



## 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, February 1, 2022, 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 January 4, 2022.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
  - A. David Bopp, owner, by Nenad Ajder, agent, Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine lands located at N21 W28697 Elizabeth Court.
  - B. Tom and Christina Korkos, 1620 Highland Drive, Elm Grove, WI, Re: Consideration and possible action on the review of a sale or exchange of parcels between adjoining land owners at W285 N3178 Lakeside Road
6. Discussion: None
7. Announcements and Planning Items: Next meeting: March 1, 2022
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, JANUARY 4, 2022, 6:30 P.M.**

**Public Hearing**

Nathan Ward, 1200 Riva Ridge, Racine, stated he is seeking to construct a communications tower which will be utilized by DISH network. He explained the company is getting into broadband cellular. This location is within the area where they were searching. There were no existing structures to place the antenna. There is a monopole at Kettle Moraine High School that has no room for new antennas. There is a tower to the north along Maple Avenue, but the radio engineer stated that neither that tower, nor the Kettle Moraine or Elmhurst Drive tower could be utilized, as it was outside of the service area. He explained he met with the Oberhaus Farm owners, but ultimately determined the proposed location was best. They took into consideration the collapse radius of 50 feet and the trees along Maple Avenue providing a buffer.

Tom Oberhaus, W309S630 Maple Avenue, stated support of the project.

Public hearing closed at 6:37 pm.

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

Chairman Fitzgerald called the meeting to order at 6:37 p.m. and led all in the Pledge of Allegiance.

Members present: Chairman Troy, Supervisor Kranick, Commissioner Dickenson, Commissioner Diderrick, and Plan Commission Chairman Fitzgerald.

Also present: Engineer Tim Barbeau, Supervisor Michels and Administrator Dan Green.

Excused: Commissioner Frank and Commissioner Janusiaak.

**Second order of business:** Approval of the minutes of December 7, 2021.

*Motion made by Commissioner Dickenson to approve the December 7, 2021, minutes. Seconded by Supervisor Kranick. Motion passed 5-0.*

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

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

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

- A. Nathan Ward, agent for STC Towers, LLC, 3311 N. 100E, Warsaw, IN., Re: Consideration and possible action on a request for a conditional use permit to construct and operate a communications tower on land located at S12 W31032 Summit Avenue. Specifically, the tower will be located approximately 515 feet north of Summit Avenue and 98 feet west of Maple Avenue.

Engineer Barbeau explained the Town addresses communication towers in section 17.06 of our Town Code. The process of approving the use is through a Conditional Use Permit, but does not require the Town to follow the substantial evidence procedures. He explained the tower has adequate clearance in the case of a collapse. The tower is built to collapse on itself to limit the fall radius. The Plan Commission would have to grant a waiver of the height requirement based on how close it is to the property line. The total height of the tower is 150 feet, with antennas extending 6 feet, and a 9-foot lightning rod. Facilities must meet state and federal codes. The applicant must include a statement that they meet all FAA requirements. They also have to show that they have evaluated why they did not choose a different location. This requirement has been met with a statement from a radio frequency engineer.

The applicant will be leasing an area of 112 ft by 50 feet. There will be an easement between Maple Avenue and the site. The lease area is much larger than where the tower and equipment will be. The access road will come off Maple Avenue. They also have access to the farm in an emergency. In the past the Town has encouraged super towers to get as many accesses as possible. The one on HWY G has 9 facilities on it. The proposed can have 5 users on it and will be incorporated into the conditional use. The southerly portion of the easement, they will put up a 7 feet chain fence with barbed wire at the top. The Plan Commission would have to give a waiver for the fence height. There are several items they would like to discuss, including waiving the setback, and the fence height, allowing equipment on a frame as opposed to in a building, design, and users.

Engineer Barbeau explained traffic is not an issue as there are not a lot of cars coming to the site. Construction will utilize both entrances, but once the new entrance is made, they would use the new entrance. In the original Conditional Use draft, there was a lot of indemnification language which was a concern for the applicant.

Chairman Fitzgerald asked if the Plan Commission could grant an exemption for a free-standing tower, instead of a waiver of the height requirement. Engineer Barbeau stated yes, as long as it is clearly stated in the minutes. Chairman Troy asked if there should be lighting restrictions. Nathan Ward stated the tower has no lighting itself, but there will be a service light in the evening, that will be turned on and off by a technician. The applicant stated there would be no overnight parking unless there is an emergency on the site.

Mr. Ward explained they will remove trees along Maple Avenue (15 feet). The only point where you can see the equipment is from that entrance site. The addition of vinyl slats will look good at first, but will wear down over time. STC stated they would rather not put in vinyl slats, if they can avoid it. The only way to see it is through the drive off Maple. There is no residential building in the area beside the farm. Technology has changed a lot, and no longer requires a building, unlike what was required 15 years ago. The applicant requests a waiver from the landscape requirement, and to place the equipment as designed.

Chairman Troy asked if the 75-foot fall radius within the scope of overhead lines. Engineer Barbeau explained the fall radius is outside the ROW, and would not hit the power lines. A weather event that causes the tower to fail will take down the power lines as well. Commissioner Diderrick asked if the placement of the tower was because of the tree lines. Mr. Ward stated they did take trees into consideration.

Engineer Barbeau expressed concern about potentially seeing equipment compounds with abandoned units. Mr. Ward stated, if we were to put plantings, we would be outside of our leased/fenced area. All we would do is take out more land from agriculture. Chairman Fitzgerald asked if 4 additional parties wanted to relocate, would there be 4 more ground equipment panels? Mr. Ward stated yes. Engineer Barbeau explained that the Conditional Use Permit would be reevaluated if the applicant requested more panels. Mr. Ward explained the leased area is set aside if there is a fourth or fifth user, would not fit into the equipment compound being proposed.

#### Comments on Conditions:

- Item C: minimum use of 5 users.
- Item G & I: Issues related to the FCC, and suggest a statement that the facility will be operated under the guidelines of the FCC.
- Item H: Vinyl privacy slats and landscaping will be removed
- Item R: Reflect in the CUP that we received a letter from the engineer regarding the fall zone, meeting the condition.
- Item S and U will be deferred to the attorney.
- Item V: tree removal issue, will add language regarding the driveway.
- Item X & Y goes to the attorney.
- Item AA deals with the shielding communication areas. Agree to keep this the same.
- Item BB would be Tim and the attorney.

Mr. Ward explained there is a stipulation for a performance bond that is addressed and allowed by state statute, so they will be providing a \$20,000 bond.

*Motion by Supervisor Kranick to approve a waiver of a fence requirement for an 8-foot fence. Seconded by Casey. Motion passed 5-0.*

*Motion by Supervisor Kranick to recommend to the Town Board the approval of a conditional use permit to construct and operate a communications tower on land located at S12 W31032 Summit Avenue, contingent on review of the outstanding issues with the Town Attorney. Seconded by Commissioner Diderrick. Motion passes 5-0.*

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

**Seventh Order of Business:** Announcements and Planning Items: Next meeting: February 1, 2022.

**Eighth Order of Business:** Adjournment

*Motion by Supervisor Kranick to adjourn the January 4, 2022, Plan Commission meeting at 7:23 p.m. Seconded by Commissioner Dickerson. Motion passed 5-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer

## Plan Commission Report for February 1, 2022

### **Bopp Certified Survey Map Agenda Item No. 5. A.**

Applicant: David Bopp, owner by Nenad Ajder, agent

Project: Land Combination

Requested Action: Approval and Recommendation to the Town Board of a Certified Survey Map

Zoning: R-3 (County)

Location: N21 W28687 Elizabeth Court

### **Report**

The purpose of this Certified Survey map (CSM) is to combine an existing parcel located on Elizabeth Court with a portion of the vacated Frank Street to create a new, larger lot in order to build a new house. I have reviewed the CSM for technical adherence to the State Statutes and the Town Code and have provided comments to the surveyor. The surveyor has addressed all my comments and the County's comments in the CSM dated January 19, 2022.

### **Staff Recommendation:**

I recommend approval of the CSM dated 1/19/2022.

Tim Barbeau, Town Engineer  
January 25, 2022

**CERTIFIED SURVEY MAP NO.**

Being Lot 1, Block 4, Auer Park on Pewaukee Lake, and part of the West  $\frac{1}{2}$  of Vacated Frank Street, all located in the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

**OWNER**  
**DAVID A. BOPP**  
**N21W28897 ELIZABETH CT.**  
**PEWAUKEE WI. 53072**

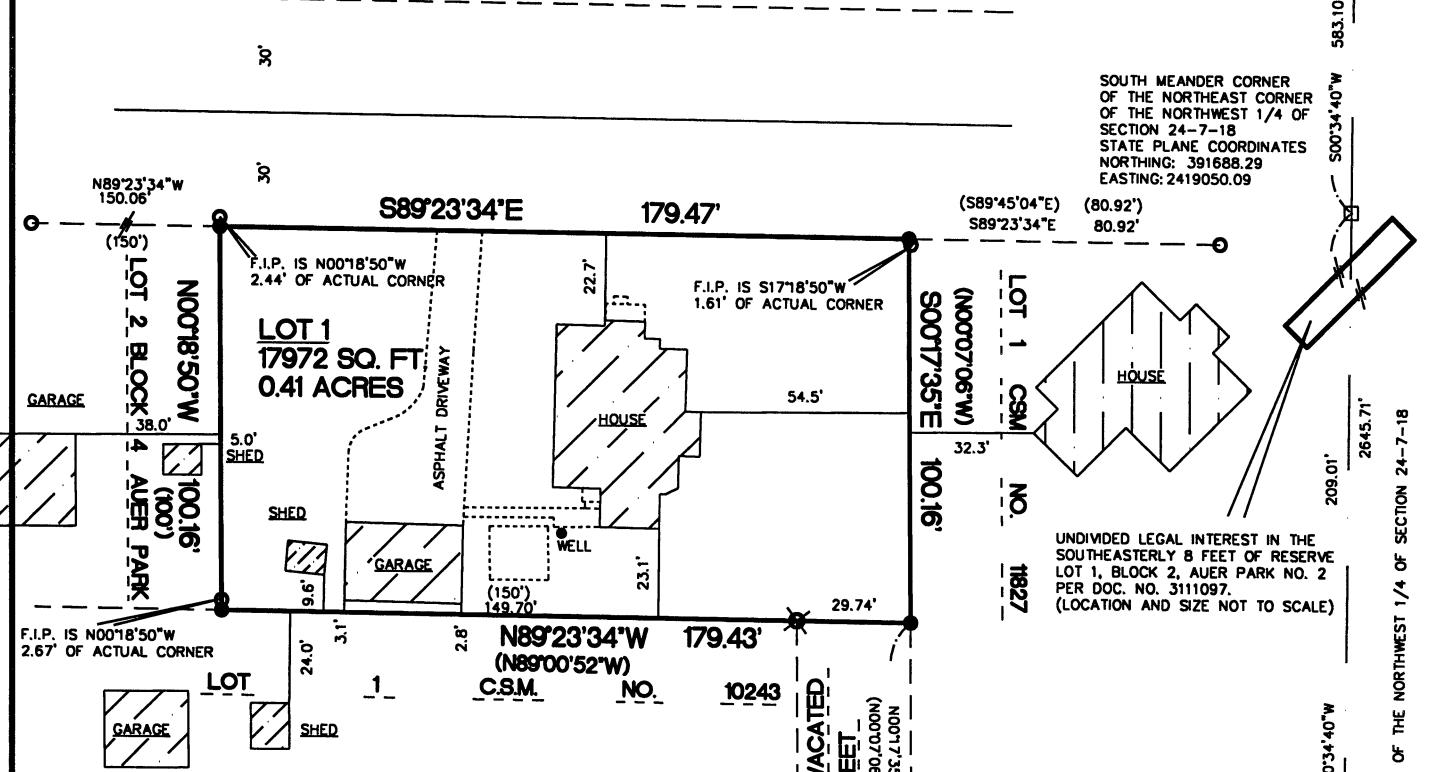
ENTIRE PROPERTY IS WITHIN THE  
 JURISDICTION OF WAUKESHA CO.  
 SHORELAND AND FLOODLAND  
 PROTECTION ORDINANCE.

**SURVEYOR**  
**KETTLE MORaine SURVEYING INC.**  
**PO BOX 357**  
**EAGLE WI. 53119**  
**262-366-0642**

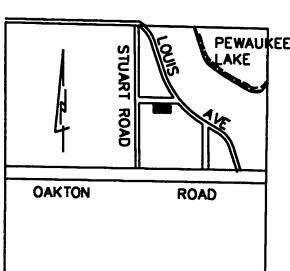
**ELIZABETH**

**COURT**

NORTHEAST CORNER OF  
 THE NORTHWEST  $\frac{1}{4}$  OF  
 SECTION 24-7-18  
 STATE PLANE COORDINATES  
 NORTHING: 391271.48  
 EASTING: 2419056.01



- FOUND 6" CONC. MON. W/BRASS CAP
- FOUND CONC. MON. W/CHISELED CROSS
- FOUND 1 1/4" O.D. IRON PIPE
- FOUND 1" O.D. IRON PIPE
- FOUND 3/4" IRON ROD W/PLASTIC CAP
- SET 1 1/4" O.D. X 24" IRON PIPE WEIGHING 1.13 LBS./LIN. FT.
- ( ) RECORDED AS DIMENSIONS



**LOCATION MAP**  
**NW 1/4 SEC. 24-7-18**  
**SCALE 1"-2000"**

**SCALE**  
 25' 0' 25' 50' 100'

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24-7-18 IS ASSUMED TO BEAR N00°34'40"E, (NAD83).

SOUTHEAST CORNER OF  
 THE NORTHWEST  $\frac{1}{4}$  OF  
 SECTION 24-7-18  
 STATE PLANE COORDINATES  
 NORTHING: 388631.11  
 EASTING: 2419029.40

SOUTH MEANDER CORNER  
 OF THE NORTHWEST CORNER  
 OF THE NORTHWEST  $\frac{1}{4}$  OF  
 SECTION 24-7-18  
 STATE PLANE COORDINATES  
 NORTHING: 391688.29  
 EASTING: 2419050.09

NORTH WITNESS CORNER  
 OF THE SOUTHEAST CORNER  
 OF THE NORTHWEST  $\frac{1}{4}$  OF  
 SECTION 24-7-18  
 STATE PLANE COORDINATES  
 NORTHING: 388631.11  
 EASTING: 2419029.40

EAST LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24-7-18

N00°34'40"E 1848.60'

S00°34'40"W 5.00'

**CERTIFIED SURVEY MAP NO.**

Being Lot 1, Block 4, Auer Park on Pewaukee Lake, and part of the West ½ of Vacated Frank Street, all located in the Northeast ¼ of the Northwest ¼ of Section 24, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

**SURVEYORS CERTIFICATE**

I Terrance E. Pisarek, Professional land surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being Lot 1, Block 4, Auer Park on Pewaukee Lake, and part of the West ½ of Vacated Frank Street, all located in the Northeast ¼ of the Northwest ¼ of Section 24, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, Described as follows: Commencing at the South meander corner of the Northeast corner of the Northwest ¼ of said Section 24; thence South 00°34'40" West along the East line of the Northwest ¼ of said Section 24, 209.01 feet; thence North 89°25'53" West, 998.71 feet to the center line of vacated Frank Street; thence North 00°17'35" West along said center line, 100.16 feet to the Southerly line of said Lot 1, extended easterly to said center line and the Point of Beginning; thence North 89°23'34" West along said Southerly line, 179.43 feet to the Westerly Line of said Lot 1; thence North 00°18'50" West, along said Westerly line, 100.16 feet to the Northerly line of said Lot 1 and the Southerly line of Elizabeth Court; thence South 89°23'34" East along said Northerly and Southerly line, 179.47 feet to the centerline of said vacated Frank Street; thence South 00°17'35" East along said center line, 100.16 feet to the Point of Beginning, containing 0.41 acres of land. Subject to all rights, reservations, restrictive covenants and easements of record.

That I have made such survey, land division and map by the direction of David A. Bopp, owner of said land.

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

That I also certify that the plat is required by Chapter 236.10 to be submitted to the following for approval or objection: Waukesha County Department of Parks and Land Use and the Town of Delafield. The City of Pewaukee has waived their extraterritorial rights in the Town of Delafield,

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

Dated this 10<sup>th</sup> Day of December, 2021  
Revised this 11<sup>th</sup> day of January, 2022  
Revised this 19<sup>th</sup> Day of January, 2022

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Terrance E. Pisarek S1930

**OWNERS CERTIFICATE**

I, David A. Bopp, as owner, do hereby certify that I, have caused the land described to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes.

Date \_\_\_\_\_, 20\_\_\_\_

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David A. Bopp, Owner

**STATE OF WISCONSIN)  
COUNTY OF WAUKESHA)**

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ the above named person, to me known to be the person who signed the foregoing instrument and acknowledged that he executed the same.

My commission expires \_\_\_\_\_

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Notary Public

**CERTIFIED SURVEY MAP NO.**

Being Lot 1, Block 4, Auer Park on Pewaukee Lake, and part of the West ½ of Vacated Frank Street, all located in the Northeast ¼ of the Northwest ¼ of Section 24, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

**TOWN BOARD APPROVAL**

Approved by the Town of Delafield Town Board on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Ronald A. Troy, Town Chairman**

**Dan Green, Town Clerk**

**TOWN PLANNING COMMISSION APPROVAL**

Approved by the Town of Delafield Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Kevin Fitzgerald, Chairman**

**Dan Green, Clerk**

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL**

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

**Dale R. Shaver, Director**

**Notes:**

The vacated portion of Frank Street is recorded in Document No. 3434280.

**Basement Restriction-Groundwater**

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater 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 future proposed residence will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment 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 be complied with.

**Dated this 10<sup>th</sup> Day of December, 2021**

**Revised this 11<sup>th</sup> Day of January, 2022**

**Revised this 19<sup>th</sup> Day of January, 2022**

# Plan Commission Report for February 1, 2022

## **Tom and Christina Korkos Agenda Item No. 5 B.**

Applicant: Tom and Christina Korkos

Project: W265 N3178 Lakeside Road

Requested Action: Approval of sale or exchange of parcels between adjoining property owners

Zoning: R-3 Waukesha County

Location: W265 N3178 Lakeside Road

### **Report**

Waukesha County owns a 3,994 square foot parcel of land located on the north side of Lakeside Road adjacent to a 28,122 square foot parcel of land owned by the Korkos'. The Korkos' have agreed to purchase the remnant land from the County. Section 18.11 of the Town Code states that in every situation, regardless of circumstances, a property owner seeks to convey land in a manner that would adjust a lot line, the proposed action has to be submitted to the Plan Commission for prior review.

The criteria found in 18.11 for evaluating whether the lot line adjustment should be allowed includes:

| Criteria   | Staff Evaluation  |
|--|---|
| The resulting lots are not reduced below the minimum size required by state or local ordinances              | The Korkos' property currently meets the minimum size required by the County's R-3 zoning district. Adding an additional 3,994 to their land will not reduce any lands below the minimum required by County ordinances. |
| No new lots are created  | No new lots are being created. Waukesha County is removing a small parcel from their ownership.   |
| Resulting lots are legal and conforming  | The resulting lot for the Korkos' meets the requirements of Waukesha County.  |
| Neither lot can contain a legal non-conforming use.  | The small lot currently owned by the County will be attached to the larger lot owned by the Korkos'. The existing Korkos property is used as a single family dwelling, conforming to the R-3 County zoning district.    |
| Resulting lots cannot be in violation of any open space requirements   | The addition of the land will only serve to increase the land area for open space conformance.  |
| Cannot make an existing conforming structure non-conforming or increase any preexisting legal nonconformity. | The lot reconfiguration does not create a nonconforming structure or increase the extent of a preexisting legal nonconformity of an existing structure.   |

## **Staff Recommendation:**

The request meets all criteria; therefore, it should be afforded the approval of the Plan Commission.

Tim Barbeau, Town Engineer  
January 25, 2022



## TOWN OF DELAFIELD

### APPLICATION FOR PLAN COMMISSION AGENDA

Plan Commission meetings are typically held the first Tuesday of every month. All applications must be submitted at least 3 weeks before a Plan Commission meeting to make the agenda. Any late submittals will be considered at the following meeting.

(PLEASE PRINT)

| Owner Information                  |                         | Applicant     |             |              |
|------------------------------------|-------------------------|---------------|-------------|--------------|
| Name:<br>Thomas + Christina KORKOS | Name:<br>Same " "       |               |             |              |
| Address<br>W285 N3178 Lakeside Rd  | Address<br>" "          |               |             |              |
| City<br>Pewaukee                   | State<br>WI             | Zip<br>53072  | City<br>" " | State<br>" " |
| Telephone Number<br>[REDACTED]     | Telephone Number<br>" " |               |             |              |
|                                    |                         | Email:<br>" " |             |              |

#### **APPLICATION TYPE AND FEE (CHECK ALL THAT APPLY)**

\*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however, applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs.

- |   |          |  |                 |
|---|----------|--|-----------------|
| <input type="checkbox"/> Site Plan.....             | \$150.00 | <input type="checkbox"/> Home Occupation.....          | \$50.00         |
| <input type="checkbox"/> Site Grading Plan.....     | \$50.00  | <input type="checkbox"/> Zoning Amendment.....         | \$300.00        |
| <input type="checkbox"/> Lighting Plan.....         | \$50.00  | <input type="checkbox"/> Land Use Amendment.....       | \$300.00        |
| <input type="checkbox"/> Signage Plan.....          | \$75.00  | <input type="checkbox"/> Conditional Use.....          | \$225.00        |
| <input type="checkbox"/> Preliminary Plat.....      | \$300.00 | <input type="checkbox"/> Plan of Operation.....        | \$150.00        |
| <input type="checkbox"/> Final Plat.....            | \$150.00 | <input type="checkbox"/> Planned unit Development..... | \$225.00        |
| <input type="checkbox"/> Certified Survey Map.....  | \$250.00 | <input type="checkbox"/> Conceptual Plan Review.....   | \$50.00         |
| <input type="checkbox"/> Developer's Agreement..... | \$100.00 | <input checked="" type="checkbox"/> Other.....         | \$50.00 minimum |

**PROJECT NAME:**

Thomas + Christina KORKOS

**Property Address:**

W285 N3178 Lakeside Rd., Pewaukee, WI 53072

**Tax ID/Parcel ID:**

Lot Size: Current lot = .6456 acres + lot to be deeded =

**Current Zoning:**

Proposed Zoning (if applicable) R-3 + EC (.0917 acres)

**Present Use:**

Intended Use (if applicable):

A complete application along with the appropriate fees shall be submitted by the deadline outlined at the top of the application. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the project review checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. The Town of Delafield reserves the right not to accept an application that is deemed incomplete.



## **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.

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#### **PETITION FOR LAND USE AMENDMENT**

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

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#### **PETITION FOR CONDITIONAL USE**

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

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#### **PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PLAT**

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

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#### **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.

We want to combine parcels (DELT 0768 040 & DELT 0768 041 001) through a QUIT CLAIM DEED, including a parcel to the West that was purchased from Waukesha county land auction.

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## 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).
- 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.**

Christina G. Korkos

Signature of Owner

CHRISTINA G. KORKOS

Print Name

11/17/2022

Date

Christina G. Korkos

### **For Office Use Only**

Application Received \_\_\_\_\_

Amount Received \_\_\_\_\_

Date Received \_\_\_\_\_

Received by \_\_\_\_\_

PC Meeting Date \_\_\_\_\_

Board Meeting Date \_\_\_\_\_

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

\*\*\*\*\*

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

Christina G. Korkos

Signature of Owner

1/17/2022

Date

CHRISTINA G. KORKOS

Owner's name (please print)

Christina G. Korkos

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

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

State Bar of Wisconsin Form 3-2003  
**QUIT CLAIM DEED**

Document Number

Document Name

**THIS DEED**, made between Waukesha County, a body corporate

(“Grantor,” whether one or more),  
and Thomas G. Korkos and Christina P. Gountanis-Korkos

(“Grantee,” whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin (“Property”) (if more space is needed, please attach addendum):

**Legal Description:** The West 35 feet of Lot 18 of the Plat of Extension to Lots 16 to 22 inclusive, Plat of East Lakeside, a Subdivision of Part of the East half of the Southwest 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, County of Waukesha, State of Wisconsin.

SOLD SUBJECT TO THE 2022 REAL ESTATE TAXES/CONTEMPLATED SPECIAL ASSESSMENTS AND CHARGES.

Transfer Exemption Number Sec. 77.25(4).

Waukesha County acquired title by an Action In-Rem #55, Parcel #230, Court Case #21-CV-000389 filed 3/3/21. Judgment granted 6/21/21 and recorded in Register of Deeds Document #4595300.

Dated November 23, 2021.

(SEAL)

(SEAL)

\* County Executive

PAUL FARROW

(SEAL)

(SEAL)

\* County Clerk

MEG WARTMAN

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Attorney Demetra Christopoulos

Waukesha County Corporation Counsel

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

Waukesha

COUNTY )

) ss.

Personally came before me on November 23, 2021,  
the above-named Paul F Farrow and  
Meg Wartman

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* Pamela F Reeves

Notary Public, State of Wisconsin  
My Commission # 10-19-22 (expires: 10-19-22)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

**QUIT CLAIM DEED**

\* Type name below signatures.

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

4635267

REGISTER OF DEEDS  
WAUKESHA COUNTY, WI  
RECORDED ON

November 24, 2021 02:30 PM  
James R Behrend  
Register of Deeds  
1 PG  
TOTAL FEE \$30.00  
TRANS FEE \$0.00  
Exemption 77.25(4)  
Book Page -



Recording Area

Name and Return Address

Thomas G. Korkos  
Christina P. Gountanis-Korkos  
1620 Highland Drive  
Elm Grove WI 53122

DELT 0768.041.001

Parcel Identification Number (PIN)

This is not \_\_\_\_\_ homestead property.  
(is) (is not)

DUE 30/1  
TREASURER

*(Copy)*

DECLARATION OF RESTRICTIONS

Document Number

Document Title

Name and Return Address:

Waukesha County Department of Parks and Land Use-  
Planning and Zoning Division  
515 W. Moreland Blvd. Room AC230  
Waukesha, WI 53188

Parcel Identification Number (PIN):  
DELT 0768.040

Recording Area

WHEREAS, on September 9, 2021, the owners of the property described below, applied for a Zoning Permit (D21:053) for a new boathouse, and

WHEREAS, the Ordinance requires that boathouses be located within an area designated as an "Access and Viewing Corridor", and

WHEREAS, the "Access and Viewing Corridor" shall be designated on a scaled Site Plan or Plat of Survey and be recorded with the Waukesha County Register of Deeds office, and

WHEREAS, the remaining lands located between the Ordinary High Water Mark of Pewaukee Lake and extending to a depth of 35 feet inland from the Ordinary High Water Mark of Pewaukee Lake, are subject to vegetation removal restrictions and, accordingly, shall comply with the Vegetation Removal requirements of the Waukesha County Shoreland and Floodland Protection Ordinance, and

WHEREAS, the undersigned have agreed to the condition(s) imposed below by signing and recording this document, and

WHEREAS, these restrictions run with the land and transfer to all heirs and assigns.

NOW, THEREFORE, the undersigned hereby execute this Declaration of Restrictions imposing the following restrictions on the property described below.

**LEGAL PROPERTY DESCRIPTION:**

Lot 18 of East Lakeside, Sections 12 and 13; also, Lot 18 Extension of Lots 16-22, Plat of East Lakeside, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.  
Also known as Tax Key No. DELT 0768.040.

**CONDITIONS IMPOSED:**

1. The boathouse shall be located within the "Access and Viewing Corridor" which is identified on the "Access and Viewing Corridor Plan", herein referred to as the "Plan," filed as Document No. 99021071 on November 11, 2021. Any future permitted lake access, walkway, and/or boathouse, as applicable, shall be located within the "Access and Viewing Corridor".
2. The land area located outside of the designated "Access and Viewing Corridor" and between the Ordinary High Water Mark of Pewaukee Lake and extending to a depth of 35 feet inland from the Ordinary High Water Mark of Pewaukee Lake is subject to vegetation removal restrictions and, accordingly, shall comply with the Vegetation Removal requirements of the Waukesha County Shoreland and Floodland Protection Ordinance.
3. Future vegetation removal within the "Access and Viewing Corridor" and the remaining lands described in Condition No. 2 above requires a Permit from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.

4. The terms and conditions of this restriction may only be modified or revoked by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, or its successor, upon a 30-day notice to the current owner.

Signed:

Tom Korkos

Tom Korkos

Christina Korkos

Christina Korkos

STATE OF WISCONSIN)  
SS  
COUNTY OF WAUKESHA)

Personally came before me this 12<sup>th</sup> Day of November, 2021, Tom Korkos and Christina Korkos, owners of land described above, to be known to be the persons who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC

Sheryll Lepak  
Sheryll Lepak  
My Commission Expires:  
07/31/2024



This instrument drafted by the Waukesha County Department of Parks and Land Use (jk)

## REQUEST TO COMBINE TAX KEY NUMBERS

### **STEP I: THIS SECTION TO BE COMPLETED BY PROPERTY OWNER OR REQUESTOR**

Date: November 18, 2021

Current Parcel ID Numbers: DELT 0768 040 and DELT 0768 041 001

Requested by: Christina Gountanis-Korkos

Phone/Email for Requesting Party: cgkorkos@gmail.com

Reason for Combination Request: To receive one tax bill

As separate lots, are these properties buildable? YES  NO

Are there any land-locked parcels involved? YES  NO

Have Deed Restrictions been recorded in the Register of Deeds Office?

YES  NO

(If "Yes", list real/image and/or Document Number):

Is building(s) location situated across multiple lots? YES  NO

**COMBINATION REQUESTED BY:** Christina D. Korkos Date: 11/22/21

(Signature of Requesting Party)

Christina G. Korkos Date: 11/22/21

(Signature of Requesting Party)

### **STEP II: IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR REQUESTOR TO HAVE THIS SECTION COMPLETED BY AN AUTHORIZED MUNICIPAL REPRESENTATIVE.**

#### **COMBINATION APPROVED BY:**

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

Title: \_\_\_\_\_

\*\*\*\*\*

#### **THIS SECTION TO BE COMPLETED BY TAX LISTING:**

"Old" Tax Key Numbers Deleted: \_\_\_\_\_

"New" Tax Key Numbers Assigned: \_\_\_\_\_

DATE: \_\_\_\_\_ INITIALS: \_\_\_\_\_ ROLL EFFECTIVE DATE: \_\_\_\_\_

ATTN:  
DAN



## TREASURER'S OFFICE

WAUKESHA COUNTY

PAMELA F. REEVES  
County Treasurer

515 W. Moreland Blvd., Room 1  
Waukesha, WI 531

THERESA M. SCHULTZ  
Deputy Treasurer

Phone: (262) 548-70  
Fax: (262) 896-80

## APPLICATION FOR DEED FROM WAUKESHA COUNTY

On this 15th day of November 2021, the undersigned has made a successful bid of \$6,000.00 to purchase Parcel Number DELT 0768.041.001, In-Rem 230, located in the Town of Delafield, Waukesha County, Wisconsin.

**This parcel is sold "AS IS" with no stipulations or warranties made by Waukesha County.**

Property is further described as follows:

Legal Description: The West 35 feet of Lot 18 of the Plat of Extension to Lots 16 to 22 inclusive, Plat of East Lakeside, a Subdivision of Part of the East half of the Southwest 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, County of Waukesha, State of Wisconsin.

Tax Key #: DELT 0768.041.001

Payment of \$ 6000 has been made this day with the remaining balance of \$ ~0~ due by December 28, 2021

Upon receipt in guaranteed funds of the entire bid amount and recording fee, a quit claim deed will be filed with the Waukesha County Register of Deeds to transfer title. Per the bidder's request, the ownership of the property will be titled as follows:

Grantee(s): THOMAS G. KORKOS  
CHRISTINA P. GOUNTANIS-KORKOS

Address: 1620 HIGHLAND DRIVE  
EUM GROVE, WI 53122

Phone: [REDACTED]

Bidder's Signature *Thomas G. Korkos*

Treasurer's Signature *Pamela F. Reeves*

### PAYMENT INFORMATION:

Full Payment or 10% Down: Cash or Check # \_\_\_\_\_

Remaining Balance Due: Cash or Check # \_\_\_\_\_ Date Paid \_\_\_\_\_

Recording Fee: Cash or Check # \_\_\_\_\_ Date Paid \_\_\_\_\_



## TREASURER'S OFFICE

WAUKESHA COUNTY

PAMELA F. REEVES  
County Treasurer

515 W. Moreland Blvd., Room 141  
Waukesha, WI 53181

THERESA M. SCHULTZ  
Deputy Treasurer

Phone: (262) 542-7021  
Fax: (262) 896-8000

October 27, 2021

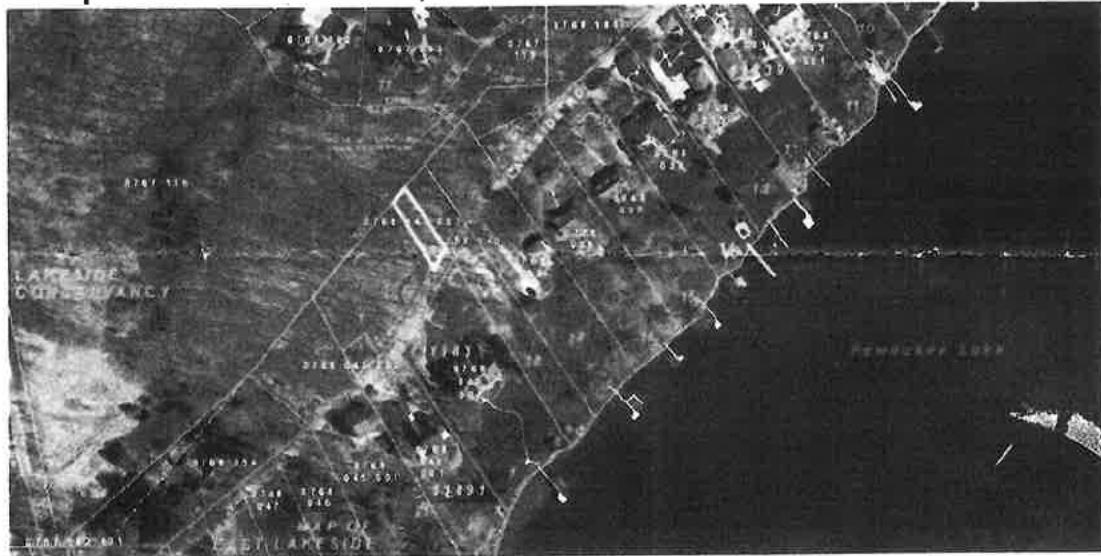
Thomas & Christina Gountanis-Korkos  
1620 Highland Dr  
Elm Grove WI 53122

Dear Mr. & Mrs. Gountanis-Korkos:

Waukesha County has acquired title to the following parcel of land (highlighted in yellow) by property tax foreclosure process:

**Tax Key#:** DELT 0768.041.001

**Description:** .917 acre vacant land, on Lakeside Drive in Town of Delafield



This property will be available for sale to the public at our annual tax foreclosure auction. The auction will be held on Monday, November 15<sup>th</sup> at 9:00 a.m. in Room 155 of the Administration Building located at 515 W. Moreland Blvd, Waukesha, Wisconsin.

You are being informed of the auction because the property is contiguous to yours and may be of interest to you.

For your convenience, enclosed is a copy of the auction advertisement. This auction advertisement is also available on our website at <https://www.waukeshacounty.gov/treasurer>.

Respectfully,

Pamela F. Reeves  
County Treasurer  
Encl.

Korkos owns  
property to the  
EAST  
(parcel #18 on this  
map)

*(new lot next do*

Property Details

Tax Key: DELT0768041001

10/31/2021 8:25:27 AM  
WAUKESHA COUNTY  
TOWN OF DELAFIELD

Tax Year: 2022

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

WAUKESHA COUNTY  
515 W MORELAND BLVD STE 148  
WAUKESHA, WI 53188-2428

LAKESIDE RD  
PEWAUKEE, WI 53072

[Click Here to Provide Updated Mailing Address](#)

LEGAL DESCRIPTION

PT W 35 FT LOT 18 PLAT OF EXTENSION TO LOTS 16-22 PLAT OF EAST LAKESIDE PR SW1/4 SEC 12 T7N R18E

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

|                        |        |                |     |         |
|------------------------|--------|----------------|-----|---------|
| Assessment Year:       | 2022   | COURT JUDGMENT | DOC | 4595300 |
| Assessment Status:     | ACTIVE |                |     |         |
| Assessment Attributes: | NONE   |                |     |         |
| Deeded Acres:          | 0.092  |                |     |         |

ASSESSMENT INFORMATION

|                       |  |   |
|-----------------------|--|---|
| Assessed By:          | GROTA APPRAISALS LLC<br>262-253-1142<br><a href="mailto:mike@wi-assessor.com">mike@wi-assessor.com</a> | Links to WI Dept of Revenue Resources:<br><a href="#">Guide for Property Owners</a><br><a href="#">Property Assessment Appeal Guide</a><br><a href="#">Board of Review Calendar</a> |
| Board of Review Date: | 6/23/2021  |   |

PROPERTY VALUES

| Property Class        | Acres | Land DISTRICTS                     | Improvement | Total           |
|-----------------------|-------|------------------------------------|-------------|-----------------|
| District Type<br>TOWN |       | District Name<br>TOWN OF DELAFIELD |             | DOR Code<br>004 |
| SCHOOL                |       | HARTLAND LKSID 2460                |             | 2460            |
| HIGH                  |       | SCHOOL REFERENDUM 4983             |             |                 |
| HIGH                  |       | ARROWHEAD U H S 2450               |             | 2450            |
| TCDB                  |       | WAUKESHA TECH COLLEGE              |             | 08              |
| SEWER                 |       | LAKE PEWAUKEE SAN DIS              |             | 7050            |

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs [click here](#). If you still have tax listing questions, contact: [taxlisting@waukeshacounty.gov](mailto:taxlisting@waukeshacounty.gov). If you still have GIS Viewer questions, contact: [landinformation@waukeshacounty.gov](mailto:landinformation@waukeshacounty.gov).

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(Co Hagg)

## Property Details

Tax Key: **DELT0768040**

11/9/2021 7:08:29 PM  
WAUKESHA COUNTY  
TOWN OF DELAFIELD

Tax Year: **2021**

### OWNER NAME AND MAILING ADDRESS

THOMAS G KORKOS  
CHRISTINA P GOUNTANIS-KORKOS  
1620 HIGHLAND DR  
ELM GROVE, WI 53122

[Click Here to Provide Updated Mailing Address](#)

### PROPERTY ADDRESS

W285N3178 LAKESIDE RD  
PEWAUKEE, WI 53072

### LEGAL DESCRIPTION

LOT 18 EAST LAKESIDE SEC 12 & 13 T7N R18E EX VOL 187/74 DEEDS ALSO LOT 18 EXTENSION OF LOTS 16-22 PLAT OF EAST LAKESIDE EX WLY 35 FT R2557/451

### ASSESSMENT STATUS

Assessment Year: **2021**  
Assessment Status: **ACTIVE**  
Assessment Attributes: **NONE**  
Deeded Acres: **0.000**

### OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

RI 2557 / 451

### ASSESSMENT INFORMATION

Assessed By: **GROTA APPRAISALS LLC**  
**262-253-1142**  
**milke@wi-assessor.com**

[Links to WI Dept of Revenue Resources:](#)  
[Guide for Property Owners](#)  
[Property Assessment Appeal Guide](#)  
[Board of Review Calendar](#)

Board of Review Date: **6/23/2021**

### PROPERTY VALUES

| Property Class | Acres        | Land                | Improvement        | Total               |
|----------------|--------------|---------------------|--------------------|---------------------|
| RESIDENTIAL    | 0.670        | \$604,000.00        | \$60,000.00        | \$664,000.00        |
| <b>Total:</b>  | <b>0.670</b> | <b>\$604,000.00</b> | <b>\$60,000.00</b> | <b>\$664,000.00</b> |

The property values displayed are finalized and will be used for the calculation of this year's property tax bills.

### DISTRICTS

| District Type | District Name          | DOR Code |
|---------------|------------------------|----------|
| TOWN          | TOWN OF DELAFIELD      | 004      |
| SCHOOL        | HARTLAND LKSIDER 2460  | 2460     |
| HIGH          | ARROWHEAD U H S 2450   | 2450     |
| HIGH          | SCHOOL REFERENDUM 4983 |          |
| TCDB          | WAUKESHA TECH COLLEGE  | 08       |
| SEWER         | LAKE PEWAUKEE SAN DIS  | 7050     |
| UTIL          | GARBAGE / RECYCLING    |          |

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*(Lo Haga)*

## Property Details

Tax Key: **DELT0768040**11/9/2021 7:08:29 PM  
WAUKESHA COUNTY  
TOWN OF DELAFIELDTax Year: **2021**

## OWNER NAME AND MAILING ADDRESS

## PROPERTY ADDRESS

THOMAS G KORKOS  
 CHRISTINA P GOUNTANIS-KORKOS  
 1620 HIGHLAND DR  
 ELM GROVE, WI 53122

W285N3178 LAKESIDE RD  
 PEWAUKEE, WI 53072

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## ASSESSMENT STATUS

## OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

|                        |        |                    |               |
|------------------------|--------|--------------------|---------------|
| Assessment Year:       | 2021   | BASIC VESTING DEED | RI 2557 / 451 |
| Assessment Status:     | ACTIVE |                    |               |
| Assessment Attributes: | NONE   |                    |               |
| Deeded Acres:          | 0.000  |                    |               |

## ASSESSMENT INFORMATION

|                       |  |  |
|-----------------------|--|--|
| Assessed By:          | GROTA APPRAISALS LLC<br>262-253-1142<br><a href="mailto:mike@wi-assessor.com">mike@wi-assessor.com</a> | <a href="#">Links to WI Dept of Revenue Resources</a><br><a href="#">Guide for Property Owners</a><br><a href="#">Property Assessment Appeal Guide</a><br><a href="#">Board of Review Calendar</a> |
| Board of Review Date: | 6/23/2021  |  |

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