

A PERFECT ENVIRONMENT

Residential Recreational Responsible

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

TOWN OF DELAFIELD PLAN COMMISSION MEETING
Tuesday, October 5, 2021, 6:30 p.m.
Town of Delafield Town Hall W302 N1254 Maple Avenue, Delafield, WI 53018

Amended 10/4/2021@9:45AM
AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of the minutes of September 7, 2021.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Jon Spheeris, developer, The Retreat subdivision, Re: Consideration and possible action on the approval of the Final Plat for The Retreat.
 - B. John and Theresa Singer, owner, W334 S828 Cushing Park Road, by Jon Spheeris, Coldwell Banker Elite, agent, Re: consideration and possible action on the reapproval of a Certified Survey Map to create three parcels of land located at W334 S828 Cushing Park Road.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: November 2, 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, SEPTEMBER 7, 2021, 6:30 P.M.**

Video Link: https://www.youtube.com/watch?v=V_WHOdW1Y5I

Public Hearing:

Engineer Barbeau explained the site and showed a map of the area. He gave a background of the conditional use laws and the procedures for the meeting. He explained that the final decision made by the Plan Commission should be based on substantial evidence. Comments from the public must also be made based on substantial evidence. This item is on the agenda for deliberation after the public hearing.

Engineer Barbeau reviewed conditions of draft Conditional Use Permit. He stated if there are outstanding comments that are not answered, the Plan Commission could adjourn the public hearing to a later date.

Public Hearing:

Thomas Beaudry, applicant, stated he will be looking to sell high-end cars and boats. He stated he is looking at a total investment of over \$10 million for the building and inventory.

Motion by Commissioner Frank to close the public hearing at 6:46 pm. Seconded by Commissioner Dickenson. Motion passed 6-0.

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: Supervisor Dionisopoulos, Supervisor Michels, Administrator-Clerk/Treasurer Dan Green and Engineer Tim Barbeau.

Chairman Troy was excused.

Second order of business: Approval of the minutes of July 6, 2021.

Motion made by Commissioner Dickenson to approve the July 6, 2021, with correction to Supervisor Dickenson being changed to Commissioner Dickenson. Seconded by Supervisor Kranick. Motion passed 6-0.

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

Fourth order of business: Unfinished Business: None

Fifth order of business: New Business:

- A. Kettle View Veterinary Clinic, Fred Gromalak, owner, Re: Consideration and possible action on a request for approval of a wall sign to be located on the west side of the building at W314 N720 STH 83.

Engineer Barbeau explained that the sign will be internally lit with LED lighting. The size of the sign can be determined by the Plan Commission because this is a commercial property. He thought a 4'x10' sign on the site was reasonable and of similar size to the original sign on the site. The sign will be a little brighter at night, and suggests reducing the light at night. The applicant stated he would be willing to turn the light off at 9:00 PM.

Motion by Supervisor Kranick to approve the request from Fred Gromalak, owner, for a wall sign to be located on the west side of the building at W314 N720 STH 83 with condition that the light be turned off at 9 PM. Seconded by Commissioner Frank. Motion passed 6-0.

- B. Jon Spheeris, developer, The Retreat subdivision, Re: Consideration and possible action on the approval of the Developer's Agreement.

Engineer Barbeau explained that the applicant has already begun working on the site. Staff and the attorney have reviewed the agreement and recommend approval. Commissioner Janusiak asked that the agreement be cleaned up with some hanging numbering and small grammatical changes. Commissioner Dickenson raised concerns about the deed restrictions and asked that the word "naturally" should be deleted from this section. She also asked that the deed restrictions themselves protect the berm that will be helping to divert water to the retention basin to the north. The developer had no objections to her request.

Motion by Supervisor Kranick to approve the developer's agreement for The Retreat, deleting the word "naturally" from the deed restrictions, adding language to the deed restrictions concerning the berm lot and corrections made by Commissioner Janusiak. Seconded by Commissioner Diderrich. Motion passed 6-0.

- C. Cassandra Castro and Thomas Beaudry, Cassandra's Motorsports, LLC, applicant, KKNN Lynndale, LLC, owner, Re: Consideration and possible action on a request for a legal nonconforming conditional use permit to allow for sales, service, outside display of exotic and classic preowned motor vehicles and watercraft and a body shop, and a monument sign on land located at N47 W28229 Lynndale Road.

Commissioner Frank stated it would be nice to see this property cleaned up. The applicant, Tom Beaudry, stated he will be planting trees and cleaning up the entire site. He needs the location to look professional as he is selling high end cars. He explained he will be resealing and striping the parking lot and putting in new lights that operating on a dimming system to reduce light at night.

Chairman Fitzgerald stated that the Town Chairman was unable to attend, but expressed concern about having watercraft sold on the site. Mr. Beaudry stated he will only carry 3 or 4 boats on the lot at a time, and they would only be high-end boats. Chairman Fitzgerald also mentioned concerns about having gas tanks, either above or below ground. Mr. Beaudry stated they will not have gas tanks on the property. The commission had concerns about short term leases on cars. Commissioner Janusiak suggested having a minimum lease period, such as 6 months or 1 year, built into the conditional use. She also suggested adding the definition of a lease to the conditional use permit. The intent being that the owner could not lease U-Haul trucks as was an issue with a previous owner.

Supervisor Kranick asked if the applicant will hold special events on the site. Mr. Beaudry stated he will want to do events in the future. Supervisor Kranick asked that language be added to the document to allow for these types of events. Engineer Barbeau explained that depending on the event, these may come back to the Plan Commission for review.

Engineer Barbeau explained that the owner kept the existing light poles, but the lights have less watts and have more control. The lighting plan shows a 30-degree tilt on the lights which the Town does not allow. The lighting plan has not been fully reviewed to this point.

Commissioner Janusiak stated there was an error on the Saturday hours which should be from 10am to 3pm to be consistent with the plan of operation. She also suggested reformatting paragraph D, and using bullet points or semicolons to break up the paragraph.

Commissioner Dickenson suggested the word “exotic” be defined in the permit. The commission discussed concerns about how to enforce the sale of cars that do not exactly match the description of exotic. Supervisor Kranick stated they are making sure to ask a lot of questions this time around because they have had problems with this property. The commission discussed clearly defining cars and watercraft.

Chairman Fitzgerald stated that the conditions of the M-1 zoning should still all apply except that of the fence and landscaping requirement. Commissioner Janusiak stated she would like the boats to have matching covers on them. The vehicles stored on the lot should be for sale, and not just for storage. She also stated that the Wisconsin Statutes define vehicles which can provide direction for how we define both watercraft and cars on the permit. Commissioner Dickenson suggested that the “blue wrapped” boats be kept in the back or inside, out of site. Anything on display needs to be “unwrapped”.

The Plan Commission reviewed the conditional use checklist provided by the engineer. They clarified the definition of vehicles and watercraft. The Commission also reviewed the requirement to clean up debris on the site and landscaping to be completed on the site. Cars on display must be either on the west side or the south side of the property. The parking spots do not have to be marked, but cars must be displayed in an orderly fashion. A list of chemicals will be provided as to what is being stored on site. No gas tanks above or below ground will be allowed on the site.

Engineer Barbeau explained that he did receive a lighting plan but was not able to go through it in detail. There is still additional information he needs to complete his review. The Commission reviewed the performance standards as well as stormwater runoff. They also reviewed traffic, with the site having 5 to 8 employees daily. The applicant anticipated having 40 cars per day in traffic. The Commission agreed this would not be a major traffic concern. Engineer Barbeau also clarified that all revisions made by the Plan Commission will be made and this document will move forward to the upcoming Town Board meeting. He asked if it would be better to wait until the lighting plan and final site plan come in before moving to the board, or if staff can give final approval of those two plans. Chairman Fitzgerald stated staff can review and approve those plans, so long as it is acknowledged as a condition in the CUP.

Motion by Commissioner Frank to recommend to the Town Board to approve the request from Cassandra Castro and Thomas Beaudry, Cassandra’s Motorsports, LLC, applicant, KKNN Lynndale, LLC, owner, for a legal nonconforming conditional use permit to allow for sales, service, outside display of exotic and classic preowned motor vehicles and watercraft and a body shop. Seconded by Commissioner Diderrich. Motion passed 6-0.

Motion by Supervisor Kranick to approve the request from Cassandra Castro and Thomas Beaudry, Cassandra’s Motorsports, LLC, applicant, KKNN Lynndale, LLC, owner, for a monument sign on land located at N47 W28229 Lynndale Road. Seconded by Commissioner Janusiak. Motion passed 6-0.

Sixth Order of Business: Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: October 5, 2021.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the September 7, 2021, Plan Commission meeting at 8:45 p.m. Seconded by Commissioner Frank. Motion passed 6-0.

Respectfully submitted,

Dan Green, CMC, WCMC

Administrator-Clerk/Treasurer

Plan Commission Report for October 5, 2021

Pequet/Spheeris “The Retreat” Final Plat Agenda Item No. 5. A.

Applicant: Archibald and Judith Pequet, owner,
Jon Spheeris, agent

Project: The Retreat subdivision

Requested Action: Approval of the final plat

Zoning: A-2 Rural Home District; partially in un-
zoned Waukesha County Shoreland
District

Location: S4 W28701 Norm’s Road

Report

On November 11, 2020, the Plan Commission approved the preliminary plat for The Retreat subdivision. The development was allocated development permits to create 8 lots, one of which is currently occupied by the property owner. At the time of the preliminary plat, the Plan Commission and the Town Board approved an exception to the maximum 1000 foot cul-de-sac length requirement. Mr. Spheeris has presented the final plat for consideration. Comments generated at the time of the preliminary plat review and from all reviewing agencies (State Dept. of Administration, Waukesha County, and Town staff) during the final plat review process have been addressed and incorporated onto the plat dated 9/23/2021.

State Statute 236.11 (1)(b) states in part, that *“If the final plat conforms substantially to the preliminary plat as approved, including any conditions of that approval, and to local plans and ordinances adopted as authorized by law, it is entitled to approval.”*

Staff Recommendation:

The final plat conforms substantially with the preliminary plat, and all review comments have been incorporated onto the plat. I have notified the surveyor of three misspelled words on the plat. Subject to the words being corrected, I recommend that the Plan Commission approve the final plat dated 9/23/2021.

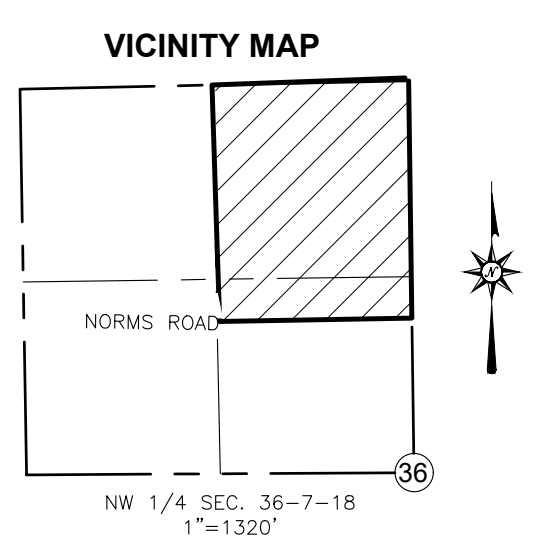
Tim Barbeau, Town Engineer
September 29, 2021

THE RETREAT

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

NW 1/4 CORNER SECTION 36-7-18 CONC. MON. W/ SEWRPC BRASS CAP FND.

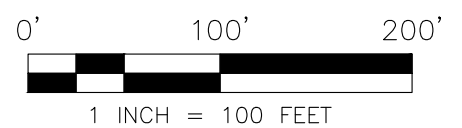
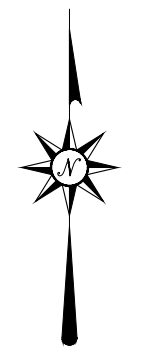
N 1/4 CORNER SECTION 36-7-18 CONC. MON. W/ SEWRPC BRASS CAP FND.



NOTES:

- EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 1, OUTLOT 2 AND OUTLOT 3.
- WAUKESHA COUNTY AND THE TOWN OF DELAFIELD SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY. OUTLOTS 1, 2 AND 3, SHALL BE USED FOR STORM WATER MANAGEMENT FACILITIES.
- THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- ISOLATED NATURAL RESOURCE AREA WAS DELINEATED BY DAVE MEYER OF WETLAND & WATERWAY CONSULTING, LLC, AUGUST 2020.
- SEE LOT 1 FOR BUILDING SETBACK DETAILS.
- PRIVATE STORM WATER EASEMENT ON LOT 6 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE LANDSCAPE EASEMENT ON LOT 1 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- FORM A SOIL TESTING HAS BEEN DONE FOR EACH LOT WITHIN THIS SUBDIVISION. IT IS REQUIRED THAT EACH LAND OWNER PROVIDE A FORM A FOR THE LOCATION OF THE PROPOSED STRUCTURE TO BE PLACED ON EACH LOT.
- ACCORDING TO THE SOIL SURVEY OF MILWAUKEE AND WAUKESHA COUNTIES, THE LOTS IN THIS SUBDIVISION MAY CONTAIN SOILS CONDITIONS THAT ARE UNSUITABLE FOR CONVENTIONAL BASEMENT CONSTRUCTION DUE TO THE PRESENCE OF SEASONAL HIGH GROUNDWATER THEREFORE, THE LOWEST FLOOR OF ANY PROPOSED STRUCTURE SHALL BE AT AN ELEVATION THAT IS A MINIMUM OF ONE (1) FOOT ABOVE THE SEASONAL HIGH GROUNDWATER ELEVATION AS DETERMINED BY A FORM A SOIL TEST. FORM A SOIL TESTING HAS BEEN COMPLETED ON EACH LOT AND IS ON FILE WITH THE WAUKESHA COUNTY LAND RESOURCES DIVISION. ADDITIONAL FORM A SOIL TESTING MAY BE REQUIRED. SOIL TESTS MUST BE PERFORMED WITHIN 50' OF ANY BUILDING DESIGNED FOR HUMAN OCCUPATION. ALL MINIMUM BASEMENT ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE WAUKESHA COUNTY LAND RESOURCES DIVISION, PRIOR TO OBTAINING PERMITS FROM THE TOWN OF DELAFIELD OR WAUKESHA COUNTY PLANNING AND ZONING DIVISION.
- WITHIN THE AREA OF THE VISION CORNER EASEMENT, THE HEIGHT OF ALL PLANTINGS, BERMS, FENCING, SIGNS OR ANY OTHER STRUCTURE SHALL BE LIMITED TO 24 INCHES ABOVE THE INTERSECTION ELEVATION.

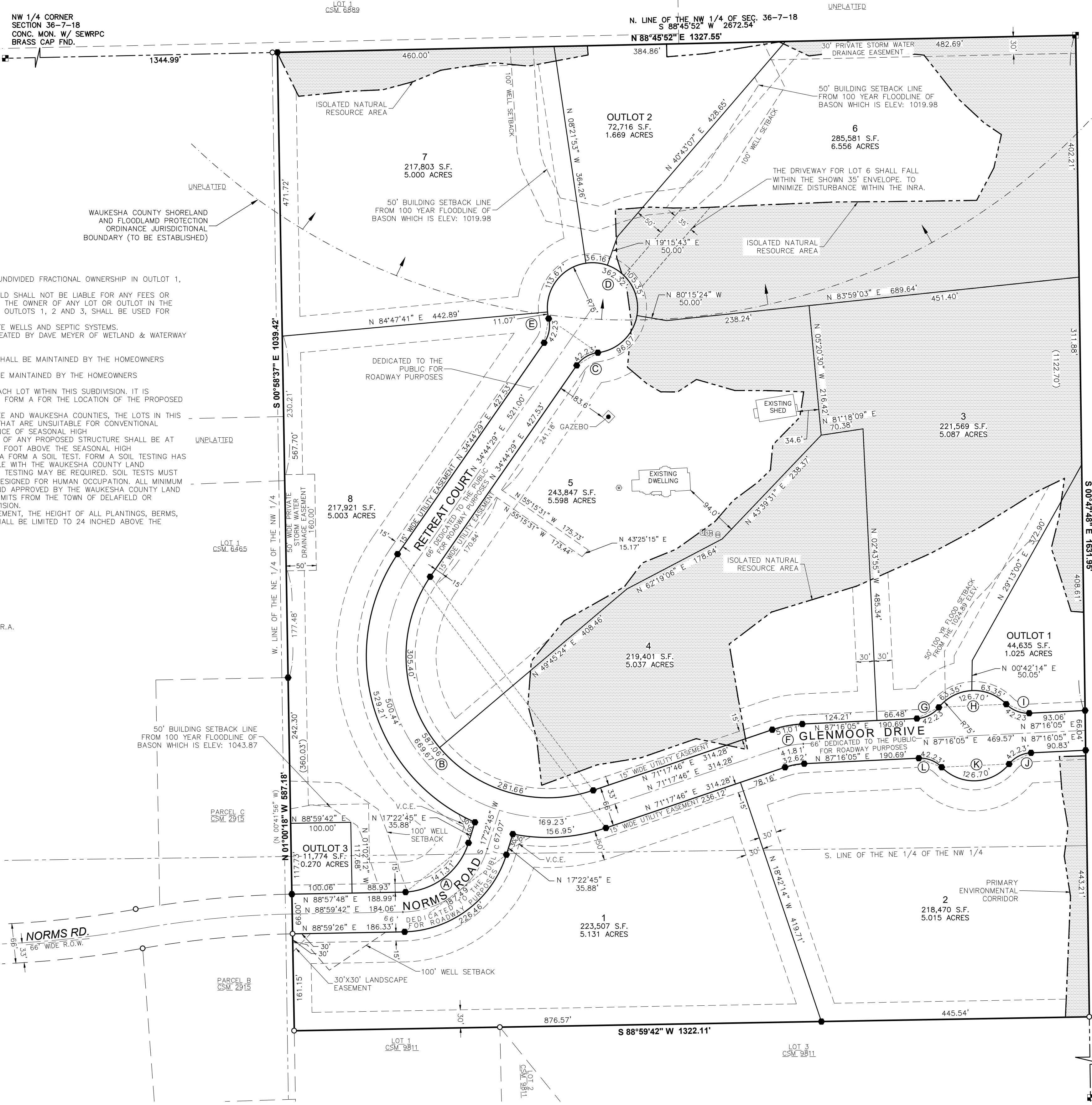
- BUILDING ENVELOPE**
- ROAD SETBACK = 50'
 - REAR YARD SETBACK = 30' OR I.N.R.A.
 - SIDE YARD SETBACK = 30' OR P.E.C./I.N.R.A.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE GRID (NAD 27) AND REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 36-7-18 PUBLISHED BY SEWRPC AS N88°45'52"E.

LEGEND

- SECTION CORNER MONUMENT FOUND 1" IRON PIPE OR NOTED
- SEPTIC VENT
- ⊗ SEPTIC CLEANOUT
- WELL
- 1.25"x18" IRON REBAR, WEIGHING 4.30 LBS/LIN FT SET
- 3/4"x18" REBAR, WEIGHING 1.5 LBS/LIN FT SET AT ALL OTHER LOT CORNERS



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration

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

CENTER OF SECTION 36-7-18 CONC. MON. W/ SEWRPC BRASS CAP COMP.

THE RETREAT

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

CORPORATE MORTGAGE CERTIFICATE

_____, A CORPORATION DULY ORGANIZED AND EXISTING BY VIRTUE OF THE LAWS OF THE STATE OF _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF RETREAT DEVELOPMENT, LLC, OWNER, THIS _____ DAY OF _____, 20_____.

_____, PRINT NAME & TITLE: _____

STATE OF _____)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED _____, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

PRINT NAME: _____
NOTARY PUBLIC, _____ COUNTY, _____
MY COMMISSION EXPIRES: _____

UTILITY EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY RETREAT DEVELOPMENT, LLC, GRANTOR, TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN GAS, LLC, WISCONSIN CORPORATIONS DOING BUSINESS AS WE ENERGIES, SPECTRUM MID-AMERICA, LLC,

_____, GRANTEE, AND
_____, GRANTEE,

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE AND CABLE TV FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS 'UTILITY EASEMENT AREAS' AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THERON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'UTILITY EASEMENT AREAS' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT WRITTEN CONSENT OF GRANTEES.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

CURVE TABLE

Table with columns: CURVE, LOT #, RADIUS, DELTA, ARC DIST, CHORD DIST, CHORD BEARING, TANGENT IN, TANGENT OUT. Rows include A, B, C, D, E, F, G, H, I, J, K, L.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
COUNTY OF WAUKESHA)

I, JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR S-2939, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED 'THE RETREAT' UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4, OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 36, TOWN 7 NORTH RANGE 18 EAST ALSO BEING THE POINT OF BEGINNING; THENCE S 00°47'48" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 1631.95 FEET TO THE NORTH EAST CORNER OF LOT 3 OF CSM 9811; THENCE S 88°59'42" W ALONG THE NORTH LINE OF LOTS 3, AND 1 OF CSM 9811, 1322.11 FEET TO A POINT LYING ON THE EAST LINE OF PARCEL B OF CSM 2915; THENCE N 01°00'18" W, ALONG THE EAST LINE OF PARCEL B AND C OF CSM 2915, 587.18 FEET TO THE SOUTH LINE OF LOT 1 OF CSM 6465; THENCE N 00°58'37" W ALONG THE EAST LINE OF LOT 1 OF CSM 6465 AND AN EXTENSION OF SAID LINE, 1039.42 FEET, TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION; THENCE N 88°45'52" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION, 1327.55 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED LANDS HAVING AN AREA OF 2,158,641 SQUARE FEET, 49.556 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF RETREAT DEVELOPMENT, LLC. OWNERS OF SAID LAND.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, THE SUBDIVISION REGULATIONS OF THE TOWN OF DELAFIELD AND THE LAND DIVISION ORDINANCE OF WAUKESHA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS ____ DAY OF _____, 20_____.

JOHN D. DOWNING, S-2939

STORM WATER MANAGEMENT PRACTICE MAINTENANCE

THE TITLE HOLDERS OF LOTS 1 THROUGH 8 OF THE THE RETREAT SUBDIVISION EACH SHALL HOLD 1/8TH UNDIVIDABLE INTEREST IN OUTLOT 1, OUTLOT 2, AND OUTLOT 3, WHERE STORM WATER MANAGEMENT PRACTICES ARE LOCATED. THERE ARE ONE OR MORE SEPARATE DOCUMENTS RECORDED ON THE PROPERTY TITLE THROUGH THE WAUKESHA COUNTY REGISTER OF DEEDS ENTITLED *STORM WATER MANAGEMENT PRACTICE MAINTENANCE AGREEMENT ("MAINTENANCE AGREEMENT") THAT APPLY TO OUTLOT 1, OUTLOT 2 AND OUTLOT 3. THE MAINTENANCE AGREEMENT SUBJECTS THIS SUBDIVISION PLAT, AND ALL LOT OWNERS THEREIN, TO COVENANTS, CONDITIONS AND RESTRICTIONS NECESSARY TO ENSURE THE LONG TERM MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES. THE AGREEMENT ALSO OUTLINES A PROCESS BY WHICH THE TOWN OF DELAFIELD MAY LEVY AND COLLECT SPECIAL ASSESSMENTS OR CHARGES FOR ANY SERVICES THE COMMUNITY MIGHT PROVIDE RELATING TO ENFORCEMENT OF THE MAINTENANCE AGREEMENT IN ACCORDANCE WITH CHAPTER 14 - ARTICLE VII OF THE WAUKESHA COUNTY CODE OF ORDINANCES ("STORM WATER ORDINANCE"). THE STORM WATER PERMIT HOLDER IS RESPONSIBLE FOR CONSTRUCTING THE STORM WATER MANAGEMENT PRACTICES FOLLOWING PLANS APPROVED BY WAUKESHA COUNTY AND THE TOWN OF DELAFIELD AND IS RESPONSIBLE FOR MAINTAINING THE STORM WATER PRACTICES UNTIL PERMIT TERMINATION BY WAUKESHA COUNTY AND THE TOWN OF DELAFIELD. UPON TERMINATION OF THE STORM WATER PERMIT, THE OWNERS OF LOTS 1-8 SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORM WATER MANAGEMENT PRACTICES IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT.

RESTRICTIONS

ALL LANDS WITHIN AREAS LABELED "STORMWATER DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING (OTHER THAN CONSTRUCTION OF THE STORM WATER BMP'S) IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE TOWN OF DELAFIELD AND WAUKESHA COUNTY, OR THEIR DESIGNEE ARE AUTHORIZED ACCESS IN THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THIS MAINTENANCE AGREEMENT.

ISOLATED NATURAL RESOURCE PRESERVATION AREA RESTRICTIONS

THOSE AREAS OF LAND IDENTIFIED AS ISOLATED NATURAL RESOURCE PRESERVATION AREA ON SHEET 1 OF 1 OF THIS SUBDIVISION PLAT MAP SHALL BE CONSIDERED TO BE IN A ISOLATED NATURAL RESOURCE PRESERVATION AREA AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

- 1. GRADING, FILLING, REMOVAL OF TOPSOIL OR OTHER EARTHEN MATERIALS ARE PROHIBITED, EXCEPT IN CONJUNCTION WITH THE CONSTRUCTION OF A RESIDENCE AND OTHER PERMITTED IMPROVEMENTS IN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE OR WITH THE SPECIFIC APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION. IF A DESIGNATED BUILDING ENVELOPE IS NOT SHOWN ON THIS PLAT, OR IS MODIFIED, A DEED RESTRICTION SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS DESCRIBING THE PERMITTED AREA OF DISTURBANCE AT TIME OF ZONING PERMIT ISSUANCE.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E., TREES, SHRUBS, GRASSES, ETC., IS LIMITED TO THE AREA NECESSITATED BY THE APPROVED CONSTRUCTION OF A RESIDENCE AND OTHER PERMITTED IMPROVEMENTS WITHIN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE. ALL OTHER VEGETATION REMOVAL 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 TOWN OF DELAFIELD AND 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. THE REMOVAL OF ANY VEGETATIVE COVER THAT IS NECESSITATED TO PROVIDE ACCESS OR SERVICE TO AN APPROVED RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE INRA AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
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 SHALL BE PROHIBITED, UNLESS INTRODUCED WITHIN THE PRE-APPROVED BUILDING ENVELOPE AS PART OF RESIDENTIAL LANDSCAPING.
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 WITHIN THE INRA PRESERVATION AREA IS PROHIBITED, EXCEPT AS MAY BE SPECIFICALLY PROVIDED FOR BY A PRE-APPROVED BUILDING ENVELOPE ON THE SUBDIVISION PLAT. ANY ALTERATIONS TO SUCH A DESIGNATED PRE- APPROVED BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF THE TOWN OF DELAFIELD AND THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE- PLANNING AND ZONING DIVISION.

CORPORATE OWNER'S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY SECTION 236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1. TOWN OF DELAFIELD
2. CITY OF WAUKESHA (EXTRATERRITORIAL)
3. WAUKESHA COUNTY
4. WI DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID RETREAT DEVELOPMENT, LLC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY

ARCHEBALD PEQUET, MEMBER, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS ____ DAY OF _____, 20_____.

ARCHEBALD PEQUET, MEMBER

STATE OF WISCONSIN)SS
COUNTY OF WAUKESHA)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20_____, THE ABOVE NAMED ARCHEBALD PEQUET, MEMBER, TO ME KNOWN TO AS A MEMBER OF RETREAT DEVELOPMENT, LLC. ARE THE PEOPLE WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____ COUNTY, WI

MY COMMISSION Expires _____

TOWN OF DELAFIELD TREASURER CERTIFICATE

STATE OF WISCONSIN) SS
WAUKESHA COUNTY)

I, DANIEL GREEN, BEING DULY APPOINTED, QUALIFIED AND ACTING TREASURER OF THE TOWN OF DELAFIELD, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF _____, 20___ ON LANDS INCLUDED IN THE PLAT OF "THE RETREAT".

DATE: _____

DANIEL GREEN, TOWN TREASURER

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

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

KEVIN FITZGERALD, CHAIRMAN DANIEL GREEN, SECRETARY

TOWN OF DELAFIELD BOARD APPROVAL

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

RONALD A. TROY, CHAIRMAN DANIEL GREEN, SECRETARY

CITY OF WAUKESHA PLAN COMMISSION (EXTRATERRITORIAL)

APPROVED BY THE CITY OF WAUKESHA PLAN COMMISSION, THIS _____ DAY OF _____, 20_____.

SHAWN N. REILLY, CHAIRMAN

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN)SS
WAUKESHA COUNTY)

I, PAMELA F. REEVES, BEING DULY ELECTED, QUALIFIED AND THE ACTING TREASURER OF THE COUNTY OF WAUKESHA, DO HEREBY CERTIFY THAT THE RECORD IN MY OFFICE SHOWS NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS THROUGH _____, 20___ AFFECTING THE LANDS INCLUDED ON THIS SUBDIVISION PLAT.

DATE: _____

PAMELA F. REEVES, COUNTY TREASURER

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 ____ OF _____, 20_____.

DALE R. SHAVER, DIRECTOR



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20_____
Department of Administration



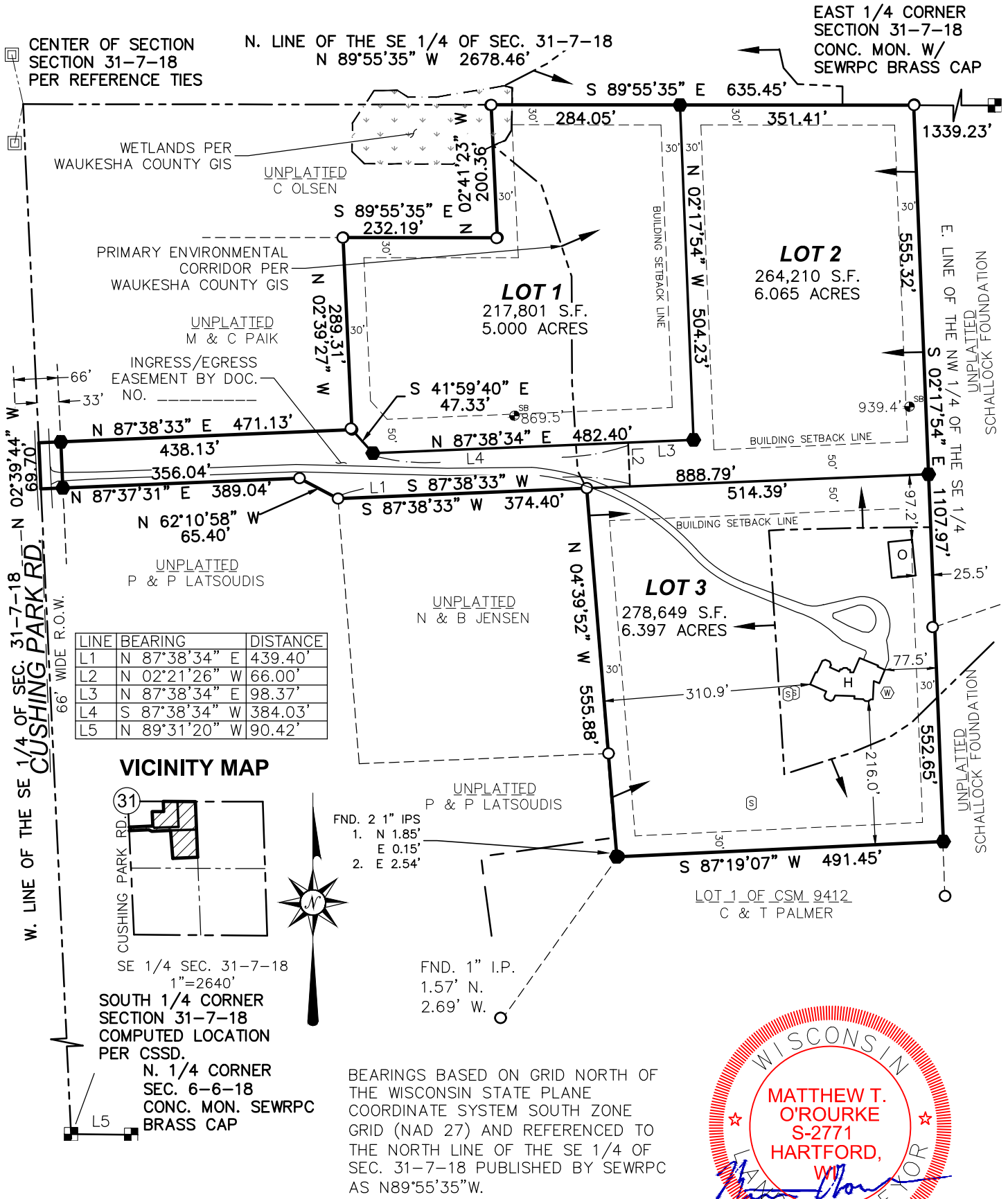
PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

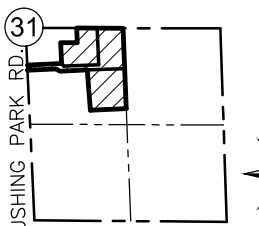
KELLEY-GLEN SUBDIVISION

LOT 1
T & L MARCZ



LINE	BEARING	DISTANCE
L1	N 87°38'34" E	439.40'
L2	N 02°21'26" W	66.00'
L3	N 87°38'34" E	98.37'
L4	S 87°38'34" W	384.03'
L5	N 89°31'20" W	90.42'

VICINITY MAP

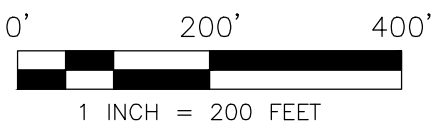


SE 1/4 SEC. 31-7-18
1"=2640'

SOUTH 1/4 CORNER SECTION 31-7-18
COMPUTED LOCATION PER CSSD.
N. 1/4 CORNER SEC. 6-6-18
CONC. MON. SEWRPC BRASS CAP

FND. 2 1" IPS
1. N 1.85'
E 0.15'
2. E 2.54'

FND. 1" I.P.
1.57' N.
2.69' W.



PREPARED FOR:
JOHN T. SINGER
W334S828 CUSHING PARK RD.
DELAFIELD WI, 53018

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

REV. 06/30/2020
DATED 06/03/2020
JOB# 20072
SHEET 1 OF 5

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

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LANDS BEING ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 31, TOWN 7 NORTH, RANGE 18 EAST; THENCE N 89°55'35" W, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION, 1339.23 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE S 02°17'54" E, ALONG THE EAST LINE OF THE NE 1/4 OF THE SE 1/4, 1107.97 FEET TO THE NORTH LINE OF LOT 1 OF CSM 9412; THENCE S 87°19'07" W, ALONG THE NORTH LINE OF CSM 9412, 491.45 FEET; THENCE N 04°39'52" W, 555.88 FEET; THENCE S 87°38'33" W, 374.40 FEET; THENCE N 62°10'58" W, 65.40 FEET; THENCE S 87°37'31" W, 389.04 FEET TO THE WEST LINE OF THE SE 1/4 OF SAID SECTION; THENCE N 02°39'44" W, ALONG THE WEST LINE OF THE SE 1/4, 69.70 FEET; THENCE N 87°38'33" E, 471.13 FEET; THENCE N 02°39'27" W, 289.31 FEET; THENCE S 89°55'35" E, 232.19 FEET; THENCE N 02°41'23" W, 200.36 FEET, TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION; THENCE S 89°55'35" E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION, 635.45 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 762,961 SQUARE FEET OR 17.515 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE JOHN T. SINGER AND THERESA A. SINGER OWNERS OF SAID LAND.

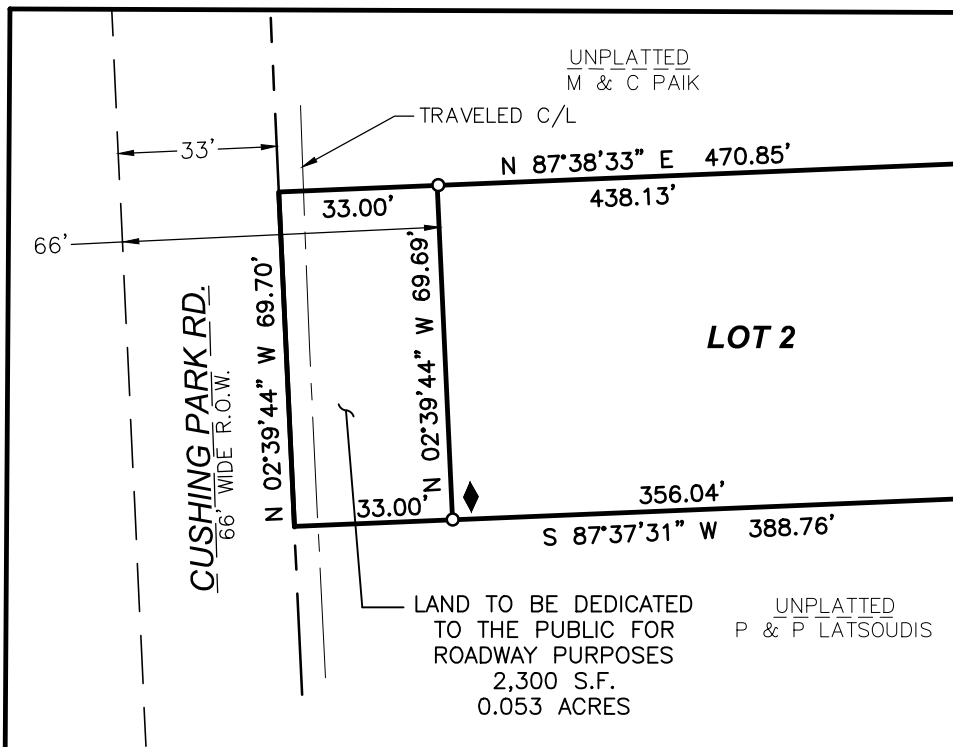
THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

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

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771

RIGHT OF WAY DETAIL



LEGEND

- SECTION CORNER MONUMENT
- RR SPIKE TIE
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- ◆ EXISTING DRIVEWAY LOCATION
- ⊙ WELL
- ⊙ SEPTIC VENT
- H HOUSE
- OUTBUILDING
- ⊙^{SB} SOIL TEST

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF _____, OWNER.

IN WITNESS WHEREOF, THE SAID _____ HAS CAUSED THESE PRESENTS TO BE SIGNED BY, _____ ITS _____, AND COUNTERSIGNED BY, _____ ITS _____, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20_____.

IN THE PRESENCE OF:

_____ (CORPORATE SEAL)
CORPORATE NAME

PRINT TITLE: _____ DATE _____

PRINT TITLE: _____ DATE _____

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20_____, _____, AND _____, _____ OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH _____ AND _____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL) _____ NOTARY PUBLIC,
_____, WISCONSIN

MY COMMISSION EXPIRES _____.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

UNPLATTED LANDS BEING ALL IN THE NW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 18 EAST, IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE JOHN T. AND THERESA A. SINGER 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, VILLAGE OF WALES (EXTRATERRITORIAL)

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JOHN T. SINGER

THERESA A. SINGER

STATE OF WISCONSIN)SS

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JOHN T. & THERESA A. SINGER PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____