

A PERFECT ENVIRONMENT

Residential Recreational Responsible

TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, October 6, 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 Al Haubner for a vacation of an unnamed road contiguous to Oakwood Grove Road. 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 September 1, 2020.
3. Communications (for discussion and possible action): None
4. Presentation by Waukesha County on Land Use Planning for Thomas Property
5. Unfinished Business:
 - A. Scott Flaucher, 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 (tabled 9/1/2020)
6. New Business:
 - A. Consideration and possible action on a request to vacate a portion of an unnamed road contiguous to Oakwood Grove Road.
 - B. Andre Deriaz W291 N2173 Elmhurst Drive, Re: Consideration and possible action to approve a Certified Survey Map to combine two parcels into one parcel at W291 N2173 Elmhurst Drive.
 - C. Carl Tomich on behalf of 227 Investments, LLC, N8W22520-L Johnson Drive, Waukesha: Consideration and possible action to approve a Certified Survey Map to combine two parcels into one parcel at N26W30227 Maple Avenue.
7. Discussion: None
8. Announcements and Planning Items: Next meeting date to be determined (election on 11/3/20).
9. 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, SEPTEMBER 1, 2020, 6:30 P.M.**

Public Hearing:

The public hearing began at 6:30 PM.

Engineer Barbeau explained the location of the property on Hwy 83 was used as a taxidermy studio for many years and most recently was operating as "Pathways of Light". The proposed use is a veterinary clinic. He explained this would not be a boarding or grooming facility and would have normal weekday hours, with limited hours on Saturday and none on Sunday. Mr. Barbeau stated there would be 5 to 6 cars per hour in and out of the facility. The parking lot was expanded, and the site plan shows a proposed dumpster enclosure.

James Horneck, S23W33769 Morris Road, Oconomowoc, explained he bought the building in 1988 as a taxidermy studio. He then leased the space out 6 years ago to "Pathways of Light" until recently. The business could not survive the Covid crisis. He explained that a vet clinic would be a good use for the space and neighborhood.

Chairman Fitzgerald closed the public hearing at 6:36 PM.

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

Chairman Fitzgerald called the meeting to order at 6:36 p.m. and led all in the Pledge of Allegiance.

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

Also present: Administrator-Clerk/Treasurer Dan Green.

Second order of business: Approval of the minutes of August 4, 2020.

Motion made by Supervisor Frank to approve the August 4, 2020 Plan Commission minutes. Seconded by Supervisor Kranick. Motion carried unanimously.

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

- A. Request to terminate the Conditional Use Permit for Seaboard Restaurant located at N26 W30227 Maple Avenue.

Administrator Green informed the Plan Commission that a document was drafted by the Town Attorney that terminates the Conditional Use Permit for Seaboard Restaurant. This document will be recorded with the Waukesha County Register of Deeds once signed by the owner and submitted to Town Hall.

Fourth order of business: 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)

Motion by Supervisor Kranick to remove "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." from the table. Seconded by Commissioner Diderrich. Motion carried unanimously.

Ms. Ruggles came forward to speak regarding the proposed fence. She explained it would run along the property line and south to the side of the garage. The fence is five feet high to contain their dog. She explained the fence would be cedar or brown treated wood. She also was hoping to work with the Highway Superintendent to clean up some of the trees along the right of way near her lot. Engineer Barbeau clarified the distance of fence along Maple

Avenue is 85 feet and the right of way is 66 feet. The applicant explained the 5-foot fence was proposed because they have a 180 lbs. Mastiff.

Commissioner Diderrich stated he was conflicted as this doesn't meet the requirements per the Town code. Zach Beaman, the property owner, stated this is one of the closest houses to Maple Avenue, and with the speed limit being 45 MPH where they live, it is not safe for kids or dogs. The fence would help provide that safety net. Commissioner Frank asked if there was any room behind the house and how large the lot was. The applicant explained they have a little over an acre on their property, but they wanted to have an area to gather that was close to their house and not out in the woods. Chairman Troy stated he was not opposed to the fence but would like to see more screening along Maple Avenue. He asked the applicants if they could move the fence 3 feet back from the property line and landscape between the fence and the road. The applicant agreed.

Motion by Supervisor Kranick to approve a 5-foot-tall fence to be located in the front yard of the property located at W302 N1694 Maple Avenue subject to the fence being 3 feet from the right-of-way and providing landscaping between the road and fence and consulting the Highway Department. Seconded by Commissioner Frank. Motion carried unanimously.

Fifth order of business: 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.

Engineer Barbeau explained this is on the agenda because of a discussion that the Administrator and Building Inspector had with him. The applicant is requesting a 6-foot fence on a property that does not have a home on the lot. The applicant has two lots, one of which has a home on it. The proposed fence is behind the home but is on a separate lot. He explained the drawing shows a 170 x 40 foot fence, but is not drawn to scale. The applicant, Mr. McNamara, came forward to address the board. He explained the dog run is for his black lab. He explained on the south end of the property would be a cedar privacy fence. He explained the other three sides would be wrought iron fencing. He explained he was unsure if he was going to ever combine the lots, but he has no intention of selling the vacant lot. He also stated that the neighbors had no objection to his putting up a fence.

Motion by Supervisor Kranick to approve the request for a 6-foot-tall fence to be located on a vacant parcel of land at W291N2212 Elmhurst Drive with appropriate landscaping as presented. Seconded by Commissioner Diderrich. Motion carried unanimously

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.

Engineer Barbeau reviewed the application to the board. He explained the applicant would like to come back at a later date to get signage approved. He explained some of the materials were submitted late in the process and were included in the packet. He explained he had some concerns about the building plans and the size of the buildings. The applicant's attorney, Michael Van Kleunen, explained that the sizes listed on the site plan were correct and that the architectural drawings had incorrect dimensions.

Mr. Van Kleunen explained that in the past the Plan Commission had approved a contractor building on this site. He stated his applicant is looking to match the building on the property. He also reviewed the numbering system on the architectural drawing which corresponds to the site plan descriptions.

Commissioner Diderrich expressed concern about there being only a 30 foot wide space between buildings and therefore not enough swing room to back in a trailer with a large vehicle. The applicant explained that the 30 feet would be an issue for him and his clients and he would make sure the clients could work with the site. Chairman Fitzgerald questioned building design 2 as it appeared to have end units. Mr. Flaughner explained that these end units are larger units for customers who may need to store contractor equipment. He explained there is a

tremendous amount of need and desire for contractors to have a place to store equipment, and there is not a lot of facilities in the area. He explained part of that need is driving the end design for building larger, taller units to allow for larger operations. He explained the larger units could also be used for larger boats. The commission also questioned where the gables would be located. The applicant explained the gables would be above the end doors facing the road, not for the internal facing sides.

Chairman Fitzgerald questioned whether the applicant would still meet the open space requirement and if the 65.3% open space calculation was including the additional asphalt on the plans. The applicant stated all surfaces are included in their calculation. Commissioner Diderrich questioned what the applicant was going to do for snow removal with the small areas between buildings. He asked where the snow was going to go. Mr. Flaughner stated he would push snow along the berms and toward the stormwater retention areas. He also explained they have bucket equipment and could move the snow if necessary. Commissioner Diderrich also asked if the applicant was planning to use roof spikes for snow as the buildings may not get as much direct sunlight given the directions they faced. The applicant had not taken that into consideration to this point.

Commissioner Frank brought up the question of security and clarified with the applicant that they were not planning on fencing around the property. Mr. Flaughner stated that everything that could be stolen is already inside and locked. He did not think a fence was necessary and did not fit the area. He stated it does not gain any additional security if the doors are secure. Mr. Van Kleunen stated he investigated the issue with the Waukesha County Sheriff's Department and found that no thefts had been reported in the area from 2018 to present.

Engineer Barbeau mentioned the fire access to the west by the Meyer property. He asked the applicant if he spoke to the Meyers about using their access. Mr. Flaughner stated he has permission from Meyers to use the easement. Engineer Barbeau explained it should also be shown on a recorded document that he has access. The commission explained the applicant may need to get permission from WE Energies depending how the initial agreement was written.

Chairman Fitzgerald questioned how the applicant was going to enforce the hours of operation. He explained the only thing he could do was post hours and if someone was determined to get onto the property, they could. He stated that practically speaking not many people will want to go to their storage unit in the middle of the night.

The applicant's contractor spoke of a ten-unit facility he owns in Wales. He stated he did not have a fence for his units and has not had an incident in 10 years.

The commission discussed the building materials and color schemes. The applicant explained he was matching the color palate of the doors and siding to his current building on the property. He explained that no doors will face Highway 18. He also stated he will have an extensive berm along the property. Commissioner Diderrich asked if there would be a business plan for traditional self-storage. The applicant explained there would be with the smallest units being 12'x20' units. He explained the units would not be small, but could be used for traditional storage.

Chairman Troy complimented Mr. Flaughner on the building that exists on the property. Mr. Flaughner explained that after the project has begun, he may come back to the Plan Commission to change the plan to fit the market. Commissioner Diderrich asked if the intent was to do a phased development and not the entire plan. Supervisor Kranick stated it is important for the Town to know what the phased approach would be. Mr. Van Kleunen explained that if the amendment to the site plan was denied, the applicant could always come back to the approved plan of operation. He explained there may come a time when the demand is to have bigger buildings and less of them. At that point the applicant would need to come back for approval.

Engineer Barbeau asked that he go through all his comments for the site. He reviewed the parking plan and agreed that a traditional parking lot is not required on this site, as most people park near their units. The following items were reviewed by the engineer and commented on by the Plan Commission:

Site Plan

Engineer Barbeau expressed concerns about backing in boats with only 30 feet between buildings. He explained the plan meets all of the offsets. He stated he had concerns about side entrances with only 25 feet of room from side doors on the #2 buildings. He explained that decision is ultimately up to the owner. Commissioner Diderrich also expressed concerns about how concentrated the site was. It was noted that comments from the neighbors that were submitted, stated the plan was too dense. Mr. Diderrich also expressed concerns with a phased project when there is so much variability to the project. He expressed concern about approving the entire plan tonight if the plan is to enter a phased plan moving forward. Mr. Van Kleunen explained that the site plan being voted on tonight would only change if the owner came back and decided to change it. The applicant would be bound to the site plan approved tonight unless a recommended change was approved by the commission. Mr. Flaugher explained that the need for a change may come with changes to the market. Chairman Troy stated that the board is not giving you market guidance. He wanted to make it clear to the applicant that the board does not factor the market into its decisions, nor would we determine what is best for this particular site based on market knowledge. He also explained that the commission thinks the site plan is too dense for the community it is going in to. Mr. Van Kleunen stated that the basis for the approval or denial cannot be solely on density. Chairman Troy stated the density is a contributing factor as to why this does not fit the neighborhood. He questioned if the applicant would be in favor of using better quality materials closer to the road which the applicant agreed. Mr. Fitzgerald stated that he hopes the applicant leaves the meeting knowing the commission is in support of the concept, but the proposed density does not fit the surrounding neighborhood. Chairman Fitzgerald agreed that nicer building material closer to Highway 18 would be a good idea. He also stated he would feel more comfortable with having an access gate, if the applicant is not going to fence the property. He brought up the idea of gates with time locks which would be a good way to monitor the hours of operation.

Grading and Drainage

Engineer Barbeau explained that all paved surfaces drain to a stormwater pond that is to the west and adjacent to the other buildings. The plans have been conditionally approved by Waukesha County. The stormwater pond will be an infiltration basis. He explained the more water we can infiltrate, the better and the less water that infiltrates to Scuppernong Creek the better. He explained the grading on the site is relatively flat and there is a gradual slope as you head north on the property from Highway 18. This would not create problems with drainage on the neighbors to the north.

Lighting

Engineer Barbeau explained the applicant came forward with a light plan that was essentially wall packs. The lighting they propose will be at zero foot candles at the lot line. He explained that the lighting of WE Energies would probably light that area up enough. Chairman Troy explained that the Town learned a lot about "Zero foot candles" and that does not prevent light pollution. Engineer Barbeau explained that lighting has to be cutoff and kept at a downward facing angle. He explained that they are proposing three lights on each side of the buildings. Chairman Troy stated the Town does not want to relive the lighting issues that they experienced with Dayspring Church. Engineer Barbeau explained these lights will be from the top of the garage doors shining downward. Chairman Troy stated he would feel more comfortable if a gate was in place so that lights could be shut off automatically.

Landscape Plan

Engineer Barbeau explained the applicant will be putting in a line of trees on the west side of the property using pine and spruce trees. There will be a tree planted one every 11 feet. He explained there would be berms to the front of the property with little trees. Mr. Van Kleunen comment that a possible solution to the density and lighting issue could be to increase landscaping to screen out the property and block light pollution. Commissioner Frank explained the biggest site line is from Highway 18 and from halfway through the development and back there is almost no need for landscaping. Chairman Fitzgerald explained it may be beneficial to put money into landscaping

closer to the south but be cognoscente of the view from the east. The applicant explained that the current building plan for Veteran's Electric incorporates landscaping buffers for residents to the north.

Architectural

Engineer Barbeau reviewed comments regarding the building facing Highway 18 and questioned if possibly adding brick or some type of feature would create a better visual. He asked the commission if they would prefer stone be added to the entire length of the building. The commission agreed to have something architecturally appealing on the roadside. The commission pointed out that the dimensions on the #2 buildings in the site plan were marked incorrectly. Supervisor Kranick stated he felt the commission got a lot of information and hopefully the applicant heard the commissions comments and recommendations.

Michael Van Kleunen asked that the board consider motioning to approve the request contingent on specific changes to the plan. He explained that his client would like to see the commission give specific requests that he can make changes to the site plan, so he knows there will be no concerns for getting approved. He explained that saying something is too dense is a subjective definition. He stated if there is a specific request to cut back on two buildings to ensure more space, that is more specific. He stated it makes it hard to go back to the drawing board without clear direction.

Supervisor Kranick explained they do not want to necessary tell him the specific number of buildings but would like to give him an opportunity to go back to the drawing board to take our comments into consideration. He explained the commission wants screening from the road and a less dense development. He explained the applicant and the architects can figure out how many buildings to take out and bring it back to the Plan Commission. Commissioner Frank suggested the applicant reach out to the neighbors to the north and get some positive reactions which would go a long way. Chairman Troy stated he hopes they gave the applicant a lot of guidance tonight. He stated it would be an error to push the Plan Commission to decide tonight. He also explained pushing the commission to make specific request tonight, may result in something the applicant would not like.

Motion by Supervisor Kranick to table "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." Seconded by Commissioner Frank. Motion passed unanimously.

- 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.

Engineer Barbeau explained the applicant is looking to amend his conditional use to allow for the vet clinic. Chairman Fitzgerald explained he thought the recital of the Conditional Use was okay but paragraph B would need to be changed from a wellness center to a veterinary clinic. He stated if we amend paragraph B, we should be set if the commission agreed with the use. Mr. Severson, the proposed tenant, explained that the boarding of dogs would only occur if overnight hospitalization was required. He explained this would only be for animals that did not require observation. Any required observation would be sent to an animal hospital. The applicant explained the site plan and plan of operation anticipated 5 to 6 cars per hour with a staff of 3 people. The applicant expressed some concern with visibility when pulling onto Highway 83, but the traffic generated from the clinic would be minimal.

Motion by Commissioner Frank to approve the request by James Horneck, S23 W33769 Morris Road, Oconomowoc for an amendment to his conditional use permit to allow a veterinary clinic at W314 N720 STH 83 to reflect the current plan of operation with revisions to Section B and Section E. Seconded by Supervisor Kranick. Motion carried unanimously.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting date to be October 6, 2020.

Eighth Order of Business: Adjournment

Motion by Commissioner Frank to adjourn the August 4, 2020 Plan Commission meeting at 8:38 p.m. Seconded by Supervisor Kranick. Motion passed unanimously.

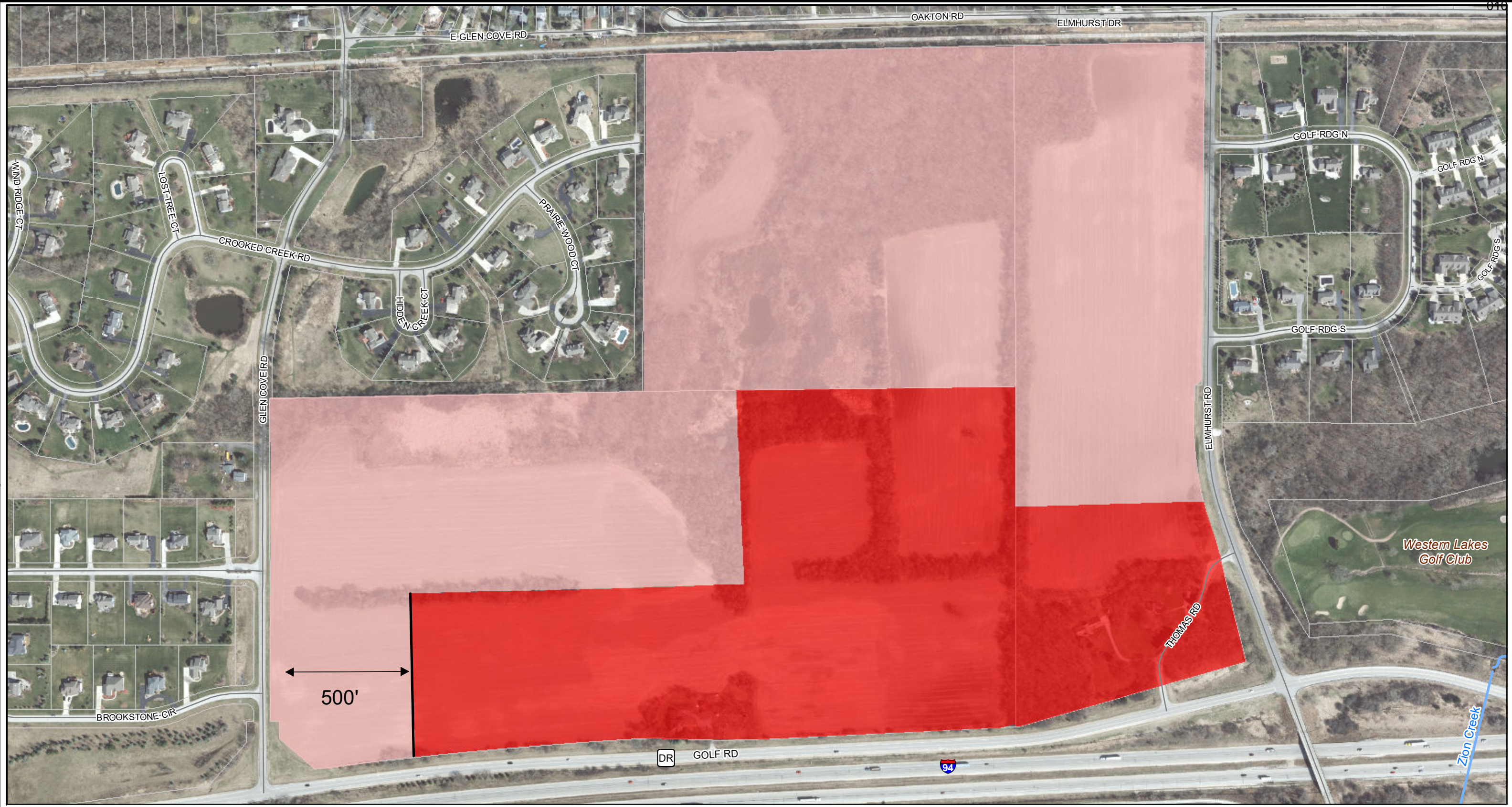
Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Minutes approved on:

Exhibit C- Height Recommendations

Height recommendations	
Building Type	Roadside height (to highest point of roof, exclude mechanicals)
Single family	35' roadside, 43' exposure
Multi-family ≤ 4 unit buildings	35' roadside, 43' exposure
Multi-family > 4 unit buildings	47' (pitched roof), 35; flat roof
Senior	47' (pitched roof), 35' flat roof
Office	47' (pitched roof), 35' flat roof
* Consider exceptions for exposed garage doors accessing underground parking	



Work Group Final Height Recommendations (In Stories)

Number of Stories	Tax Parcel	JURISDICTION
2	Water	Local
3		Private

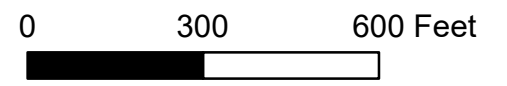
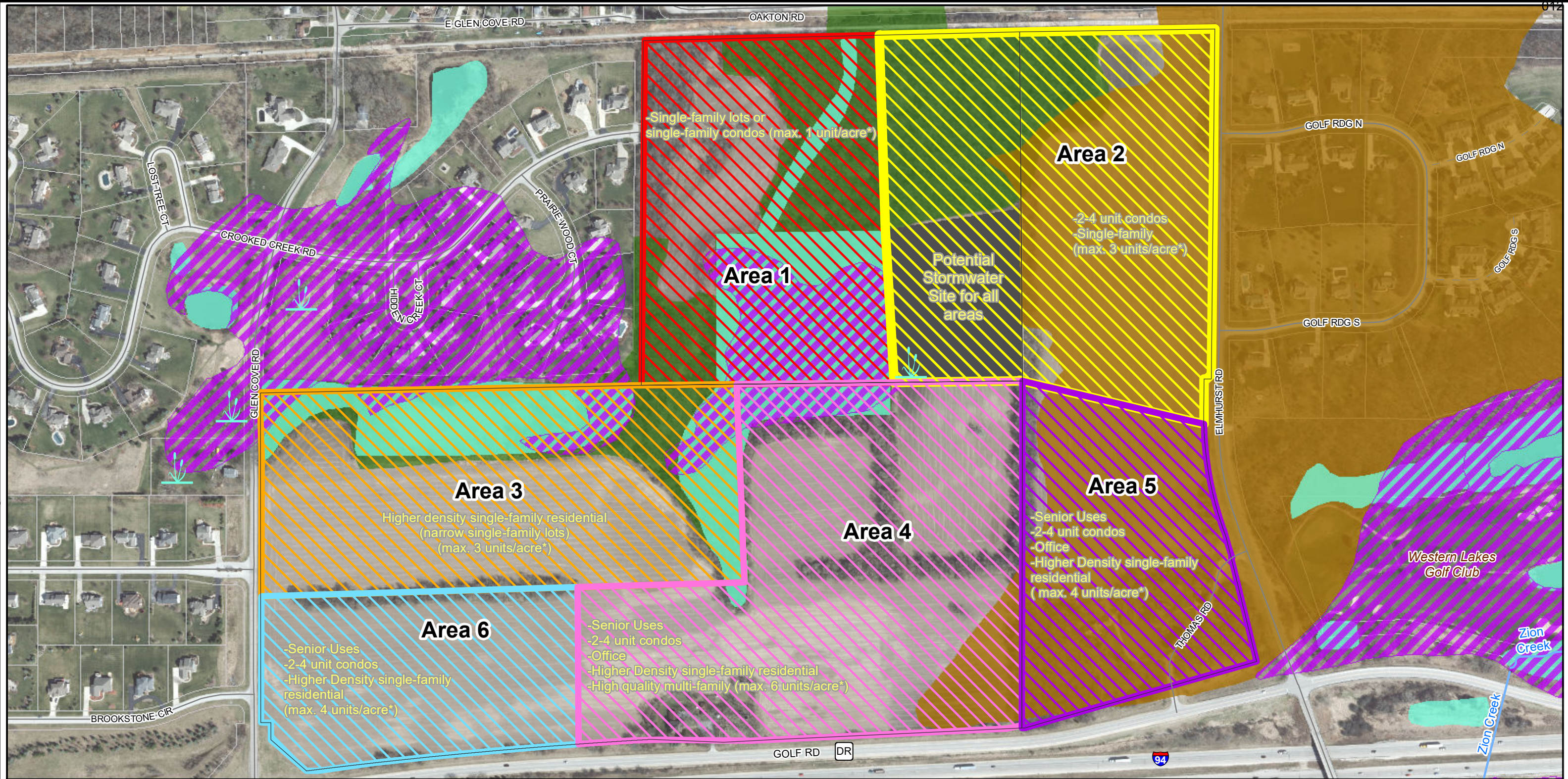




Exhibit A- Maximum Recommended Densities						
Zone	Developable Acres (non-EC)	Use Type	Density Options	Density Available w/o EC	Upland EC Credits	Total Units Permitted
1	8.2	Single family lots	one unit/acre	8 units	1.6 units	9
2	23.5	2-4 unit condos or SF	three units/acre	70 units	1.9 units	72
3	16.2	SF- narrow lots	three units/acre	48 units	0.5 units	49
4	34.3	2-4 unit condos or SF	four units/acre			
		Multi-family	six units/acre	205 units	0.3 units	206
		Senior	Not applicable			
		Office	Not applicable			
5	17	2-4 unit condos or SF	four units/acre	68 units	0	68
		Senior	Not applicable			
		Office	Not applicable			
6	15	2-4 unit condos or SF	four units/acre	60 units	0	60
		Senior	Not applicable			
		Office	Not applicable			
Total	114.2					464




Note: Maximum available densities would be pro-rated on a per acre basis if office or senior uses developed within part of area.


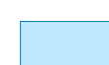
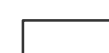


Work Group Final Use and Density Recommendations

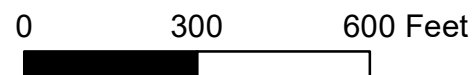
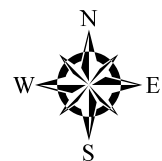
- 1: Total acres: 24; Lowland PEC: 8; Upland PEC: 7.8
- 2: Total acres: 33; Lowland PEC: none; Upland PEC: 9.5
- 3: Total acres: 27; Lowland PEC: 8.2; Upland PEC: 2.6
- 4: Total acres: 36; Lowland PEC: 1.7; Upland PEC: none
- 5: Total acres: 17 ;Lowland PEC: none; Upland PEC: none
- 6: Total acres: 15; Lowland PEC: none; Upland PEC: none

 Wetlands (DNR 2010)
 Wetlands < 0.25 acres

 Primary Environmental Corridor
 High Bedrock
 Potential Stormwater Site

 Hydric Soils
 Water
 Tax Parcel

Streets
 Local
 Private

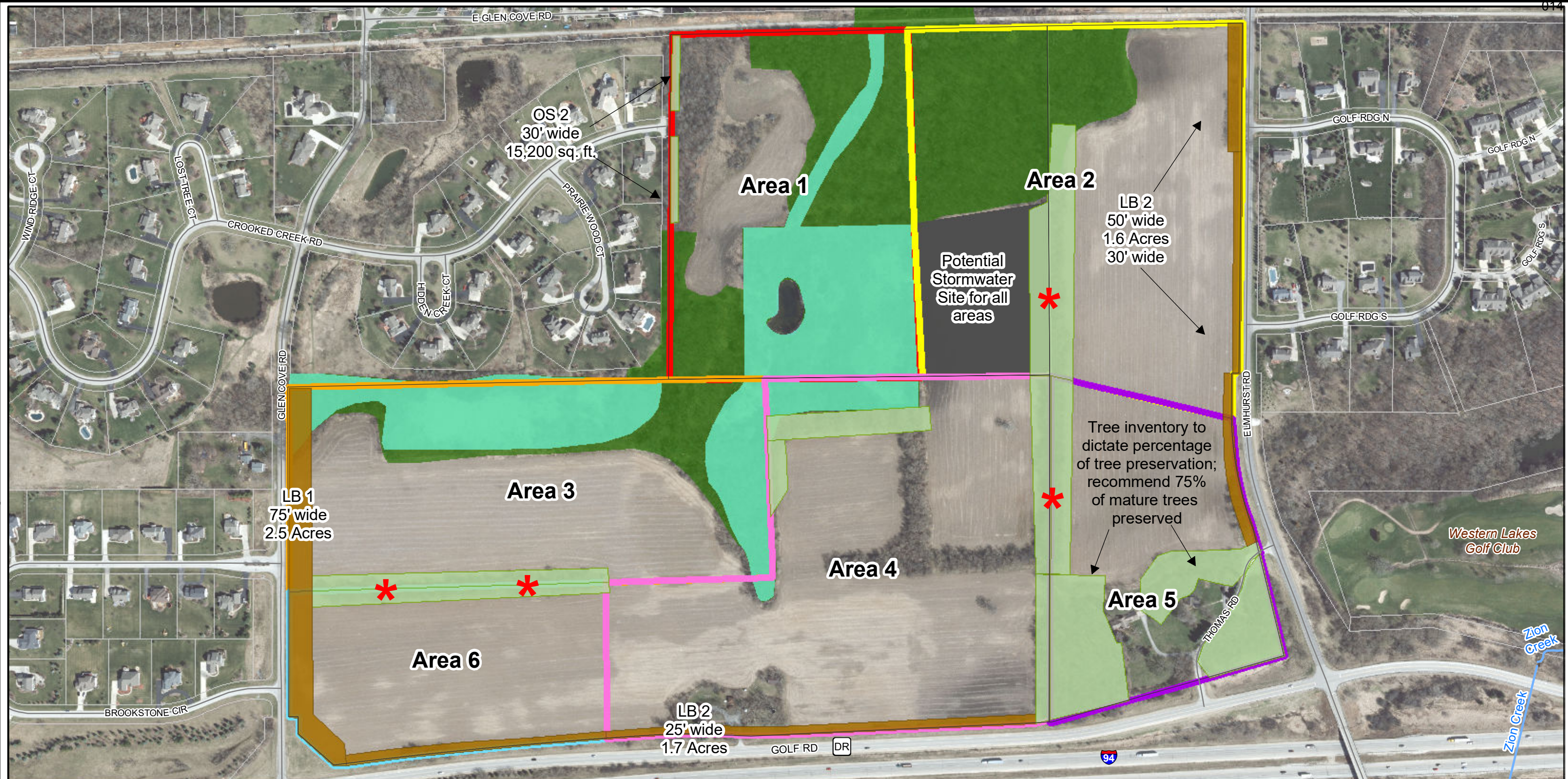


*Maximum # units are stated in units/acre outside of EC areas. Upland EC achieves a credit of one unit/5 acres.

Exhibit B- Open Space Threshold Recommendations

On-site Preliminary Open Space Recommendations	
*Assumes all EC areas and other designated OS areas are preserved	
Single family	30%
Office	35%
Multi-family \leq 4 units per acre	40%
Senior	45%
Multi-family $>$ 4 but not exceeding 6 units per acre	45%

*Authorize transfer of open space credits from Area 2 to Area 3



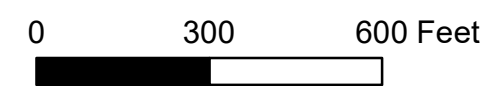
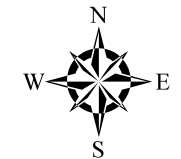
Upland Open Space and 20% Lowland Credit by Area

Area	Total Acres	Lowland PEC (acres)	Upland PEC (acres)	Other treelines & woods id'd by workgroup (acres)	Total of Upland PEC, Open Space, Landscape Buffers & 20% Lowland credit (acres)	% of Area-Upland Open Spaces & 20% Lowland Credit
1	24	8	7.8	0.3	9.7	40.40%
2	33	0	9.5	3	13.6	41.20%
3	27	8.2	2.6	1	6.5	24%
4	36	1.7	0	4.6	5.9	16.40%
5	17	0	0	4.9	5.3	31.10%
6	15	0	0	1.2	3.1	20.70%
Total	152	17.9	19.9	15	44.1	29%

- Primary Environmental Corridor (SEWRPC 2015)
- Wetlands (DNR 2010)
- Potential Stormwater Site
- Treelines and other wooded areas recommended for preservation by work group
- Landscape Buffer

***** NOTE: Minimal Disturbance for road connections allowed in Open Space

Streets
 — Local
 - - - Private



Waukesha County Department of Parks and Land Use & Town of Delafield
 Thomas Farm Neighborhood Visioning Workgroup
 Project Charter (updated September 2020)

Project Objective:

To solicit input from a varied group of stakeholders regarding the future use of the Thomas Farm and surrounding neighborhood. Consider neighborhood, owner, municipal and developer interests to balance neighborhood compatibility, economic development and natural resource considerations. The workgroup will meet during the summer of 2020 to help inform future planning decisions.

The planning effort is intended to:

- 1.) Identify land uses that may be compatible with surrounding uses and neighborhoods.
- 2.) Consider local and county plan objectives (natural resources, housing mix, infrastructure, economic development, quality of life).
- 3.) Assess market and major transportation corridor trends.
- 4.) Solicit input regarding development scale and open space.
- 5.) Serve as a resource for future town code amendments and county plan amendments.

Thomas Farm Neighborhood Visioning Workgroup:

Name	Title/Role
Dale Shaver	Director of Parks & Land Use, Project Chair
Jason Fruth	Planning & Zoning Manager, Lead Staff
Ron Troy	Town Chairman
Kevin Fitzgerald	Town Plan Commission Chairman
Dan Green	Town Administrator
Tim Barbeau	Town Engineer/Planner
Rob Thomas	Owner representative
Amy Thomas	Owner representative
George Erwin	Owner's attorney
Mike Borel	Neighborhood Resident (High Point Estates)
Jim Frett	Neighborhood Resident (Golf Ridge)
Kathy Gutenkunst	Neighborhood Resident, municipal attorney (Cramer, Multhauf & Hammes, LLP)
Jeff Lien	Neighborhood Resident (High Ridge East Add. 1, Realtor (First Weber-Lien Team)
Peter Ogden	Neighborhood Resident, real estate broker (Ogden & Co.)
Craig Caliendo	Builder/Owner (Kingsway Homes)
Jim Siepman	Commercial & Residential Developer (Siepman Realty), Waukesha Co. Park & Planning Commission, Village of Summit Plan Commission
Tony Zanon	Engineer (Pinnacle Engineering)

Other Contributing County Staff:

Ben Greenberg, Jacob Heermans, Erica Anderson

Project Overview:

This project will consider property, neighborhood and market conditions while also balancing infrastructure and natural resource considerations to work towards a land use vision for the Thomas Farm. The Town of Delafield and Waukesha County are partners in convening the workgroup to guide discussion regarding the future use of the farm.

The priority topics that the workgroup will explore include:

- **Land Use**
- **Density**
- **Open Space**
- **Building Height**

Analysis will include consideration of the following:

- **Infrastructure/Transportation**
- **Market Trends**
- **Tax Base/Land Value**

The Town of Delafield will consider the recommendations provided by this workgroup in considering town ordinance provisions and the town and county will consider the workgroup's input in making land use plan recommendations for the property. Staff will use baseline data, peer community best practices, the town and county land use plans and market research in preparing background and alternatives for the committee.

Task list and Tentative Timeline:

The project lead will transmit meeting materials to the committee in advance of meetings. **All meetings will be held at the Delafield Town Hall.**

Tentative Timeline	Task/Activity
June 11, 2020	1 st workgroup meeting: <i><u>Project overview, charter/timeline, property/neighborhood characteristics, development trends/values, introduce sub-areas.</u></i>
June 24, 2020	2 nd workgroup meeting: <i><u>Typical density, building height & open space, traffic. Sub-area land use preferences exercise.</u></i>
July 8, 2020	3 rd workgroup meeting: <i><u>Sub-area land use preferences and height, density, open space, design considerations/development aesthetics.</u></i>
July 21, 2020	4 th workgroup meeting: <i><u>Use, density, open space, height- continuation of discussion.</u></i>
August 19, 2020	5 th workgroup meeting: <i><u>Finalize use, density, open space, height, project next steps.</u></i>
September/October	Complete open space analysis, staff drafts plan/ordinance concepts, workgroup summary presentation to town.
Late October/Early November	Re-convene workgroup to discuss ordinance/plan concepts prepared by staff.
November	Public open house
Winter	Town and county consider public input & finalize ordinance/plan drafts, advance for consideration.

Waukesha County Department of Parks and Land Use & Town of Delafield
Thomas Farm Neighborhood Visioning Workgroup
Project Charter (updated September 2020)

Project Objective:

To solicit input from a varied group of stakeholders regarding the future use of the Thomas Farm and surrounding neighborhood. Consider neighborhood, owner, municipal and developer interests to balance neighborhood compatibility, economic development and natural resource considerations. The workgroup will meet during the summer of 2020 to help inform future planning decisions.

The planning effort is intended to:

- 1.) Identify land uses that may be compatible with surrounding uses and neighborhoods.
- 2.) Consider local and county plan objectives (natural resources, housing mix, infrastructure, economic development, quality of life).
- 3.) Assess market and major transportation corridor trends.
- 4.) Solicit input regarding development scale and open space.
- 5.) Serve as a resource for future town code amendments and county plan amendments.

Thomas Farm Neighborhood Visioning Workgroup:

Name	Title/Role
Dale Shaver	Director of Parks & Land Use, Project Chair
Jason Fruth	Planning & Zoning Manager, Lead Staff
Dan Green	Town Administrator
Tim Barbeau	Town Engineer/Planner
Rob Thomas	Owner representative
Amy Thomas	Owner representative
George Erwin	Owner's attorney
Mike Borel	Neighborhood Resident (High Point Estates)
Jim Frett	Neighborhood Resident (Golf Ridge)
Kathy Gutenkunst	Neighborhood Resident, municipal attorney (Cramer, Multhauf & Hammes, LLP)
Jeff Lien	Neighborhood Resident (High Ridge East Add. 1, Realtor (First Weber-Lien Team), <i>invited but unable to participate.</i>
Peter Ogden	Neighborhood Resident, real estate broker (Ogden & Co.)
Craig Caliendo	Builder/Owner (Kingsway Homes)
Jim Siepmann	Commercial & Residential Developer (Siepmann Realty), Waukesha Co. Park & Planning Commission, Village of Summit Plan Commission
Tony Zanon	Engineer (Pinnacle Engineering)

*Town Chairman Ron Troy and Plan Commission Chairman Kevin Fitzgerald attended meeting #1 only.

Other Contributing County Staff:

Ben Greenberg, Jacob Heermans, Erica Anderson

Project Overview:

This project will consider property, neighborhood and market conditions while also balancing infrastructure and natural resource considerations to work towards a land use vision for the Thomas Farm. The Town of Delafield and Waukesha County are partners in convening the workgroup to guide discussion regarding the future use of the farm.

The priority topics that the workgroup will explore include:

- **Land Use**
- **Density**
- **Open Space**
- **Building Height**

Analysis will include consideration of the following:

- **Infrastructure/Transportation**
- **Market Trends**
- **Tax Base/Land Value**

The Town of Delafield will consider the recommendations provided by this workgroup in considering town ordinance provisions and the town and county will consider the workgroup's input in making land use plan recommendations for the property. Staff will use baseline data, peer community best practices, the town and county land use plans and market research in preparing background and alternatives for the committee.

Task list and Tentative Timeline:

The project lead will transmit meeting materials to the committee in advance of meetings. **All meetings will be held at the Delafield Town Hall.**

Tentative Timeline	Task/Activity
June 11, 2020	1 st workgroup meeting: <i><u>Project overview, charter/timeline, property/neighborhood characteristics, development trends/values, introduce sub-areas.</u></i>
June 24, 2020	2 nd workgroup meeting: <i><u>Typical density, building height & open space, traffic. Sub-area land use preferences exercise.</u></i>
July 8, 2020	3 rd workgroup meeting: <i><u>Sub-area land use preferences and height, density, open space, design considerations/development aesthetics.</u></i>
July 21, 2020	4 th workgroup meeting: <i><u>Use, density, open space, height- continuation of discussion.</u></i>
August 19, 2020	5 th workgroup meeting: <i><u>Finalize use, density, open space, height, project next steps.</u></i>
September/October	Complete open space analysis, staff drafts plan/ordinance concepts, workgroup summary presentation to town.
Late October/Early November	Re-convene workgroup to discuss ordinance/plan concepts prepared by staff.
November	Public open house
Winter	Town and county consider public input & finalize ordinance/plan drafts, advance for consideration.

Plan Commission Report for October 6, 2020

Lake Country Mini-storage Agenda Item No. 5 A.

Applicant: Scott Flaugher, 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

No new information has been submitted

Staff Recommendation:

Item to remain tabled until such time that new information is submitted.

Tim Barbeau, Town Engineer
September 29, 2020

Plan Commission Report for October 6, 2020

Vacation of a Portion of Unnamed Road contiguous to Oakwood Grove Road Agenda Item No. 6. A.

Applicant:	Al Haubner
Project:	Road vacation
Requested Action:	Recommendation to Town Board for vacation of a portion of an Unnamed road contiguous to Oakwood Grove Road
Zoning:	N/A
Location:	Oakwood Grove Road

Report

The section of an unnamed road contiguous to Oakwood Grove Road to be vacated is a 20 foot wide by 180 foot long right-of-way created by the Blatz's Oakwood Grove plat recorded in 1907. This road served lots located east of Oakwood Grove Road. Several lots that gained access from the subject right-of-way were combined earlier this year into one parcel which has frontage along Franciscan Road (French CSM). The roadway also served properties owned by Al Haubner south of the unnamed road. Mr. Haubner is indicated that he will combine the lots and right of way such that each lot will not n-be landlocked and have frontage on a public road. The roadway, although platted, was not maintained by the Town.

Staff Recommendation:

I recommend that the Plan Commission provide a positive recommendation to the Town Board to vacate the unnamed road. Suggested motion:

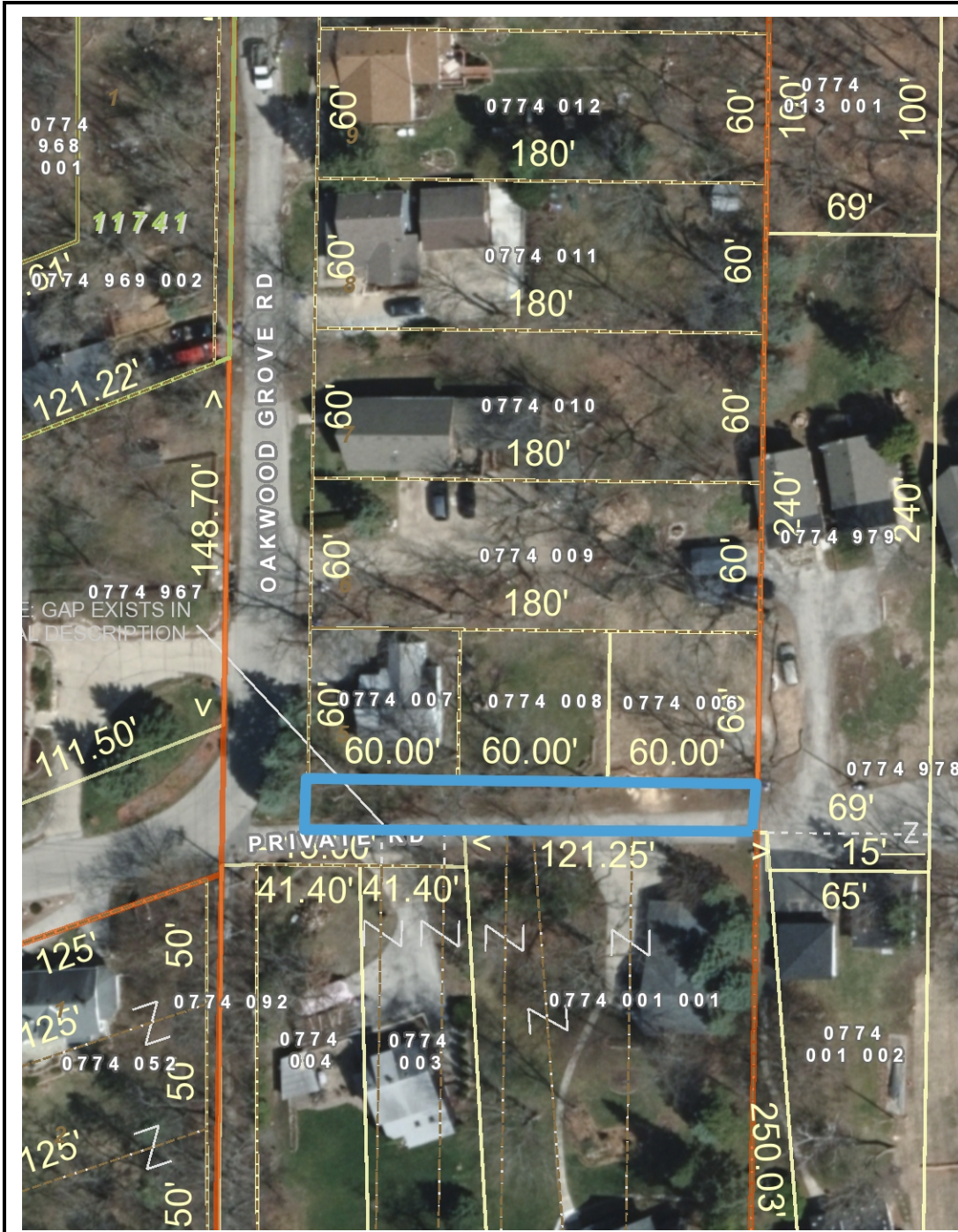
"I move to recommend to the Town Board that the Resolution to vacate a portion of unnamed road be adopted."

Tim Barbeau, Town Engineer
September 29, 2020



LAND INFORMATION SYSTEMS DIVISION

Oakwood Grove Road Vacation



Legend

- Municipal Boundari
- FacilitySites_2K_L
- Lots_2K**
 - Lot
 - Outlot
 - Unit
- SimultaneousCon**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K**
 - <all other values>
 - EA-Easement_Lin
 - PL-DA
 - PL-Extended_Tie
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_**
- Railroad_2K**
- TaxParcel_2K
- Waterbodies_2K_**
- Waterlines_2K_La**

0 67.79 Feet

Notes:

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Printed: 7/24/2020

RESOLUTION OF THE TOWN BOARD OF THE TOWN OF DELAFIELD
TO VACATE AND DISCONTINUE A PORTION OF OAKWOOD GROVE ROAD

RESOLUTION NO: _____

WHEREAS, pursuant to Wis. Stat. § 66.1003, the Town Board has statutory authority to vacate and discontinue Town roads within its jurisdiction; and

WHEREAS, the public interest requires vacation of a portion of Oakwood Grove Road as depicted and described in Exhibit A and Exhibit B, as this is a segment of road that has no utility and the right-of-way can be used by an abutting owner; and

WHEREAS, this Resolution was introduced in this form before the Town Board of the Town of Delafield on August 13, 2020; and

WHEREAS, following introduction of this Resolution, the Town Board set a date for a public hearing which was not less than forty (40) days after the date on which this Resolution was introduced, specifically on _____, 2020; and

WHEREAS, notice of public hearing stating when and where this Resolution would be acted upon and stating what public way is proposed to be discontinued was published as a Class 3 Notice under Chapter 985, Wisconsin Statutes, and in addition was served on the owners of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued (said properties described in Exhibit C) in a manner provided for the service of Summons in Circuit Court at least 30 days before the hearing; and

WHEREAS, no written objections to the proposed discontinuance have been filed with the Town Clerk by any of the owners abutting on the public way sought to be discontinued, or by the owners of more than one-third of the frontage of the lots and lands abutting on the remainder of the public way which lies within 2,650 feet from the ends of the public way proposed to be discontinued or which lies within that portion of the 2,650 feet that is within the Town limits; or if such objection has been filed, two-thirds of the members of the Town Board voting on the proposed discontinuance have voted in favor of the discontinuance; and

WHEREAS, no landlocked parcel will be created by the proposed discontinuance; and

WHEREAS, the owners of all of the lands abutting the intended portion of Oakwood Grove Road have submitted, or will submit prior to this Resolution taking effect, a certified survey map for approval under Chapter 236 of the Wisconsin Statutes, which will combine the properties along with the vacated road and dedicate certain road right-of-way to the Town; and

WHEREAS, the Town board has conducted such public hearing on _____, 2020, pursuant to such notice; and

WHEREAS, following due consideration of all information received from Owners, the Town Engineer, the recommendation of the Town Plan Commission, and all information received in the course of the public hearing of this matter and being duly advised, the Town Board, by this Resolution, does hereby declare the public interest requires the vacation and discontinuance of a portion of Oakwood Grove Road as specifically described and identified on Exhibit A and Exhibit B, and the Town Board further finds that the vacation and discontinuance

of a portion of Oakwood Grove Road will not land lock any property.

NOW THEREFORE, BE IT RESOLVED by the Town Board of the Town of Delafield, Waukesha County, Wisconsin, a portion of Oakwood Grove Road depicted in the attached Exhibit A and Exhibit B is hereby discontinued pursuant to Wis. Stat. § 66.1003, subject to a certified survey map being approved by the Town Board which describes the resulting lot lines, and other private rights being resolved, to the satisfaction of the abutting owners in a manner that is approved by the Town Board, and recording the certified survey map with the Waukesha County Register Deeds.

BE IT FURTHER RESOLVED, that upon receipt by the Town of the original certified survey map bearing approval of all necessary governmental bodies and parties-in-interest, the Town Clerk shall record a certified copy of this Resolution together with said certified survey map with the Waukesha County Register of Deeds.

PASSED AND ADOPTED by the Town Board of the Town of Delafield, Waukesha County, Wisconsin, this ____ day of _____, 2020.

TOWN BOARD, TOWN OF DELAFIELD

By: _____
Ronald A. Troy, Town Chairman

ATTEST:

Dan Green, Town Administrator/Clerk/Treasurer

NOTICE OF PENDENCY

Document Number

NOTICE OF PENDENCY OF APPLICATION FOR VACATION OF A PORTION OF OAKWOOD GROVE ROAD IN THE TOWN OF DELAFIELD

To Whom it May Concern: Notice is hereby provided pursuant to Wisconsin Statutes Section 840.11 that the Town Board of the Town of Delafield, upon its own initiative pursuant to Wisconsin Statutes Section 66.1003(4), will introduce before the Town Board of the Town of Delafield on August 13, 2020, a resolution providing for the commencement of the process to discontinue a portion of Oakwood Grove Road, as further described in attached Exhibit A, and as depicted on the map attached as Exhibit B, which right-of-way abuts the properties identified in attached Exhibit C.

The Town Board will consider whether the public interest requires that said portion of said public right-of-way as described be discontinued. Proceedings after the introduction of said resolution will be held according to the provisions of Section 66.1003 of the Wisconsin Statutes.

Dated this 3 day of August, 2020

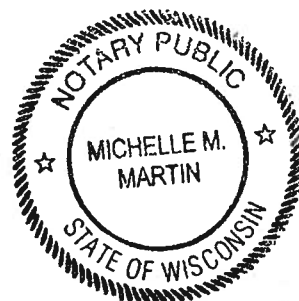
By: [Signature]
Eric J. Larson, Town Attorney
Town of Delafield

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me on this 3rd day of August, 2020, the above-named Eric J. Larson executed the foregoing instrument and acknowledged the same.

[Signature]
NOTARY PUBLIC, STATE OF WI
My Commission Expires: 5-22-2021
Print Name: Michelle M. Martin

This document was prepared by:
Attorney Eric J. Larson
MUNICIPAL LAW & LITIGATION GROUP, S.C.
730 N. Grand Ave.
Waukesha, WI 53186
(262) 548-1340



4500099

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

August 10, 2020 03:42 PM
James R Behrend
Register of Deeds

4 PGS
TOTAL FEE:\$30.00
TRANS FEE:\$0.00

Book Page -



Recording Area

Name and Return Address

Attorney Eric J. Larson
730 N. Grand Ave.
Waukesha, WI 53186

(See attached Exhibit C)

Parcel Identification Number (PIN)

[Handwritten mark]

Exhibit A**Legal Description for Proposed Road****Oakwood Grove Road****Town of Delafield**

Lands being located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Lot 5 of Blatz's Oakwood Grove, a recorded subdivision, said corner being the point of beginning; thence West 180 feet more or less along the south line of said Lot 5 to the southwest corner of said Lot 5; thence South 20 feet more or less, to a point on the north line of Lot 4, Blatz's Oakwood Grove; thence East 180 feet more or less, along the north line of Lots 4, 3, 2 and 1 of Blatz's Oakwood Grove, to the northeast corner of Lot 1, Blatz's Oakwood Grove; thence North 20 feet more or less to the southeast corner of Lot 5, Blatz's Oakwood Grove and the point of beginning. Said land containing 3,600 square feet more or less.

Legal description prepared by Tim Barbeau, P.E, P.L.S. S-1888



LAND INFORMATION SYSTEMS DIVISION

Oakwood Grove Road Vacation



Legend

- Municipal Boundari
- FacilitySites_2K_L
- Lots_2K
 - Lot
 - Outlot
 - Unit
- SimultaneousCon
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
 - call other values
 - EA Easement_Lin
 - PL-DA
 - PL-Extended_Tie
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
- Road Centerlines_
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_L
- Waterlines_2K_La

Vacated portion of Oakwood Grove Road



Notes:

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Printed: 7/24/2020

POOR ORIGINAL



Exhibit C

Tax Key Number	Site Address	Owner Name	Street Address	City State Zip
DELT0774001001	N28W29721 OAKWOOD GROVE RD	ALAN G HAUBNER AND SHARON GAJEWSKI	N28W29721 OAKWOOD GROVE RD	PEWAUKEE WI 53072-4223
DELT0774001002	N28W29739 OAKWOOD GROVE RD	DAVID J FRENCH REVOCABLE TRUST OF 1991	W303N2568 MAPLE AVE	PEWAUKEE WI 53072-4243
DELT0774003		STELLAR III LLC	N28W29721 OAKWOOD GROVE RD	PEWAUKEE WI 53072
DELT0774004		STELLAR III LLC	N28W29721 OAKWOOD GROVE RD	PEWAUKEE WI 53072
DELT0774006	N28W29718 OAKWOOD GROVE RD	P&G 29700-29704 LLC	W240N2385 PEWAUKEE RD	WAUKESHA WI 53188-1010
DELT0774007	N28W29738 OAKWOOD GROVE RD	STELLAR IV LLC	N28W29721 OAKWOOD GROVE RD	PEWAUKEE WI 53072
DELT0774008	N28W29726 OAKWOOD GROVE RD	STELLAR IV LLC	N28W29721 OAKWOOD GROVE RD	PEWAUKEE WI 53072
DELT0774979	N28W29704 OAKWOOD GROVE RD	DAVID J FRENCH REVOCABLE TRUST OF 1991	W303N2568 MAPLE AVE	PEWAUKEE WI 53072-4243

Legal Description for Proposed Road

Oakwood Grove Road

Town of Delafield

Lands being located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Lot 5 of Blatz's Oakwood Grove, a recorded subdivision, said corner being the point of beginning; thence West 180 feet more or less along the south line of said Lot 5 to the southwest corner of said Lot 5; thence South 20 feet more or less, to a point on the north line of Lot 4, Blatz's Oakwood Grove; thence East 180 feet more or less, along the north line of Lots 4, 3, 2 and 1 of Blatz's Oakwood Grove, to the northeast corner of Lot 1, Blatz's Oakwood Grove; thence North 20 feet more or less to the southeast corner of Lot 5, Blatz's Oakwood Grove and the point of beginning. Said land containing 3,600 square feet more or less.

Legal description prepared by Tim Barbeau, P.E, P.L.S. S-1888

**TOWN OF DELAFIELD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town Board, meeting jointly with the Town Plan Commission, on Tuesday, October 6, 2020, starting at 6:30 p.m., at the Delafield Town Hall, W302 N1254 Maple Avenue, Delafield, WI 53018. The purpose of the hearing is to consider a request from Al Haubner, owner, to vacate and discontinue a portion of an Oakwood Grove Road, pursuant to Wis. Stat. § 66.1003. The Town Board will have discussion and possible action on Tuesday, October 13, 2020 at 6:30 p.m. on a Resolution to Vacate and Discontinue a Portion of Oakwood Grove Road.

The applicant requests to vacate and discontinue the lands being located in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Lot 5 of Blatz's Oakwood Grove, a recorded subdivision, said corner being the point of beginning; thence West 180 feet more or less along the south line of said Lot 5 to the southwest corner of said Lot 5; thence South 20 feet more or less, to a point on the north line of Lot 4, Blatz's Oakwood Grove; thence East 180 feet more or less, along the north line of Lots 4, 3, 2 and 1 of Blatz's Oakwood Grove, to the northeast corner of Lot 1, Blatz's Oakwood Grove; thence North 20 feet more or less to the southeast corner of Lot 5, Blatz's Oakwood Grove and the point of beginning. Said land containing 3,600 square feet more or less.

For information regarding the public hearing, please contact Tim Barbeau, Town Engineer at (262) 317-3307 or Dan Green, Town Administrator/Clerk at (262) 646-2398.

All interested parties will be heard.

TOWN OF DELAFIELD
Ron Troy, Chairman

Waukesha Freeman, please publish on Tuesday, September 1, 2020, Tuesday, September 8 and Tuesday, September 15, 2020.

Plan Commission Report for October 6, 2020

Andre Deriaz Agenda Item No. 6. B.

Applicant: Andre Deriaz, owner
Project: Land Combination
Requested Action: Approval of Certified Survey Map (CSM)
Zoning: R-3 (County)
Location: W291 N2173 Elmhurst Drive

Report

The purpose of the CSM is to legally combine two existing properties that were formerly designated under one tax key number for tax purposes. In order to make improvements on the parcel, the County and Town required that the properties be combined to remove a lot line that currently runs through part of the boat house. The CSM has been reviewed for conformance to Town and State requirements and technical comments have been addressed.

Staff Recommendation:

I recommend approval of the CSM date stamped September 22, 2020 subject to satisfaction of comments from Waukesha County planning staff.

Tim Barbeau, Town Engineer
September 29, 2020



Waukesha County GIS Map



- Legend**
- Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K**
 - Lot
 - Outlot
 - Unit
 - SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K**
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K**
 - Railroad_2K**
 - TaxParcel_2K
 - Waterbodies_2K_Labels**
 - Waterlines_2K_Labels**

0 52.16 Feet

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Notes:

Printed: 5/19/2020



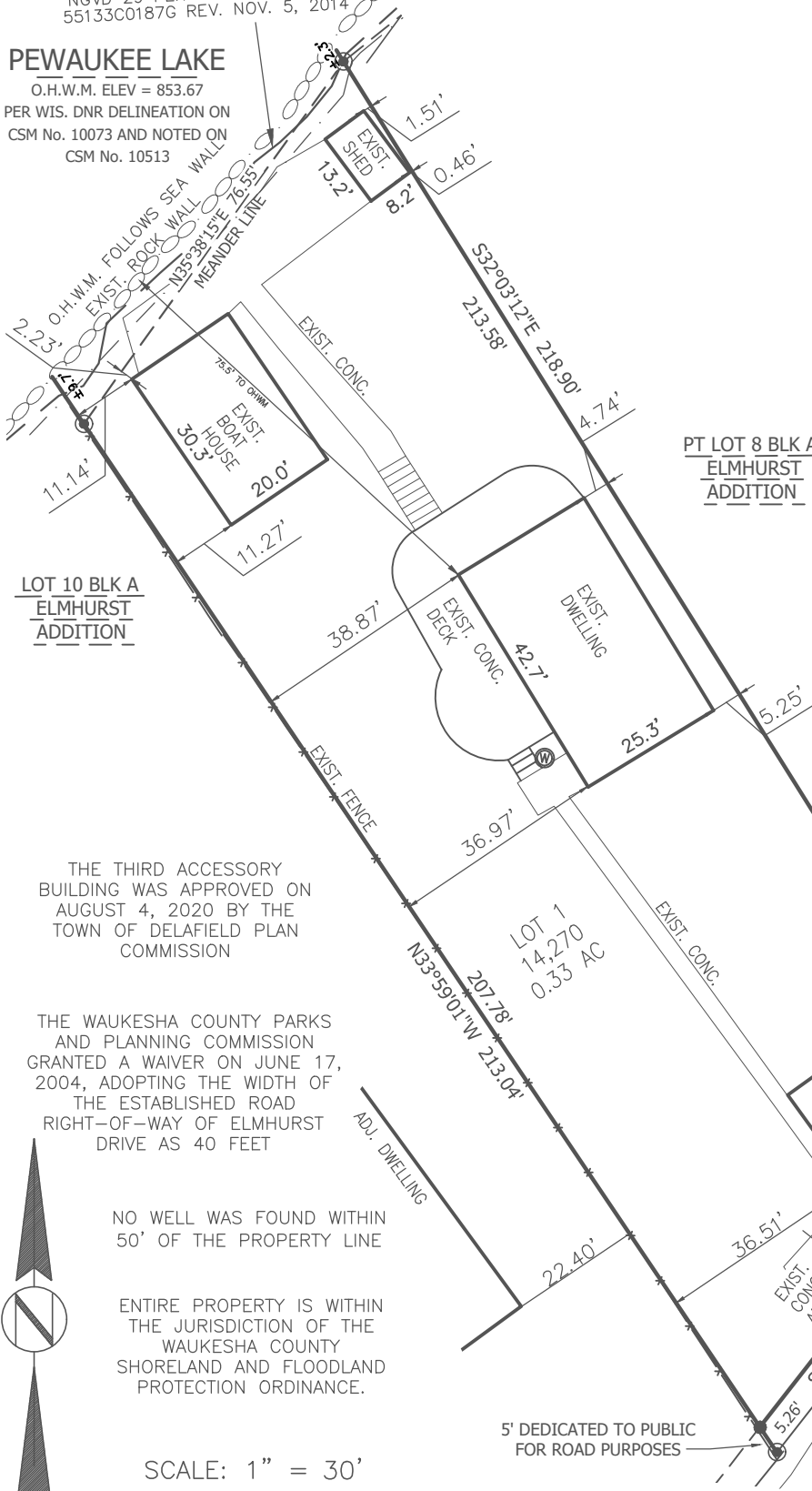
CERTIFIED SURVEY MAP NO.

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

100 YEAR FLOOD 854.6 COUNTOUR
NGVD 29 PER FEMA FIRM MAP NO.
55133C0187G REV. NOV. 5, 2014

PEWAUKEE LAKE

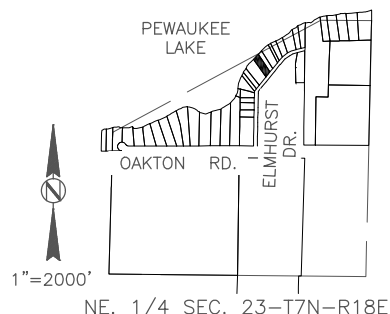
O.H.W.M. ELEV = 853.67
PER WIS. DNR DELINEATION ON
CSM No. 10073 AND NOTED ON
CSM No. 10513



LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.
- WELL
- FLOODPLAIN
- EXISTING FENCE
- SEA WALL

LOCATION MAP



LOT 10 BLK A
ELMHURST
ADDITION

PT LOT 8 BLK A
ELMHURST
ADDITION

SEC. 23
NORTHEAST
CORNER

SEC. 23
NORTH QUARTER CORNER,
WITNESS CORNER

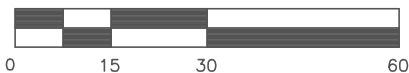
THE THIRD ACCESSORY
BUILDING WAS APPROVED ON
AUGUST 4, 2020 BY THE
TOWN OF DELAFIELD PLAN
COMMISSION

THE WAUKESHA COUNTY PARKS
AND PLANNING COMMISSION
GRANTED A WAIVER ON JUNE 17,
2004, ADOPTING THE WIDTH OF
THE ESTABLISHED ROAD
RIGHT-OF-WAY OF ELMHURST
DRIVE AS 40 FEET

NO WELL WAS FOUND WITHIN
50' OF THE PROPERTY LINE

ENTIRE PROPERTY IS WITHIN
THE JURISDICTION OF THE
WAUKESHA COUNTY
SHORELAND AND FLOODLAND
PROTECTION ORDINANCE.

SCALE: 1" = 30'



BEARINGS ARE REFERENCED TO THE PLAT OF
ELMHURST ADDITION, NORTH LINE OF THE NE
1/4 OF SECTION 23-7-18 AS S89°07'50"W.

ANY LAND BELOW THE
OHWM OF A LAKE OR
A NAVIGABLE STREAM
IS SUBJECT TO THE
PUBLIC TRUST IN
NAVIGABLE WATERS
THIS IS ESTABLISHED
UNDER ARTICLE IX,
SEC 1, OF THE STATE
CONSTITUTION

SURVEY FOR:

ANDRE DERIAZ
W291N2173 ELMHURST DR.
PEWAUKEE, WI
53072

SURVEYOR:

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

PT LOT 1 BLK B
ELMHURST
ADDITION



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

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, divided and mapped Lot 8 and Lot 9 of Blk A Elmhurst Addition, located in the Northeast 1/4 of the Northwest 1/4 Section 23, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, more particularly described as follows:

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

Said lands contain 14,270 Sq.Ft. or 0.33 Acres.

That I have made such survey, land division and Certified Survey Map by the direction of the Andre Deriaz, owners of said lands.

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

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

Dated this 1st day of September, 2020.

Keith A Kindred, PLS 2082

BASEMENT RESTRICTIONS - GROUNDWATER

THIS CERTIFIED SURVEY MAP IS LOCATED IN AN AREA WITH MAPPED SOILS KNOWN TO HAVE SEASONAL HIGH GROUNDWATER. THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE CURRENTLY REQUIRES THAT THE LOWEST LEVEL OF ANY RESIDENCE MUST BE AT AN ELEVATION THAT IS AT LEAST ONE (1) FOOT HIGHER THAN THE HIGHEST SEASONAL GROUNDWATER, UNLESS A VARIANCE FROM THAT REQUIREMENT IS OBTAINED FROM THE WAUKESHA COUNTY BOARD OF ADJUSTMENT. THEREFORE, ADDITIONAL SOIL TESTING IN THE VICINITY OF ANY PROPOSED RESIDENCE WILL BE REQUIRED TO ENSURE COMPLIANCE WITH THIS REQUIREMENT. IF THE REQUIREMENT REGARDING VERTICAL SEPARATION DISTANCE FROM THE HIGHEST SEASONAL GROUNDWATER LEVEL IS MODIFIED BY A FUTURE AMENDMENT OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE, THE REQUIREMENT AT THE TIME OF CONSTRUCTION SHALL APPLY. ALL GROUND WATER SEPARATION REQUIREMENTS SET FORTH BY THE TOWN OF DELAFIELD MUST ALSO BE COMPLIED WITH.



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

CERTIFIED SURVEY MAP NO. _____

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

OWNER'S CERTIFICATE OF DEDICATION:

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

- 1) WAUKESHA COUNTY
- 2) TOWN OF DELAFIELD

Date: _____ Signed: _____

STATE OF _____)
_____ COUNTY) SS

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

Notary Public

_____ County, Wisconsin

My Commission Expires _____

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

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

Dale R. Shaver, Director



PHONE: 414.949.8962
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DELAFIELD, WI 53018-9351
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OF THE NE. 1/4 OF SECTION 23, T.7N., R.18E., TOWN OF DELAFIELD, WAUKESHA COUNTY,
WISCONSIN

CONSENT OF MORTGAGEE

I, Marc Deriaz and Kim Deriaz, Mortgagee of the above described land, hereby consent to the surveying, dividing, and mapping of the land described, surveyor and does hereby consent to the above certificate of Andre Deriaz, owner.

Marc Deriaz

Kim Deriaz

STATE OF _____)
_____ COUNTY) SS

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

Notary Public

_____ County, Wisconsin

My Commission Expires _____



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TOWN BOARD APPROVAL CERTIFICATE:

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

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

Date: _____ Signed _____
Ronald A. Troy, Town Chair

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

Date: _____ Signed _____
Dan Green, Town Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

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

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

Date: _____ Signed _____
Kevin Fitzgerald, Chairperson

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

Date: _____ Signed _____
Dan Green, Town Clerk

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



TOWN OF DELAFIELD

APPLICATION FOR PLAN COMMISSION AGENDA

1. <u>Owner</u>		<u>Applicant or Owner's Agent</u>	
Name	<u>227 Investments, LLC</u>	Name	<u>Carl Tomich</u>
Address	<u>N8W22520-L Johnson Dr.</u> (street)	Company	<u>Westridge Builders, Inc.</u>
	<u>Waukesha, WI 53186</u> (city) (state) (zip code)	Address	<u>N8W22520-L Johnson Dr.</u> (street)
			<u>Waukesha, WI 53186</u> (city) (state) (zip code)
Telephone: office	<u>262-547-0326</u>	Telephone: office	<u>262-547-0326</u>
fax	<u>262-542-4361</u>	fax	<u>262-542-4361</u>
E-mail address:	<u>CarlT@westridgebuilders.com</u>	E-mail address:	<u>CarlT@westridgebuilders.com</u>

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 checked="" 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 type="checkbox"/> Other (explain below) |

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

Tax Key No: DELT0780013

Location of Development: N26W30227 Maple Ave.

Present Zoning: Residential Present Use: Vacant

Proposed Zoning: Residential Proposed Use: Residential

Description of Proposal: Approval of CSM for future single family home

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

5. **Required Forms Checklist:**

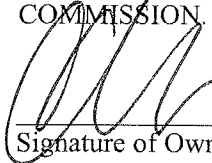
- _____ Legal Description (all applications)
- _____ Professional Staff/Fees Chargeback Acknowledgement (all applications)
- _____ Certification for Division of Land (Certified Survey Maps that are land splits)

6. Submittal information:

- One (1) copy of this application
- One (1) electronic copy of all supporting materials, i.e., drawings, plans and written documentation (via e-mail to dan.green@townofdelafield.org)
- Two (2) full size hard copies of all supporting materials, i.e., drawings, plans and written documentation.

I understand that this form shall be on file in the office of the Town Clerk by 4:00 p.m. on the 21st day before the meeting on which I desire to be heard or as required in the Land Division or Zoning Ordinance, whichever is longer. Plan Commission meetings are held the first Tuesday of each month. Furthermore, I understand that any engineering or legal review fees associated with this project may be charged to me.

FAILURE TO PROVIDE ALL REQUIRED MATERIALS AND INFORMATION CAN RESULT IN THIS APPLICATION BEING WITHDRAWN FOR CONSIDERATION BY THE PLAN COMMISSION.



Signature of Owner

10/5/20
Date

Carl Tomich
Print name

(Office Use Only)

Fee Received _____	Date _____	Amount _____	Received By _____
Date Application Received _____	_____	_____	_____
Plan Commission Meeting Date _____	_____	_____	_____
Public Hearing Date _____	_____	_____	_____
Plan Commission Action _____	Date _____	_____	_____
Town Board Action _____	Date _____	_____	_____
Zoning Amendment Publishing Date _____	_____	_____	_____

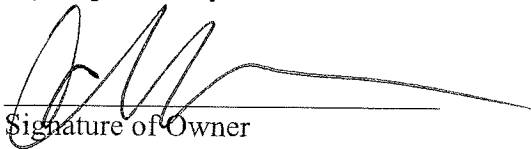
TOWN OF DELAFIELD

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

10/5/20
Date

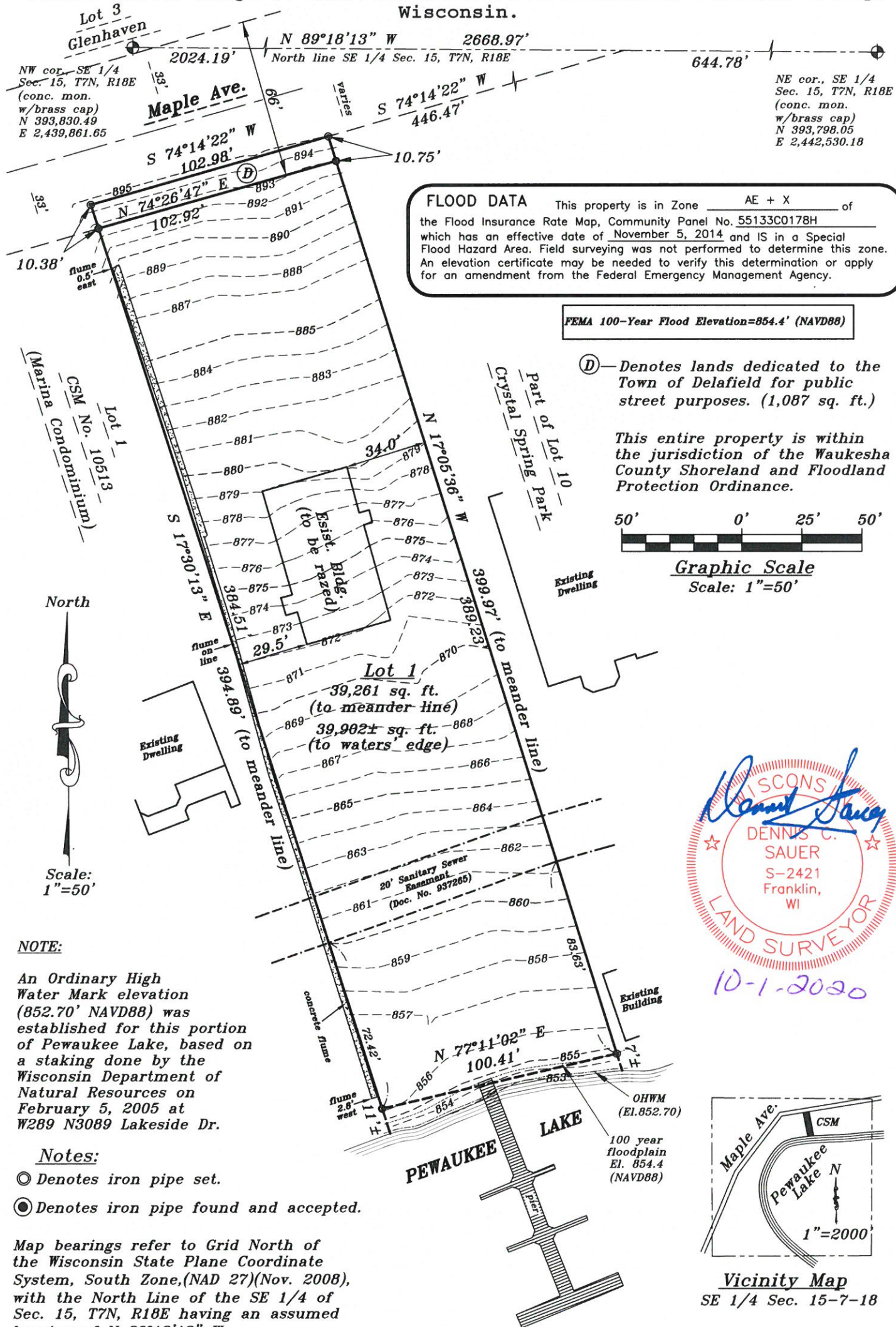
Carl Tomich
Owner's name (please print)

Form received by: _____

Date: _____

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in CRYSTAL SPRING PARK, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

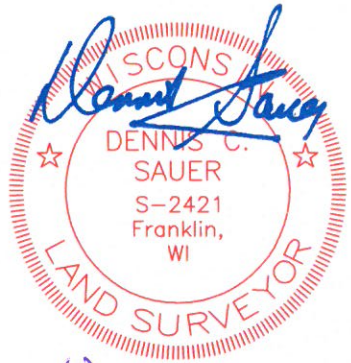
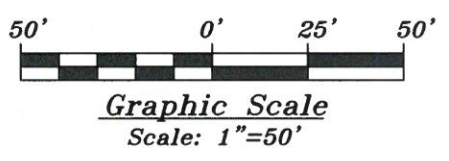


FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0178H which has an effective date of November 5, 2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

FEMA 100-Year Flood Elevation=854.4' (NAVD88)

ⓓ Denotes lands dedicated to the Town of Delafield for public street purposes. (1,087 sq. ft.)

This entire property is within the jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.



NOTE:

An Ordinary High Water Mark elevation (852.70' NAVD88) was established for this portion of Pewaukee Lake, based on a staking done by the Wisconsin Department of Natural Resources on February 5, 2005 at W289 N3089 Lakeside Dr.

Notes:

- ⊙ Denotes iron pipe set.
- ⊙ Denotes iron pipe found and accepted.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD 27)(Nov. 2008), with the North Line of the SE 1/4 of Sec. 15, T7N, R18E having an assumed bearing of N 89°18'13" W.

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northeast corner of said Southeast 1/4; thence N 89°18'13" W along the North line of said Southeast 1/4, 644.78 feet to a point; thence S 74°14'47" W, 466.47 feet to the point of beginning of the lands to be described; thence continuing S 74°14'22" W, 102.98 feet to a point; thence S 17°30'13" E, 394.89 feet to the meander line of Pewaukee Lake; thence N 77°11'02" E along said meander line, 100.41 feet; thence N 17°05'36" W, 399.97 feet to the point of beginning.

Together with those lands lying between the aforementioned meander line and the waters edge of Pewaukee Lake. Said lands continuing 40,348 square feet to meander line and 40,989 square feet more or less, to the water's edge.

That I have made such survey, land division and map by the direction of Westridge Builders, Inc., owner of said land.

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

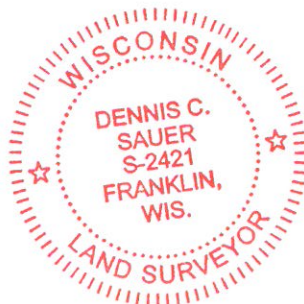
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use, in surveying, dividing and mapping of the same.

October 1, 2020

Date

Dennis C. Sauer

Dennis C. Sauer
Professional Land Surveyor S-2421



PREPARED FOR:
Carl P. Tomich
N26 W30227 Maple Avenue
Pewaukee, WI 53072

PREPARED BY: Dennis C Sauer
Metropolitan Survey Service
9415 W Forest Home Ave, #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Westridge Builders, Inc., owner of said land, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and requirements of the Town of Delafield and the Waukesha County Department of Parks and Land Use.

WITNESS the hand and seal of said owners this _____ day of _____, 20__.

Carl P. Tomich, Owner

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY, came before me this _____ day of _____, 20____, Carl P. Tomich, owner of said land, to me known to be the person who executed the foregoing instrument and acknowledged the same.

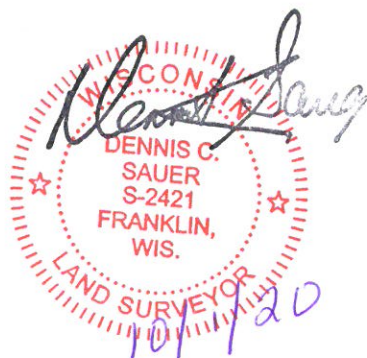
Notary Public
State of Wisconsin
My Commission Expires: _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Delafield on this _____ day of _____, 20__.

Kevin Fitzgerald, Chairman
Town of Delafield

Karen Nipko, Deputy Town Clerk
Town of Delafield



CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 10 and a part of Lot 11, in Crystal Spring Park, being a part of the Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

EXTRATERRITORIAL APPROVAL

APPROVED by the City of Delafield this _____ day of _____, 20____.

Michelle Luedtke, City Clerk

Kent Attwell, Mayor

TOWN BOARD APPROVAL

APPROVED by the Town Board of the Town of Delafield on this _____ day of _____, 20____.

Ronald A. Troy, Chairman
Town of Delafield

Karen Nipko, Deputy Town Clerk
Town of Delafield

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this _____ day of _____, 20____.

Dale R. Shaver, Director



THIS INSTRUMENT WAS DRAFTED BY:
Dennis C. Sauer, P.L.S. S-2421