



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair 001
Ron Troy
Supervisors
Edward Kranick
Christie Dionisopoulos
Steve Michels
Joe Woelfle
Clerk/Treasurer
Dan Green

TOWN OF DELAFIELD PLAN COMMISSION MEETING

Tuesday, July 6, 2021, 6:30 p.m.

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

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of June 1, 2021.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Anthony and Brittney Stich W307 N2873 Fieldwood Lane, Re: Consideration and possible action on a request for approval of a retaining wall to be built closer than 5 feet to a property line.
 - B. Scott Cepolski N13 W28643 Silvernail Road, Re: Consideration and possible action on a request for a home occupation consisting of fermenting, testing, bottling and selling wine with grapes grown on site.
 - C. Scott Flaughner, 385 Kennedy Ct E. Colgate, WI, Re: Consideration and possible action on the re-approval a Certified Survey Map to combine two parcels into one parcel located at the northwest corner of Cushing Park Road and STH 18.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: August 3, 2021
8. Adjournment

PLEASE NOTE:

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

**TOWN OF DELAFIELD
PLAN COMMISSION MEETING
TUESDAY, JUNE 1, 2021, 6:30 P.M.**

Video Link: <https://www.youtube.com/watch?v=cAcHh6yCO7Y>

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

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

Members present: Supervisor Kranick, Commissioner Diderrich, Commissioner Dickenson, Commissioner Frank, Commissioner Janusiak and Plan Commission Chairman Fitzgerald.

Also present: Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

Chairman Troy was excused.

Second order of business: Approval of the minutes of May 4, 2021.

Motion made by Commissioner Frank to approve the May 4, 2021 Plan Commission minutes as presented with a change to Chairman Fitzgerald's motion regarding transferring credits from zones 1, 2, 3, 5 & 6 to zone 4. Seconded by Supervisor Kranick. Motion passed 6-0.

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

Engineer Barbeau stated the land disturbance permit through Waukesha County for the Lakewood Lane property was granted.

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

- A. Gerald and Gina Gambatese, 19585 Dorchester Ct., Brookfield, WI., owner, by Carl Tomich, Westridge Builders, agent, Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine two existing properties at W303 N2582 Maple Avenue.

Engineer Barbeau explained this is the former Kim's Lakeside property. The building has been removed and the owner is proposing to build a home on the site. The lot is made up of two small lots that need to be combined to eliminate the property line. The applicant donated an additional 8.25 feet of right of way to Maple Avenue. Waukesha County has not given their comments at this time but recommends approval subject to their comments. The approval should also be contingent on a mortgagee's statement being added to the CSM and changing the extraterritorial plan jurisdiction community to the City of Delafield.

Motion by Supervisor Kranick to approve request for approval of a Certified Survey Map dated 3/17/2021 for Gerald and Gina Gambatese, to combine two existing properties at W303 N2582 Maple Avenue, subject to incorporation of any comments from Waukesha County Parks and Land Use Department and the Town Engineer, changing the extraterritorial plan jurisdiction community to the City of Delafield, and the addition of a mortgagee's statement if there is a mortgage on the property. Seconded by Commissioner Frank. Motion passed 6-0.

- B. HAWS Schallock Center for Animals, by Andrew Dominiak, Fastsigns, Re: Consideration and possible action on a request for a sign approval and sign variance in accordance with Section 17.08 10. of the Town Code to allow a sign to be placed 33 feet from the existing traveled centerline of CTH C.

Engineer Barbeau explained the applicant initially came to the building inspector for a sign permit 33 feet off the center of HWY C. The ultimate right of way for HWY C is 50 feet and the Town requires a sign to be 5 feet off the ultimate right of way. The County is allowing the sign to be 33 feet off the center of the road, but the Town still has jurisdiction. The applicant is requesting a variance from the 55 feet requirement to place a sign 33 feet off the highway. The sign will sit on the south side of the driveway. The Town requests that "Town of Delafield" be added to the sign. Engineer Barbeau expressed some concerns about the approach to the drive, that people may miss the turn because of the hill. There is a deceleration lane, but it is only a partial lane. An advanced warning sign before the approach may be appropriate.

Chairman Fitzgerald asked if an advanced warning sign may help with fast approaching vehicles. Mr. Barbeau stated yes, but would not require it as a condition of approval. It should be noted that it is highly recommended. The warning sign would be something Waukesha County would place on the right of way and not count against sign square footage for the property.

Motion by Commissioner Frank to approve a request for a sign approval and sign variance in accordance with Section 17.08 10. of the Town Code to allow a sign to be placed 33 feet from the existing traveled centerline of CTH C from the plans submitted on 6/1/2021 with a recommendation for additional signage along HWY C. Seconded by Commissioner Diderrich. Motion passed 6-0.

- C. Austin Babich, Pyramid Network Services, LLC, agent for Verizon Wireless, equipment owner, Re: Consideration and possible action on a request to remove and replace antennas on a communications tower owned by SBA and located at S12 W28925 Summit Avenue.

Engineer Barbeau explained the proposed modifications would be on the tower at the south end of HWY G, off HWY 18. The tower has been around for 18 years and is owned by SBA. The request is for a changeout of antennas on that tower, with no additional equipment being added to the tower. The changes do not meet the definition of "substantial modifications" and therefore our Town Code allows changes with a Plan Commission and Town Board approval.

Motion by Supervisor Kranick to recommend to the Town Board to approve the request for Austin Babich, Pyramid Network Services, LLC, agent for Verizon Wireless, to remove and replace antennas on a communications tower owned by SBA and located at S12 W28925 Summit Avenue. Seconded by Commissioner Frank. Motion passed 6-0.

- D. Hani and Brenda Matloub, N9 W29432 Thames Road, Delafield, WI. Re: Consideration and possible action on a request for approval of a Certified Survey Map to split a 10-acre parcel of land into two parcels at the southeast corner of Elmhurst Road (CTH G) and Northview Road.

Engineer Barbeau explained this property is on the corner of Northview Road and Elmhurst Road. It is a 10-acre parcel from a subdivision plat from 2001. The Conditional Use Permit indicated 34 lots, but the preliminary plat shows 33 lots for this subdivision. Waukesha County, at the time, required the subdivision be 33 lots. The County is currently working through the reasons behind the 33-lot requirement. If the subdivision is allowed 34 lots, the HOA will need to work out where the 34th lot will go. The Town does not want to set a precedent to allow more lots into a subdivision than what was previously approved. Engineer Barbeau recommends tabling this item.

Motion by Supervisor Kranick to table "Hani and Brenda Matloub, N9 W29432 Thames Road, Delafield, WI. Re: Consideration and possible action on a request for approval of a Certified Survey Map to split a 10-acre parcel of land into two parcels at the southeast corner of Elmhurst Road (CTH G) and Northview Road." Seconded by Supervisor Frank. Motion passed 6-0.

Seventh Order of Business: Announcements and Planning Items: Next meeting: July 6, 2021.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the June 1, 2021 Plan Commission meeting at 6:54 p.m. Seconded by Commissioner Frank. Motion passed 6-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Plan Commission Report for July 6, 2021

Anthony and Brittney Stich Retaining Wall Agenda Item No. 5. A.

| | |
|-------------------|--|
| Applicant: | Anthony and Brittney Stich |
| Project: | Retaining Wall |
| Requested Action: | Approval for placement of retaining wall closer than 5 feet from the property line |
| Zoning: | A-3 PUD |
| Location: | W307 N2873 Fieldwood Drive |

Report

The Stich's are proposing to create a new outdoor patio and living space on the south side of their house. The land currently slopes from the south side of the property to the south. To allow a flat patio area, the the designer is proposing to install a retaining wall that would extend along the south property line for approximately 30 feet. The wall height would be between 2'-8" and 3'-8" in height.

Code section 17.06 4. C. states that any wall within 5 feet of an adjoining property line may be permitted subject to:

1. A hearing before the Plan Commission at which the adjoining neighbor has been notified
2. Submission of plans showing location and elevation of retaining wall, materials and schedule. Drainage plan required if requested by Town Engineer.
3. Plan Commission approval.

Staff Recommendation:

The applicant spoke with their neighbor, notified them of the meeting, explained the project to them and provided an email to me indicating that notice was provided. The neighbors had no objection (according to the property owner/applicant). Plans have been submitted showing that the wall will be a Raffinato Techno Block Retaining Wall, which is a smooth block, modern looking wall material. I have visited the site and concluded that the installation of the retaining wall will not result in additional flow of water to the neighbor to the south. Runoff from the patio and the retaining wall drain tile will be to the west on the Stich lands. Since there is no objection by the neighbor and drainage will not be directed towards the adjoining neighbor, I am not opposed to the wall being placed on the lot line.

Tim Barbeau, Town Engineer
June 28, 2021



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Municipal Boundary
- FacilitySites_2K_L
- Lots_2K
 - Lot
 - Unit
 - General Common
 - Outlot
- SimultaneousConv
 - 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

0 100.00 Feet

Notes:

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.



Printed: 6/28/2021



Stich Residence

Scale: 1/8" = 1'

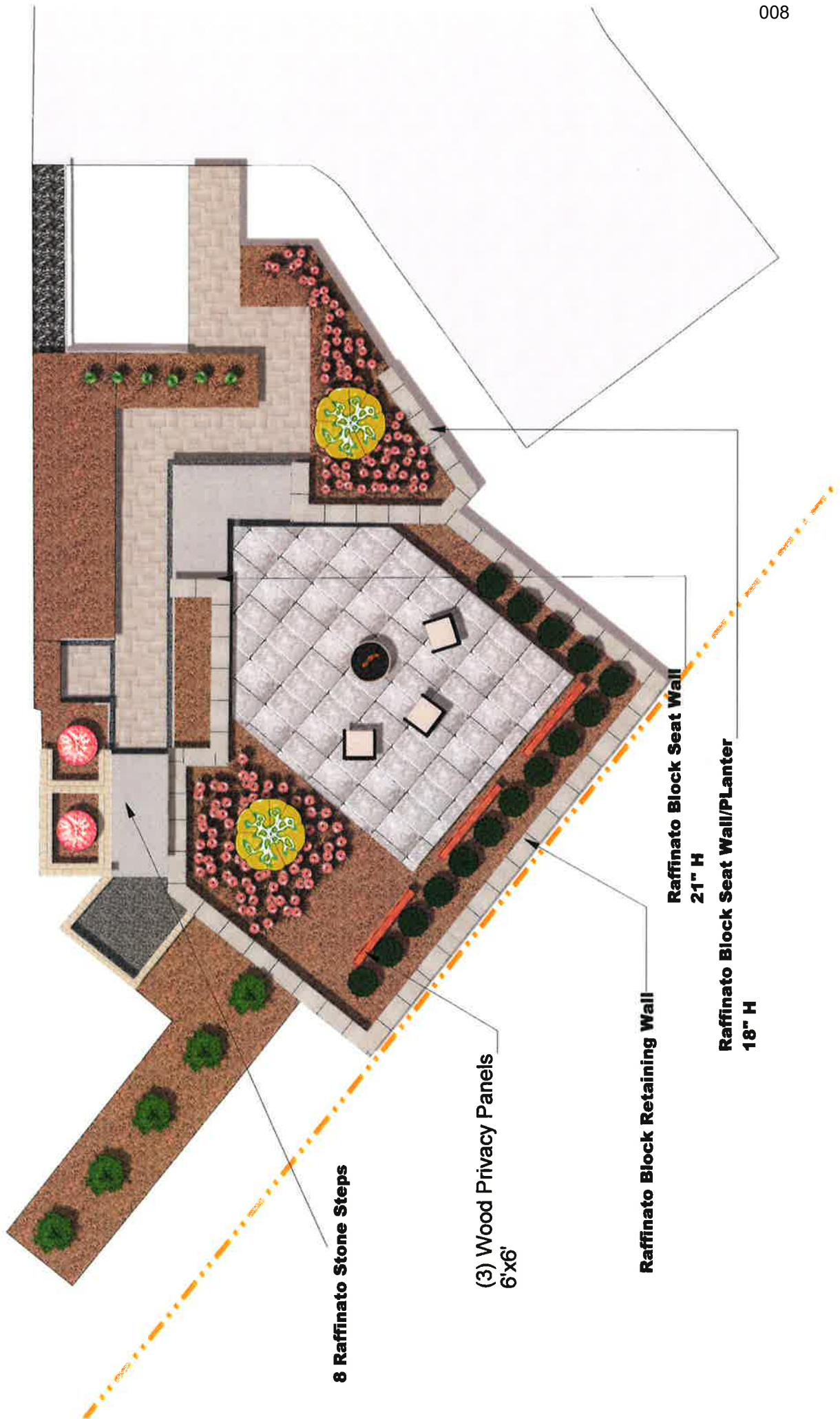


Scale: 1" = 8'
Designed by: Jean Hanson
Designed For: Tony Stich
W30742873 Fieldwood Dr.
Pewaukee, WI 53072



Stich Residence

American Landscape
N60 W16073 Kohler Ln
Menomonee Falls, WI 53051
Office: 262-252-4280
Cell: 414-640-8107
E-mail: jhanson@amerlandscape.com



Techo-Bloc Raffinato Retaining Wall & Cap



PLAT OF SURVEY

LEGAL DESCRIPTION:

Lot 22 in FOXWOOD ESTATES, located in the NW 1/4 and SW 1/4 of the NW 1/4 of Section 15, Township 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

PREPARED FOR: MR. & MRS. STEVEN COPP

REV. LOCATION

RE-STAKE

REV. HSE. & LOC.

SEPTEMBER 28, 1995

OCTOBER 19, 1995

MARCH 28, 1997

APRIL 22, 1997

SURVEY # 1479

SANITARY MH.

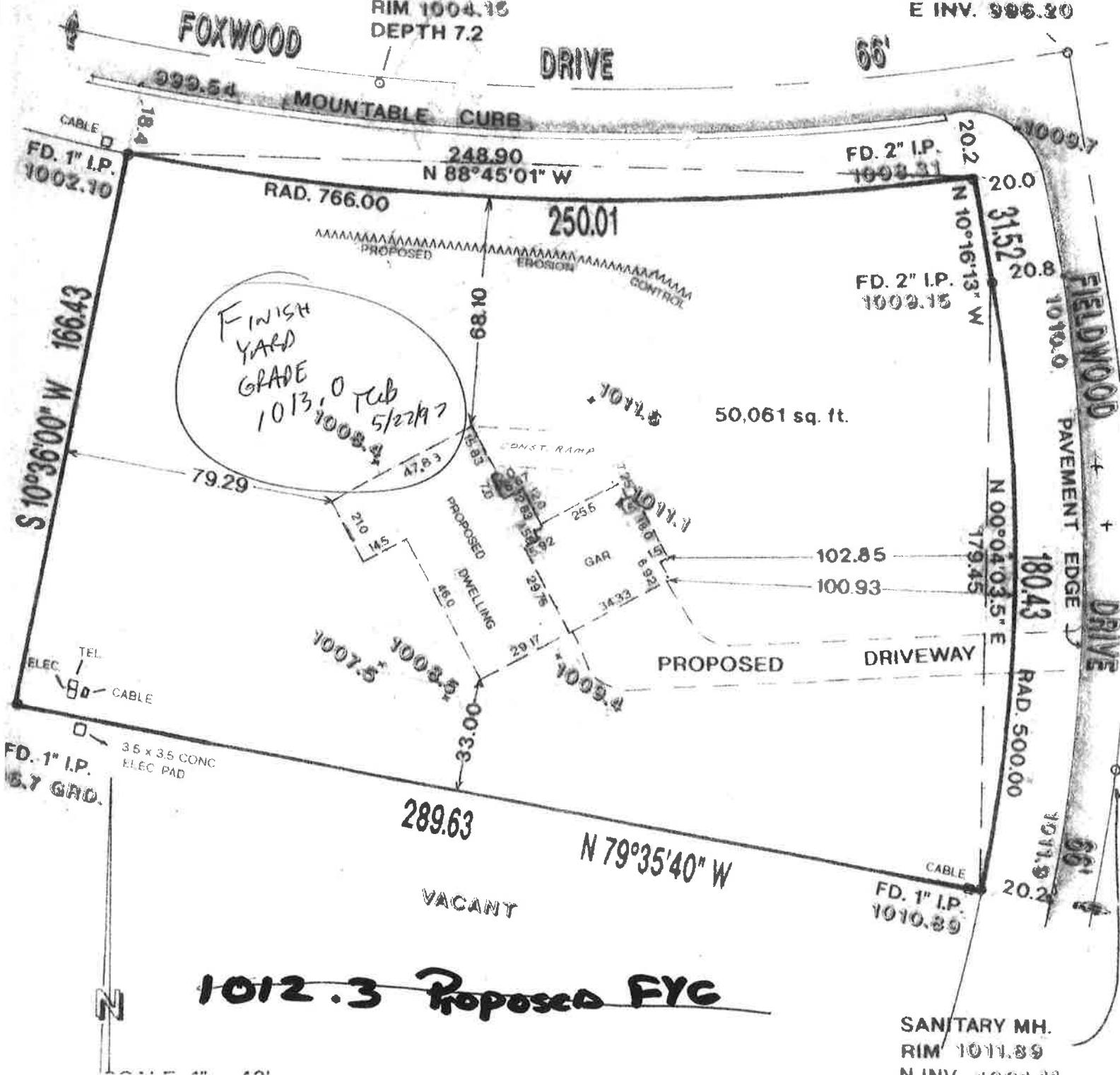
RIM 1010.06

E INV. 985.20

SANITARY MH.

RIM 1004 13

DEPTH 7.2



Plan Commission Report for July 6, 2021

Scott Cepolski Home Occupation Agenda Item No. 5. B.

| | |
|-------------------|---|
| Applicant: | Scott Cepolski |
| Project: | Cepolski Grapes |
| Requested Action: | Approval of a Home Occupation to produce wine for sale at his residence |
| Zoning: | A-2 Rural Home District |
| Location: | N13 W28643 Silvernail Road |

Report

Mr. Cepolski currently grows grapes on his property and produces wine for personal consumption. He is requesting a home occupation to produce wine for tasting and sale from his property. Home Occupation is defined as a gainful occupation or profession conducted by a member of or members of a family within their dwelling, where the space used is incidental to the principal residential use of the property. Code section 17.03 1. D. requires Plan Commission approval of a Home Occupation permit, and lists a number of conditions. The applicant has addressed each of the conditions in the attached information.

Unrelated to the wine business, Mrs. Cepolski will be selling honey from a roadside stand at the property. The keeping of bees (ag use) and roadside stands is allowed in the A-2 zoning district as a permitted accessory use (17.04 H. 2. b. (4), which reads, "roadside stands, provided off-street parking is made available for at least 4 vehicles").

Staff Recommendation:

The wine making operation will be performed in the basement of their home. I have suggested to the owner to contact the Waukesha County Environmental Health Department to determine if specific licenses or inspections are required since they are selling the wine. I believe that the proposed business fits within the definition of home occupation. They meet all stated conditions in the code. Subject to consideration of any new information presented at the meeting, I recommend approval of the proposed Home Occupation as proposed.

Tim Barbeau, Town Engineer
June 28, 2021



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Municipal Boundari
- FacilitySites_2K_L
- Lots_2K
 - Lot
 - Unit
 - General Common
 - Outlot
- SimultaneousConv
 - 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

0 400.00 Feet

Notes:

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Printed: 6/28/2021



TOWN OF DELAFIELD PLAN COMMISSION APPLICATION

Project Description

Please answer the questions below that pertain to your request. If necessary, please attach a separate sheet.

PETITION FOR REZONING

In the space below, please describe the purpose of the rezoning.

PETITION FOR LAND USE AMENDMENT

In the space below, please describe the purpose of the Land Use Amendment.

PETITION FOR CONDITIONAL USE

In the space below, please describe the purpose of the Conditional Use.

PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PLAT

In the space below, please describe the intention of the land division.

PETITION FOR SITE PLAN / PLAN OF OPERATION / OTHER APPLICATION

In the space below, please describe the intention for the site plan, plan of operation, or other application.

Currently growing wine grapes on the premises for personal use and plan to sell small quantities of boutique wines.

Moving forward the plan is: The fermentation and mixing processes will take place in our basement.

The operations will start after grape harvest to include fermentation, testing, bottling and selling. both onsite and online

Onsite sales intention is to be conducted a few hours on a selected weekday and a few hours every other weekend.

Focused on seasonal onsite sales and participation with Wisconsin Vineyard week.

Please see attachment for more information

Cepolski Grapes

Tax ID # DELT0815981

CONDITIONS:

- A. Business will be conducted in the part of the basement, which is being converted to support fermentation, testing, bottling, selling and running the business from that room.
- B. The husband and wife (owners of the house) are the only employees of the business. If needed, there maybe an employee hired, either part or full time, helping support the wine process and sales.
- C. Roughly 18% of the living space will be used for the business. We are in the process of remodeling the house which will make the business space a smaller percentage than 18%.
- D. The portion of the dwelling used for this business will not be used for storage of a business conducted off premises.
- E. The items for sales will be produced on site and during appointment or previously scheduled hours of operation, i.e. 1 weekday and predetermined weekends/special occasions. Targeting sales online, alternate distribution channels, and proposed selective weekdays and weekends also to include special occasions preapproved by the Town of Delafield and State of Wisconsin, such as Wisconsin Vineyard Week in July.
- F. Actions of the business and its operations will not be visibly impactful outside the premises.
- G. A form of signage will be displayed according to the conditions, inclusive of being harmonious to the residential area. This is equally important to us as the home owners, we respect having a business, but also like the privacy as a residence.
- H. The business model for the wine making and sales will blend with the existing environment only adding charm and character to the outdoor life and residential area in the Town of Delafield.
- I. There will be no negative impact to neighbors or surrounding area as a result of our business.
- J. Minimizing customer occupancy to a few at a time is our goal as a business owner, so proper attention and customer service can be provided. The property itself has the ability to support parking spots with no impact on neighbors or surrounding area.
- K. At least 2 off-street, reserved parking spaces are available.
- L. N/A

Plan Commission Report for July 6, 2021

Scott Flaugher Agenda Item No. 5 C.

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

Report

The original CSM to combine lands were approved by the Plan Commission on March 3, 2020 and by the Town Board on March 10, 2020. Due to COVID, the County recently completed their review and required some minor modifications in order for them not too object to the CSM. The Register of Deeds will not record the CSM unless the last approval occurred within 12 months of the time of recording. Since that time has passed, the CSM has been presented for re-approval.

The modifications include the designation of a drainage easement around the storm water pond and associated bearings and distances noted, and the removal of the barn that was shown on the CSM since it has been physically removed from the site.

Staff Recommendation:

I recommend that the Plan Commission re-approve the CSM dated June 21, 2021 and provide a recommendation for approval to the Town Board.

Tim Barbeau, Town Engineer
June 28, 2021

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11964 BEING A PART OF THE SE.

1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E.,

SURVEYOR:

KEITH A. KINDRED,
PLS S-2082
SEH, INC.

501 MAPLE AVE.
DELAFIELD, WI 53018

(414) 949-8919

KKINDRED@SEHINC.COM

SURVEY FOR:

VETERANS ELECTRIC, LLC

385 KENNEDY CT. E

COLGATE, WI 53017

(414)-313-9096



OVERALL DETAIL

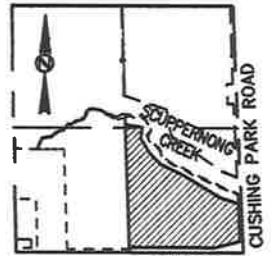
LEGEND

CONCRETE MONUMENT
W/ BRASS CAP FOUND

1" IRON PIPE FOUND
(UNLESS OTHERWISE
STATED)

XXXX NO VEHICULAR ACCESS

LOCATION MAP



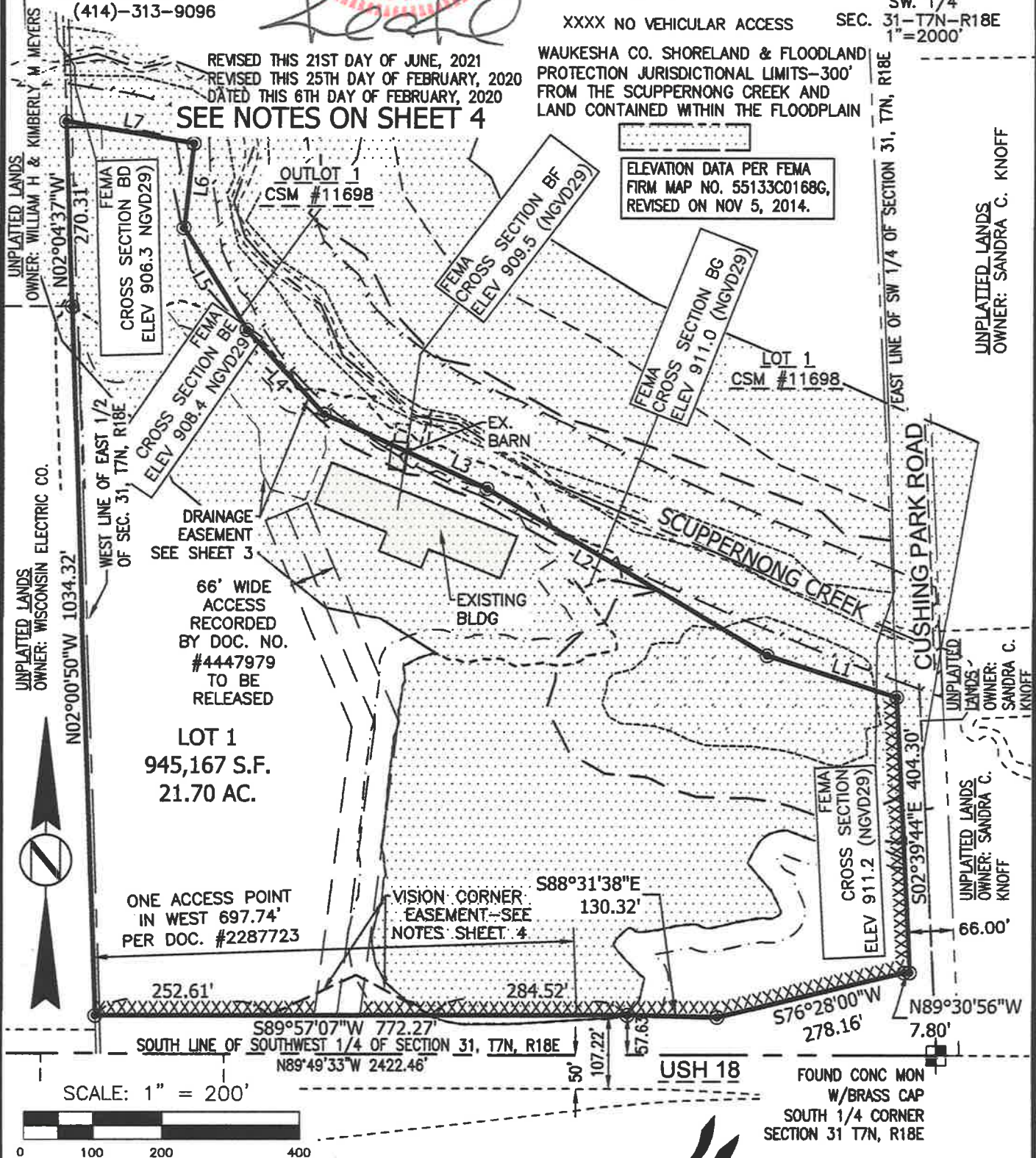
SW. 1/4

SEC. 31-T7N-R18E
1"=2000'

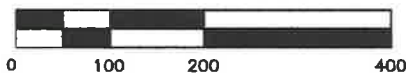
REVISED THIS 21ST DAY OF JUNE, 2021
REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020
SEE NOTES ON SHEET 4

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

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



SCALE: 1" = 200'



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

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



CERTIFIED SURVEY MAP NO.

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

LOT 2 DETAIL

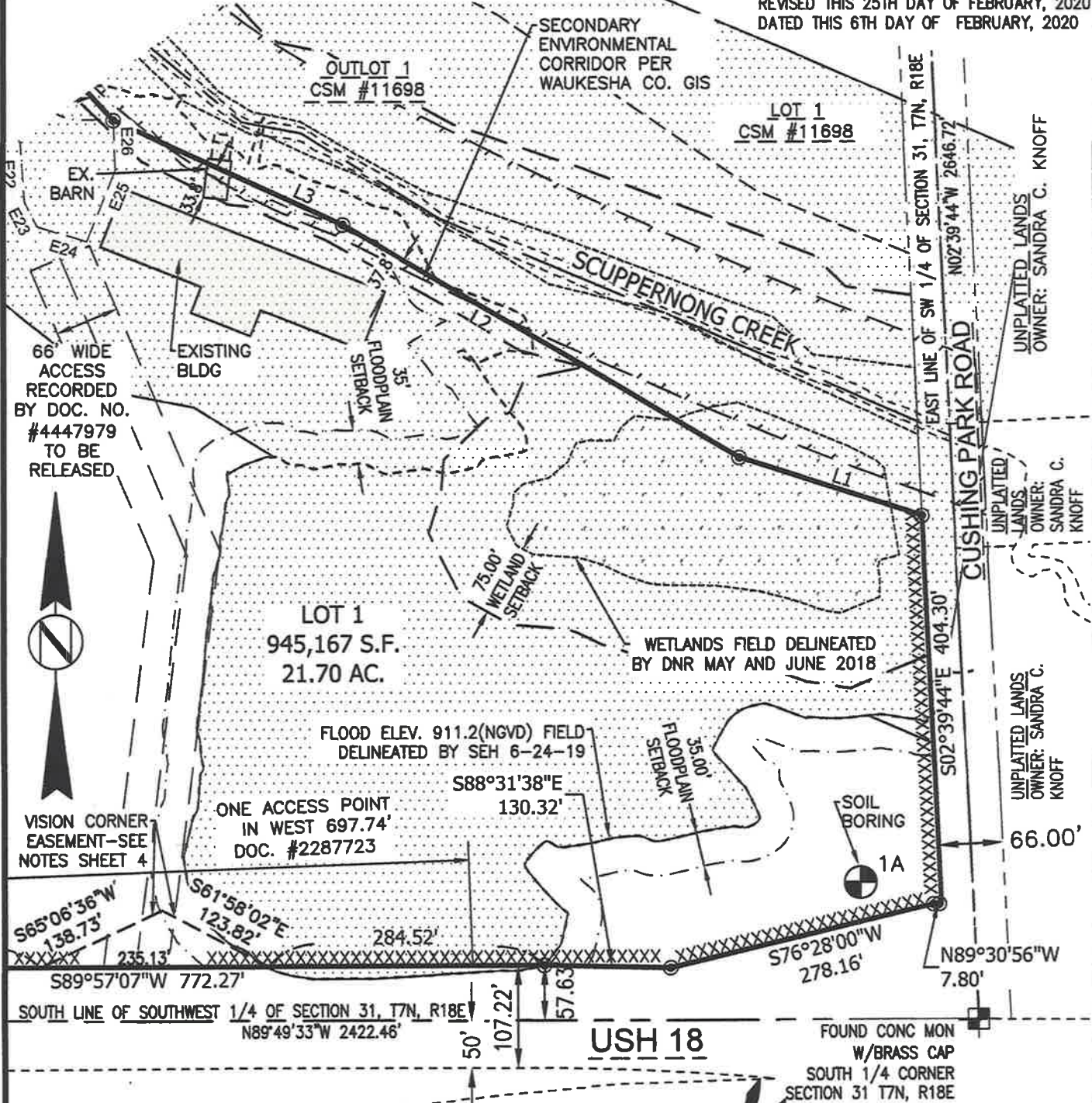
LEGEND

- DENOTES FLOODPLAIN LINE
- - - DENOTES FLOODPLAIN SETBACK
- DENOTES WETLAND
- DENOTES WETLAND SETBACK
- / - / - / DENOTES ENVIRONMENTAL CORRIDOR
- XXXX NO VEHICULAR ACCESS
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

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



REVISED THIS 21ST DAY OF JUNE, 2021
REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



SCALE: 1" = 150'



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

CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 11964 BEING A PART OF THE SE.

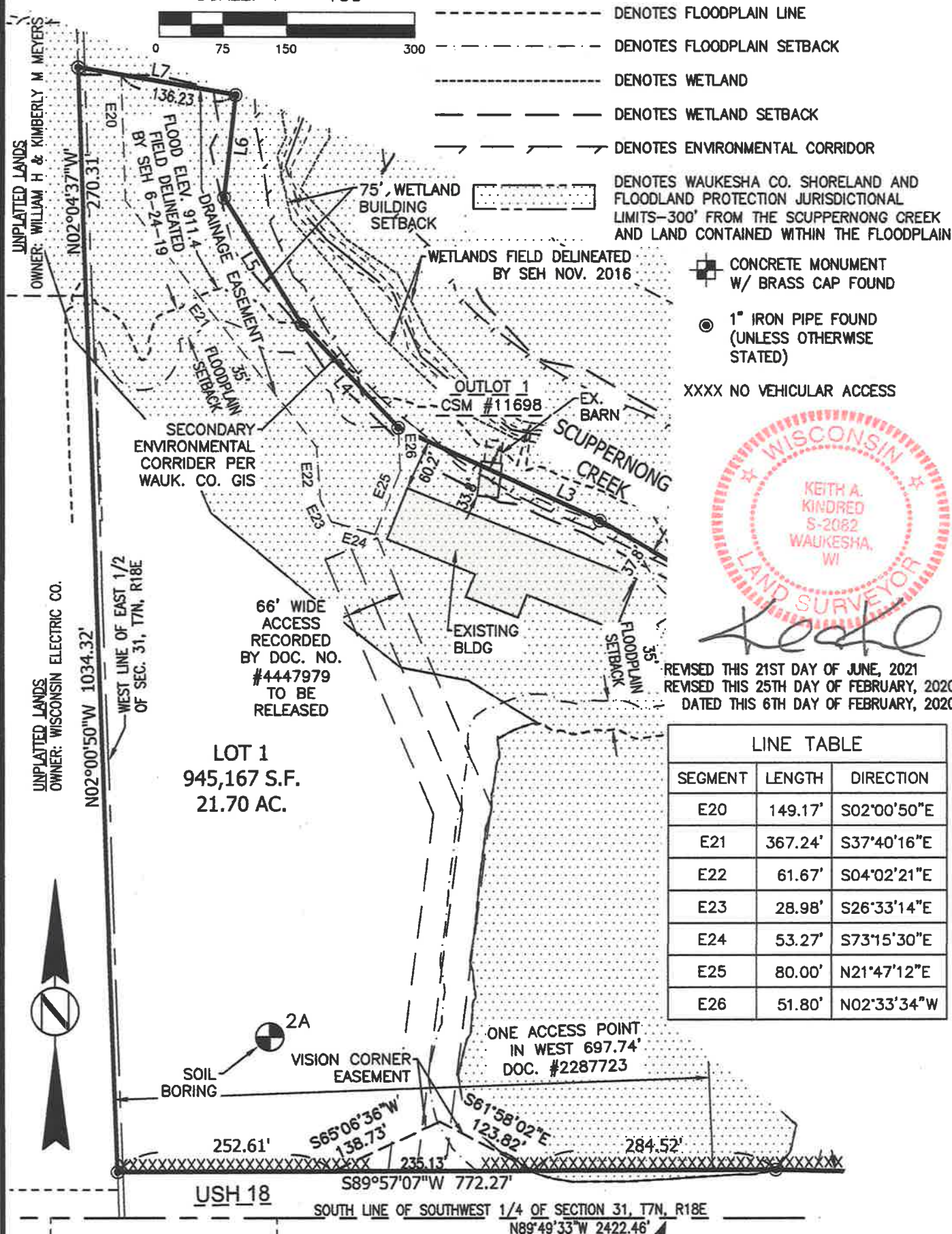
1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E.,

TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

LOT 1 DETAIL

SCALE: 1" = 150'

LEGEND



CERTIFIED SURVEY MAP NO.

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

SURVEYOR'S CERTIFICATE:

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

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

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

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

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

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

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

Dated this 6th day of February, 2020.
Revised this 25th day of February, 2020.
Revised this 21st day of June, 2021



Keith A Kindred, PLS 2082

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

NOTES

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



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

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

OWNER'S CERTIFICATE OF DEDICATION:

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

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

Date: 6/23/2021 Signed: Scott Flaughner
Scott I. Flaughner, Member

STATE OF WISCONSIN
WAUKESHA COUNTY

Personally came before me this 23 day of June, 2021, the above named Scott I. Flaughner, to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Brian Walulik
Notary Public

Walworth County, Wisconsin

My Commission Expires 06/24/22



REVISED THIS 21ST DAY OF JUNE, 2021
REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



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DELAFIELD, WI 53018-9351
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CERTIFIED SURVEY MAP NO.

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

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 _____, 2021.

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 _____, 2021.

Date: _____ Signed _____
Kevin Fitzgerald, Chairperson

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

Date: _____ Signed _____
Dan Green, Town Clerk

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



REVISED THIS 21ST DAY OF JUNE, 2021
REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020



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

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1/4, SW. 1/4, NE. 1/4 AND NW. 1/4 OF THE SW. 1/4 OF SECTION 31, T.7N., R.18E.,
TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

FLOODPLAIN/WETLAND/ SECONDARY ENVIRONMENTAL CORRIDOR RESTRICTIONS

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

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

BASEMENT RESTRICTION – GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any principal building must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed principal building will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.

BASEMENT RESTRICTION – BEDROCK

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

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE:

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

____ day of _____, 20__

Dale Shaver, Director



REVISED THIS 21ST DAY OF JUNE, 2021
REVISED THIS 25TH DAY OF FEBRUARY, 2020
DATED THIS 6TH DAY OF FEBRUARY, 2020

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