



A PERFECT ENVIRONMENT

Residential Recreational Responsible

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

TOWN OF DELAFIELD PLAN COMMISSION MEETING
Tuesday, July 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 June 7, 2022.
3. Communications (for discussion and possible action):
 - A. Plan Commissioner Tim Frank resignation
4. Unfinished Business: None
5. New Business:
 - A. Dan Studer, W289 N106 Elmhurst Road, Re: Consideration and possible recommendation to Waukesha County on the approval of a lot not abutting a public road for the property located at W289 N106 Elmhurst Road under Waukesha County Shoreland and Floodland Zoning.
 - B. Dan Studer, W289 N106 Elmhurst Road, Re: Consideration and possible action on the approval of a Certified Survey Map to create two lots at W289 N106 Elmhurst Road.
 - C. Brian & Kathryn Jakel, 3615 Hawthorn Hill Drive, Waukesha, Re: Consideration and possible action on a Certified Survey Map to combine parcels located at the northeast corner of Hillcrest Drive and Orchard Avenue (Tax Key Nos. DELT 0764-026, DELT 0764-027 and DELT 0764-028)
 - D. Matt Neumann, Neumann Companies, Re: Presentation of conceptual development plan on land known as the Thomas properties generally located north of Golf Road and south of the Lake Country Trail, between Glen Cove Road and Elmhurst Road. (Tax Key Nos. DELT 0811-999; DELT 0809-996 and DELT 0809-995).
 - E. Town of Delafield Plan Commission, Re: Provide direction to staff regarding modification to the Planned Development District # 1 zoning ordinance.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: August 2, 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, JUNE 7, 2022, 6:30 P.M.**

Video Link: https://www.youtube.com/watch?v=88ehsQpX5_M

Prior to the start of the scheduled Plan Commission meeting there will be two public hearings in front of the Plan Commission, Town Board and a representative of the Waukesha County Department of Parks and Land Use, Planning and Zoning Division to solicit public input on the following:

1. Establishment of a Waukesha County Shoreland and Floodland Protection Ordinance jurisdiction over an area extending 1,000 feet from the Ordinary High-Water Mark of a navigable pond, as determined by the DNR. The proposed county zoning districts are the A-2 Rural Home, EC Environmental Corridor Overlay, C-1 Conservancy Overlay, HG High Groundwater, and A-1 Agricultural Districts, all located in the SE ¼ and SW ¼ of the SW ¼ of Section 25 and the NE ¼ and NW ¼ of the NW ¼ of Section 36, T7N, R18E, Town of Delafield.

Public Comments:

Engineer Tim Barbeau displayed the current shoreland area. Waukesha County jurisdiction is located on the east side of Sylvan Drive. There is a pond that was determined to be navigable, about 4 years ago. The County has jurisdiction within 1000 feet of that boundary. There are two small pieces of A-1 in southeast and southwest corners. There is A-2 and High Groundwater, based on the soils. There is also C-1 Conservancy, mapped wetland. The Town zoning, before this determination, was A-2 rural home district.

Rebecca Leto, Waukesha County Planner, explained the differences between A-1 with the county and town is that the Town requires a much larger lot size. The County only requires 3-acre minimum lot sizes. There are 19 properties affected by the zoning change, and all parcels are developed. Some are entirely encompassed, and some, only a portion. The only ones not developed are in The Retreat subdivision, of which, only two parcels in that subdivision will be affected.

Lynn Serafin, W288S110 Elmhurst Road, asked if the map could be explained more clearly. Rebecca Leto clarified the map in question.

Chairman Fitzgerald closed the public hearing for this item.

2. Request by Dan Studer, W289 N106 Elmhurst Road for a zoning amendment to the Waukesha County Shoreland and Floodland Protection Ordinance from C-1 Conservancy Overlay District to A-2 Rural Home District to accommodate a residential driveway for a future home located south of his residence.

Public Comments:

Engineer Barbeau explained there are two small areas of C-1 that the applicant is looking to rezone to A-2. The first is approximately 1,095 square feet. The second is on the north side, and is approximately 260 square feet. This is located where there is a driveway. The request is to accommodate that driveway. The property is 11.38 acres and there is access off Elmhurst Drive. The rezone would give them access to the east side of their property, off Sylvan Trail.

Rebecca Leto explained the C-1 applies to all wetlands, and does not allow for driveways. The driveway being proposed is to accommodate a land split. The north C-1 portion was filled in 2017, and the DNR granted approval for that. As part of the land division, it would require a building envelop to be established to limit development on the isolated natural resource area. The applicant would have adequate upland area to propose a second lot. SWERPC did a wetland delineation in 2018.

Chairman Fitzgerald questioned if you could put a driveway in C-1 zoning. Rebecca stated the existing driveway would not be allowed. The land division cannot utilize the existing driveway, as they are capped on the number of shared driveways off Elmhurst. Engineer Barbeau explained that a CSM request would require Town approval and approval for a flag lot from the Town and County.

Keith Kindred, N2W28651 Sylvan Trail, stated he asked the DNR to determine navigability on his lot. In the Fall of 2017, the neighbor called asking why he had been chain sawing trees, which he was not. He found bulldozers were driving through the wetlands. A permit was granted from Leif at Waukesha County, under pretenses that there was a road in existence. The historical photo does not show a roadbed. The intent of this is for a double flag lot. The past Plan Commission denied this flag lot. The Plan Commission does have the right to deny flag lots. The developer is begging permission after the fact to fill the wetlands. He questioned why the applicant did not come here on day 1, and explain what he wanted to do. He has not noticed flooding on his property, but there is flooding on the other side of the wetland area.

Sean Beres, N3W28650 Sylvan Trail, has noticed more water on his retention ponds and other areas since the driveway was put in. This was never a road, just a path that deer traveled on.

Jon Spheeris, S1W33859 Abitz Drive, explained that Mr. Studer wants to split the parcel in two and downsize from his current home. He stated the applicant has a 9-page packet of back information on this property.

Dan Studer, W289N106 Elmhurst Road, showed the Plan Commission areal photographs from 1970, where a driveway was created for access to the back of the property. He explained most of the time the area is dry. There is a conservancy on Mr. Beres' property that is identified on the GIS map. He stated Mr. Beres has been moving dirt on his property, and Mr. Kindred has not noticed any increase of water. He explained that is because the water flows from the north to the south. There is a swale along the side of the driveway to the west where overflow water is captured, and runs down. He stated the driveway has nothing to do with water. Leif wanted a 24" culvert so water could continue to flow, and the appropriate permits were pulled. In 2005, there was a CSM that identified the driveway as an easement access for the back portion of the driveway. The board approved the split with contingencies of deeding land to the Town. Under Waukesha County zoning, it allows the owner to split the land. On November 28, 2017, Mr. Kindred asked for a wetland determination, and no work has been done on the driveway since. Mr. Studer explained the plan is to build a retirement home on the second parcel of land after a CSM is approved.

Chairman Fitzgerald closed the public hearing.

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

Chairman Fitzgerald called the meeting to order at 7:06 p.m. and led all in the Pledge of Allegiance.

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

Also present: Engineer Tim Barbeau and Administrator Dan Green.

Excused: Commissioner Diderrich and Commissioner Frank.

Second order of business: Approval of the minutes of May 3, 2022.

Motion made by Supervisor Kranick to approve the May 3, 2022, minutes. Seconded by Commissioner Janusiak. Motion passed 5-0.

Third order of business: Communications (for discussion and possible action): None

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

- A. Waukesha County Dept. of Parks and Land Use, Re: Consideration and possible recommendation on the establishment of Waukesha County Shoreland and Floodland Protection Ordinance jurisdiction and establishment of proposed zoning districts to include A-2 Rural Home, EC Environmental Corridor Overlay, C-1 Conservancy Overlay, HG High Groundwater and A-1 Agricultural Districts, all located in the SE ¼ and SW ¼ of the SW ¼ of Section 25 and the NE ¼ and NW ¼ of the NW ¼ of Section 36, T7N, R18E, Town of Delafield

Engineer Barbeau stated that any recommendation should acknowledge that the jurisdiction has been established and provide a recommendation to the Town Board, in accordance with the latest drawing provided by Waukesha County.

Motion by Chairman Troy to recommend approval of the establishment of Waukesha County Shoreland and Floodland protection Ordinance jurisdiction and establishment of proposed zoning district to include A-2 Rural Home, EC Environmental Corridor Overlay, C-1 Conservancy Overlay, HG High Groundwater, and A-1 Agricultural Districts, subject to staff recommendations. Seconded by Commissioner Dickenson. Motion passed 4-1 with Supervisor Kranick opposing.

- B. Dan Studer, W289 N106 Elmhurst Road, Re: Consideration and possible recommendation to Waukesha County on a zoning amendment under Waukesha County Shoreland and Floodland Zoning from C-1 Conservancy Overlay District to A-2 Rural Home District.

Chairman Troy questioned Mr. Kindred's comment about his lot being made a flag lot if the Town approved the driveway and CSM. Engineer Barbeau explained that nothing on Mr. Kindred's lot will change, and he will have the same access to Sylvan Trail. Rebecca Leto stated there is a temporary cul-de-sac easement, with a 66' wide easement, but does not say who the easement is granted to.

Mr. Troy questioned if the owner has the recourse to do what he wants without rezoning the property. Engineer Barbeau stated there are disturbance limitations and the property has steep slopes. What the applicant is asking for is the least disturbance for what he wants to do.

Supervisor Kranick questioned the reasoning behind why this pond was determined to be a navigable waterway. He expressed concerns that the Town's stormwater ponds would be under county jurisdiction. Rebecca stated artificial ponds are exempt from county zoning. Commissioner Dickenson asked if this was determined by the DNR. Engineer Barbeau stated yes, the DNR determines the navigability of streams, lakes, and ponds. Chairman Fitzgerald stated that the Town's ordinance would not allow a flag lot to be created, and we would require 200 feet of frontage.

Engineer Barbeau explained the rezone is for a driveway to reach the other end of the parcel. The owner has been clear on his intent to split his lot in the future. He explained that someone could place an accessory building on the 11-acre parcel, if a lot division is not approved. The driveway does not guarantee that the land split would be approved. The Plan Commission does not have to approve a CSM, and Waukesha County is not forcing the Town to do so. The rezone is for a small portion of land that does not affect the wetland substantially. The next step would be the land split if the rezone were approved.

Commissioner Janusiak questions whether this would be spot zoning. Rebecca Leto explained this would not be spot zoning because it is being rezoned to match the existing parcel. There is a 33' access

easement to the north portion. This was before Studer's parcel was created. A few years later, Mr. Studer's lot was created with a 66' easement. That easement must have been released by the Town at some point.

Commissioner Dickenson stated the Town typically takes an interest in what neighbors say, especially with water concerns. With this falling outside of the Town's jurisdiction, the Town still has to take into consideration the adjacent property owners and the negative effects of water runoff. Commissioner Janusiak had concerns regarding comments that were made by Mr. Studer concerning access for his two neighbors off Sylvan. She has reservations as she did not want to escalate tensions between neighbors.

Supervisor Kranick stated that historically the Town does not get involved with neighbor disputes. The DNR made a determination of navigability on this pond. Waukesha County has 1,000 feet of jurisdiction, therefore, the Town has very little jurisdiction or say in what happens with this parcel. We need to trust our partnership with Waukesha County. From a zoning perspective, the lots meet the minimum acreage.

Rebecca explained that the town's input is take under advisement. The County takes wetlands very seriously and typically do not rezone C-1 areas. Mr. Studer has pulled the require permits, and the Town can put any contingencies they deem fit for the rezone.

Motion by Supervisor Kranick to recommend to the Town Board approval of a zoning amendment under Waukesha County Shoreland and Floodland Zoning from C-1 Conservancy Overlay District to A-2 Rural Home District, subject to all permits from the DNR, Waukesha County and Army Corp of Engineers being up to date. Seconded by Chairman Troy. Motion fails 2-3 with Chairman Fitzgerald, Commissioner Dickenson, and Commissioner Janusiak opposing.

Sixth Order of Business Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: Joint Plan Commission and Town Board Training & Closed Session Discussion: June 14, 2022 @ 5:30 PM. Next regular meeting: July 12, 2022 @ 6:30 PM.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the June 7, 2022, Plan Commission meeting at 7:33 p.m. Seconded by Commissioner Dickenson. Motion passed 5-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Plan Commission Report for July 12, 2022

Studer Lot Not Abutting a Public Road (County) Agenda Item No. 5. A.

Applicant:	Dan Studer
Project:	Studer Property
Requested Action:	Recommendation to Waukesha County
Zoning:	C-1, A-2, HG, (all County Zoning)
Location:	W289 N106 Elmhurst Road

Report

Waukesha County Shoreland and Floodland Protection ordinance requires that the Town provide a recommendation from the Plan Commission regarding the allowance of a lot not abutting a public road. Waukesha County staff stated that *the County would consider a new lot created from Mr. Studer's parcel as a flag lot/lot not abutting a public road. The County Ordinance states that where such a lot has a narrow strip of land as part of the lot extending to the public road from the main part of the lot where the building could lawfully be placed, such narrow portion shall not constitute frontage or part of the 3-acre lot size requirement unless the narrow portion of the lot is as wide as the required minimum average width for the District (200' in A-2). Subject to the recommendation of the Town Plan Commission and County staff approval, a flag lot may be created and a building permitted so long as it is at least 3 acres in area and has a minimum average width of 200 ft. The intent of the provisions is to discourage creation of lots and placement of structures which do not have adequate access for emergency vehicles and equipment.*

In a subsequent email, County staff indicated that they don't see why the county would not recommend approval. The strip of land exists, and Mr. Studer also meets the requirements of 3 acres and 200 ft. in average width – however confirmation of this awaits with the concept/preliminary CSM.

Staff Recommendation:

Since the property currently contains a strip a land that was approved 31 years ago by the Town, I am not opposed to allow the approval of a lot not abutting a public road. The Town code contains a provision that a property owner can create a true lot not abutting a public road if such lot is accessed by a permanent 33 foot easement; or if the lot if greater than 6 acres, by a 66 foot permanent easement. The Town has allowed such lots in the past. In this case, the access is not through an easement, but rather through same ownership. I recommend that the motion to approve include language that recognizes that the strip of land is presently in place and that the Town is not creating the "strip" through the approval of allowing a lot not abutting a public road, so that precedent is not set.

Tim Barbeau, Town Engineer

July 5, 2022

Plan Commission Report for July 12, 2022

Studer Certified Survey Map Agenda Item No. 5. B.

Applicant:	Dan Studer
Project:	Studer Property
Requested Action:	Approval of Certified Survey Map
Zoning:	C-1, A-2, HG, (all County Zoning)
Location:	W289 N106 Elmhurst Road

Report

Mr. Studer is requesting approval of a Certified Survey Map (CSM) to create two parcels of land from his existing 11.366 acre parcel. Lot 1 would contain his existing house, be 5.306 acres in area and have access via Elmhurst Road. Lot 2 would be 6.060 acres in area and be accessed off of the east end of Sylvan Trail. Approval of the CSM should be contingent on Waukesha County approving the pending rezoning request and land disturbance permits related to the Sylvan Trail access. Lot 2 will be served with a mound type septic system based on soil borings taken on the site. Since both lots are located in the Environmental Corridor, they are limited by County zoning to 5 acre minimum lot size and a disturbance limit. Therefore, no other land splits will take place on the parent parcel.

I have completed a review of the CSM and provided comments to the surveyor. The comments address minor technical items that will not substantially affect the lot configuration. One concern that I raised is the presence of an undefined access easement that was shown on the previous CSM, but not this CSM. If said access easement is present, I requested that it be clearly defined with the purpose, rights, who holds the rights and who maintains the access easement.

The Plan Commission may want to consider whether we should request a reservation or dedication of lands from the end of the built cul-de-sac and Mr. Studer's east property line for a future public road. From a planning and road connectivity standpoint, the potential extension makes sense, especially not knowing what the future development would look like to the east; however, consideration must be made due to the following:

- the presence of wetlands on the Studer property
- the presence of wetlands on the Schoenstatt Sisters property
- consideration of existing residents on Sylvan Trail by making a cul-de-sac into a through road in the future
- the question as to who would build the road
- there is a reserved roadway approximately 740 feet to the north of Sylvan Trail
- there is a road stub to the lot line approximately 2000 feet to the south.

Staff Recommendation:

As of the date of this report, I have not received the updated CSM to review my technical comments.

In regards to the road dedication, I support road connections for emergency vehicle access and connectivity between neighborhoods within the Town; however, the disturbance of wetlands would be a difficult hurdle to overcome unless there is a clear public need. I have recently spoken to the Schoenstatt Sisters and they have no plans in the foreseeable future to sell their land for development. The Town has two locations where connections can be made without disturbance of wetlands and they also have access to USH 18 and to Northview Road if the land is developed in the future. Therefore, I do not recommend requiring a reservation of lands between Sylvan Trail cul-de-sac and the east line of Mr. Studer's property.

I recommend approval of the CSM dated 6/29/22, subject to satisfaction of all previous requirements associated with the rezoning of the lands, approval of a lot not abutting a public road by Waukesha County and addressing any and all Town and County technical comments.

Tim Barbeau, Town Engineer
July 5, 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: <i>DANIEL STUDER</i>	Name:
Address: <i>W289 N106 ELMHURST RD</i>	Address:
City: <i>WAUK</i> State: <i>WI</i> Zip: <i>53188</i>	City: State: Zip:
Telephone Number: <i>414 405 1076</i>	Telephone Number:
Email: <i>LUCKYDANS1@YAHOO.COM</i>	Email:

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 checked="" type="checkbox"/> Certified Survey Map.....\$250.00 | <input type="checkbox"/> Conceptual Plan Review.....\$50.00 |
| <input type="checkbox"/> Developer's Agreement.....\$100.00 | <input type="checkbox"/> Other.....\$50.00 minimum |

PROJECT NAME: *STUDER DRIVEWAY/LOT DIVISION*

Property Address: *W289 N106 ELMHURST RD*

Tax ID/Parcel ID: *DELT0819992001* **Lot Size:** *11.3*

Current Zoning: _____ **Proposed Zoning (if applicable):** _____

Present Use: *RESIDENTIAL* **Intended Use (if applicable):** *RESIDENTIAL*

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.



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.

Daniel Studer
Signature of Owner

6-23-22
Date

DANIEL STUDER
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) _____

Waukesha County Certified Survey Map Data Sheet & Submittal Form

Owner Name Daniel + Sheyenne Studer
 Owner Address W289N106 Elmhurst Rd
Waukesha WI 53188
 Owner Phone No. 414-405-1076
 Email Address luckydons1@yahoo.com

Surveyor Name Matt O'Rourke
 Surveyor Company LandTech Surveying
 Surveyor Phone No. 262-367-7599
 E-mail Address morourke@landtechwi.com

Town Delafield
 Property Address W289N106 Elmhurst Rd
 Tax Key No. DELT0819992001

Section 25

REASON FOR CSM: _____

The enclosed submittal checklist must be completed prior to CSM review.

For Office Use Only:

FORMAL SUBMITTAL				SIGNATURE SUBMITTAL		
Date Received	Due Date	Date of Approval	Date of Denial	Date Received	Date of Approval	Date of Denial

File No. _____ Review Fee: _____ Date Paid: _____ Receipt Number: _____

Notes:

Cross references to other files (RZ, CU (esp. a PUD), BOA, WCDP amendment, etc.):

CSM SUBMITTAL CHECKLIST

PLEASE CHECK THE APPROPRIATE BOX

YES	NO	NA	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the Certified Survey Map to scale , signed, sealed, and dated by the Surveyor with the <u>same</u> revision dates on <u>all</u> pages?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do you have a copy of the CSM Land Division Review Checklist indicating that all appropriate items have been completed by the Surveyor?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the local municipality (Town) been contacted regarding their CSM submittal process?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do any villages or cities have extraterritorial review authority? If so, have they been contacted regarding their CSM submittal process?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any utilities required? If so, plan accordingly and communicate with the utilities <u>early</u> in the process. Existing and proposed easements must be identified on the CSM.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the property contain wetlands that have been field verified? If yes, please submit a copy of the report and indicate the source and date of the delineation on the CSM. Written documentation of DNR concurrence shall also be submitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the property contain Primary Environmental Corridor, Secondary Environmental Corridor, or Isolated Natural Resource Area that have been field verified? If yes, please submit a copy of the report and indicate the source and date of the delineation on the CSM. <i>Shown per GIS (INRA)</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Has the Waukesha County Department of Public Works or the State Department of Transportation completed a review of the proposed highway accesses, <i>if applicable</i> ?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the property served by a private sewage system? If so, has the Waukesha County Environmental Health Division been contacted for review of all lots proposed to be served by septic systems? A soil test must be completed on every new lot created to ensure septic suitability, unless the lot will be served by sewer.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If there are any existing septic systems or wells, have you completed a Preliminary Site Evaluation (PSE) form or submitted abandonment reports to EHD?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Has the Waukesha County Land Resources Division completed a review to determine if a Stormwater Permit is required? A Stormwater Permit is required if you create 3 new lots; disturb 1 acre or more of land; propose at least ½ acre of new impervious surface; or propose a road that will serve more than 2 homes. A County Stormwater Permit is not required in the Towns of Eagle or Brookfield; please coordinate with Eagle and Brookfield directly regarding stormwater management.

The County has 90 days to review the CSM per Chapter 236 Wisconsin State Statutes.

Please contact the Planning and Zoning Division at (262) 548-7790 or go to www.waukeshacounty.gov/planningandzoning to determine review fees.

Property Owner: Daniel + Shenyenne Studer

Submittal Date: _____

Tax Key No(s): DELT0819992001

Review Date: _____

Review Deadline: _____

Municipality: Town of Delafield

Reviewer: _____

WAUKESHA COUNTY LAND DIVISION CHECKLIST

DEVELOPMENT IDENTIFICATION

	Prelim. Plat	Final Plat	CSM	Notes
Development Title			—	
Property Location (¼ section, section, township, range, county)			X	
Location of map showing section or a government subdivision of section in which subdivision lies, nearby streets, water bodies, oriented the same as main drawing.			X	
Name, address and phone number of owner and subdivider			X	
Project Engineer, name, address and phone number			—	
Surveyor's certificate signed, dated and sealed and same revision dates on all pages			X	

MAPPING FEATURES

North arrow and graphic scale • verify scale			X	
Sheet numbers (total no. of sheets)			5	
Legend (well, septic, rod/stake, resource boundaries)			X	
Public access to water bodies • Min 60' wide at ½ mile intervals unless DNR exempts or public space already provided			—	
Survey monumentation or other attributes as required by s. 236. Wis. Stats.			X	
Lot number(s) and dimensions (including Outlots) • Verify measurements, as applicable			X	
Curve information on curve, or in a table			—	
Check for duplicate plat names (not allowed)			—	
Topographic contours (existing and proposed) not to exceed 2' interval			X	
Drain tile location disclosure and function				
All structures existing on-site and within 50 feet on adjoining property and use of structures to be retained			X	
Minimum shore frontage required • 100' for a lot served by septic • 65' for a lot served by sewer			—	

	Prelim. Plat	Final Plat	CSM	Notes
Existing easements, proposed easements – type and dimensions <ul style="list-style-type: none"> • Drainage, SW, access, utility, conservancy, CRP, etc. 			X	
Bearings and length of exterior boundaries			X	
Owners of abutting unplatted lands, names of subdivisions and/or CSM Nos., parks, cemeteries, etc.			X	
LOT STANDARDS				
Approvals for lot not abutting a public road or a flag lot <ul style="list-style-type: none"> • Town/County PC approval, note on Plat/CSM • Driveway Access and Maintenance Agreement reviewed and approved, as necessary 				
Average Lot width <ul style="list-style-type: none"> • Verify District requirements are met • Corner lots 20% wider if less than 150' 				
Depth to width ratio compliance <ul style="list-style-type: none"> • Avoid long/narrow, wide/shallow • Depth shall not be less than 150' 				
Building envelopes available on double or triple frontage lots				
Appropriate design and lot configuration				
Lot sizes (sq. ft. OR acres)			X	
Pre-planned building sites , including driveways and any preplanned waste disposal systems, when limited by existing physical features				
PLANNING AND ZONING DOCUMENT CONSISTENCY				
Consistency with land use density and natural resources standards set forth in the County Development Plan and Town/Extraterritorial plans				
Park and Open Space Plan <ul style="list-style-type: none"> • Ownership (existing/proposed) • Trails, including bike trails • CC interested parties • Parks comments provided • Easement for recordation, as applicable 			—	
Local and County zoning <ul style="list-style-type: none"> • Validate Town and County zoning are correct or remove from CSM 				
Verify SFPO/Zoning Code requirements <ul style="list-style-type: none"> • Number of accessory structures • Accessory building footprint • Accessory structure w/o principal structure • Structure offsets and setbacks • One principal structure per lot, unless CU • Use complies with Zoning 				

	Prelim. Plat	Final Plat	CSM	Notes
RESOURCE BOUNDARIES				
100 year Floodplain limits (delineated elevation and contour) as made available by FEMA, DNR and SEWRPC <ul style="list-style-type: none"> • Source and date of delineation • Boundary clearly marked • Directional arrows, as applicable 			—	
Wetlands on or adjacent to the site <ul style="list-style-type: none"> • Source and date of delineation • Delineation report • DNR/ACOE concurrence if requested • Boundary clearly marked • Directional arrows, as applicable • Hydric Soils/Aerial indicators 			X	Per SEWRPC
Resource boundary legend			X	
Check prior converted wetland resources				
Wetland/Floodplain setbacks				
Designated primary and secondary environmental corridors and isolated natural resource areas, woodland features <ul style="list-style-type: none"> • Source and date of delineation • Delineation report • Clearly identified woodland boundary • Directional arrows, as applicable • SEWRPC concurrence if requested • Building envelope, as applicable 			X	Shown INRA per GIS
Resource preservation restrictions <ul style="list-style-type: none"> • Wetlands • Floodplain • PEC/SEC/INRA 			—	TO BE PROVIDED BY COUNTY
Ordinary high water mark on any navigable water body <ul style="list-style-type: none"> • Source and date of delineation • Navigable waterway statutory note 			—	
Water features (lakes, rivers, ponds, streams, tributaries, drainage ditches) <ul style="list-style-type: none"> • Navigability determinations • Intermittent/non-navigable water bodies 			—	
Delineated Shoreland jurisdiction <ul style="list-style-type: none"> • "Waukesha County Shoreland and Floodland Protection Ordinance Jurisdictional Limits" • Boundary clearly marked • Provide directional arrows 			X	DELAFIELD
SOILS AND ENVIRONMENTAL HEALTH				
Soil types and boundaries			X	
Location of soil borings with numerical cross-reference to data (location and depth need to be determined) See Sec.5.1(C) of WCSCO <ul style="list-style-type: none"> • One test per lot 			X	APPROX. AS PROVIDED BY STUDER

	Prelim. Plat	Final Plat	CSM	Notes
Soil boring and testing data or sewer service availability letter from municipality and SEWRPC			-	
Landfill, manure or other waste storage facility locations on site and consistent with existing Administrative rules or within 1200' (Registry of Waste Disposal Sites of Wisconsin) Y / N • If yes, contact Steve Todd for comments			-	
Foundation limitations due to: High groundwater Y / N Bedrock Y / N Stormwater facilities (vertical/horizontal separation) Y / N • Basement groundwater/bedrock note or identified elevations			-	
Location of wells (onsite and offsite within 50' of proposed septic or 100' of proposed stormwater facilities)			-	
Location of existing private sanitary facilities, if known			X	
PSE for existing septic systems				
Sanitary Permit for new private septic systems if building permitted prior to CSM				
Environmental Health Abandonment report				
Environmental Health letter				
STORMWATER				
Stormwater management facilities • Location and type				
Preliminary Stormwater Management and Erosion Control Plan Approval Letter If at least 1 acre of disturbance or ½ acre of impervious surface, the applicant must complete the following checklists: <u>Site Plan Checklist</u> <u>Erosion Control Plan Checklist</u> <u>Stormwater Management Plan Checklist</u> If less than 1 acre of disturbance and less than ½ acre of impervious surface, only the Site Plan checklist shall be completed				
Final Stormwater Management and Erosion Control Plat Approval Letter • Access Easement • Stormwater Easement • <u>Certificate of Compliance</u> • Horizontal and Vertical setbacks • Well setbacks • Groundwater elevation or notes • Ownership responsibility identified				

	Prelim. Plat	Final Plat	CSM	Notes
TRANSPORTATION				
Right-of-way and street locations, name, width, bearing, and existing access drives, including existing and proposed street extensions from adjacent parcels <ul style="list-style-type: none"> • Verify Street and Highway Width Map • Road reduction source and date • Duplicate road names in same zip code (not allowed) 			X	
Road frontage requirements met Min 30' on a public road			X	
Identify Public dedication parcels and right-of-way dedications with note, "Dedicated to the public for roadway purposes".			—	
Vision corners and vision corner easement note			—	
Building or setback lines from state highways (when required by State through Trans 233)			—	
Cul de sac length <ul style="list-style-type: none"> • Max 600' (County) • Check municipality length restrictions 			—	
Street extensions/temporary cul de sacs			—	
Access easements, limitations, restrictions to adjacent roads			X	
Streets follow natural terrain <ul style="list-style-type: none"> • Review topography 			—	
Consistent with Jurisdictional Highway Systems Plan				
County or State Access Permit				
County DPW or State DOT Approval Letter <ul style="list-style-type: none"> • Complies with min sight distance 				
NATIONAL HISTORIC INVENTORY, NATURAL/CRITICAL SPECIES REVIEW				
Natural area and critical species <ul style="list-style-type: none"> • SEWRPC review 			—	
Historic or cultural features (i.e., Indian mounds) per State Historical Society of WI Division of Historian Preservation Archeological Site Inventory <ul style="list-style-type: none"> • State Archaeologist review 			—	
MISCELLANEOUS ORDINANCE REQUIREMENTS				
Legal Lot(s) of Record <ul style="list-style-type: none"> • Structure over a lot line • Substandard to NR 115 size requirements 				
Outlot ownership and purpose				
Letter of credit or financial assurance				
Deed restriction <ul style="list-style-type: none"> • Accessory structure w/o principal structure • FLP density restriction • Additional reqs. per Ordinance 				
Remnant parcel waiver and note on CSM				

	Prelim. Plat	Final Plat	CSM	Notes
Open Space Maintenance Agreement				
Number of Accessory structures approved by Town Plan Commission				
Cross reference permits (Rezone, CU, etc.)				
REVIEW ENTITIES/SIGNATURE CERTIFICATES				
Signature Certificates			X	
Owner/Surveyor Certificate reference to Waukesha County Ordinances and correct municipalities			X	
Consent of Mortgagee <i>Only if mortgage on the property & 1 of the following:</i>			X	
<ul style="list-style-type: none"> • Dedication of streets/public areas • Creation of easement via CSM • Adding unplatted lands to a lot 				
Waukesha County signature block (Dale R. Shaver)			X	
Ottawa Planner review prior to signatures				
PLS Certification that states:				
<ul style="list-style-type: none"> • Compliance with statute • Under whose direction • Legal description • Correct representation of all exterior boundaries • PLS not RLS 			X	
Extra-territorial jurisdiction				
<ul style="list-style-type: none"> • 1½ miles of all Villages and C. of Delafield • 3 miles of all Cities except Delafield and Pewaukee** <p>**Pewaukee maintains jurisdiction within 1 mile of the Town of Lisbon only</p>			—	WAUKESHA ?

Note: shaded cells – not applicable

updated 11/1/2019

Division Contacts

Environmental Health: (Septic Soil Tests, PSE, Abandonment Reports)

Skyler Behm, sbehm@waukeshacounty.gov, 262-896-8300

(Landfills, Properties Dedicated to the County)

Steve Todd, stodd@waukeshacounty.gov, 262-896-8300

Public Works: (County Highway Access Permits, Restrictions, Right-of-way)

Jason Mayer, jmayer@waukeshacounty.gov, 262-548-7740

Land Resources: (Groundwater Separation, Form A Soil Tests, Stormwater Certificate of Compliance)

Alan Barrows, abarows@waukeshacounty.gov, 262-896-8300

(Stormwater Engineering and Review)

Leif Hauge, lhauge@waukeshacounty.gov, 262-896-8300

Parks: (Park and Open Space Land Acquisitions)

Rebecca Mattano, rmattano@waukeshacounty.gov, 262-548-7790

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 6889, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS, VOL 57, P372-374, ON OCTOBER 26, 1992, AS DOCUMENT NO 1779007, BEING PART OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, T7N., R18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING A REDIVISION OF LOT 1 OF CSM 6889, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS, VOL 57, P372-374, ON OCTOBER 26, 1992, AS DOCUMENT NO 1779007, BEING PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, T7N., R18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

LOT 1 OF CSM 6889, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS, VOL 57, P372-374, ON OCTOBER 26, 1992, AS DOCUMENT NO 1779007, BEING PART OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, T7N., R18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

DESCRIBED LANDS HAVING AN AREA OF 495,083 SQUARE FEET OR 11.366 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF DANIEL & SHEYENNE STUDER OWNERS OF SAID LANDS.

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

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

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- CONTOURS, SHORELAND AND INRA ARE SHOWN PER WAUKESHA COUNTY GIS.
- WETLAND SHOWN PER DELINEATION COMPLETED BY SEWRCP ON APRIL 18, 2019.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 6889, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS, VOL 57, P372-374, ON OCTOBER 26, 1992, AS DOCUMENT NO 1779007, BEING PART OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, T7N., R18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS DANIEL & SHEYENNE STUDER HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF DELAFIELD. WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

DANIEL STUDER

SHEYENNE STUDER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED DANIEL & SHEYENNE STUDER, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

_____, 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, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF DANIEL & SHEYENNE STUDER OWNERS.

IN WITNESS WHEREOF, THE SAID SEAL OF _____, CORPORATE MORTGAGEE, THIS, _____ DAY OF _____, 20_____. IN THE PRESENCE OF:

NAME/TITLE

NAME/TITLE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF _____)
_____ COUNTY)SS

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

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CSM 6889, RECORDED IN THE WAUKESHA COUNTY REGISTER OF DEEDS, VOL 57, P372-374, ON OCTOBER 26, 1992, AS DOCUMENT NO 1779007, BEING PART OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, T7N., R18E., TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

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

KEVIN FITZGERALD – CHAIRPERSON

TOWN OF DELAFIELD BOARD APPROVAL

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

RON TROY – CHAIRPERSON

DAN GREEN – CLERK/TREASURER

CITY OF WAUKESHA PLANNING COMMISSION (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WAUKESHA PLAN COMMISSION THIS ____ DAY OF _____, 20____.

MAYOR SHAWN REILLY, CHAIRMAN

CITY OF WAUKESHA COMMON COUNCIL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF WAUKESHA COMMON COUNCIL THIS ____ DAY OF _____, 20____.

SHAWN REILLY, MAYOR

GINA KOZLIK, CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS ____ DAY OF _____, 20 ____.

DALE R. SHAVER, DIRECTOR

Plan Commission Report for July 12, 2022

Jakel Certified Survey Map Agenda Item No. 5. C.

Applicant:	Brian and Kathryn Jakel
Project:	Land Combination
Requested Action:	Approval of Certified Survey Map
Zoning:	R-3 (County Zoning)
Location:	Vacant lot at northeast corner of Hillcrest Drive and Orchard Avenue

Report

The Jakel's are requesting approval of a Certified Survey Map (CSM) to combine three lots into one 0.456 acre lot for development of a house. The CSM includes dedication of right-of-way on Hillcrest to meet the required 15 foot half-width. The surveyor has addressed all my technical comments. The lot is within the Village of Hartland extraterritorial plat jurisdiction, so they have been notified to get Hartland's approval. They are also in the Lake Pewaukee Sanitary District and have been directed to contact them for sanitary sewer hook-up coordination.

Staff Recommendation:

All Town technical comments have been addressed on the CSM dated July 5, 2022.

I recommend approval of the CSM dated July 5, 2022, subject to addressing all comments from the Village of Hartland and Waukesha County.

Tim Barbeau, Town Engineer
July 5, 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: <u>Brian + Kathryn Jakel</u>	Name: <u><same as owner></u>
Address <u>3615 Hawthorn Hill Dr.</u>	Address
City State Zip <u>Waukesha WI 53188</u>	City State Zip
Telephone Number <u>(262) 720-2615</u>	Telephone Number
Email: <u>JAKEFAM86@GMAIL.COM</u>	Email:

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.

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

PROJECT NAME: CSM to Combine Pewaukee Highlands lots 27, 28 + 29
Property Address: Above
Tax ID/Parcel ID: DEL0764026, 4027, 4028 **Lot Size:** Approx. half acre 144' x 141'
Current Zoning: residential **Proposed Zoning (if applicable):** n/a
Present Use: vacant land **Intended Use (if applicable):** residence

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.

NIA

PETITION FOR LAND USE AMENDM

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

NIA

PETITION FOR CONDITIONAL USE

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

NIA

PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PL

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

REVIEW OF CERTIFIED SURVEY MAP COMBINING DGLT076A026, 4027, 4028.

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.

NIA



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.

 Kathryn Jakel
Signature of Owner

10/15/2022
Date

Brian + Kathryn Jakel
Owner's name (please print)

Form received by: _____

Date: _____



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.

Brian J. Jakes *Kathryn Jakes*
 Signature of Owner

10/15/2022
 Date

Brian & Kathryn Jakes
 Print Name

For Office Use Only

Application Received _____
 Date Received _____
 PC Meeting Date _____
 Public Hearing Date _____

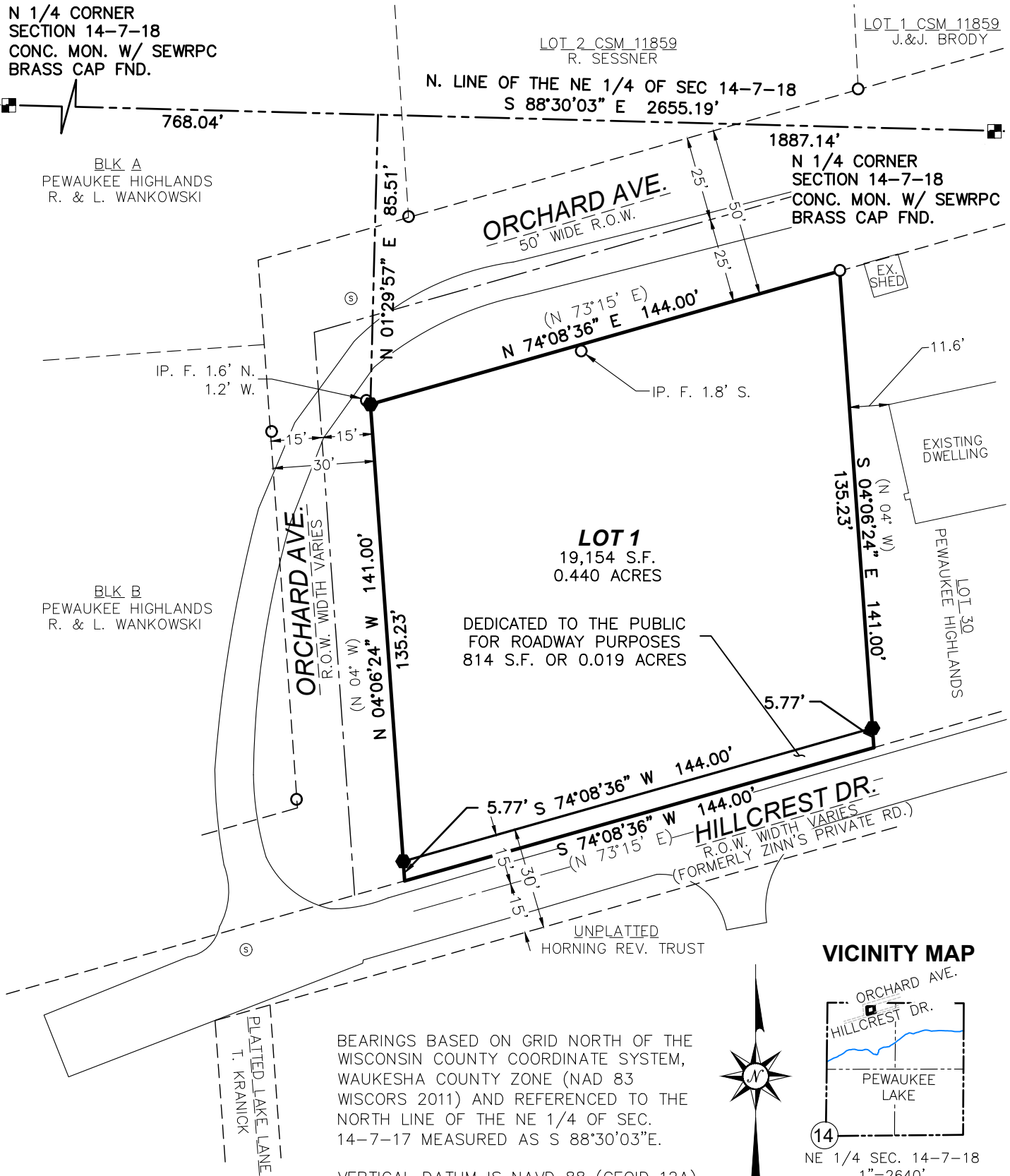
Amount Received _____
 Received by _____
 Board Meeting Date _____

Publication Date (if required) _____

PRELIMINARY

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SEC. 14-7-17 MEASURED AS S 88°30'03"E.

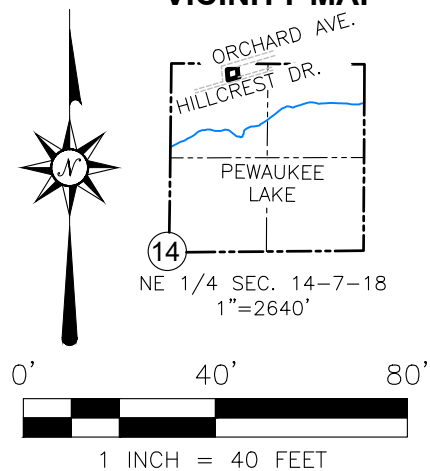
VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
- ⑤ WEIGHING 1.502 LBS/FT.
- ⑤ SANITARY MANHOLE



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



PREPARED FOR:
BRIAN & KATHRYN JAKEL
3615 HAWTHORN HILL DRIVE
WAUKESHA, WI 53188

REV 07/05/2022
DATED 06/13/2022
JOB# 22138

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'ROURKE, S-2771 SHEET 1 OF 5

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 14, TOWN 7 NORTH, RANGE 18 EAST; THENCE S 88°30'03" E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, 768.04 FEET; THENCE S 01°29'57" W, 85.51 FEET TO THE NORTHWEST CORNER OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE N 74°08'36" E, ALONG THE NORTH LINE OF LOT 27, LOT 28 AND LOT 29, 144.00 FEET TO THE NORTHEAST CORNER OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE S 04°06'24" E, ALONG THE EAST LINE OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION, 141.00 FEET TO THE SOUTHEAST CORNER OF LOT 29 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE S 74°08'36" W, ALONG THE SOUTH LINE OF LOT 29, LOT 28 AND LOT 27, 144.00 FEET TO THE SOUTHWEST CORNER OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION; THENCE N 04°06'24" W, ALONG THE WEST LINE OF LOT 27 OF PEWAUKEE HIGHLANDS SUBDIVISION, 141.00 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 19,879 SQUARE FEET OR 0.456 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF BRIAN & KATHRYN JAKEL OWNERS OF SAID LANDS.

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

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

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- THE ENTIRE PARCEL FALLS WITHIN THE JURISDICTIONAL LIMITS OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
- THIS PARCEL IS ALSO SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.
- PER DOCUMENT 4660236 THE OWNER OF LOT 1 HAS THE PRIVILEGE OVER A RIGHT-OF-WAY TO BE FOR EGRESS AND INGRESS TO THE LAKE AND THAT ONLY.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE;

AS OWNERS BRIAN & KATHRYN JAKEL HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF DELAFIELD.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

BRIAN JAKEL

KATHRYN JAKEL

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20_____, THE ABOVE NAMED BRIAN & KATHRYN JAKEL, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

ALL OF LOTS 27, 28 AND 29 OF PEWAUKEE HIGHLANDS BEING A PART OF THE NE 1/4 OF SECTION 14, T7N, R18E, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN.

TOWN OF DELAFIELD PLAN COMMISSION APPROVAL

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

KEVIN FITZGERALD – CHAIRPERSON

DAN GREEN – CLERK/TREASURER

TOWN OF DELAFIELD BOARD APPROVAL

CSM AND ROADWAY DEDICATION APPROVED BY THE TOWN BOARD OF THE TOWN OF DELAFIELD, THIS ____ DAY OF _____, 20____.

RON TROY – CHAIRPERSON

DAN GREEN – CLERK/TREASURER

VILLAGE OF HARTLAND PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF HARTLAND PLAN COMMISSION, THIS ____ DAY OF _____, 20____.

JEFFREY PFANNERSTILL – PRESIDENT

DARLENE IGL – CLERK/TREASURER

VILLAGE OF HARTLAND BOARD APPROVAL (EXTRATERRITORIAL)

APPROVED BY THE VILLAGE OF HARTLAND BOARD, THIS ____ DAY OF _____, 20____.

JEFFREY PFANNERSTILL – PRESIDENT

DARLENE IGL – CLERK/TREASURER

WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE

THE ABOVE, WHICH HAS BEEN FILED FOR APPROVAL AS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES, IS HEREBY APPROVED ON THIS ____ DAY OF _____, 20 ____.

DALE R. SHAVER, DIRECTOR



-July 5, 2022

Re: Thomas Farm Conceptual Plan Review

Dear Plan Commission and Town Board:

Neumann Developments is excited to be proposing a development for the Thomas Farm North of Golf Road and I-94 in the Town of Delafield. Neumann Developments Inc. has been creating single-family residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000 and has had the proud distinction to having twelve of their communities selected for the Metropolitan Builders Association Parade of Homes in the past twelve years. Since the year 2000, Neumann Developments has developed over 5000 home sites, built over 55 miles of roads, and preserved over 2700 acres of land. We are proud to have the opportunity to bring another great neighborhood to the Town of Delafield.

We have come up with a few concept plans for the Thomas Farm which all focus on true mixed use residential development. Our vision for this beautiful area is to provide a variety of housing options and lifestyles for everyone, clustering neighborhoods in a walkable manner. The challenge of this project is to transition the interstate highway directly south with the housing options that surround the property. We propose to do this by clustering the denser residential uses along Golf Road, closest to I-94 and then blending a variety of lot sizes from smaller to larger as you move from the south to the north and east on the site.

We are proud to partner with several excellent local builders and housing providers to be able to deliver the variety of housing needed in this area. These partners of ours as well as area business leaders, residents, and local officials are calling loudly for the type of housing options that we have proposed for this development. We believe that the ability to offer new housing for a wider range of residents than is currently available starts with flexible land planning. This is why we have designed the site as shown, and why we are urging you to strongly consider what we have proposed.

The proposed development encompasses 152 acres of which more than 40% would be permanently preserved in the form of green space and conservancy areas in each of the options. The remaining lands would cluster housing amongst a variation of lot sizes and uses. The resulting design yields a range of units depending on the clustering density which could be accommodated with a variety of zoning options including a planned unit development.

It is our belief that this concept plan would only require minor changes to the comprehensive plan that would be consistent with the surrounding area and provides the diversity of housing options within the Town that are needed. Additionally, the application of the Planned Unit Development Zoning is appropriate in this development to coordinate the area site planning providing attractive open spaces, diversified housing, and economical and efficient design.

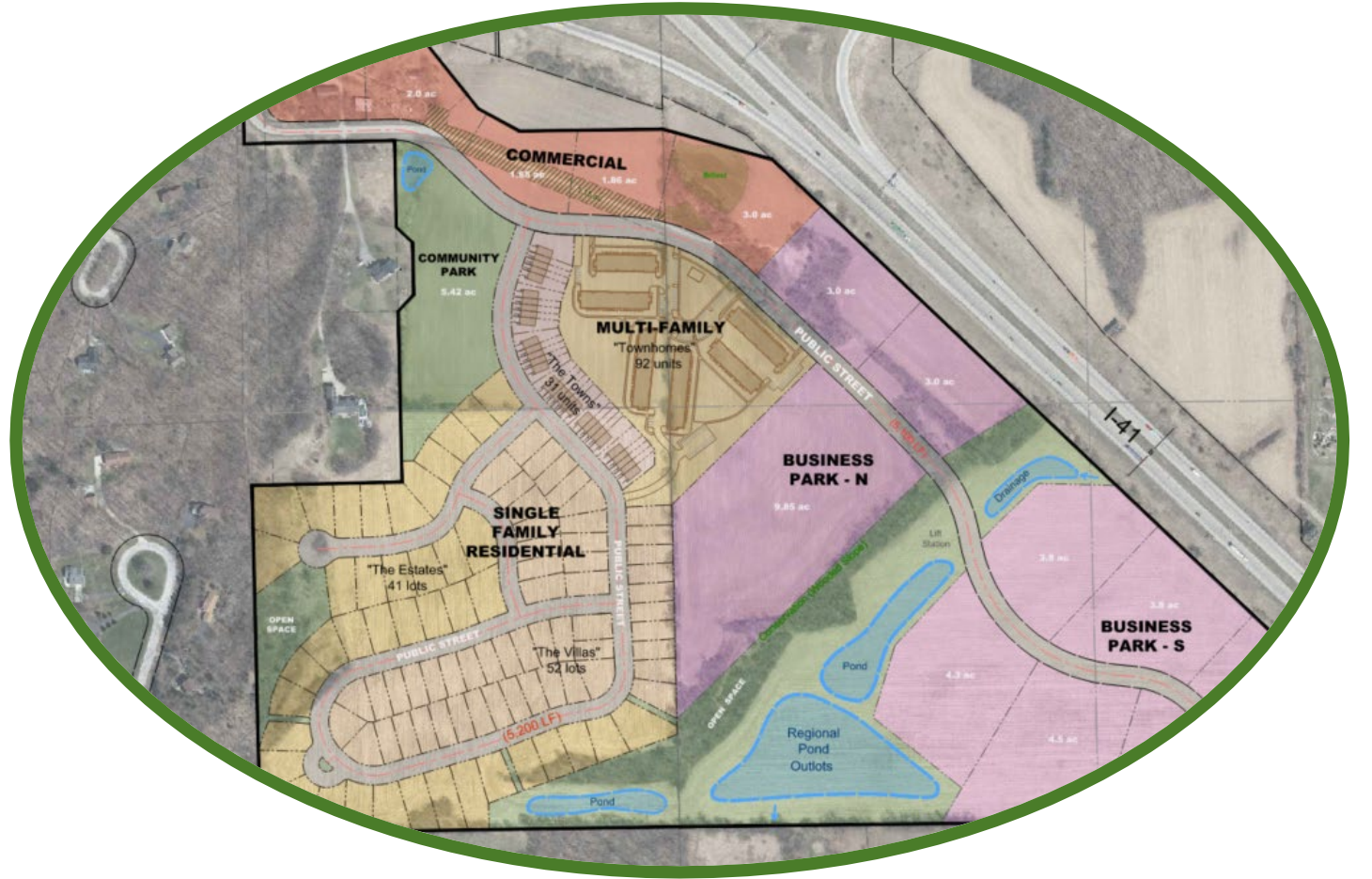
We appreciate your consideration of this Conceptual Plan for the Thomas Farm development and look forward to working in the Town of Delafield.

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

THOMAS FARM

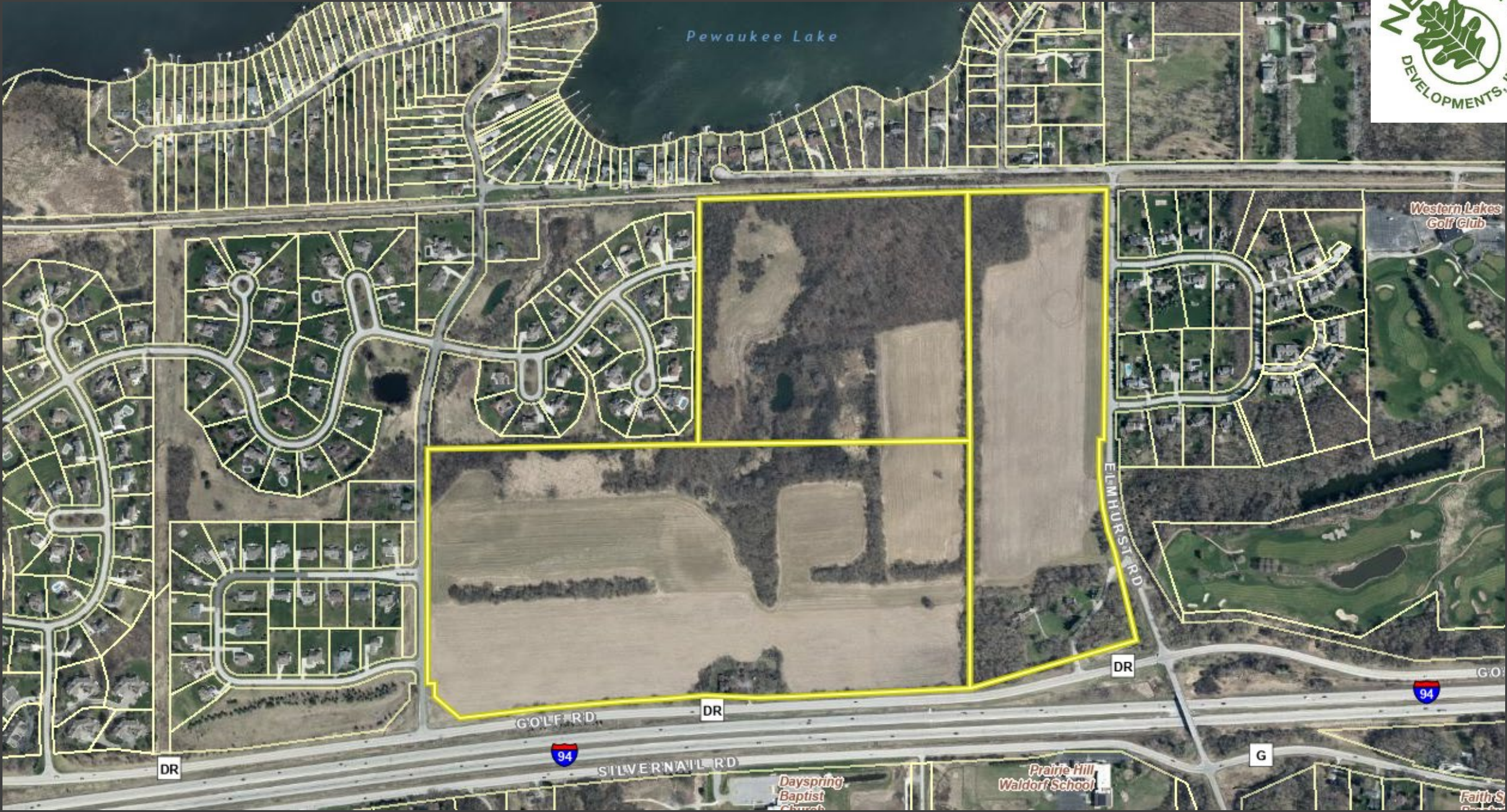
Town of Delafield



2022 Neumann Developments

- **WHO WE ARE**
 - DEVELOPERS OF OVER 5000 HOMESITES
 - PRESERVATION OF OVER 2700 ACRES OF GREEN SPACE
 - FULLY IMPROVED OVER 55 MILES OF ROADS
 - COMPLETED PROJECTS IN OVER 30 DIFFERENT MUNICIPALITIES
 - PARTNERS WITH BUILDERS WHO BUILD OVER 400 HOMES PER YEAR (OVER 30% MARKET IN SE WISCONSIN)





Pewaukee Lake

Western Lakes Golf Club

94

94

G

DR

DR

DR

Dayspring Baptist Church

Prairie Hill Waldorf School

Faith S

GOLF RD

SILVER NAIL RD

ELMHURST RD

OPEN SPACE PRESERVATION

REQUIRED OPEN SPACE % EXCEEDED IN ALL ZONES



CONCEPT 1



Development Data Table GENERAL SITE PLAN A

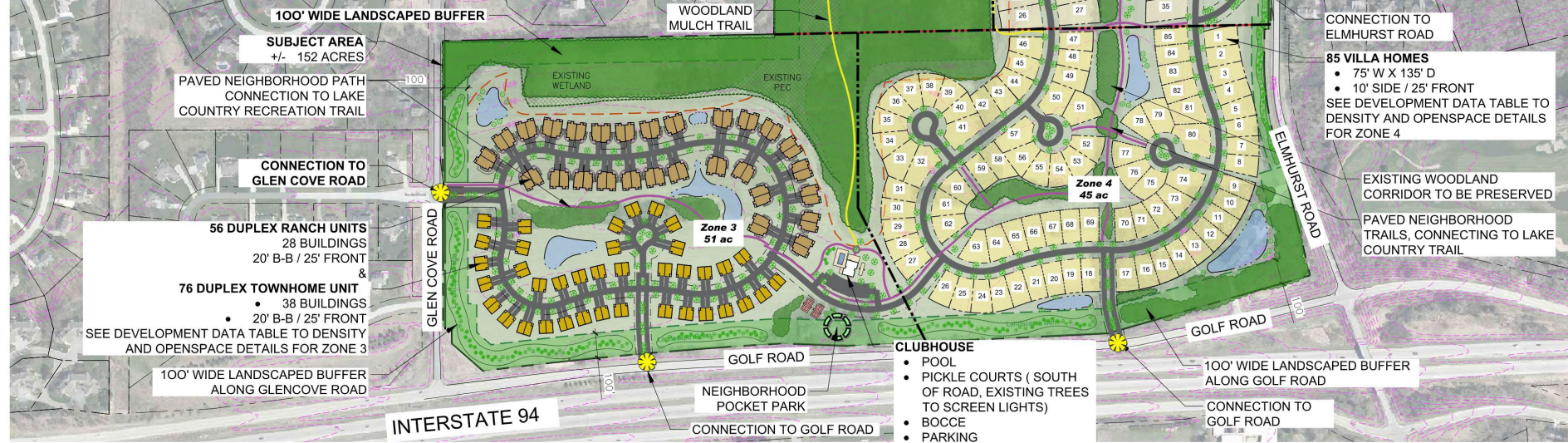
"Thomas Farm"
Proposed Zoning = NEW - PLANNED DEVELOPMENT DISTRICT #1

ZONE	Total Area (acres)	Lowland PEC (acres)	Upland PEC (acres)	Development Area (non-EC) (acres)	PROPOSED USE	Product	Proposed Units	Proposed Density (units/ac)	Max Allowable Density (units/ac)	Required Open Space (% of site*)	Max Building Footprint (% of lot*)	Max Impervious Surface (% of lot* search)
1	24.0	8.0	7.9	8.1	Low Density Single Family Residential (1 unit/ac)	Low Density Homes	8	0.33	1.0	30.0%	17.5%	30.0%
2	32.0	-	9.4	22.6	Medium Density- Single Family (2 unit/ac)	Residence's Single Family Homes	35	1.09	2.0	30.0%	25.0%	40.0%
3	45.0	8.1	2.6	34.3	Condominium (4 unit/ac)	Duplex Ranch & Duplex Townhome	132	2.93	4.0	40.0%	25.0%	60.0%
4	51.0	1.8	-	49.2	Medium Density- Single Family (2 unit/ac)	"Villas" Single Family	85	1.66	2.0	30.0%	25.0%	40.0%
SUBTOTAL	152.0	17.9	19.9	114.2	Total # Units =		260	1.71				

Actual Open Space (% of site*)	Surplus Open Space (ac)
51.9%	
48.3%	5.8
60.3%	9.1
32.2%	1.1

*Development Calculation Notes:

- Open space preservation credits may be transferred from Zones 2 & 4 to Zone 3.
 - Lowland (wetland, floodplain and PEC) acreage is included in required open space at a multiplication rate of 0.2
 - Zones 2-4: Open space for Single Family = 30%; for Condominiums = 40%
 - Zones 2-4: Max Impervious for Single Family = 40%; for Condominiums = 60%
- ### General Development Plan Notes:
- The development will be an attractive plan, complimentary to the surroundings and preserving the natural environment.
 - The development shall be served by public sewer from the Lake Pewaukee Sanitary District, with the overall density less than 3.3 units/ac.
 - Project is expected to be served by individual private wells. Public water main, if practicable, shall be from an offsite public water main extension from the west.
 - A bike and pedestrian plan that includes connection at Brookstone Circle & northeast to the Lake Country Trail.
 - An active recreation area (eg neighborhood pocket park) a minimum 0.5 acres in size.
 - Landscape buffers along Glen Cove Rd, Elmhurst Rd and Golf Rd to ensure harmony with surrounding neighborhoods.
 - The road access plan meeting zoning code requirements and providing direct access to Golf Rd for higher intensity uses.
 - Lowland areas to be field verified by wetland delineator: potential for less lowlands based on field determination.



CONCEPTUAL LAND PLAN- CONCEPT A

THOMAS FARM

DELAFIELD, WISCONSIN



4100 N. CALHOUN ROAD,
BROOKFIELD, WI 53005
P. (262) 790-1480
E. info@trio.com

JULY 5TH, 2022



THE ESTATES

20,000 SF LOTS





THE RESIDENCES

15,000 SF LOTS

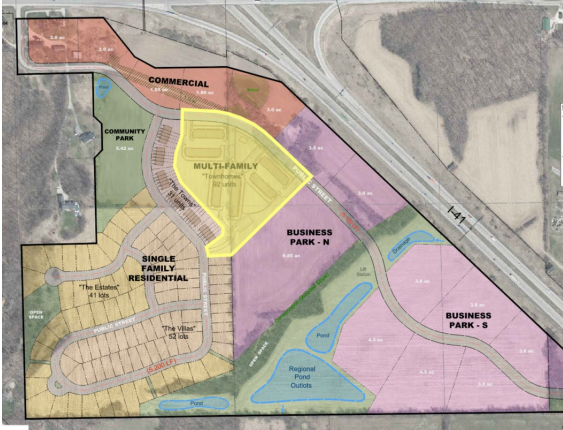
THE VILLAS

10,000 SF LOTS



MULTI-FAMILY

152 UNITS





THE TOWNS
76 HOMES (38 DUPLEX BUILDINGS)



THE RESERVE

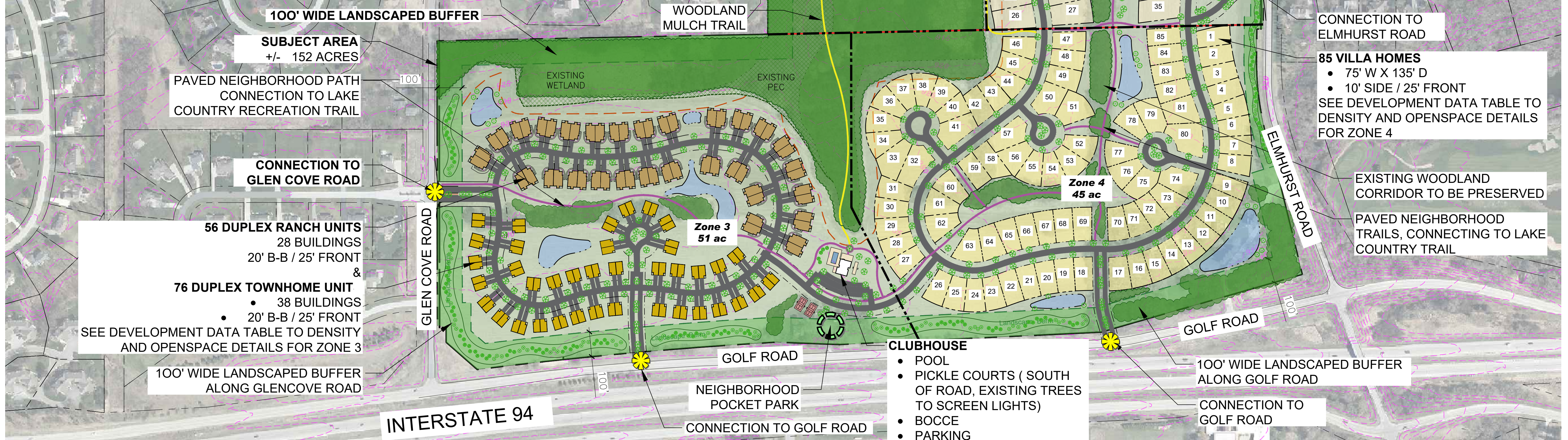
56 HOMES (28 DUPLEX BUILDINGS)

Development Data Table GENERAL SITE PLAN A
"Thomas Farm"

Proposed Zoning = NEW - PLANNED DEVELOPMENT DISTRICT #1												
ZONE	Total Area (acres)	Lowland PEC (acres)	Upland PEC (acres)	Development Area (non-EC) (acres)	PROPOSED USE	Product	Proposed Units	Proposed Density (un/ac)	Max Allowable Density (un/ac)	Required Open Space (% of site*)	Max Building Footprint (% of lot*)	Max Impervious Surface (% of lot area*)
1	24.0	8.0	7.9	8.1	Low Density Single Family Residential (1 un/ac)	Low Density Homes	8	0.33	1.0	30.0%	17.5%	30.0%
2	32.0	-	9.4	22.6	Medium Density- Single Family (2 un/ac)	"Residence s" Single Family Homes	35	1.09	2.0	30.0%	25.0%	40.0%
3	45.0	8.1	2.6	34.3	Condominium (4 un/ac)	Duplex Ranch & Duplex Townhome	132	2.93	4.0	40.0%	25.0%	60.0%
4	51.0	1.8	-	49.2	Medium Density- Single Family (2 un/ac)	"Villas" Single Family	85	1.66	2.0	30.0%	25.0%	40.0%
SUBTOTAL	152.0	17.9	19.9	114.2	Total # Units =		260	1.71				

Actual Open Space (% of site*)	Surplus Open Space (ac)
51.9%	
48.3%	5.8
60.3%	9.1
32.2%	1.1

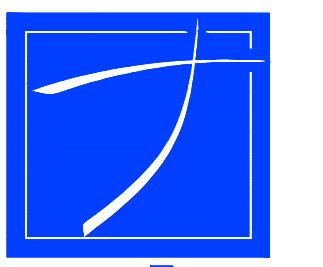
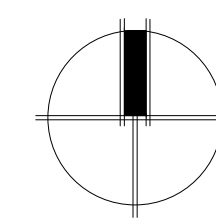
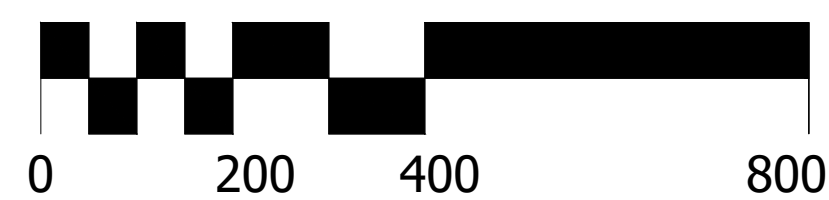
* Development Calculation Notes:
 - Open space preservation credits may be transferred from Zones 2 & 4 to Zone 3.
 - Lowland (wetland, floodplain and PEC) acreage is included in required open space at a multiplication rate of 0.2
 - Zones 2-4: Open space for Single Family = 30%; for Condominiums = 40%
 - Zones 2-4: Max Impervious for Single Family = 40%; for Condominiums = 60%
 General Development Plan Notes:
 - The development will be an attractive plan, complimentary to the surroundings and preserving the natural environment.
 - The development shall be served by public sewer from the Lake Pewaukee Sanitary District, with the overall density less than 3.3 un/ac.
 - Project is expected to be served by individual private wells. Public water main, if practicable, shall be from an offsite public water main extension from the west.
 - A bike and pedestrian plan that includes connection at Brookstone Circle & northeast to the Lake Country Trail.
 - An active recreation area (eg neighborhood pocket park) a minimum 0.5 acres in size.
 - Landscape buffers along Glen Cove Rd, Elmhurst Rd and Golf Rd to ensure harmony with surrounding neighborhoods.
 - The road access plan meeting zoning code requirements and providing direct access to Golf Rd for higher intensity uses.
 - Lowland areas to be field verified by wetland delineator; potential for less lowlands based on field determination.



CONCEPTUAL LAND PLAN- CONCEPT A

THOMAS FARM

DELAFIELD, WISCONSIN



4100 N. CALHOUN ROAD,
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com

teska
associates
627 Grove Street
Evanston, Illinois

JULY 5TH, 2022

Development Data Table GENERAL SITE PLAN B
"Thomas Farm"

Proposed Zoning = NEW - PLANNED DEVELOPMENT DISTRICT #1

ZONE	Total Area (acres)	Lowland PEC (acres)	Upland PEC (acres)	Development Area (non-EC) (acres)	PROPOSED USE	Product	Proposed Units	Proposed Density (un/ac)	Max Allowable Density (un/ac)	Required Open Space (% of site*)	Max Building Footprint (% of lot*)	Max Impervious Surface (% of lot area*)	Actual Open Space (% of site*)	Surplus Open Space (ac)
1	24.0	8.0	7.9	8.1	Low Density Single Family Residential (1 un/ac)	Low Density Homes	8	0.33	1.0	30.0%	17.5%	30.0%	51.9%	
2	32.0	-	9.4	22.6	Medium Density- Single Family (2 un/ac)	"Residence s" Single Family Homes	35	1.09	2.0	30.0%	25.0%	40.0%	48.1%	5.8
3	45.0	8.1	2.6	34.3	High-Quality Townhome Multi-family (4.5 un/ac)	(19) 8-unit Townhomes	152	3.37	4.5	60.0%	25.0%	30.0%	75.4%	15.9
4	51.0	1.8	-	49.2	Medium Density- Single Family (2 un/ac)	"Villas" Single Family	84	1.64	2.0	30.0%	25.0%	40.0%	33.4%	1.7
SUBTOTAL	152.0	17.9	19.9	114.2	Total # Units =		279	1.83						

* Development Calculation Notes:
 - Open space preservation credits may be transferred from Zones 2 & 4 to Zone 3.
 - Lowland (wetland, floodplain and PEC) acreage is included in required open space at a multiplication rate of 0.2
 - Zones 2-4: Open space for Single Family = 30%; for 8-unit Townhome = 60%
 - Zones 2-4: Max Impervious for Single Family = 40%; for 8-unit Townhomes = 30%

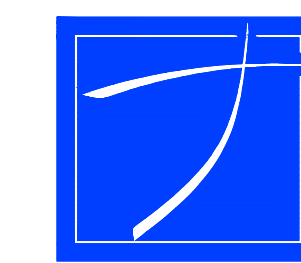
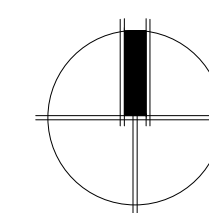
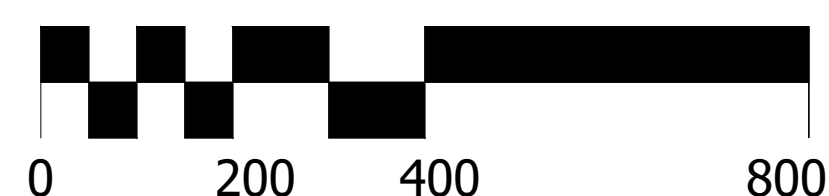
General Development Plan Notes:
 - The development will be an attractive plan, complimentary to the surroundings and preserving the natural environment.
 - The development shall be served by public sewer from the Lake Pewaukee Sanitary District, with the overall density less than 3.3 un/ac.
 - Project is expected to be served by individual private wells. Public water main, if practicable, shall be from an offsite public water main extension from the west.
 - A bike and pedestrian plan that includes connection at Brookstone Circle & northeast to the Lake Country Trail.
 - An active recreation area (eg neighborhood pocket park) a minimum 0.5 acres in size.
 - Landscape buffers along Glen Cove Rd, Elmhurst Rd and Golf Rd to ensure harmony with surrounding neighborhoods.
 - The road access plan meeting zoning code requirements and providing direct access to Golf Rd for higher intensity uses.
 - Lowland areas to be field verified by wetland delineator; potential for less lowlands based on field determination.



CONCEPTUAL LAND PLAN- CONCEPT B

THOMAS FARM

DELAFIELD, WISCONSIN



4100 N. CALHOUN ROAD,
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com

teska
associates
627 Grove Street
Evanston, Illinois

JULY 5TH, 2022