



## A PERFECT ENVIRONMENT

Residential      Recreational      Responsible

**Chair**  
Ron Troy  
**Supervisors**  
Edward Kranick  
Christie Dionisopoulos  
Steve Michels  
**Clerk/Treasurer**  
Dan Green

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING  
TUESDAY, APRIL 13, 2021 – 5:30 P.M. OR IMMEDIATELY  
FOLLOWING THE PLAN COMMISSION MEETING  
DELAFIELD TOWN HALL – W302 N1254 MAPLE AVENUE, DELAFIELD, WI**

### AGENDA

Prior to the start of the regularly scheduled Town Board meeting, there will be a public hearing in front of the Town Board at 5:30 p.m., or immediately following the Plan Commission meeting, at the Delafield Town Hall, W302 N1254 Maple Avenue, Delafield, WI 53018. The purpose of the hearing is to consider a request by Ronnie Hirschfeld, W349 N5586 Lake Drive, Oconomowoc, Wisconsin, for annexation of land he owns, generally located approximately 340 feet west of Maple Avenue and approximately 360 feet south of Hawksnest Road, also known as Tax Key parcel DELT0777-997, into the Lake Pewaukee Sanitary District (LPSD). The Town Board meeting will begin immediately following the conclusion of the public hearing.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Citizen Comments: Public comments from citizens regarding items on, or not on the Agenda. The Board may not engage in a discussion with the citizen making the comments. Individual presentations are limited to three minutes and citizens shall follow the rules set forth in Section 2.04(1)(d) of the Town Code.
5. Approval of Minutes:
  - A. March 30, 2021 Town Board Minutes
6. Action on vouchers submitted for payment:
  - A. Report on budget sub-accounts and action to amend 2020 budget
  - B. Report on budget sub-accounts and action to amend 2021 budget
  - C. 1) Accounts payable; 2) Payroll
7. Communications (*for discussion and possible action*)
  - A. Election Update
8. Unfinished Business - None
9. New Business
  - A. Discussion and possible action on a request from Sharon Ernest, W334S564 Cushing Park Road, to amend the zoning designation from A-1 Agricultural District to A-2 Rural Home District.
  - B. Discussion and possible action on a request from Todd Taylor, N46 W28542 Willow Brook Court, to approve a Certified Survey Map to combine two properties into one parcel
  - C. Discussion and possible action on the approval of Resolution 21-648, a resolution to authorize the annexation of land into the Lake Pewaukee Sanitary District for the Hirschfeld Property.
  - D. Discussion and possible action on the award of the 2021 Road Improvement Project to the lowest responsive, responsible bidder, Payne & Dolan, Inc. in the amount of \$374,533.00.

10. Announcements and Planning items
  - A. Annual Meeting – Tuesday, April 20, 2021 @ 5:30 p.m.
  - B. Town Board – Tuesday, April 27, 2021 @ 6:30 p.m.
  - C. Plan Commission– Tuesday, May 4, 2021 @ 6:30PM

11. Adjournment



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Dan Green  
Town of Delafield Clerk/Treasurer

**PLEASE NOTE:**

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Town Clerk Dan Green (262) 646-2398.

**TOWN OF DELAFIELD BOARD OF SUPERVISORS MEETING**  
**March 30, 2021 @ 6:30 PM**

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

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

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

**Third order of business:** Roll Call  
Supervisors Kranick, Dionisopoulos, Michels and Chairperson Troy.

**Fourth order of business:** Citizen Comments:

Jim Frett, N19W29056 Golf Ridge, thanked the Plan Commission for the good discussion. He asked that the Town Board listen to the residents in the area and keep the density like the rest of the area. He asked there be no 3 story buildings or ¼ acre lots.

Allan Knepper, N16W2983 Brookstone Circle, let the board know he appreciated discussion by the Plan Commission. He complimented the Plan Commission, of not taking action on the ordinance after over 3 hours of discussion. He expressed concerns about high density multi-family. He stated the total number of residents being placed on that lot, was scary to him.

Terry Mahoney-Ogden, W290N2171 Happy Hollow Road, stated she was grateful the Plan Commission slowed down the process. She asked if the Town Board members are excited at what is being proposed and how they would feel if this was in their backyards. She asked that the Board ease up on density and make the area look like the community around it. She also expressed that the Thomas family should not be asking for so much money for their property.

Joe Woelfle, N20W3060 Glen Cove Road, supported the comments to those that were heard so far. He is hopeful the plan can be adjusted to find a happy medium.

**Fifth order of business:**

- A. Approval of March 9, 2021 Town Board Minutes

*Motion made by Supervisor Michels to approve the minutes from March 9, 2021. Seconded by Supervisor Dionisopoulos. Motion carried 4-0.*

**Sixth order of Business:** Action on vouchers submitted for payment:

- A. Report on budget sub-accounts and action to amend 2020 budget
- B. 1) Accounts payable; 2) Payroll

*Motion by Supervisor Kranick to approve payment of checks #64551-#64553, Checks #64555, #64557-#64557 and checks #64565-#64601 in the amount of \$421,336.44, and the payrolls dated March 19, 2021 in the amount of \$20,180.13 and April 2, 2021 in the amount of \$20,592.84. Seconded by Supervisor Dionisopoulos. Motion carried 4-0.*

**Seventh order of Business:** Communications (*for discussion and possible action*)

- A. Noxious Weeds Information Update

Administrator Green updated the Board on letters that were sent to areas, where noxious weeds were a problem last year. The mailing was sent along with information on how to get rid of these weeds, specifically Garlic Mustard. The information is on the Town website, as well.

## B. Fire Truck Sale Update

Administrator Green informed the Town Board that the fire truck was sold at auction for \$19,750. This was above the reserve amount of \$15,000. The funds have been received by the auction company. The truck has been picked up by its new owner.

## C. Sports Commons Dog Policy

Supervisor Roberts explained he is having problems at the Sports Commons, with dogs that are not on leashes. He explained that owners are not picking up after their dogs, and animal waste causing problem this spring. He stated he would like to see a policy in place where dogs are not allowed off leashes and stay off of baseball and soccer fields. Supervisor Kranick asked that this item be put on the agenda to discuss a policy and a plan to ensure owners pick up after their dogs. Mr. Kranick stated the Town has a leash law, but with only 14 hours of police protection a week, it is hard to enforce.

## D. Election Update

Administrator Green reminded residents that on Tuesday, April 6<sup>th</sup> the Town will be holding the Spring Election. In-person absentee voting was continuing at Town Hall until Friday, April 2<sup>nd</sup>, with the deadline to turn in absentee ballots by 8:00 p.m. on Election Day.

**Eighth order of Business:** Unfinished Business - None

**Ninth order of Business:** New Business

- A. Discussion and possible action on a commercial lease agreement with Wisconsin Hero Outdoors for the use of Fire Station #2.

Chairman Troy stated the use was approved at the Plan Commission and was well received. Mr. Kranick agreed that this use of the fire station was a good option. He added he was happy to see the Town retained the right to do the Deer Management Program, as this site is an active deer area during bow hunting season. Mr. Kranick asked that snow plowing by the tenant be added to number 6 of the contract.

*Motion by Supervisor Kranick to approve a commercial lease agreement with Wisconsin Hero Outdoors for the use of Fire Station #2 with the addition of adding snow plowing as a tenant responsibility and any corrections or typographical errors. Seconded by Supervisor Dionisopoulos. Motion passed 4-0.*

- B. Discussion and possible action on an alcohol permit for Town Park facilities for May 29, 2021 for a celebration of life event at Elmhurst Park from 10:00 a.m. to 3:00 p.m.

*Motion by Supervisor Michels to approve an alcohol permit for a celebration of life event at Elmhurst Park on May 29, 2021 from 10:00 a.m. to 3:00 p.m. Seconded by Supervisor Dionisopoulos. Motion carried 4-0.*

**Tenth order of Business:** Announcements and Planning items

- A. Spring Election – Tuesday, April 6, 2021 – Polls open 7 a.m. to 8 p.m.  
B. Plan Commission & Joint Public Hearing – Tuesday, April 13, 2021 @ 5:30PM  
C. Town Board – Tuesday, April 13, 2021 @ Immediately following the Plan Commission

**Eleventh order of Business:** Adjournment

*Motion by Supervisor Kranick to adjourn the March 9, 2021 Town Board meeting at 6:57 p.m. Seconded by Supervisor Michels. Motion carried 4-0.*

Respectfully submitted:

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

## Plan Commission Report for April 13, 2021

### **Ernest Zoning Amendment Agenda Item No. 5. A.**

Applicant:	Sharon Ernest
Project:	Zoning Amendment
Requested Action:	Recommendation to Town Board to rezone the subject land from A-1 Agricultural to A-2 Rural Home District
Zoning:	A-1 Agricultural
Location:	W334 N564 Cushing Park Road

#### **Report**

The subject property is currently zoned A-1 Agricultural and is legal non-conforming due to the lot size. When the zoning code was updated in 1998, the A-1 district allowed smaller lots. The update resulted in designating the A-1 district to be the primary agricultural district and required a 40 acre minimum. This resulted in a number of conforming A-1 lots to become legal nonconforming. Ms. Ernest has requested a zoning amendment to A-2 to bring the lot into zoning conformance. The lot size is currently 3.9982 acres and will remain residential. The existing structures on the property will meet all setbacks and offsets of the A-2 district.

#### **Staff Recommendation:**

I am in favor of bringing lots into conformance with current zoning code requirements. Therefore, I recommend that the Plan Commission make a positive recommendation to the Town Board to approve the request to amend the zoning on property located at W334 S564 Cushing Park Road from A-1 Agricultural to A-2 Rural Home District.

Tim Barbeau, Town Engineer  
April 5, 2021





# Required Forms for Submittal

## Required Forms Checklist:

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

## Submittal Information:

- One (1) copy of this application (signed & dated)
- One (1) electronic copy of all supporting materials, i.e., drawings, plans and written documentation (via email to [dgreen@townofdelafield.org](mailto:dgreen@townofdelafield.org)).
- Two (2) full size hard copies of all supporting materials, i.e., drawings, plans and written documentation of plans 11"x17" and smaller.
- Seven (7) copies of supporting materials larger than 11"x17".

I understand that this form shall be on file in the office of the Town Administrator 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.

Sharon Ernest  
Signature of Owner

3-3-2021  
Date

Sharon Ernest  
Print Name

## For Office Use Only

Application Received \_\_\_\_\_  
Date Received \_\_\_\_\_  
PC Meeting Date \_\_\_\_\_  
Public Hearing Date \_\_\_\_\_

Amount Received \_\_\_\_\_  
Received by \_\_\_\_\_  
Board Meeting Date \_\_\_\_\_

Publication Date (if required) \_\_\_\_\_



**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 other of the 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 for the fees incurred by the Town. 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.

Shawn Euest  
Signature of Applicant

3-3-2021  
Date

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

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

PROPERTY OWNERS WITHIN 300'

PARCEL NO. DELTO841997001 PARCEL NO. \_\_\_\_\_  
NAME John + Bonnie Meerschaut NAME \_\_\_\_\_  
ADDRESS W3345490 Cushing Park Rd ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. DELTO841997003 PARCEL NO. \_\_\_\_\_  
NAME Carl + Judith Pace NAME \_\_\_\_\_  
ADDRESS W3345626 Cushing Park Rd ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. DELTO841025 PARCEL NO. \_\_\_\_\_  
NAME Richard + Ellen Stout NAME \_\_\_\_\_  
ADDRESS W3335495 Government Hill ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. DELTO841024 PARCEL NO. \_\_\_\_\_  
NAME Thomas + Jennifer Nichols NAME \_\_\_\_\_  
ADDRESS W3335547 Government Hill ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. DELTO841023 PARCEL NO. \_\_\_\_\_  
NAME Todd + Julia Loehr NAME \_\_\_\_\_  
ADDRESS W3335584 Government Hill ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. DELTO841022 PARCEL NO. \_\_\_\_\_  
NAME Brian + Michelle Dragichio NAME \_\_\_\_\_  
ADDRESS W3335659 Government Hill ADDRESS \_\_\_\_\_  
CITY Delafield CITY \_\_\_\_\_

PARCEL NO. \_\_\_\_\_ PARCEL NO. \_\_\_\_\_  
NAME \_\_\_\_\_ NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ CITY \_\_\_\_\_

PARCEL NO. \_\_\_\_\_ PARCEL NO. \_\_\_\_\_  
NAME \_\_\_\_\_ NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_ ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_ CITY \_\_\_\_\_

Loan Number: 0100728006

Date: OCTOBER 9, 2020

Property Address: W334S564 CUSHING PARK ROAD  
DELAFIELD, WISCONSIN 53018

## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 3, CERTIFIED SURVEY MAP NO. 6387 RECORDED ON FEBRUARY 26, 1991, IN VOLUME 53 OF CERTIFIED SURVEY MAPS, PAGE 10, 11 AND 12, AS DOCUMENT NO. 1635668, BEING A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, COUNT OF WAUKESHA, STATE OF WISCONSIN. THIS IS A PURCHASE MONEY MORTGAGE. THIS IS HOMESTEAD PROPERTY.

A.P.N. #: DELT-0841-997-002

Borrower: \_\_\_\_\_



ORDINANCE NO. 2021-02

**AN ORDINANCE OF THE TOWN OF DELAFIELD TO ADOPT WISCONSIN  
COMMERCIAL BUILDING CODES**

The Town Board of the Town of Delafield, Waukesha County, Wisconsin, does ordain as follows:

**SECTION 1:** The Town of Delafield does hereby adopt the State of Wisconsin Commercial Building Codes as described herein:

**Contents**

- 1.1 Authority
- 1.2 Purpose
- 1.3 Adoption of Codes
- 1.4 Appointed Agent Responsibilities
- 1.5 Plan Review Process
- 1.6 Acceptance of DSPS Review
- 1.7 Optional Waiver of Plan Review Responsibility
- 1.8 Building Inspector / Plans Examiner
- 1.9 Building Permit Required
- 1.10 Building Permit Fees
- 1.11 Penalties
- 1.12 Effective Date

1.1 **AUTHORITY.** These regulations are adopted under the authority granted by s. 101.12, stats.

1.2 **PURPOSE.** The purpose of this ordinance is to promote the general health, safety and welfare by enforcing the adopted codes.

1.3 **ADOPTION OF CODES.** The following Wisconsin Administrative Codes, their referenced codes and standards, and subsequent revisions are adopted for municipal enforcement by the building inspector and/or plans examiner, who shall be commercially certified by the WI Division of Industry Services.

Chs. SPS 302	Plan review fee schedules
Chs. SPS 360-366	Wisconsin Commercial Building Code
Chs. SPS 375-379	Buildings Constructed Prior to 1914 Code
Chs. SPS 381-387	Wisconsin Plumbing Code

1.4 **APPOINTED AGENT RESPONSIBILITIES.** The Division of Industry Services has granted the municipality the authority to conduct Commercial Building, HVAC, Fire Alarm System, Fire Suppression System, and Plumbing plan reviews and inspections for buildings of any size.

1.5 **PLAN REVIEW PROCESS.** Building, HVAC, Fire Alarm, and Fire Suppression System plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 361. Applicants for plan review shall submit the following directly to the municipality:

- 1. Application form SBD-118.
- 2. Plan review fee per table SPS 302.31-2. Payment shall be made to the municipality.
- 3. Digital or hardcopy plans in accordance with SPS 361.

Plumbing plans shall be submitted and reviewed in accordance with the procedures detailed in SPS 382. Applicants for plan review shall submit the following directly to the municipality:

1. Application form SBD-6154.
2. Plan review fee per SPS 302.64. Payment shall be made to the municipality.
3. Digital or hardcopy plans in accordance with SPS Table 382.20-2.

1.6 ACCEPTANCE OF DSPS REVIEW. The municipality will continue to accept any plan reviews conducted by the Division of Industry Services if applicants are unaware of the municipality's ability to conduct such plan reviews or choose to send their projects to the Division of Industry Services for review.

1.7 OPTIONAL WAIVER OF PLAN REVIEW RESPONSIBILITY. The municipality may choose for any reason to waive their plan review responsibilities and require a building or building component be reviewed by the Division of Industry Services.

1.8 BUILDING INSPECTOR / PLANS EXAMINER. The building inspector and / or plans examiner authorized by the municipality to enforce the adopted codes and responsibilities shall be properly certified by the Division of Industry Services.

1.9 BUILDING PERMIT REQUIRED. No person shall build or cause to be built any new public building or alter a public building without first submitting plans and specifications to the building inspector and obtaining a building permit for such building.

1.10 BUILDING PERMIT FEE. Building permit fees shall be determined by resolution.

1.11 PENALTIES. Enforcement of this section shall be by means of withholding of building permits, imposition of forfeitures and injunctive action. Forfeitures shall be not less than \$25.00 nor more than \$1,000 for each day of noncompliance.

**SECTION 2:** This ordinance shall take effect upon passage and posting as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Delafield, Waukesha County, Wisconsin this \_\_\_ day of February, 2021.

TOWN OF DELAFIELD

\_\_\_\_\_  
Ron Troy, Town Chair

ATTEST:

\_\_\_\_\_  
Dan Green, Administrator/Clerk/Treasurer

TOWN OF DELAFIELD  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town of Delafield Town Board and Plan Commission on Tuesday, April 13, 2021, starting at 5:30 p.m., at the Delafield Town Hall, W302 N1254 Maple Avenue, Delafield, WI 53018. The purpose of the hearing is to consider a request by Sharon Ernest W334 N564 Cushing Park Road, Town of Delafield, to rezone a 3.998 acre parcel of land located at W334 N564 Cushing Park Road from A-1 Agricultural District to A-2 Rural Home District. The purpose of the request is to bring the property in conformance with the A-2 district. The property is also known as Tax Key No. DELT 0841-997-002.

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

All interested parties will be heard.

TOWN OF DELAFIELD  
Ronald A. Troy, Chairman  
W302 N1254 Maple Avenue  
Delafield, WI 53018

Waukesha Freeman. Please run this notice in a column on March 30, 2021 and April 6, 2021.



**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- 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  89.44 Feet

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

**Notes:**

Printed: 4/8/2021





# Plan Commission Report for April 13, 2021

## **Taylor CSM Agenda Item No. 5. B.**

Applicant: Todd Taylor

Project: Certified Survey Map (CSM)

Requested Action: Approval of a CSM to combine adjacent lots

Zoning: A-3 Waukesha County Shoreland

Location: N46 W28542 Willow Brook Road

### **Report**

The Taylor's currently own two adjoining lots located at the northeast corner of Willow Brook Road and CTH KE, known as Lots 9 and 10 of the willow Brook subdivision. Their driveway cuts across Lot 9 to Lot 10, where their house is located. They are proposing to construct a detached garage, but cannot do so due to setback issues that will be alleviated by combining the two lots.

I have reviewed the CSM for technical compliance and made note of a few minor technical items which were provided to the surveyor. The surveyor has addressed my comments and the CSM with a revision date of 4/6/21 is acceptable as presented.

### **Staff Recommendation:**

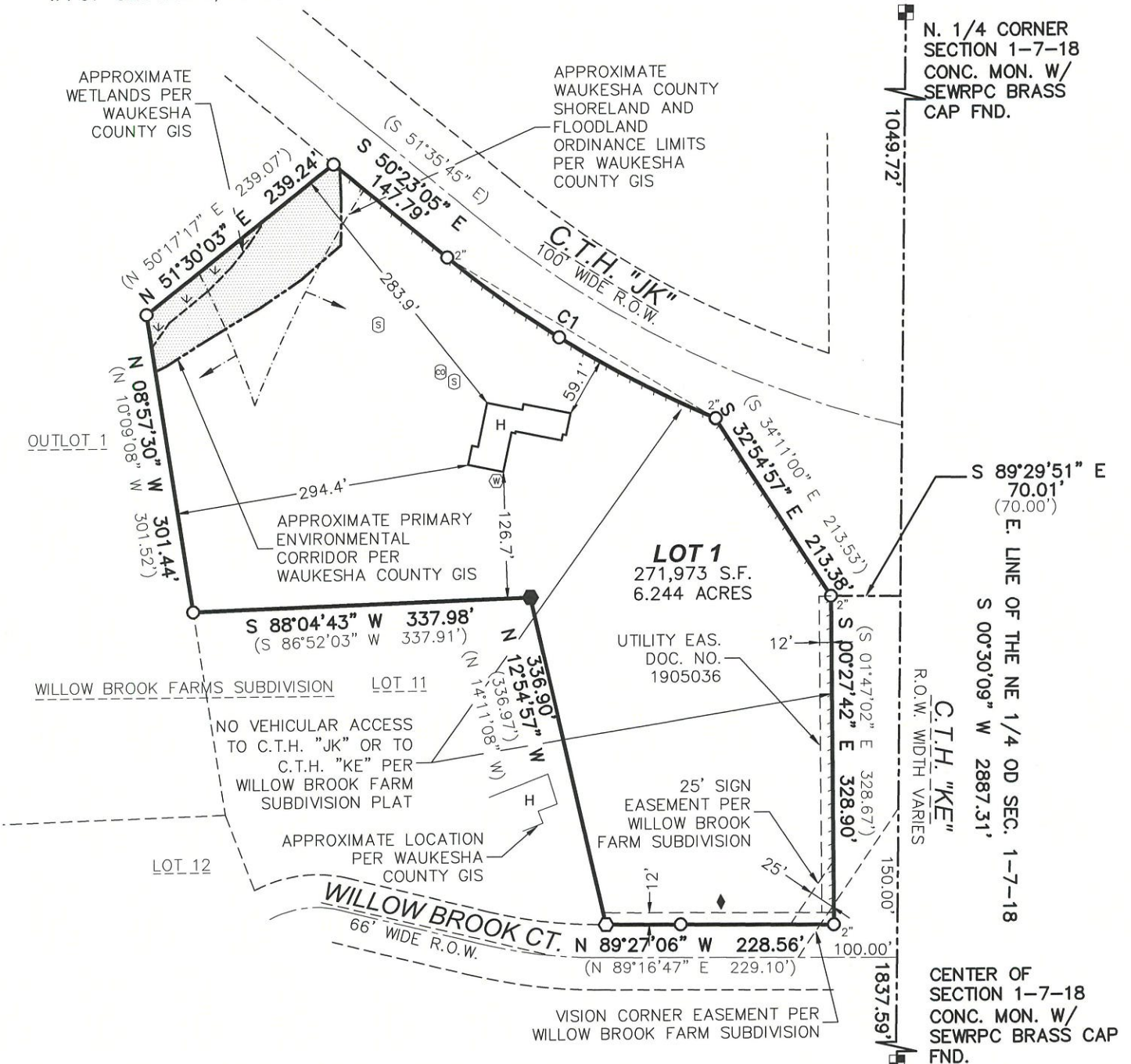
I recommend approval of the CSM dated 4/6/21 subject to incorporation of any comments from Waukesha County Parks and Land Use Department and Village of Hartland (extraterritorial).

Tim Barbeau, Town Engineer  
April 7, 2021

**PRELIMINARY**

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

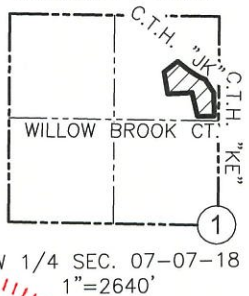
A REDIVISION OF LOT 9 AND LOT 10 OF WILLOW BROOK FARMS SUBDIVISION BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.



CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	1091.74'	16°34'42"	315.89'	314.79'	S 58°40'25" E	S 50°23'04" E	S 66°57'46" E

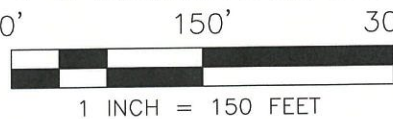
(S 59°53'05" W)

**VICINITY MAP**



- LEGEND**
- SECTION CORNER MONUMENT
  - FOUND 1.25" REBAR OR NOTED FOUND 1" IRON PIPE OR NOTED WELL
  - ⊙ SEPTIC VENT
  - ⊕ SEPTIC CLEANOUT
  - ◆ EXISTING DRIVEWAY LOCATION SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
  - (R) RECORD DIMENSION
  - ▾ WETLAND
  - ▨ PRIMARY ENVIRONMENTAL CORRIDOR

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCONS 2011) AND REFERENCED TO THE EAST LINE OF THE NW 1/4 OF SEC. 1-7-18 MEASURED AS S00°30'09"W.



WISCONSIN  
 MATTHEW T. O'ROURKE  
 S-2771  
 NEOSHO  
 WISCONSIN  
 LAND SURVEYOR  
 4-6-2021

**LandTech**  
 SURVEYING

LAND SURVEYING • LAND PLANNING  
 111 W. 2ND STREET  
 OGDONMOWOC, WI 53066  
 WWW.LANDTECHWI.COM  
 (262) 367-7599

PREPARED FOR:  
 TODD & KELLY TAYLOR  
 N42W28542 WILLOW BROOK COURT  
 HARTLAND, WI  
 TODDSWLOGISTICS@GMAIL.COM  
 920-342-8037

REV. 04/06/21  
 DATED 03/10/21  
 JOB# 21043  
 SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771

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

A REDIVISION OF LOT 9 AND LOT 10 OF WILLOW BROOK FARMS SUBDIVISION BEING A PART OF THE NE 1/4 OF NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE:**

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, AND MAPPED A REDIVISION OF LAND BEING LOT 9 AND LOT 10 OF WILLOW BROOK SUBDIVISION BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOT 9 AND LOT 10 OF WILLOW BROOK SUBDIVISION BEING A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

LANDS AS DESCRIBED HAVING AN AREA OF 271,973 SQUARE FEET OR 6.244 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF TODD AND KELLY TAYLOR OWNER OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY, THE TOWN OF DELAFIELD, AND THE VILLAGE OF HARTLAND (EXTRATERRITORIAL) IN SURVEYING, AND MAPPING THE SAME.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
MATTHEW T. O'ROURKE, S-2771

**NOTES:**

- ZONING IS A-3 WITH WAUKESHA COUNTY SHORELAND & FLOODLAND PROTECTION ORDINANCE.
- THE APPROXIMATE PRIMARY ENVIRONMENTAL CORRIDOR LIMITS, AS DESIGNATED BY SEWRPC ARE AS SHOWN ON THE WAUKESHA COUNTY GIS MAPPING SITE.
- THE WETLAND, SHORELAND AND PRIMARY ENVIRONMENTAL CORRIDOR BOUNDARIES AS SHOWN ON THIS CERTIFIED SURVEY MAP ARE APPROXIMATE BOUNDARIES. IF A BUILDING IS PROPOSED TO BE CONSTRUCTED IN THE CLOSE PROXIMITY TO ANY OF THESE NATURAL FEATURES IT MAY BE NECESSARY FOR THE BOUNDARIES TO BE DELINEATED.
- THERE WAS NOT ANY DRAIN TILE OBSERVED ON THE DATE OF THE SURVEY.

**WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTIONS**

THOSE AREAS IDENTIFIED AS A PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA ON PAGE 1 OF 5 OF THIS CERTIFIED SURVEY MAP SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING AND REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, UNLESS SPECIFICALLY AUTHORIZED BY THE MUNICIPALITY IN WHICH THIS LAND IS LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR DYING VEGETATION MAY BE REMOVED, AT THE DISCRETION OF THE LANDOWNER AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE--PLANNING AND ZONING DIVISION. SILVICULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE--PLANNING AND ZONING DIVISION, SHALL ALSO BE PERMITTED.
3. GRAZING BY DOMESTICATED ANIMALS, I.E., HORSES, COWS, ETC., IS PROHIBITED.
4. THE INTRODUCTION OF PLANT MATERIAL NOT INDIGENOUS TO THE EXISTING ENVIRONMENT IS PROHIBITED.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE MUNICIPALITY IN WHICH THEY ARE LOCATED AND, IF APPLICABLE, THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS.
6. THE CONSTRUCTION OF BUILDINGS IS PROHIBITED.

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

A REDIVISION OF LOT 9 AND LOT 10 OF WILLOW BROOK FARMS SUBDIVISION BEING A PART OF THE NE 1/4 OF NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE:**

AS OWNERS TODD & KELLY TAYLOR WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF DELAFIELD, AND VILLAGE OF HARTLAND (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
TODD TAYLOR

\_\_\_\_\_  
KELLY TAYLOR

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, THE ABOVE NAMED TODD AND KELLY TAYLOR, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, \_\_\_\_\_, COUNTY, WI

PRINT NAME, \_\_\_\_\_

MY COMMISSION EXPIRES. \_\_\_\_\_

**CONSENT OF MORTGAGEE**

I, \_\_\_\_\_, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF \_\_\_\_\_, OWNER.

WITNESS THE HAND AND SEAL OF \_\_\_\_\_, MORTGAGEE,

THIS, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, IN THE PRESENCE OF:

\_\_\_\_\_ (SEAL)

MORTGAGEE

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

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_, \_\_\_\_\_, AND \_\_\_\_\_, \_\_\_\_\_ THE ABOVE NAMED \_\_\_\_\_, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) \_\_\_\_\_

NOTARY PUBLIC, \_\_\_\_\_, WISCONSIN

MY COMMISSION EXPIRES \_\_\_\_\_.

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

A REDIVISION OF LOT 9 AND LOT 10 OF WILLOW BROOK FARMS SUBDIVISION BEING A PART OF THE NE 1/4 OF NW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

**TOWN OF DELAFIELD PLAN COMMISSION APPROVAL**

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF DELAFIELD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
KEVIN FITZGERALD, – CHAIRPERSON

\_\_\_\_\_  
DAN GREEN, – TOWN CLERK

**TOWN OF DELAFIELD BOARD APPROVAL**

APPROVED BY THE TOWN BOARD OF THE TOWN OF DELAFIELD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
RONALD A. TROY – CHAIRPERSON

\_\_\_\_\_  
DAN GREEN – TOWN CLERK

**VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF HARTLAND PLAN COMMISSION THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ANN WALLSCHLAGER, CHAIRPERSON

**WAUKESHA COUNTY DEPARTMENT OF PARKS & 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

## RESOLUTION NO. 21-648

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**A RESOLUTION TO AUTHORIZE THE ANNEXATION OF LAND INTO THE LAKE PEWAUKEE  
SANITARY DISTRICT BY THE TOWN OF DELAFIELD BOARD OF SUPERVISORS,  
WAUKESHA COUNTY, WISCONSIN HIRSCHFELD PROPERTY**

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**WHEREAS**, Ronnie Hirschfeld, W349 N5586 Lake Drive, Oconomowoc, Wisconsin, has petitioned the Town of Delafield to annex a vacant parcel of the land known as Tax Key Nos. DELT 0777-997, more particularly described below into the Lake Pewaukee Sanitary District, and

**WHEREAS**, the land for which the request is being made is in the ultimate Lake Pewaukee Sanitary Sewer service area, and

**WHEREAS**, the Town received a letter dated [REDACTED], from Thomas H. Koepp, Manager of the Lake Pewaukee Sanitary District recommending approval of said annexation, and

**WHEREAS**, the Town Board of the Town of Delafield held a public hearing for Tuesday, April 13, 2021 and that proper notice of said hearing was provided in accordance with Section 60.785 of the State Statutes, and

**WHEREAS**, access to sanitary sewer service is readily available, and

**WHEREAS**, the Town Board has determined that:

- the work is necessary to provide public sanitary sewer to the unimproved lot
- public health, safety, convenience and welfare will be promoted by the addition of these lands to the sanitary district
- the property to be included in the district will benefit by annexing into the District.

**NOW, THEREFORE, BE IT RESOLVED** the Town Board of the Town of Delafield does prescribe as follows:

**Section 1:** The following described lands are hereby annexed and made part of the Lake Pewaukee Sanitary District and are subject to all rules and regulations of said district:

Part of the Northeast  $\frac{1}{4}$  of Section 15, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County Wisconsin, located and bounded as follows: Commencing at the East  $\frac{1}{4}$  corner of the said Section 15, thence North 00°01' East, 1325.97 feet; thence North 89°55' West, 341.65 feet to the point of beginning of the parcel; thence continuing North 89°55' West, 212.28 feet; thence South 02°21' West, 205.2 feet; thence South 89°55' East, 212.28 feet; thence North 02°21' East to the point of beginning.

**PASSED AND ADOPTED** by the Town Board of Electors of the Town of Delafield, Waukesha County, Wisconsin this 13th day of April, 2021.

TOWN OF DELAFIELD

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Ron Troy, Town Chairman

ATTEST:

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Dan Green, Administrator-Clerk/Treasurer

TOWN OF DELAFIELD  
NOTICE OF PUBLIC HEARING  
FOR  
ANNEXATION TO LAKE PEWAUKEE SANITARY DISTRICT

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Town of Delafield Board of Supervisors on Tuesday, April 13, 2021, 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 by Ronnie Hirschfeld, W349 N5586 Lake Drive, Oconomowoc, Wisconsin, for annexation of land he owns, generally located approximately 340 feet west of Maple Avenue and approximately 360 feet south of Hawksnest Road, also known as Tax Key parcel DELT0777-997, into the Lake Pewaukee Sanitary District (LPSD).

For further 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  
Ronald A. Troy, Chairman  
W302 N1254 Maple Avenue  
Delafield, WI 53018

Legal Notice to be published in the Waukesha Freeman on Tuesday, March 29, 2021 and Tuesday, April 6, 2021.



**Town of Delafield 2021 Road Improvement Program (Quest #7621557)**

**Owner: Town of Delafield**

**Solicitor: raSmith (P.N. 1211600)**

**03/16/2021 10:00 AM CDT**

Item #	Item Description	UofM	Quantity	Payne & Dolan, Inc.		Wolf Paving		Stark Pavement Corp.	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Base Schedule									
1	Mill Asphalt Pavement	S.Y.	27250	\$2.02	\$55,045.00	\$1.55	\$42,237.50	\$2.50	\$68,125.00
2	Butt Joints	L.F.	1300	\$5.00	\$6,500.00	\$11.10	\$14,430.00	\$16.00	\$20,800.00
3	Asphalt Pavement 5 LT 58-28 S Leveling Course	TON	725	\$65.00	\$47,125.00	\$63.00	\$45,675.00	\$75.00	\$54,375.00
4	Asphalt Pavement 5 LT 58-28 S	TON	4375	\$58.00	\$253,750.00	\$59.10	\$258,562.50	\$59.95	\$262,281.25
5	Asphalt Pavement 3 LT 58-28 S	TON	60	\$53.35	\$3,201.00	\$77.00	\$4,620.00	\$90.00	\$5,400.00
6	Excavation	CY	92	\$21.00	\$1,932.00	\$18.00	\$1,656.00	\$43.50	\$4,002.00
7	Base Aggregate Dense	TON	184	\$20.00	\$3,680.00	\$21.00	\$3,864.00	\$15.00	\$2,760.00
8	Excavation Below Subgrade	C.Y.	75	\$44.00	\$3,300.00	\$65.00	\$4,875.00	\$85.00	\$6,375.00
<b>Base Bid Total:</b>					<b>\$374,533.00</b>		<b>\$375,920.00</b>		<b>\$424,118.25</b>

April 6, 2021

Mr. Ron Troy  
Town Chairman  
Town of Delafield  
W302 N1254 Maple Avenue  
Delafield, WI 53018

Re: Town of Delafield  
2021 Road Improvement Program

Dear Mr. Troy:

Bids were opened at 10:00 a.m. on Tuesday March 16, 2021 at the Delafield Town Hall for the above referenced project. The bids received have been checked and tabulated as follows:

<u>BIDDER</u>	<u>BID</u>
1. Payne & Dolan	\$374,533.00
2. Wolf Paving	\$375,920.00
3. Stark Asphalt	\$424,118.25

The engineer's estimate for the project was \$409,000. The budget for road improvements is \$520,000. The budget allows Highway Superintendent Roberts \$30,000 for miscellaneous road repairs throughout the year and crack filling. We anticipate a second bid later this year that may include work on Elmhurst Drive and other roads.

The Payne & Dolan price is reasonable and submitted competitively in good faith; therefore, I recommend that the Town of Delafield award the 2021 Road Improvement Program project to the low bidder, Payne & Dolan, Inc., in the amount of \$374,533.00.

.Should you have any questions, please contact me.

Sincerely,  
R.A. Smith, Inc.



Timothy G. Barbeau, P.E., R.L.S.  
Town of Delafield Engineer

c: Dan Green, Administrator – Clerk/Treasurer  
Town of Delafield Board members

Attachment: Bid Tabulation