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

**TOWN OF DELAFIELD PLAN COMMISSION MEETING**  
**Tuesday, April 12, 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 March 1, 2022.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
  - A. Martha Brophy 1103 River Reserve Dr. Hartland, Re: Consideration and possible action on a request for approval of a retaining wall less than 5 feet from a lot line at the property located at N20 W29966 Glen Cove Road.
  - B. Carl Tomich, Westridge Builders Re: Consideration and possible action on a request for approval of retaining walls less than 5 feet from the easterly and westerly lot lines of the property located at N26 W30227 Maple Avenue.
  - C. Joseph and Mary Esser, N26 W30255 Maple Avenue, Re: Consideration and possible action on a request for approval of a Certified Survey Map to combine lots located at N26 W30255 Maple Avenue.
  - D. Tim and Lynn Zak, 1057 Chadwick Court, Aurora, IL, owner, by Chris Miracle, Landworks, LLC, agent, Re: Consideration and possible action on a request to install two entry driveway/address monuments eleven(11) feet from the Louis Avenue right-of-way line located at N23 W28788 Louis Avenue.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: May 3, 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, MARCH 1, 2022, 6:30 P.M.**

**Video Link:** <https://www.youtube.com/watch?v=P0NGgYHiugc>

**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 Dickenson, Commissioner Frank, Commissioner Diderrich, Commissioner Janusiak, Town Chairman Troy and Plan Commission Chairman Fitzgerald.

Also present: Engineer Tim Barbeau and Administrator Dan Green.

**Second order of business:** Approval of the minutes of February 1, 2021.

*Motion made by Commissioner Dickenson to approve the February 1, 2022, minutes. Seconded by Commissioner Frank. Motion passed 7-0.*

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

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

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

- A. Linda Halley, agent for Greenhill Preservation, LLC, owner, Re: Consideration and possible action on a request for approval of a sign on the barn at the southerly farm operation of Gwenyn Hill located at N3 W29350 Bryn Drive.

Engineer Barbeau explained the applicant wants to place a round sign on the existing barn to identify the Gwenyn Hill farm. This is on the south farm. This will be a permanent sign on the barn and meets all requirements, including square footage. He explained the sign does not state "Town of Delafield" and suggested adding it. The applicant explained she is not sure where "Town of Delafield" should appear on the sign and was open to suggestions. Chairman Fitzgerald stated the size is not critical, and it can be placed along the bottom.

*Motion by Supervisor Kranick approve the request from Linda Halley, agent for Greenhill Preservation, LLC, for a sign on the barn at the southerly farm operation of Gwenyn Hill located at N3W29350 Bryn Drive with the addition of the "Town of Delafield" being added at the discretion of the sign company. Seconded by Commissioner Diderrich. Motion passed 7-0.*

- B. Thomas Family Properties, Re: Presentation and discussion of site layout options for the Thomas family properties

George Irwin, real estate attorney for the Thomas Family, stated he has worked hard on this project and would like to see it through to conclusion. He explained at the last Plan Commission meeting it was recommended to the Town Board, which took no action. The ordinance had significant issues as far as the citizens were concerned. Most were concerns about land use, density, noise, traffic, etc. The biggest issue was density. Comments made were, what he described as misinterpretations of what could be achieved on the site. He explained that when factoring in open space, the PEC, lot sizes, roads and infrastructure, the density calculations would be much less. People were talking about 600-800 units, and he knew the number, would be much less. He explained that several developers approached the family, wanting an opportunity to present alternative site layouts based on practical layouts defined by the ordinance. The backdrop is not doing a master development plan, and letting individual property owners develop the property within the zoning code parameters. He explained the Plan Commission should consider if they

want a traffic, water, environmental and stormwater studies. When burdened under a master development plan, there must be a tradeoff.

Joshua Pudelko, from Trio Engineering, explained the site is uniquely challenging and beautiful. Part of the complexity is I-94 proximity, the homes around it, and the Primary Environmental Corridor. There is an interest in open space, and they wanted to bring lifestyles together with trails and landscapes. He explained they submitted an A and B with variation with a similar theme. They included strong landscapes and berms. Buildings are 100 feet or more back from Golf Road. The end of Crooked Creek Road has 8 lots. They liked the existing trees along Elmhurst Road. He reviewed the trail system, which is interconnected throughout the site. The lot averages roughly 94 feet wide and .4 acres with some flared lots that get wider. The middle of the site has two types of rental properties. Greenspace is at 65% open space and is a benefit to multifamily development. They are rental homes, providing a great alternative for residents. There will be a pocket park along Golf Road and will keep key vegetation as an immediate buffer. The condos have 4-sided architecture. There are a few developers that are widely acclaimed by neighbors in a single-family setting. He explained there is a high-end duplex development to the southwest with 2500 square foot units. There is nearly 70% open space in the proposed condo development. Plan A shows single family with 16,000 square foot lots and similar lot depth to other neighbors, but different widths. They are cognizant of bed rock, wetlands, and topography. Stormwater can be done in a zone-by-zone manner. This works good for a phased development and allows stormwater to be managed on a local level. You do not see one massive pond, but can move those ponds to where they can safely discharge.

The proposed plans have two main access points to Golf Road, pulling most of the traffic directly on to Golf. The plan shows one access to Glen Cove and Elmhurst. Mr. Pudelko explained this could be built in a variety of ways and on a phased basis, including sewer extensions working into the site from the east and west.

George Irwin summarized the density aspect of the proposed plan, comparing it to the Town's proposed ordinance. Zone 2 density is 1.49, compared to 2.5 allowed by ordinance. Zone 4 was proposed at 4.89, compared to 6 allowed by ordinance. He stated these are the practical limitations of the site.

Chairman Fitzgerald stated, the presentation shows why it is important to see what this looks like on paper. He explained that the ordinance passed the Plan Commission a year ago at 409 units, and currently we are at 300 or less. He asked the Plan Commission members for their thoughts and questions. He explained there are two options, A and B. The thought was, to take senior out of the ordinance, and let the Town's ordinance handle senior housing through our existing Conditional Use Ordinance.

Tim Frank asked how did this not make it to the Town Board for a vote? Chairman Troy stated that last May, the family asked the item to be tabled while they prepared for a conceptual presentation. The board tabled it at their request. They came back in early January with a concept to the Town Board, but he thought the discussion of a concept design belonged at the Plan Commission level.

Commissioner Janusiak questioned what could happen in the absence of a master development plan. Chairman Fitzgerald stated they either follow the master development plan, or develop each parcel separately. He also explained there is a pending land use change at Waukesha County, which would go away if the underlying ordinance is denied. The 100 acres along I-94 currently has a commercial/business park land use, with medium family residential to the north. The land use amendment to change to mixed use was approved by the Plan Commission and Town Board. If the zoning text amendment passed, it would be the only zoning allowed on the parcel. If the text amendment fails, so too does the land use change, and the family could come back with a land use request for residential zoning. There are three tax parcels that would be developed separately, and no master plan would be developed. If we do not get this ordinance drafted, it would be straight zoning changes.

Engineer Barbeau explained that the land use plan would fall back to commercial/business park along Golf Road. This could come in as a commercial park development. Chairman Fitzgerald stated a master development plan gives the Town greater say on road access to Golf Road. Engineer Barbeau explained that currently the land could be

developed for an office building, doctor, or vet clinic, etc. Commissioner Janusiak reiterated the point that the Town would lose study opportunities, and have less control on traffic.

Chairman Troy explained that the Town is buying a product, where they receive various studies, bike paths, parks, etc., with the price being higher density along Golf Road. He asked if the Town is willing to pay that price. If the ordinance gets approved, all property owners would have to sign the ordinance and agree to the terms of the ordinance.

Commissioner Frank asked if the Town has required plans and studies in other developments. Chairman Fitzgerald stated no, not to this extent. Engineer Barbeau stated that many communities work through a master community plan similar to the proposed ordinance. He explained that the Town went a step further, requiring public hearings for the more intense uses on the site. Commissioner Janusiak asked if a master development plan was done for Pabst Farms. Engineer Barbeau stated he was unaware, but knew there was large scale planning for the project.

Supervisor Kranick stated the Plan Commission has a responsibility to make sure the connectivity is maintained, and an adequate water study is done. He stated he wished a concept plan would have been presented 3 years ago. He explained the density was still too high for his liking and referred to a meeting where he suggested 250 units.

Commissioner Frank questioned what happens if the studies come back and the result is too high for current infrastructure. He questioned if the Town could set a number not to exceed. Engineer Barbeau explained that traffic studies show what improvements need to be made, not what to restrict. In this case, a traffic engineer could develop traffic patterns. Regarding sewer and water, a study is good to use for the entirety of the site, and not be piecemealed. In a typical development, some developers provide well depths, but not a study to determine capacity. The sewer district would have to determine the capacity of the pipe and may require it to be upsized to handle additional flow.

Chairman Troy explained the tradeoff of density in return for protections regarding the aforementioned studies. Assuming R-2 would be the density if the ordinance does not pass, this could lead to 165 units on the site, and 249 units under R-3. We are imposing a multi-million-dollar burden potentially. The Family would have to work together to plan these parcels in perpetuity.

Attorney Irwin stated the ordinance required the petitioner to find a public water source. Supervisor Kranick stated that the point of the water study was to determine if the aquifer can support the density, and if so a public water supply would not be required. Chairman Troy explained that Waukesha County mentioned the aquifer has plenty of water for the site. He asked at what point does the density by the Plan Commission and Town Board become impractical for the property owners. Attorney Irwin stated it is up to the Plan Commission to determine the units and go through the public hearing process. He asked what the purpose of moving forward is if there is no multi-family element. The multi-family along Golf Road is to serve as a buffer for the rest of the development.

Chairman Fitzgerald explained that he preferred Plan B to Plan A and the rest of the commission agreed. Attorney Irwin stated they are looking for consensus about what direction they want the family to move forward with. He asked if the Town Board supported the master plan. If so, he stated it lessens the range of developers. Individual parcels are easier to digest. He stated it is good to have a master plan, but they need a number from the Plan Commission. Commissioner Janusiak questioned what the impact of bringing public water to the site would be. Attorney Irwin said public water simply complicates the calculation, as money is being paid upfront for water, instead of at the purchase of a home.

Commissioner Frank questioned if the Plan Commission should plan for the other 15-acre parcel. Chairman Troy explained that senior units are not the same, and the Town already has a senior living CUP process in the code. Supervisor Kranick stated the unit comparisons are not the same, and the affect on traffic, water and sewer are different. Chairman Fitzgerald stated originally the plan allowed for up to 3 zones of potential senior use. Now we have it limited to one small parcel for that use. Engineer Barbeau explained that the Town's code does not have a density specified. It is based on the site and what the site can handle. It is hard to say the impact of a senior

development because of the complex housing situations and different amenities. The code gives flexibility according to the site.

Engineer Barbeau gave a summary of how they got to where they are. In the past, the town had talked about commercial in front to buffer the single family in the back. In previous Plan Commissions, they felt strongly about not having residential close to the highway. Typically, as a buffer, you use multi-family or commercial as a buffer. In these plans, they provide buffers. The town does not want to see barrier walls along I-94. High Ridge condos are 4-unit buildings and are buffers to the single family to the north. He explained multifamily closer to the highway is something to embrace. Single family to the north adjacent to existing single family makes sense from a planning perspective. The southern portion could have been commercial. We do not want to promote large, single-family homes along I-94. If we do, the Town will end up with a sound barrier wall along I-94. He explained the Town needs to plan for the future, and make a recommendation to the Town Board. Density is always an issue for the Town. Density is usually determined by zoning, and the layout comes later. It should be the primary focus here.

Chairman Troy stated he anticipates the residents will file a protest petition, and will require a super majority vote at the Town Board. This will require 4 out of 5 votes to pass. The way the item was put on the agenda, the Plan Commission cannot act at this meeting.

Supervisor Kranick explained that at 250 units, the density becomes 1.82 units per acre on the site. This is a compromise between the neighbors, the Board and the landowners. He stated he can live with 1.8 units/acre, and anything under 2 units/acre is a win. He stated he knows some of the neighbors are not going to be happy, but this has been a long process. Initially any development is a shock, but the residents will get used to it. There are certain protections that he likes, and why he agreed to send it back to the Plan Commission. We can debate about multifamily and size in another discussion. Initially this started at 464 units, and if we get down to 250 units, it is a compromise by all. If the family can come back with a compromise of 250 units along with the Commission and Board, it's a win-win. Commissioner Frank stated he would like to make sure these protections we have are legitimate. Chairman Fitzgerald stated this took a long time to put together and will make sure it gets cleaned up and strengthened before the public hearing. He asked that Attorney Irwin go back to the family with 250 units, see if that works and get back to the Town.

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

**Seventh Order of Business:** Announcements and Planning Items: Next meeting: April 12, 2022.

**Eighth Order of Business:** Adjournment

*Motion by Supervisor Kranick to adjourn the March 1, 2022, Plan Commission meeting at 7:58 p.m. Seconded by Commissioner Frank. Motion passed 5-0.*

Respectfully submitted,

Dan Green, CMC, WCMC  
Administrator-Clerk/Treasurer

# Plan Commission Report for April 12, 2022

## **Brophy Retaining Wall Agenda Item No. 5. A.**

Applicant:	Martha Brophy, owner, Westridge Builders, agent
Project:	Retaining Wall Installation
Requested Action:	Approval of a retaining wall within 5 feet of a lot line.
Zoning:	R-3 (County)
Location:	N20 W29966 Glen Cove Road

### **Report**

The applicant is requesting approval of a retaining wall along the east side of the subject property to be located 2.50 feet from the easterly lot line. Section 17.06 4. C. 1. states that any retaining wall within 5 feet of an adjoining property may be permitted subject to:

1. A hearing before the Plan Commission at which the adjoining property owner has been given proper notice
2. Submission of plans showing the location and elevation of the retaining wall, materials, schedule and drainage plan
3. Plan Commission approval.

On April 4, 2022, I informed Westridge Builders that notification must be given to the adjacent owner and that they have to provide verification of such notice to the Town Clerk that such notice has been provided. Town Clerk Green received an email on April 4, 2022 indicating that the adjacent neighbor was notified.

A plan has been provided showing that the retaining wall will be placed 2.5 feet from the adjacent lot line. The wall will be approximately 120 feet long and is 3 feet at its' highest point. The adjacent lot is lower than the lot on which the retaining wall will be placed. Drainage from the Brophy lot will be captured in a swale west of the retaining wall and directed to the north to Pewaukee Lake. The drainage pattern on the adjacent lot will not change. No materials were listed in the application. The agent has been contacted to provide the material type at the Plan Commission meeting.

### **Staff Recommendation:**

The wall is not unreasonably high. The effect of the wall will be to eliminate a steep slope to the adjacent neighbor that could potentially cause storm runoff and drainage issues for the adjacent

neighbor. The swale shown on the survey appears to be shallow. I recommend that the swale be at least 1 foot deep to capture runoff in substantial storm events.

Subject to any new information presented at the meeting, I am not opposed to the allowance of the retaining wall in the location proposed and shown on the plan by SEH, Inc. dated February 17, 2022 with the requirement to have minimum 1 foot deep swale along the wall.

Tim Barbeau, Town Engineer  
April 4, 2022



Legend

- Municipal Boundar
- Lots\_2K**
  - Lot
  - Unit
  - General Common
  - Outlot
- SimultaneousCon**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - EA-Easement\_Lin
  - PL-DA
  - PL-Extended\_Tie
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K**



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.





# Plan Commission Report for April 12, 2022

## **Tomich Retaining Wall Agenda Item No. 5. B.**

Applicant:	Carl Tomich, owner
Project:	Retaining Wall Installation
Requested Action:	Approval of a retaining wall within 5 feet of a lot line.
Zoning:	R-3 (County)
Location:	N26 W30227 Maple Avenue

### **Report**

The applicant is requesting approval of a retaining wall along both the easterly and westerly sides of the subject property to be located a minimum of 0.55 feet and 1.76 feet, respectively from the adjacent lot lines. Section 17.06 4. C. 1. States that any retaining wall within 5 feet of an adjoining property may be permitted subject to:

1. A hearing before the Plan Commission at which the adjoining property owner has been given proper notice
2. Submission of plans showing the location and elevation of the retaining wall, materials, schedule and drainage plan
3. Plan Commission approval.

On April 4, 2022, I informed Carl Tomich that notification must be given to the adjacent owners and that he needs to provide verification of such notice to the Town Clerk that such notice has been provided. On April 4, 2022, Town Clerk Green received an email indicating that notice was provided to the neighbors.

The walls have already been installed and the owner has provided an as-built survey of the location of the walls. The length of the easterly wall is 102 feet and appears to be 3.2 feet at its highest point. The lot adjacent to the easterly wall is higher than the Tomich property; therefore, there are no negative effects on the adjacent property in regards to storm water runoff and drainage. Land adjacent to the easterly wall on the Tomich property is part of the driveway. Our code requires that driveways be at least three (3) feet from any lot line. The plan does not show the dimension from the lot line to the asphalt driveway. Based on a site visit, it appears that the driveway along the wall meets the 3 foot separation; however, part of the circle turnaround may encroach within the 3 foot requirement.

The length of the westerly wall is approximately 32 feet and appears to be 4.4 feet at its highest point. The land to the west of the westerly wall is higher than the land on the Tomich property,

so I do not anticipate any storm water runoff or drainage related issues where this wall is located.

No materials were indicated. I will provide photos of the materials at the meeting based on my site visit.

### **Staff Recommendation:**

I will let the applicant explain the reason for installing the retaining walls where they are shown on the plan. The westerly wall is a continuation of a wall that is north of the house/garage structure and appears to be in place due to the steep slopes from Maple Avenue towards the lake. The height of the westerly wall noted above is at the point where the wall turns from an east-west direction to a southerly direction and then is extended south until it meets existing grade.

The easterly wall appears to be in place to allow an extensive asphalt pad in front of the garage for vehicle turning movements.

Subject to any additional information presented at the meeting from the applicant and from any neighbor that attends, I am not opposed to the allowance of the retaining wall in the locations proposed and shown on the plan by Metropolitan Survey Service dated March 2, 2022 on the basis that it does not adversely affect the drainage and the walls are below the adjacent properties, so there is no large physical barrier that neighbors have to look at.

Tim Barbeau, Town Engineer  
April 4, 2022



Legend

- Municipal Boundari
- Lots\_2K**
  - Lot
  - Unit
  - General Common
  - Outlot
- SimultaneousConv**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - EA-Easement\_Lin
  - PL-DA
  - PL-Extended\_Tie
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K**

0 200.00 Feet



Notes:

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	\$3.05
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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04/04/2022

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 Street and Apt. No., or PO Box No. \_\_\_\_\_  
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April 4, 2022

Thomas and Marilyn Swiontek Revocable Trust  
N20 W29956 Glen Cove Rd.  
Pewaukee, WI 53072

This letter is to give notice that the owner of N20 W29966 Glen Cove Rd., Town of Delafield is proposing a retaining wall within in 5' of the east property line. This retaining wall requires a variance with the Town of Delafield. This request will be heard at the Town of Delafield Plan Commission meeting on Tuesday, April 12<sup>th</sup> at 6:30 pm.

A copy of the survey with the proposed retaining wall is attached.

Sincerely,

A handwritten signature in cursive script that reads "Heidi Stabe".

Westridge Builders, Inc.

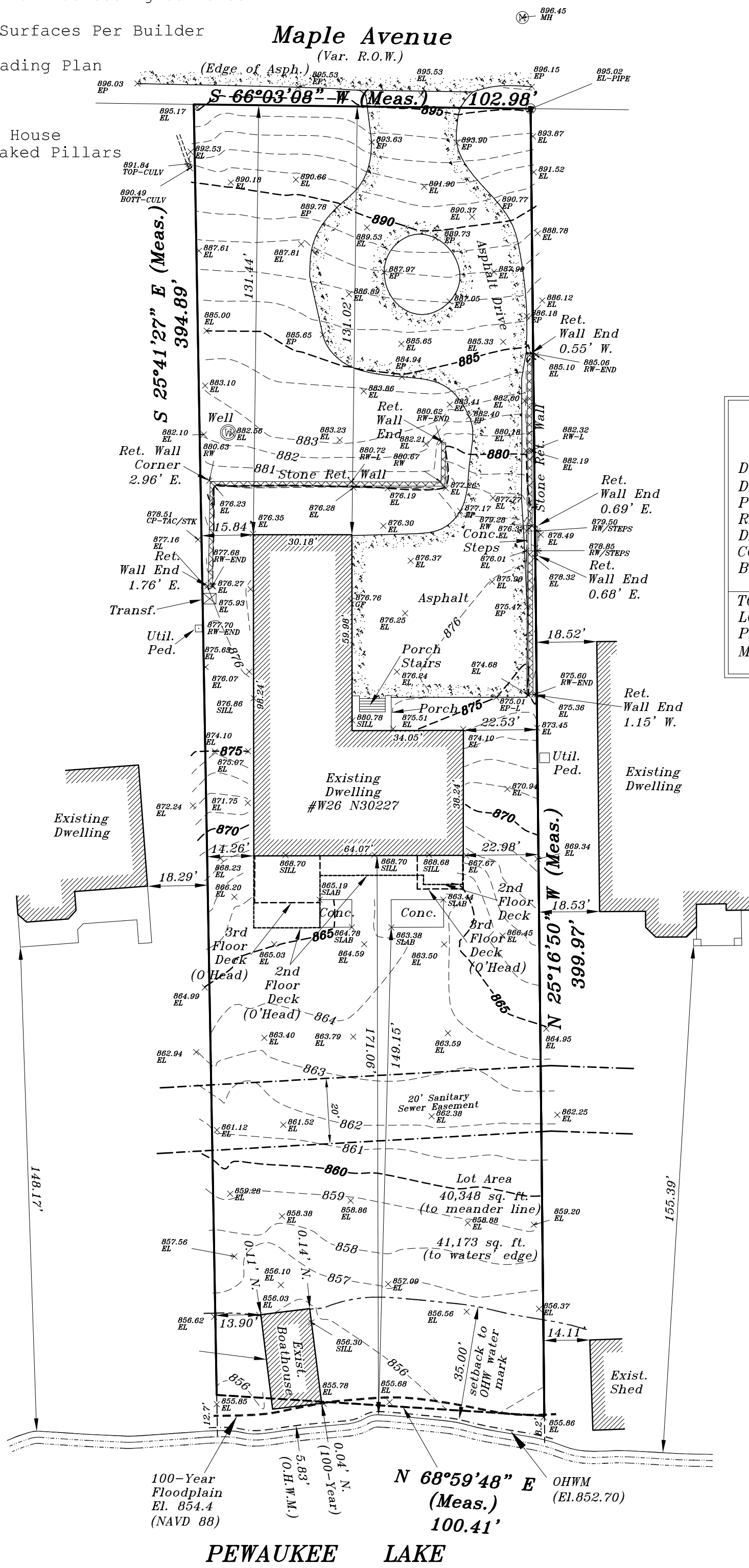
**PLAT OF SURVEY**

**LOCATION:** N26 W30227 Maple Avenue, Pewaukee, Wisconsin

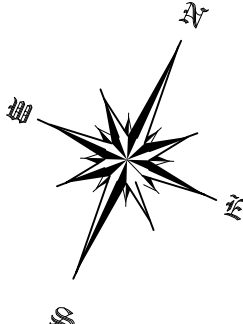
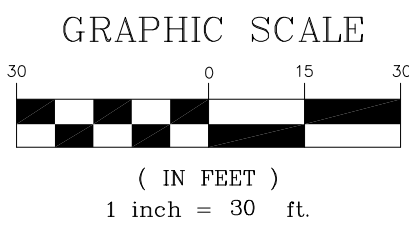
**LEGAL DESCRIPTION:** The West 25 feet of Lot 10 and the East 75 feet of Lot 11 in the **PLAT OF CRYSTAL SPRING PARK**, located in the Southeast fractional quarter of Section 15, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

- November 26, 2019
- September 2, 2020 Added Proposed House.
- September 9, 2020 Revised House Location.
- September 10, 2020 Added Foundation Plan (Not Staked); Proposed Driveway & Boathouse
- September 24, 2020 Revised Drawing
- October 1, 2020 Added Proposed Grading Plan
- October 12, 2020 Revised Proposed Grading Plan Addressing Comments
- October 22, 2020 Revised Drawing
- October 26, 2020 Revised/Added Impervious Surfaces Per Builder
- October 27, 2020 Staked Foundation Plan
- November 4, 2020 Address Comments; Rev. Grading Plan
- November 6, 2020 Revised Drawing
- November 9, 2020 Revised Drawing
- November 16, 2020 Revised Drawing
- November 24, 2020 Staked Dwelling and Boat House
- December 8, 2020 Re-staked dwelling and Staked Pillars
- March 2, 2022 As-Built Survey

Survey No. 111048



EXISTING IMPERVIOUS SURFACES	
DWELLING (INCL. GAR.)	4,261 sq.ft.
DECKS (O'HEAD)	771 sq.ft.
PORCH	128 sq.ft.
RETAINING WALLS	271 sq.ft.
DRIVEWAY	7,244 sq.ft.
CONC. AREAS	216 sq.ft.
BOATHOUSE	440 sq.ft.
<b>TOTAL IMPERV. SURFACE AREA</b>	<b>13,331 sq.ft.</b>
LOT AREA	41,173 sq.ft.
PERCENTAGE OF LOT AREA	32.4%
MAX. ALLOWED	30% (12,351 sq.ft.)



---880--- Denotes Existing Contour  
 (880) Denotes Proposed Contour

Prop. T.O.W. 878.33 (10' wall)  
 Prop. Gar. Slab 876.33  
 Prop. Fin. Yd. Gr. 876.33 - Front Yard  
 868.58' - Bottom of Patio  
 864.58' - Bottom of Patio

100-Year Floodplain El. 854.4 (NAVD 88)  
 N 68°59'48" E (Meas.) 100.41'  
 OHWM (El. 852.70)  
**PEWAUKEE LAKE**



**METROPOLITAN SURVEY SERVICE, INC.**

**PROFESSIONAL LAND SURVEYORS**  
 9415 West Forest Home Avenue, Suite 202  
 Hales Corners, Wisconsin 53130  
 PH. (414) 529-5380  
 survey@metropolitansurvey.com  
 www.metropolitansurvey.com


● - Denotes Iron Pipe Found  
 ○ - Denotes Iron Pipe Set

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

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

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED   
**Dennis C. Sauer**  
 Professional Land Surveyor S-2421



SCALE: 1" = 10'

Top of Foundation	873.68
Garage Grade	873.33
First Floor	874.88
Yard Grade	
Front Exposure	873.00
Rear Exposure	864.00
Wall Height per plans	9.00
Footing Grade	854.88
End of Drive Grade	874.83
Drive Length	88.70
Drive Grade	-1.9%

*Note: Contractor to verify grades and wall height prior to excavation.*

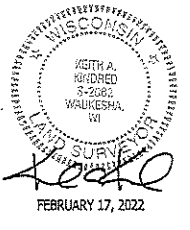
Impervious Surface Area	
Proposed	
House	2,959 Sq. Ft.
Deck	520 Sq. Ft.
Front porch	38 Sq. Ft.
Driveway	520 Sq. Ft.
Front walk	116 Sq. Ft.
Ex. Shed and Deck to remain	159 Sq. Ft.
Ex. Concrete to remain	663 Sq. Ft.
Retaining Wall (2ft x 12ft)	60 Sq. Ft.
<b>Total Impervious Surface Area</b>	<b>4,335 Sq. Ft.</b>
Lot Size (to O.H.W.M.)	14,456 Sq. Ft.
<b>Total % of Impervious Surface</b>	<b>30.0%</b>

**LEGEND**

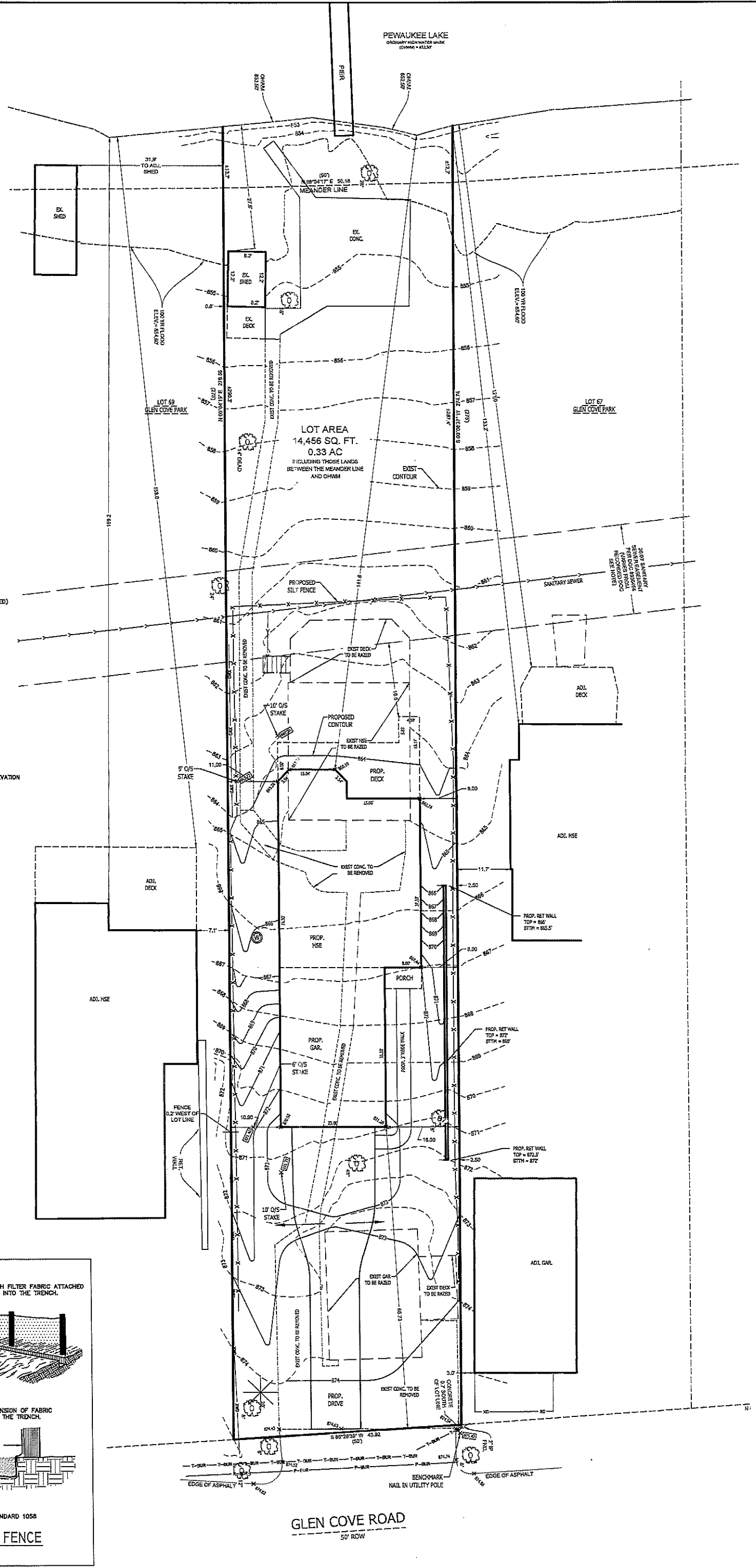
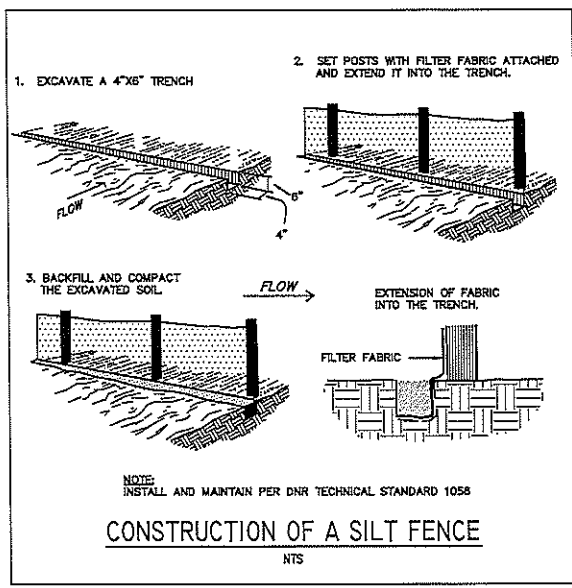
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- (XXXXXX) - PLATTED AS
- - BURIED GAS LINE AND GAS METER
- - BURIED POWER LINE AND ELECTRIC METER
- T— - BURIED TELEPHONE LINE
- S— - SANITARY SEWER LINE
- X— - CHAIN LINK FENCE
- ⊙ - POWER POLE
- ⊙ - DECIDUOUS TREE WITH DIAMETER
- ⊙ - CONIFEROUS TREE WITH DIAMETER
- X—X— - PROPOSED SILT FENCE
- x 1000.00' - GROUND ELEVATION
- x 1000.00' - TOP OF STAKE ELEVATION OR BENCHMARK ELEVATION

**NOTES:**

- SANITARY EASEMENT SHOWN BY 10' OFFSET FROM ESTABLISHED EXISTING CENTERLINE, BEARING IN RECORDED DOC #930468 DOES NOT FOLLOW EXISTING SANITARY LINE
- UTILITIES SHOWN AS MARKED IN THE FIELD BY DIGGERS HOTLINE PER TICKET #20212403494
- CONTOURS, OHWM, AND 100 YR FLOOD SHOWN ARE GENERATED FROM FIELD WORK DONE ON 8-28-2021



THIS SITE PLAN HAS BEEN UPDATED TO SHOW OFF SET STAKES AND BUILDING CORNER ELEVATIONS ONLY



PLAT OF SURVEY

LOCATION: N26 W30227 Maple Avenue, Pewaukee, Wisconsin

LEGAL DESCRIPTION: The West 25 feet of Lot 10 and the East 75 feet of Lot 11 in the PLAT OF CRYSTAL SPRING PARK, located in the Southeast fractional quarter of Section 15, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

- November 26, 2019
September 2, 2020 Added Proposed House.
September 9, 2020 Revised House Location.
September 10, 2020 Added Foundation Plan (Not Staked); Proposed Driveway & Boathouse
September 24, 2020 Revised Drawing
October 1, 2020 Added Proposed Grading Plan
October 12, 2020 Revised Proposed Grading Plan Addressing Comments
October 22, 2020 Revised Drawing
October 26, 2020 Revised/Added Impervious Surfaces Per Builder,
October 27, 2020 Staked Foundation Plan
November 4, 2020 Address Comments; Rev. Grading Plan
November 6, 2020 Revised Drawing
November 9, 2020 Revised Drawing

Survey No. 111048

RECEIVED
By Dept. of Parks and Land Use at 9:19 am, Mar 15, 2021

APPROVED VEGETATION PLAN

- keep swales on western side, can cause issues for homes or adj. properties

approx. retaining wall location:
move ret. wall east and create swale along western lot line

potential rain garden location;
\*size is dependent on TIS worksheet

riprap/some type of stone must be added to base of drain pipe to ensure no erosion occurs

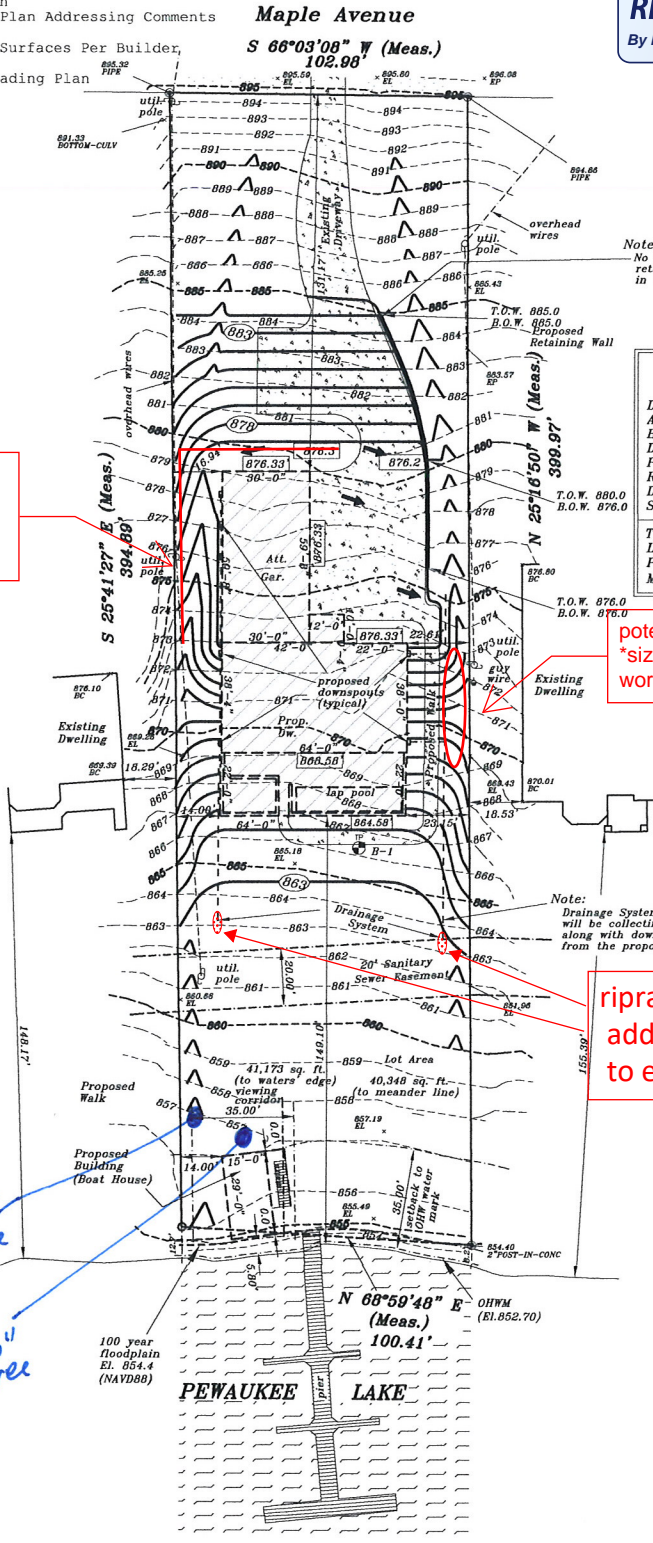
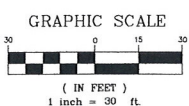


Table with 2 columns: Proposed Impervious Surfaces and Area. Includes Dwelling (2,796 sq.ft), Att. Garage (2,100 sq.ft), Boathouse (500 sq.ft), Deck (800 sq.ft), Patio (416 sq.ft), Retaining Walls (91 sq.ft), Driveway (4,826 sq.ft), Sidewalks (750 sq.ft). Total Imperv. Surface Area = 12,259 sq.ft.



---880--- Denotes Existing Contour
---880--- Denotes Proposed Contour

Prop. T.O.W. 876.33 (10' wall)
Prop. Fin. Yd. Gr. 876.33 - Front Yard
868.58' - Bottom of Patio

Proposed finished yard, 1st floor or top of foundation grade shown on this drawing is a suggested grade and should be verified by the owner, builder or municipality

METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

FEMA 100-Year Flood Elevation=854.4' (NAVDB8)

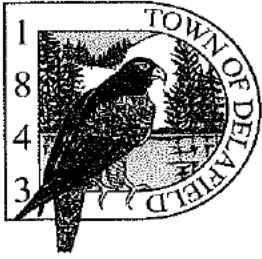
FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0178H which has an effective date of November 5, 2014, and is in a Special Flood Hazard Area.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.
Signed: Dennis C. Sauer
Professional Land Surveyor S-2421







# 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: <b>Carl Tomich</b>	Name: <b>Carl Tomich</b>
Address <b>N8W22520-L Johnson Dr.</b>	Address <b>N8W22520-L Johnson Dr.</b>
City State Zip <b>Waukesha, WI 53186</b>	City State Zip <b>Waukesha, WI 53186</b>
Telephone Number [REDACTED]	Telephone Number [REDACTED]
Email: [REDACTED]	Email: [REDACTED]

### 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:** Tomich

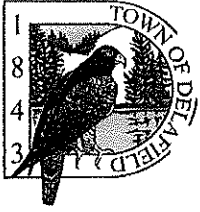
**Property Address:** N26W30227 Maple Ave.

**Tax ID/Parcel ID:** DELT0780013      **Lot Size:** 40,348 sq ft

**Current Zoning:** Residential      **Proposed Zoning (if applicable):** \_\_\_\_\_

**Present Use:** Residential      **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 are requesting the approval of retaining walls within 5' of the lot line*

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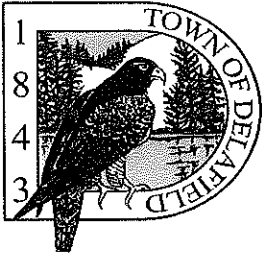
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# Required Forms for Submittal

## 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](mailto:dgreen@townofdelafield.org)).
- Two (2) full size hard copies of all supporting materials, i.e., drawings, plans and written documentation of plans 11"x17" and smaller.
- Seven (7) copies of supporting materials larger than 11"x17".

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

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

  
Signature of Owner

3/9/22  
Date

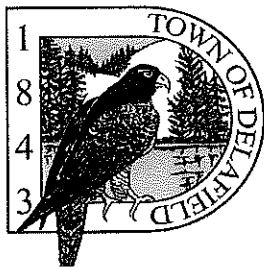
Carl Tomich  
Print Name

## For Office Use Only

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

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

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



**TOWN OF DELAFIELD**

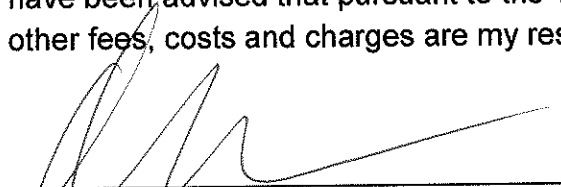
**PROFESSIONAL STAFF FEES CHARGEBACK ACKNOWLEDGEMENT**

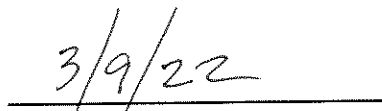
**PLEASE BE ADVISED**

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

\*\*\*\*\*

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

  
\_\_\_\_\_  
Signature of Owner

  
\_\_\_\_\_  
Date

**Carl Tomich**  
\_\_\_\_\_  
Owner's name (please print)

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

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

## Plan Commission Report for April 12, 2022

### **Esser Certified Survey Map Agenda Item No. 5. C.**

Applicant:	Joseph and Mary Esser
Project:	Land Combination
Requested Action:	Approval and Recommendation to the Town Board of a Certified Survey Map
Zoning:	R-3 (County)
Location:	N26 W30255 Maple Avenue

#### **Report**

The purpose of this Certified Survey Map (CSM) is to combine portions of Lot's 12 and 13 of the Plat of Crystal Springs that make up the Esser lot ownership. I have reviewed the CSM for technical adherence to the State Statutes and the Town Code and have provided comments to the surveyor that only included the requirement for minor grammatical edits.

#### **Staff Recommendation:**

I recommend approval of the CSM dated December 29, 2021, subject to addressing the grammatical edits stated in my 4/4/22 memo to the surveyor, prior to the Town signing the document.

Tim Barbeau, Town Engineer  
April 4, 2022



Legend

- Municipal Boundari
- Lots\_2K**
- Lot
- Unit
- General Common
- Outlot
- SimultaneousConv**
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline\_2K**
- EA-Easement\_Lin
- PL-DA
- PL-Extended\_Tie
- PL-Meander\_Line
- PL-Note
- PL-Tie
- PL-Tie\_Line
- Railroad\_2K
- <all other values>

0 200.00 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.







# 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.

COMBINING 2 PARTIAL LOTS INTO 1 LEGAL LOT

### PETITION FOR LAND USE AMENDMENT

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

Combining 2 partial lots into 1 legal lot

### PETITION FOR CONDITIONAL USE

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

would like to install an inground pool near house

### 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.





# 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)

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

Joseph T Esser & Mary Esser  
Signature of Owner

3/28/22  
Date

JOSEPH T ESSER + MARY ESSER  
Print Name

## For Office Use Only

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

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

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



**TOWN OF DELAFIELD**

**PROFESSIONAL STAFF FEES CHARGEBACK ACKNOWLEDGEMENT**

**PLEASE BE ADVISED**

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

\*\*\*\*\*

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

  
Signature of Owner

3/28/22  
Date

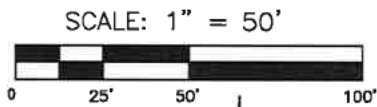
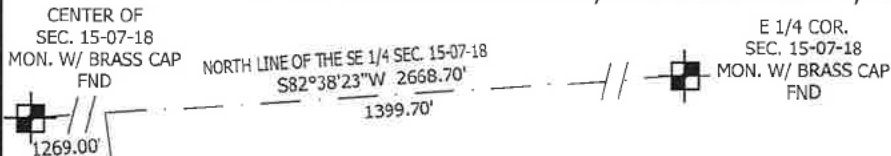
JOSEPH T + MARY ESSEER  
Owner's name (please print)

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

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

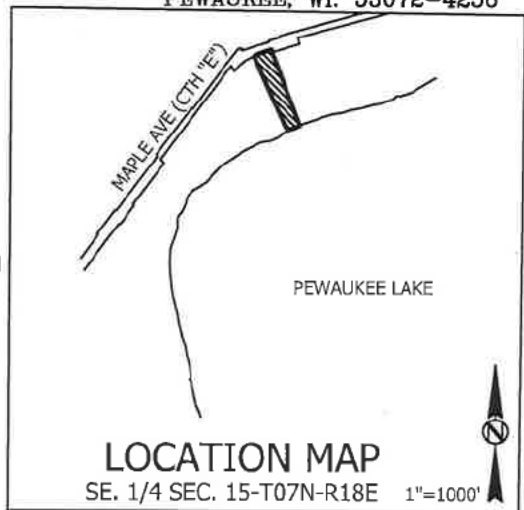
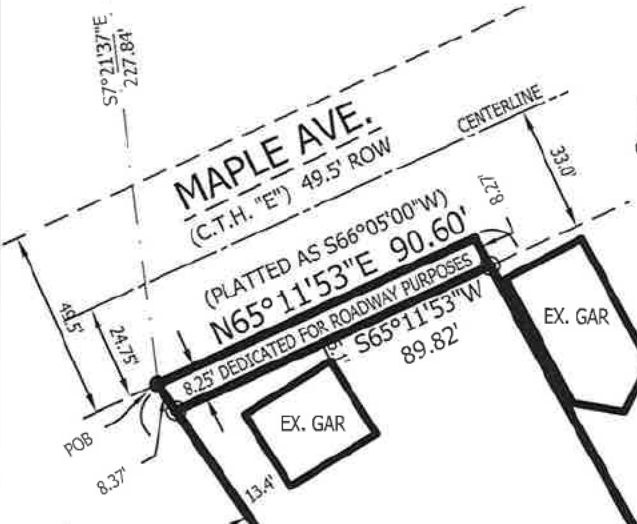
# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 12 AND LOT 13 OF PLAT OF CRYSTAL SPRING PARK,  
 LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.07N., R.18E.,  
 IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN



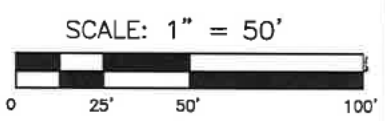
**SURVEYOR:**  
 KEITH A. KINDRED, PLS S-2082  
 SEH  
 501 MAPLE AVE  
 DELAFIELD, WI 53018  
 (414) 949-8919  
 KKINDRED@SEHNC.COM

**SURVEY FOR:**  
 JOSEPH AND MARY ESSER,  
 N26 W30255 MAPLE AVENUE  
 PEWAUKEE, WI. 53072-4256



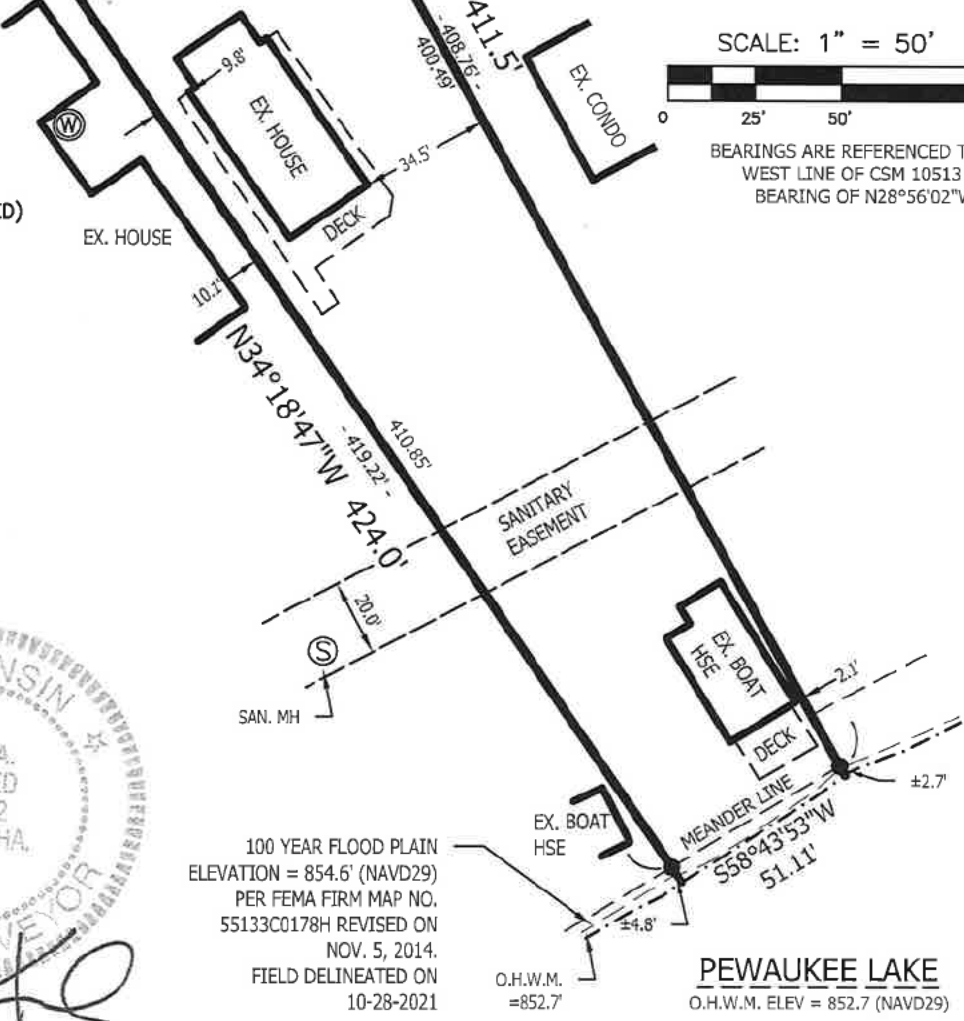
**LOT 1**  
 28,628 SF  
 (0.66 AC)  
 TO O.H.W.M.

PART OF LOT 13  
 PLAT OF CRYSTAL  
 SPRINGS  
 FELDMAN



BEARINGS ARE REFERENCED TO THE  
 WEST LINE OF CSM 10513 AS  
 BEARING OF N28°56'02\"/>

- LEGEND**
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
  - ⊙ - 11/16" REBAR SET, WT.=1.5 LBS./LIN. FT.



*Keith A. Kindred*  
 DATED DECEMBER 29, 2021

100 YEAR FLOOD PLAIN  
 ELEVATION = 854.6' (NAVD29)  
 PER FEMA FIRM MAP NO.  
 55133C0178H REVISED ON  
 NOV. 5, 2014.  
 FIELD DELINEATED ON  
 10-28-2021

**PEWAUKEE LAKE**  
 O.H.W.M. ELEV = 852.7 (NAVD29)



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 12 AND LOT 13 OF PLAT OF CRYSTAL SPRING PARK,  
LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.07N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE:

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

That I have surveyed, mapped and dedicated part of lot 12 and lot 13 of the Plat of Crystal Spring Park located in the NW 1/4 and the NE 1/4 of the SE 1/4 of Sec.15 T.7N., R.18E., in the Town of Delafield, Waukesha County, Wisconsin, more fully described as follows;

Commencing at the E 1/4 corner of Section 15 T.7N., R.18E., Thence S82°38'23"W., 1399.70 feet along the North line of the SE 1/4 of said Section; thence S07°21'37"E., 227.84 feet, to the point of beginning (POB);

Thence N65°11'53"E., along the South right-of-way of Maple Avenue, 90.60 feet, to the NW corner Certified Survey Map (CSM) 10513; thence S28°56'02"E., along the West line of said CSM, a distance of 408.76 feet to the Meander Line; thence S58°43'53"W., along the Meander Line, 51.11 feet; thence N34°18'47"W 419.22 feet to the point of beginning.

Including those lands between the Meander Line and the Ordinary High Water Mark (O.H.W.M.)

Said lands contain 28,628 square feet or 0.66 acres.

That I have made such survey, land division and plat by the direction of Joseph and Mary Esser, 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, in the Wisconsin State Statutes and the subdivision regulations of the Town of Delafield, City of Delafield and Waukesha County in surveying, dividing, dedicating and mapping the same.

Dated this 29th day of December, 2021

\_\_\_\_\_  
Keith A Kindred, PLS 2082



### NOTES:

- THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
- NO WELLS WERE OBSERVED ON SAID PROPERTY OR WITHIN 50 FEET OF PROPOSED CSM UNLESS SHOWN ON MAP
- AN ORDINARY HIGH WATER MARK ELEVATION (852.7 NAVD29) PER CSM 10513 AND CSM 12069.
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION
- 100 YEAR FLOODPLAIN ELEVATIONS (854.6 NAVD29) PER FEMA FIRMETTE 55133C0178H DATED 11/5/2014

# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 12 AND LOT 13 OF PLAT OF CRYSTAL SPRING PARK,  
LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.07N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## OWNER'S CERTIFICATE:

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

- 1) City of Delafield
- 2) Town of Delafield
- 3) Waukesha County

WITNESS the hand and seal of said owner this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

In Presence of:

\_\_\_\_\_  
Joseph Esser

\_\_\_\_\_  
Mary Esser

STATE OF WISCONSIN)

\_\_\_\_\_ COUNTY) SS

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_ County, Wisconsin

My Commission Expires \_\_\_\_\_



DATED DECEMBER 29, 2021



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 12 AND LOT 13 OF PLAT OF CRYSTAL SPRING PARK,  
LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.07N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## CONSENT OF CORPORATE MORTGAGE:

\_\_\_\_\_, a corporation duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_ mortgagee of the above described land, does hereby consent to the surveying, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Joseph and Mary Esser, Owners.

IN WITNESS WHEREOF, said \_\_\_\_\_ has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, and countersigned by \_\_\_\_\_, its \_\_\_\_\_ at \_\_\_\_\_, \_\_\_\_\_, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021, the above named \_\_\_\_\_,

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, \_\_\_\_\_

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



DATED DECEMBER 29, 2021



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF LOT 12 AND LOT 13 OF PLAT OF CRYSTAL SPRING PARK,  
LOCATED IN THE NW 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SEC. 15 T.07N., R.18E.,  
IN THE TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

## TOWN BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Town of Delafield, Joseph and Mary Esser, owner, is hereby approved by the Town Board.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Ronald Troy, Chairperson Dan Green, Town Clerk

## PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Town of Delafield, Joseph and Mary Esser, owner, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Kevin Fitzgerald, Chairperson Dan Green, Town Clerk

## WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL:

The above, which has been filed for approval as required by chapter 236, Wis. Statutes, is hereby approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Dale R. Shaver, Director

## CITY OF DELAFIELD COMMON COUNCIL EXTRA-TERRITORIAL APPROVAL:

Approved by the City of Delafield on this \_\_\_\_\_ day of \_\_\_\_\_, 2022,

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Molly Schneider, Clerk Kent Attwell, Mayor

## CITY OF DELAFIELD PLANNING COMMISSION EXTRA-TERRITORIAL APPROVAL:

Approved by the City of Delafield on this \_\_\_\_\_ day of \_\_\_\_\_, 2022,

Signed \_\_\_\_\_ Signed \_\_\_\_\_  
Molly Schneider, Clerk Kent Attwell, Mayor



DATED DECEMBER 29, 2021



## Plan Commission Report for April 12, 2022

### **Zak Residence Driveway Monuments Agenda Item No. 5. D.**

Applicant: Tim and Lynn Zak, owner, by Chris Miracle, agent

Project: Installation of entry/address monuments at their driveway

Requested Action: Approval and Recommendation to Waukesha County Dept. of Parks and Land Use

Zoning: R-3 (County)

Location: N23 W28788 Louis Avenue

### **Report**

Waukesha County Planning Division has received a request to allow the installation of two 32" square pillars, 42" tall plus a light, adjacent to their entrance driveway. The County code requires that the Town Plan Commission review the request and provide a recommendation back to the County. The pillars will be placed 10 feet from the right-of-way line. No fence or gate is associated with the pillars.

The placement of the pillars will not affect roadway or snow removal operations. Due to their small size, the pillars will not affect site distance. The standard address plate provided as part of the building permit should still be placed on the home structure.

### **Staff Recommendation:**

Subject to any Plan Commission comments and discussion at the meeting, I recommend approval of the installation of the pillars in accordance with the location and size shown on the landscape plan prepared by Landworks landscape services dated 3/22/22.

Tim Barbeau, Town Engineer  
April 4, 2022





Legend

- Municipal Boundari
- Lots\_2K**
  - Lot
  - Unit
  - General Common
  - Outlot
- SimultaneousCon**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartline\_2K**
  - EA-Easement\_Lin
  - PL-DA
  - PL-Extended\_Tie
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K**



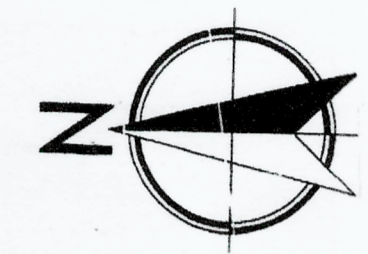
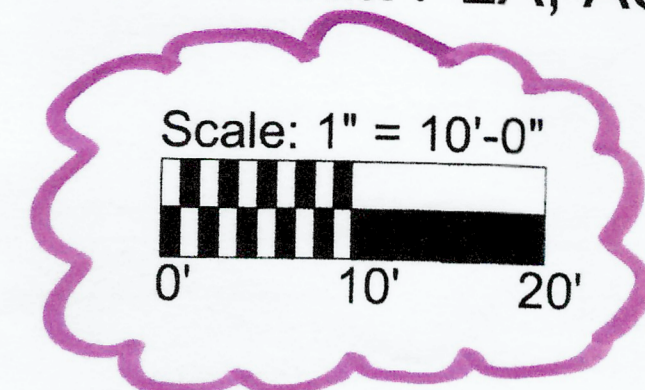
0 200.00 Feet

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.



Chris Miracle PLA, ASLA  
John R. Klatt PLA, ASLA

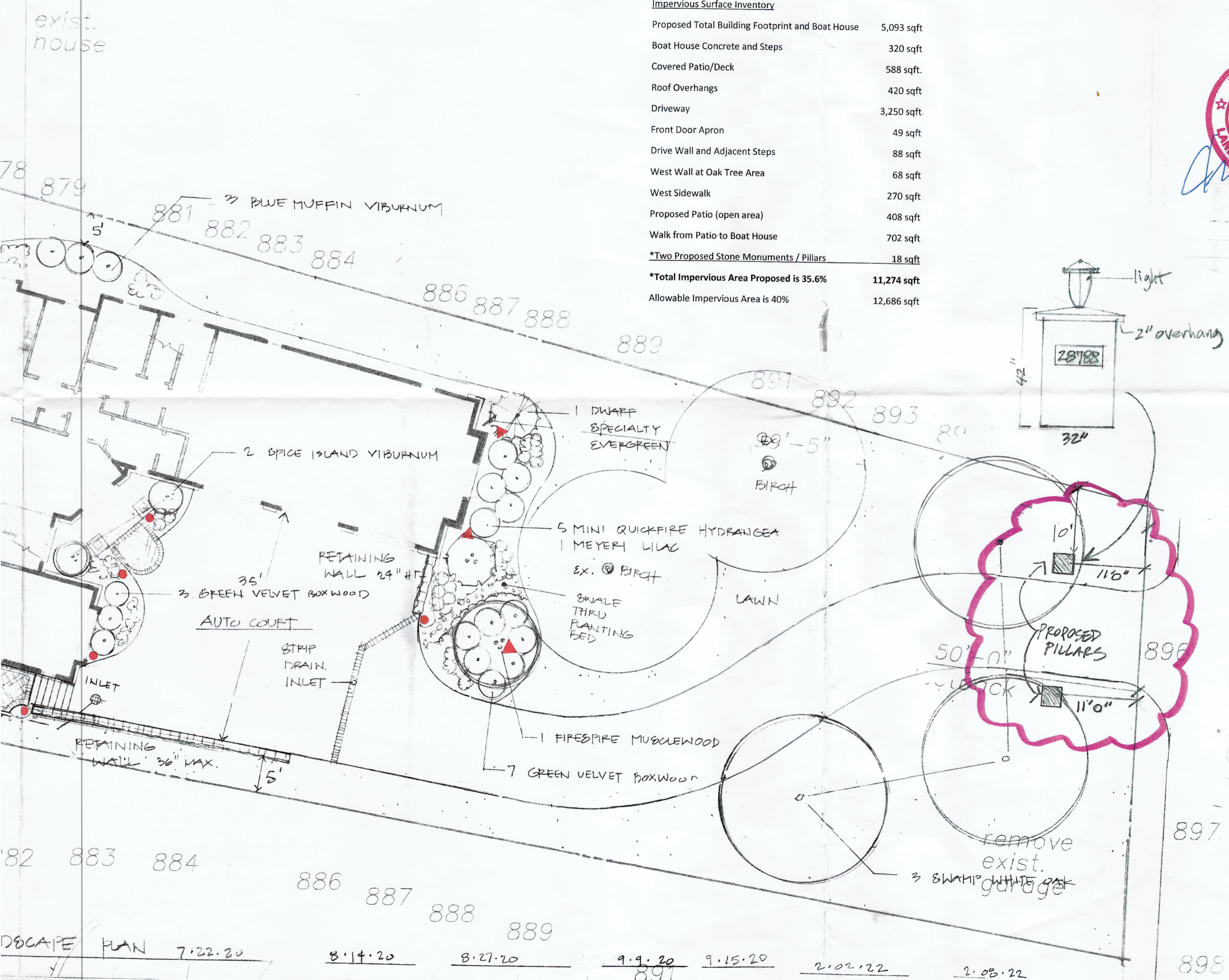


*Christopher R. Miracle*

3.18.2022 / REV. 3.22.22

Impervious Surface Inventory

Proposed Total Building Footprint and Boat House	5,093 sqft
Boat House Concrete and Steps	320 sqft
Covered Patio/Deck	588 sqft.
Roof Overhangs	420 sqft
Driveway	3,250 sqft
Front Door Apron	49 sqft
Drive Wall and Adjacent Steps	88 sqft
West Wall at Oak Tree Area	68 sqft
West Sidewalk	270 sqft
Proposed Patio (open area)	408 sqft
Walk from Patio to Boat House	702 sqft
<u>Two Proposed Stone Monuments / Pillars</u>	<u>18 sqft</u>
<b>Total Impervious Area Proposed is 35.6%</b>	<b>11,274 sqft</b>
Allowable Impervious Area is 40%	12,686 sqft



**Preliminary Plan**

**Zak Residence**  
N23W28788 Louis Avenue  
Pewaukee, WI 53072



www.landworkswisconsin.com  
N69W25195 Indiangrass Lane  
Sussex, WI 53089  
p.262.820.2501

LANDSCAPE PLAN 7.22.20 8.14.20 8.27.20 9.9.20 9.15.20 2.02.22 2.08.22