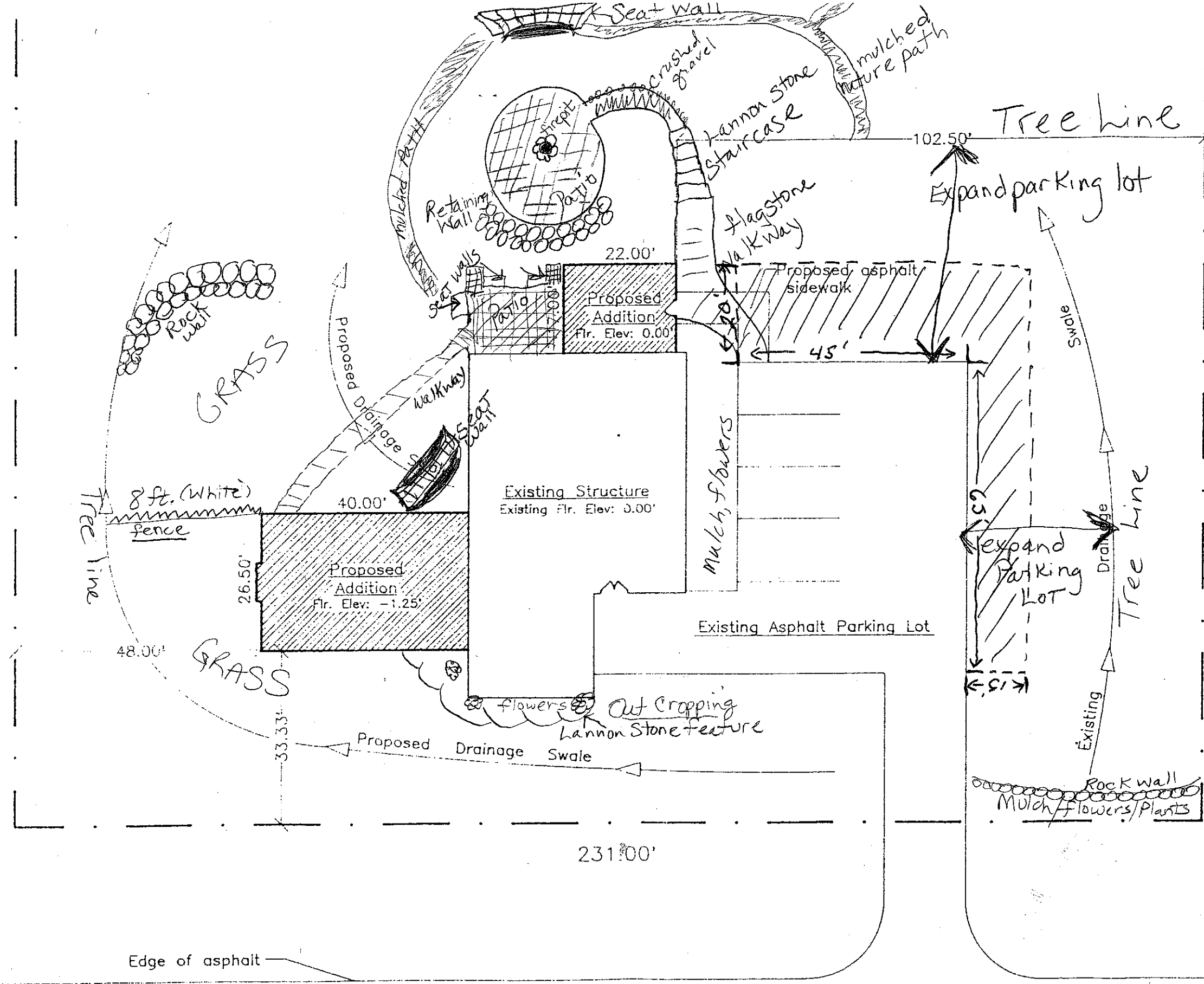
Wendy Kohlhaas

July 7, 2014



071  
 Pathways of Light  
 Wellness Center

W314 N720 Sth 83  
 Delafield, WI.



Plan

Highway 83

**Marl  
 Mish**  
 3821 N. Newha  
 1 | De

To whom it may concern:

The purpose of this document is to inform the Town of Delafield of our intent to start a veterinary clinic at the property located at W314N720 State Road 83 Delafield, WI. The property is currently owned by James & Kim Horneck of S23W33769 Morris Road Oconomowoc, WI 53066. Jim's contact information is 262-490-5922 and [jklmhorneck@yahoo.com](mailto:jklmhorneck@yahoo.com). The operating entity would be Clinton Veterinary Clinic SC PO Box 100 Clinton, WI 53525. My contact information is 262-949-2673 and [jseverson1961@gmail.com](mailto:jseverson1961@gmail.com). The property is currently zoned R-1 special exception and was most recently a human wellness center and granted a conditional permit for its current use. Our hours of operation would be 8am until 6pm Monday thru Friday and 8am until noon on Saturdays. We would expect approximately 5 or 6 client visits or pickups per hour and plan on approximately 4 full time and 2 part time employees on staff at any one time when fully operational. We would hope to improve the current signage within town codes and standards including a lighted sign if allowed. We would plan on a dumpster on the southeast corner of the parking lot but are not currently planning on making any other changes to the outside of the building besides to clean up the appearance, improve sidewalks where necessary and make any improvements necessary for client and owner safety to enter the facility. We do not store hazardous materials at the clinic, but do provide veterinary drugs, supplies and foods for our patients. We do not plan to board or groom any pets at this facility but occasionally do keep animals overnight that need hospitalization. Currently the facility is inspected for fire safety twice annually and we expect that this will continue. We will have to remodel the interior of the 3700 square foot building to meet our needs and will present plans for approval once the conditional use permit is approved. The current well, septic and utilities should meet our needs. There should be no added smoke, odor or noise created as a result of this change in the business operation. We bring a history of well-maintained and established relationships within other communities in southeast Wisconsin including Beloit, Clinton, Darien, Elkhorn and Janesville. We feel the community would be very receptive to see one of its Kettle Moraine graduates return and give back to his hometown through veterinary care. We have attached a legal description of the property.

Sincerely,

Joe Severson DVM

That part of the Northeast  $\frac{1}{4}$  of Section 28, in Township 7 North, Range 18 East, in the Town of Delafield, described as follows: Commencing at the Southwest corner of said  $\frac{1}{4}$  Section; thence North on North-South  $\frac{1}{4}$  line, 231.00 feet; thence East and parallel to the South line of said  $\frac{1}{4}$  Section, 471.50 feet; thence South and parallel to said North-South  $\frac{1}{4}$  line, 231.00 feet to the South line of said  $\frac{1}{4}$  Section; thence West on the South line of said  $\frac{1}{4}$  Section, 471.50 feet to the point of commencement. EXCEPTING THEREFROM the West 120.00 feet of the South 231.00 feet of the Northeast  $\frac{1}{4}$ .