



A PERFECT ENVIRONMENT

Residential Recreational Responsible

Chair
Edward Kranick
Supervisors
Steve Michels
Joe Woelfle
Magalie Miller
Terri Mahoney-Ogden
Clerk/Treasurer
Dan Green

TOWN OF DELAFIELD PLAN COMMISSION MEETING
Tuesday, June 6, 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 21, 2023.
3. Communications (for discussion and possible action): None
4. Unfinished Business: None
5. New Business:
 - A. Kevin and Tracey Scharnek, N27 W30037 Maple Avenue, Re: Consideration and possible action on a request for a driveway slope variance at their proposed new house to be located at N27 W30037 Maple Avenue.
 - B. Steve Nagel, N8 W30025 Woodcrest Drive, Re: Consideration and possible action on a request to install a 7-foot high garden fence between the right-of-way line and front of the house extended to the lot lines.
6. Discussion: None
7. Announcements and Planning Items: Next meeting: July 11, 2023.
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 21, 2023, 6:30 P.M.**

Video Link: <https://www.youtube.com/watch?v=GvGISi6ckyY>

Prior to the start of the scheduled Plan Commission meeting there will be three public hearings in front of the Plan Commission and Town Board. The first hearing is to solicit input on a request from Scott Kessler, representative of the Bruce J. Kessler Living Trust to amend the Town of Delafield zoning map from A-1 Agricultural District to A-3 Suburban Home District for the vacant property located south of W334 S188 Cushing Park Road. The second hearing is at the request of Janet McAuliffe for a Conditional Use Permit to operate a Hobby Kennel at W305 N2593 Ravine Court. The third public hearing will be a joint public hearing with Waukesha County Department of Parks and Land Use to consider a request from Oakton Investment, LLC for a Conditional Use Permit to continue a legal nonconforming use and improve the inside of the structure greater than 50% of the value located at N19 W28333 Oakton Road. The regularly scheduled Plan Commission meeting will begin immediately following the conclusion of the public hearings.

Public Comments: Engineer Barbeau reviewed the current A-1 historical zoning. A – 1 District changed to a minimum lot size of 30 acres. Currently the lot is considered a legal non-conforming lot. The size of the lot is 2.8 acres. The request is to rezone from A-1 to A-3 to come into compliance. It is still A-1 to the south and A-3 to the north. The east is R-1 and the west is A-1 PUD.

Jim Romanowski, W334S188 Cushing Park Road. Lives next to the property. He supports the request and looks forward to having new neighbors if that is the plan.

Chairman Fitzgerald closed the public hearing.

Public Comments: The second public hearing is on a Conditional Use request. Ben Greenberg from Waukesha County Parks and Land Use reviewed the request. The CUP is to allow the petitioners to do structural repairs due to a fire from an existing duplex. They need to obtain a CUP because the R-1 district which does not permit multi-family use. This duplex predates the ordinance. LPSD has records going back to the mid-1970s. There is evidence they have a legal non-conforming status. The ordinance would allow them to do repairs up to 50% of its assessed value into the structure. The damage exceeds that 50% threshold. By obtaining CUP status, the 50% rule goes away. They are seeking the conditional use to exceed the 50% threshold. The lot is 1 acre and there is a golf course to the south and west, and a subdivision to the east. There is a substation to the immediate west. The owner considered a rezone to R-3 and apply for a multifamily CUP, but given this is fire damage, this is an easier path forward. The Comprehensive Plan does accommodate the 2 units on 1 acre with low density residential. Staff looked at the property and discussed some conditions: there is a history of a lot of vehicles on the property. Staff may consider advancing a condition that limits storage of vehicles on the property, and not using it as an auxiliary storage area. They also may request some trees to buffer the neighborhood to the east.

Engineer Barbeau explained this property is split with the zoning from Waukesha County and the Town. The house is not in the Town's zoning, and we are deferring to them to have the CUP. We could require a CUP through the Town as well, but thought we let the County do it since the home is in their zoning. He suggested a condition that if there are any major structural expansions of the house, in the future they will have to come back to the Town to get approval of that. This way we understand what the magnitude of expanding the property will look like in the future.

Bill Bahlmer, N19W28181 Oakton Road, lived next to the property for 2 years. They have been the best neighbors, Very kind and generous. He stated they have no problems with the work they want to do. He stated they reside in

the only house in the subdivision that can see their property. Over the years, he has not had a problem. The outside storage is no longer an issue since the previous tenant moved. He is all for finishing the construction and keeping the structure as is.

Joel Blanker, N19W28233 Oakton Rd, grew up in this duplex. This has always been a duplex and was made in 1925. He stated they are not expanding or changing the size or floor plan. They are just trying to replace smoke damaged interior and get it back to livable conditions. They plan to continue to live on the west side of the duplex. He brought an easement on the property dated April 1943, stating the structure is a duplex dwelling. The easement has to do with the clearing of the trees for the power lines.

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 Mihalovich, and Plan Commission Chairman Fitzgerald.

Also present: Engineer Tim Barbeau and Administrator Dan Green.

Excused: Chairman Troy and Commissioner Janusiak.

Second order of business: Approval of the minutes of February 7, 2023.

Motion by Supervisor Kranick to approve the minutes from February 7, 2023. *Seconded by Commissioner Dickenson. Motion passed 4-0.*

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. David J. French Revocable Trust of 1991, by Kathy Sawyer-Gutenkunst, agent, Re: Consideration and possible action on the approval of a Certified Survey Map to combine two lots into one lot at W297 N2910 Oakwood Grove Road.

Engineer Barbeau presented the board with the latest survey map. The lot had an east/west line in the middle of it. They are combining the lots to conform with all zoning requirements. The property has some steep slopes. The Town and County has reviewed the CSM, and have not heard from Hartland at this time. This would be an approval to move to the Town Board.

Motion by Supervisor Kranick to approve the CSM dated September 8, 2022, subject to satisfaction of any outstanding review comments from the Village of Hartland (extra-territorial plat review) and Waukesha County Department of Parks and Land Use prior to the Town executing the document. Seconded by Commissioner Dickenson. Motion passed 4-0.

- B. Scott Kessler, representative for the Bruce J. Kessler Living Trust, Re: Consideration and possible action on a request to amend the Town of Delafield zoning map from A-1 Agricultural District to A-3 Suburban Home District for the vacant property located south of W334 S188 Cushing Park Road. Tax Key No. DELT0841-031-002.

Motion by Supervisor Kranick to recommend to the Town Board to approve the request to amend the zoning on property known as Tax Key No. DELT 0841-031-002, located south of W334 S188 Cushing Park Road from A-1 Agricultural to A-3 Suburban Home District. Seconded by Commissioner Dickenson. Motion passed 4-0.

- C. Oakton Investment, LLC, by Joel Blenker, agent, Re: Consideration and recommendation to Waukesha County Department of Parks and Land Use for a Conditional Use Permit to continue a legal nonconforming use and improve the inside of the structure greater than 50% of the value located at N19 W28333 Oakton Road

Engineer Barbeau explained this would be a recommendation to the County Board. Engineer Barbeau agrees with the conditions Ben Greenberg suggested. There have no been complaints about that property. Some of the staff didn't know it was a duplex. Engineer Barbeau suggested including a condition that any major structural expansion would come back to the Plan Commission for approval. The owner has no concerns with adding that condition.

Motion by Supervisor Kranick to recommend to Waukesha County to proceed with the Conditional Use process subject to the conditions noted by Waukesha County and the condition of any exterior changes to the footprint of the property, the applicant would come back to the Town. Seconded by Commissioner Dickenson. Motion passed 4-0.

- D. Janet McAuliffe, W305 N2593, Re: Consideration and possible action on a request for a Conditional Use Permit to operate a Hobby Kennel at W305 N2593 Ravine Court.

Motion by Supervisor Kranick to remove "Janet McAuliffe, W305 N2593, Re: Consideration and possible action on a request for a Conditional Use Permit to operate a Hobby Kennel at W305 N2593 Ravine Court" from the agenda. Seconded by Nicole. Motion passed 4-0.

Sixth Order of Business Discussion: None

Seventh Order of Business: Announcements and Planning Items: Next meeting: May 2, 2023.

Eighth Order of Business: Adjournment

Motion by Supervisor Kranick to adjourn the March 21, 2023, Plan Commission meeting at 6:53 p.m. Seconded by Commissioner Dickenson. Motion passed 4-0.

Respectfully submitted,

Dan Green, CMC, WCMC
Administrator-Clerk/Treasurer

Plan Commission Report for June 6, 2023

Kevin and Tracey Scharnek Agenda Item No. 5 A.

Applicant: Kevin Schranek, owner, Westridge Builders, agent

Project: New single family home driveway installation

Requested Action: Approval of a driveway variance to allow a driveway slope that exceeds 12%.

Zoning: R-3 Residential (Waukesha Shoreland)

Location: N27 W30037 Maple Avenue

Report

Westridge Builders is proposing to construct a new home at the above noted location. There is an existing driveway that will be used for the first 20 feet (slope is approximately 16%). A new driveway will be extended from the existing driveway to the garage with a slope of 18% (average). The maximum slope allowed by the code is 12%.

Section 17.09 2. Q recognizes that there may be existing driveways that exceed 12% and the code allows those driveways to remain and be repaved or repaired at the current slope. A portion of the driveway will be a new driveway; therefore, it has to meet slope requirements or be granted a slope variance by the Plan Commission.

The owner should be made aware that the slope will be difficult to maintain and may result in access being compromised for emergency vehicles, especially in the winter. The builder is not considering a pavement heating system to melt snow and dry out the pavement.

The builder has indicated that the County will not allow them to increase the home elevation to minimize the driveway slope.

Staff Recommendation:

The site grading plan shows retaining walls along the sides and street frontage in order to accommodate placement of a house. As noted above, an 18% driveway slope is quite substantial and may be difficult to negotiate during the winter months. Emergency access to the house may be compromised.

Normally, I am adamant about maintaining the slope at no steeper than 12% based on safety and on concern expressed by people who currently have steep driveways. However, the existing grade is such that it would be impossible to have a 12% slope due to width of the lot, existing grade and the height restrictions imposed by the County.

I have been informed that the owner is aware of the steepness of the driveway slope. Therefore, I recommend approval of the request for a driveway slope variance in accordance with the plans dated August 31, 2022 (latest revision).

Tim Barbeau, Town Engineer

May 30, 2023

PLAT OF SURVEY

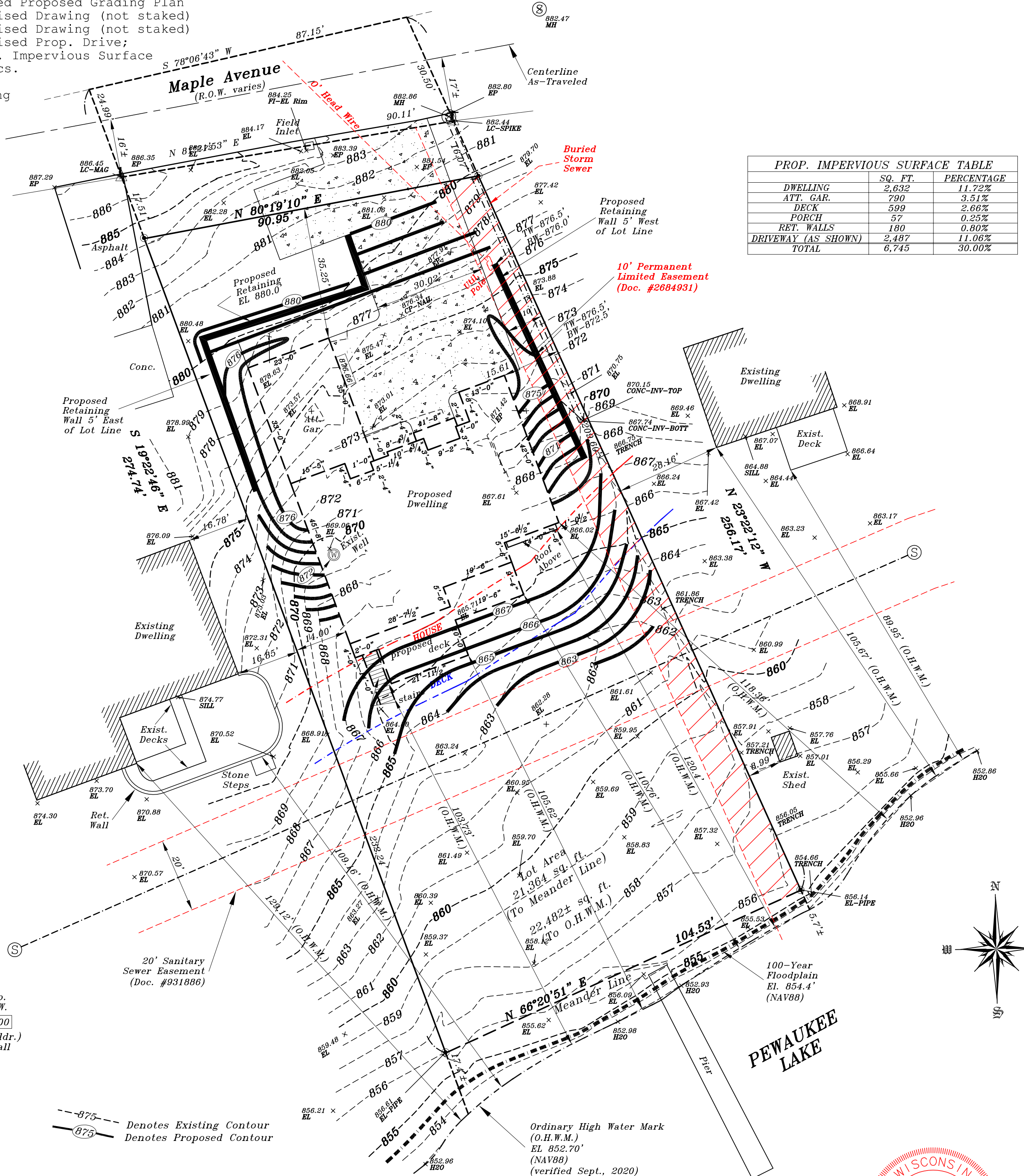
LOCATION: N27 W30037 Maple Avenue, Pewaukee, Wisconsin

LEGAL DESCRIPTION: Lot 1 of CERTIFIED SURVEY MAP NO. _____, being all of Lot 1 and a part of Lot 2 in CRYSTAL SPRINGS PARK, being a part of the Southeast 1/4 of the Northeast 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 15, Town 7 North, Range 18 East, in the Town of Delafield, Waukesha County, Wisconsin.

February 7, 2022
February 16, 2022 Added Impervious Calculations; Removed Razed Structures.
April 25, 2022 Revised Foundation Plan (Not Staked); Rev. Impervious Surface Calcs.
May 12, 2022 Revised/Moved Foundation Plan (Not Staked); Rev. Impervious Surface Calcs.
May 16, 2022 Moved Foundation Plan (Not Staked); Rev. Impervious Surface Calcs.
August 1, 2022 Revised Foundation Plan (Not Staked); Rev. Impervious Surface Calcs.
August 3, 2022 Added Prop. Roofs; Added O.H.W.M. Minimum Setback Lines
August 18, 2022 Revised Foundation Location (Not Staked)
August 22, 2022 Added Proposed Grading Plan
August 24, 2022 Revised Drawing (not staked)
August 30, 2022 Revised Drawing (not staked)
August 31, 2022 Revised Prop. Drive;
Rev. Impervious Surface Calcs.

Survey No. 113247-S

April 26, 2023
Staked Prop. Dwelling



PROP. IMPERVIOUS SURFACE TABLE		
	SQ. FT.	PERCENTAGE
DWELLING	2,632	11.72%
ATT. GAR.	790	3.51%
DECK	599	2.66%
PORCH	57	0.25%
RET. WALLS	180	0.80%
DRIVEWAY (AS SHOWN)	2,487	11.06%
TOTAL	6,745	30.00%

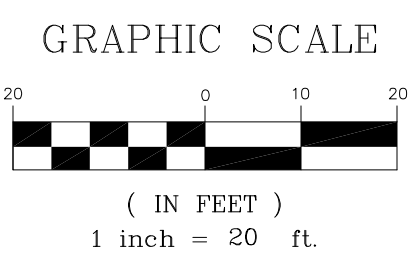
Prop. Gar. Slab
876.66

Prop. T.O.W.
877.00
(Per Bldr.)
9' wall

Prop. Fin. Yd. Gr.
876.33
867.33

---875--- Denotes Existing Contour
---875--- Denotes Proposed Contour

NOTE:
An Ordinary High Water Mark (852.70' NAVD88) was established for this portion of Pewaukee Lake, based on a staking done by the Wisconsin Department of Natural Resources on February 5, 2005 at W289 N3089 Lakeside Dr.



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
- △ — Denotes "PK" Nail Found & Accepted
- 000.0 — Denotes Proposed Grade
- x—x— Denotes Proposed Silt Screen

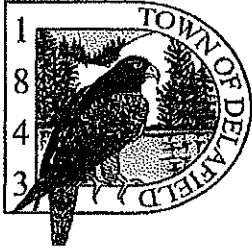
FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0178H which has an effective date of 11/05/2014 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this 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





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>Kevin + Tracey Scharnek</u>	Name: <u>Westridge Builders, Inc.</u>
Address: <u>1693 Mamerow Lane West</u>	Address: <u>N8W22520-2 Johnson Dr.</u>
City: <u>Oconomowoc</u> State: <u>WI</u> Zip: <u>53066</u>	City: <u>Waukesha</u> State: <u>WI</u> Zip: <u>53186</u>
Telephone Number: <u>414-467-3640</u>	Telephone Number: <u>262-547-0326</u>
Email: <u>Kscharnek@14-west.com</u>	Email: <u>Karis@westridgebuilders.com</u>

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 checked="" 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 type="checkbox"/> Other.....\$50.00 minimum |

PROJECT NAME: Kevin + Tracey Scharnek

Property Address: N27W30037 Maple Ave.

Tax ID/Parcel ID: DELT 078 001 **Lot Size:** 21,364 sq. ft.

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

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

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



TOWN OF DELAFIELD PLAN COMMISSION APPLICATION

Project Description

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

PETITION FOR REZONING

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

PETITION FOR LAND USE AMENDM

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

PETITION FOR CONDITIONAL USE

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

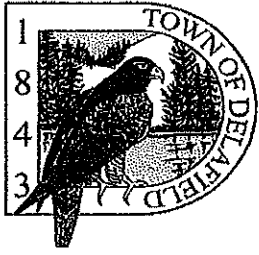
PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PL

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.

*We are requesting a slope variance for the driveway
for our new home.*



Required Forms for Submittal

Required Forms Checklist:

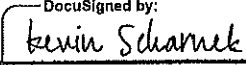
- Legal Description (all applications)
- Professional Staff/Fees Chargeback Acknowledgement (all applications)
- Certification for Division of Land (Certified Survey Map land splits)

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.

DocuSigned by:

 Signature of Owner

5/6/2023
 Date

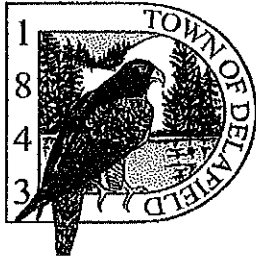
Kevin
 Scharnek
 Print Name

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.

DocuSigned by:
Kevin Scharnek

Signature of Owner

5/6/2023

Date

Kevin
Scharnek

Owner's name (please print)

Form received by: _____

Date: _____

Plan Commission Report for June 6, 2023

Seve Nagel Agenda Item No. 5 B.

Applicant: Steve Nagel

Project: Fence installation

Requested Action: Approval of a fence 7-feet high located between the right-of-way line and the front of the house extended to the lot lines.

Zoning: R-1 Residential

Location: N8 W30025 Woodcrest Drive

Report

Mr. Nagel is requesting approval of a garden fence, seven-feet in height to be located forward of the front of the house on the east side of his driveway. The purpose of the fence is to keep deer and chipmunks out of his garden. The fenced area will be 12 feet by 24 feet. The fence will be made of 2" x 2" pine posts and 1" x 1" 20-gauge wire.

Section 17.06 Accessory Uses, Buildings and Structures, subsection 4. Structures Other Than Buildings, subsection B. Fences, No. 4 states, "Any such structure greater than three feet in height located between the road right-of-way line and the nearest portion or projection of the principal building measured from the right-of-way line, extended to the side lot lines may be permitted with the approval of the Plan Commission."

I have viewed the site from the front of the property and note that the property is heavily wooded. The fence has already been constructed. The view from the corner of Woodcrest Drive and Woodcrest Court (to the west of the existing house on the southwest corner) has a clear view of the fence.

I requested that Mr. Nagel contact his neighbors and provide the Town with feedback. Below is the email I received from Mr. Nagel:

Hello Tim,

I spoke to my neighbor to the east about the garden fence. His name is Mike. He said the garden fence does not bother him. Mike said he doesn't consider it a "fence". Mike would like to respond to you if you would contact him by email. His email address is mpum@aloisroofing.com.

I spoke to my neighbor to the west. His name is Mike Tevares. He said the fence doesn't bother him

I spoke to my neighbors to the south. They are Jim and Carol Krause. They're not bothered by the fence.

I'll talk to Dave and Theresa Tingler to the north of my property.

Staff Recommendation:

The application states that the request is for a garden fence. The use of garden fencing is common throughout the Town and we have not received many, if any, complaints about garden fences. Usually, they are short fences to keep small animals out. The proposed fenced-in garden should not affect those that pass by the home along Woodcrest Drive. However, the view from the adjacent property owner should be considered.

I am not opposed to installation of the fence; however, I recommend that the fence be considered temporary and be removed between the months of October through May. That will allow for tree and brush cover to block the fence when leaves are off the trees.

Tim Barbeau, Town Engineer
May 30, 2023



TOWN OF DELAFIELD

APPLICATION FOR PLAN COMMISSION AGENDA

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(PLEASE PRINT)

Owner Information	Applicant
Name: <u>STEVE NAGEL</u>	Name: <u>STEVE NAGEL</u>
Address <u>N8 W30025 WOODCREST DRIVE</u>	Address <u>N8 W30025 WOODCREST DRIVE</u>
City State Zip <u>WAUKESHA Wis. 53188</u>	City State Zip <u>WAUKESHA Wis 53188</u>
Telephone Number <u>262-225-7197</u>	Telephone Number <u>262-225-7197</u>
Email: <u>WOODCREST@WI.RR.COM</u>	Email: <u>WOODCREST@WI.RR.COM</u>

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 |
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| <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: GARDEN FENCE

Property Address: N8 W30025 WOODCREST DRIVE, WAUKESHA, WIS, 53188

Tax ID/Parcel ID: _____ **Lot Size:** _____

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

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

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TOWN OF DELAFIELD PLAN COMMISSION APPLICATION

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PETITION FOR LAND USE AMENDM

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

PETITION FOR CONDITIONAL USE

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

PETITION FOR CERTIFIED SURVEY MAP / PRELIMINARY PLAT / FINAL PL

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.

GARDEN FENCE TO DETER DEER AND CHIPMUNKS.



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.

Steve Nagel
Signature of Owner

5/12/2023
Date

STEVE NAGEL
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.

Steve Nagel
Signature of Owner

5/13/2023
Date

STEVE NAGEL
Owner's name (please print)

Form received by: _____

Date: _____



Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K

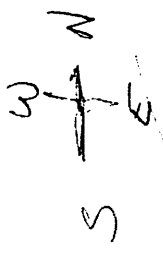
0 88.21 Feet

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.

Notes:

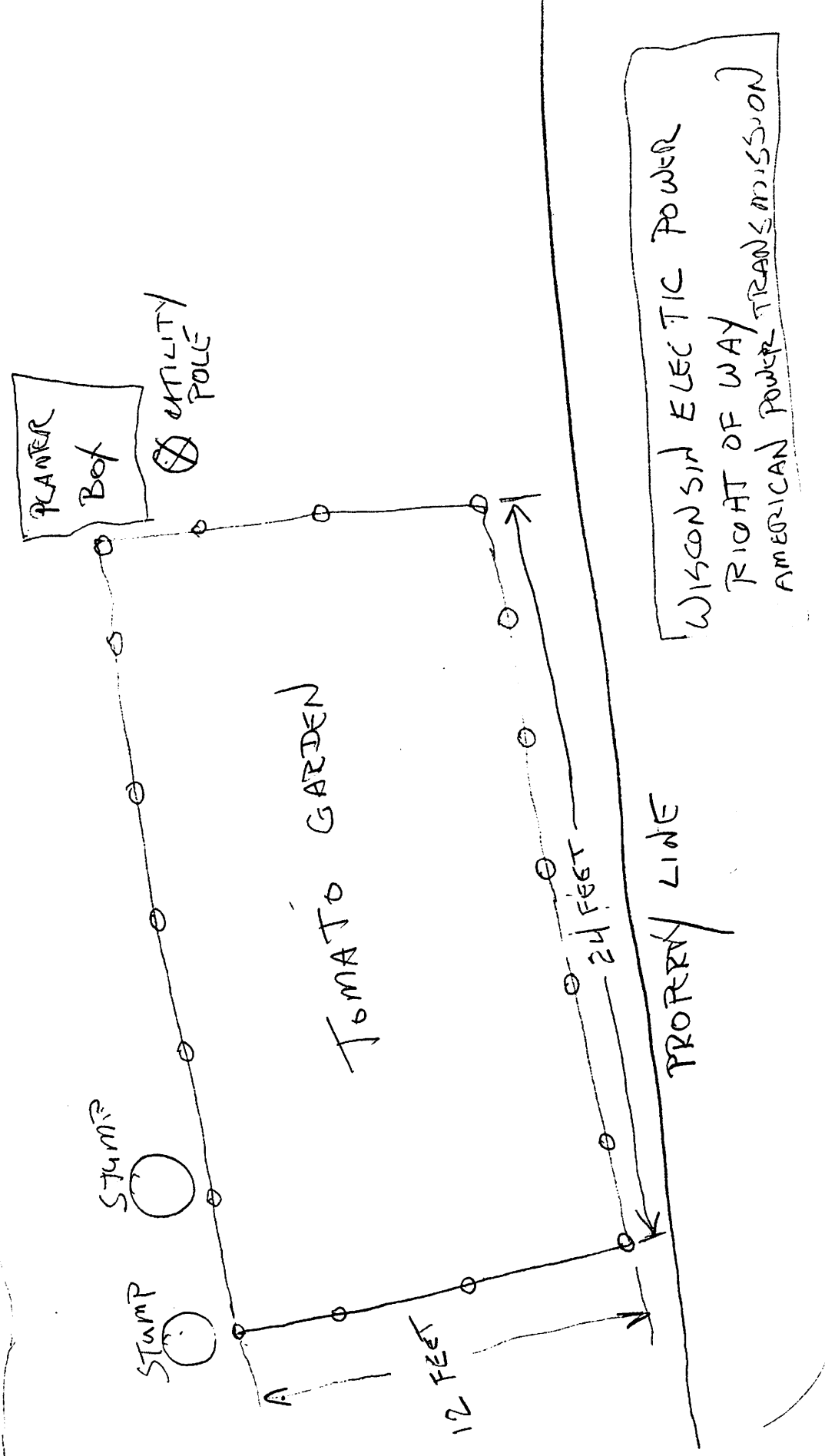
Printed: 5/14/2023





TOP VIEW

DRIVEWAY



STEVE NAGEL

WOODCREST@WI.RR.COM

WOODCREST DRIVE 6-10-23

GARDEN FENCE TO DETER
DEER AND CHIPMUNKS

262-225-7197

NO US30025

N → S ISHMAN LN

WESTWARD

MENARDS GALVANIZED CHICKEN COOP WIRE

1" x 1" OPENING

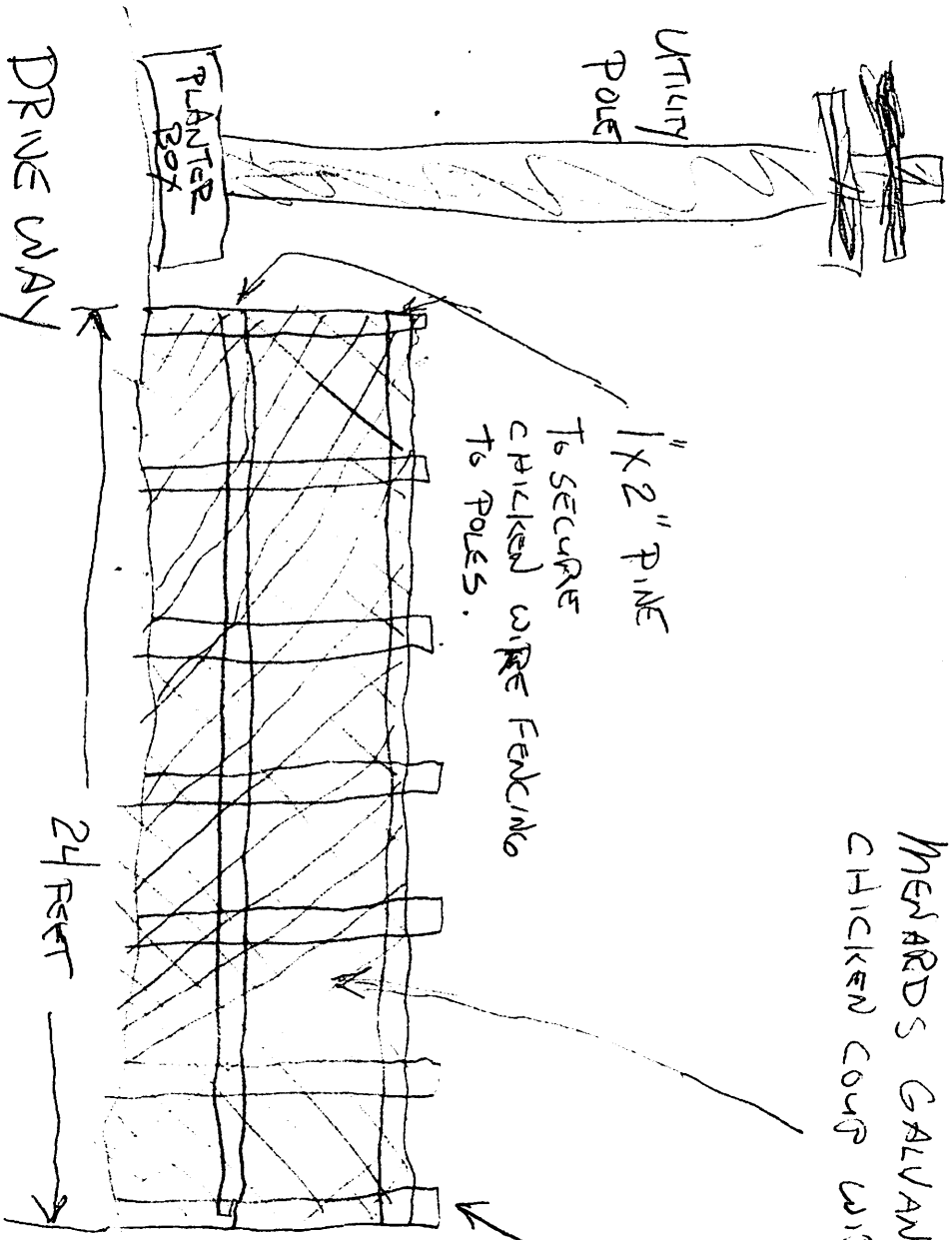
20 GAUGE WIRE.

18 POLES - 2" x 2" PINE.

STAINED WITH UNSEED OIL. SET 18" IN GROUND. NO CONCRETE.

7.0 FEET

1" x 2" PINE To SECURE CHICKEN WIRE FENCING To POLES.



24 FEET

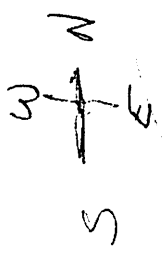
WOODCREST@W1.PK.COM
262-225-7197

Stake MARK L

5-10-23

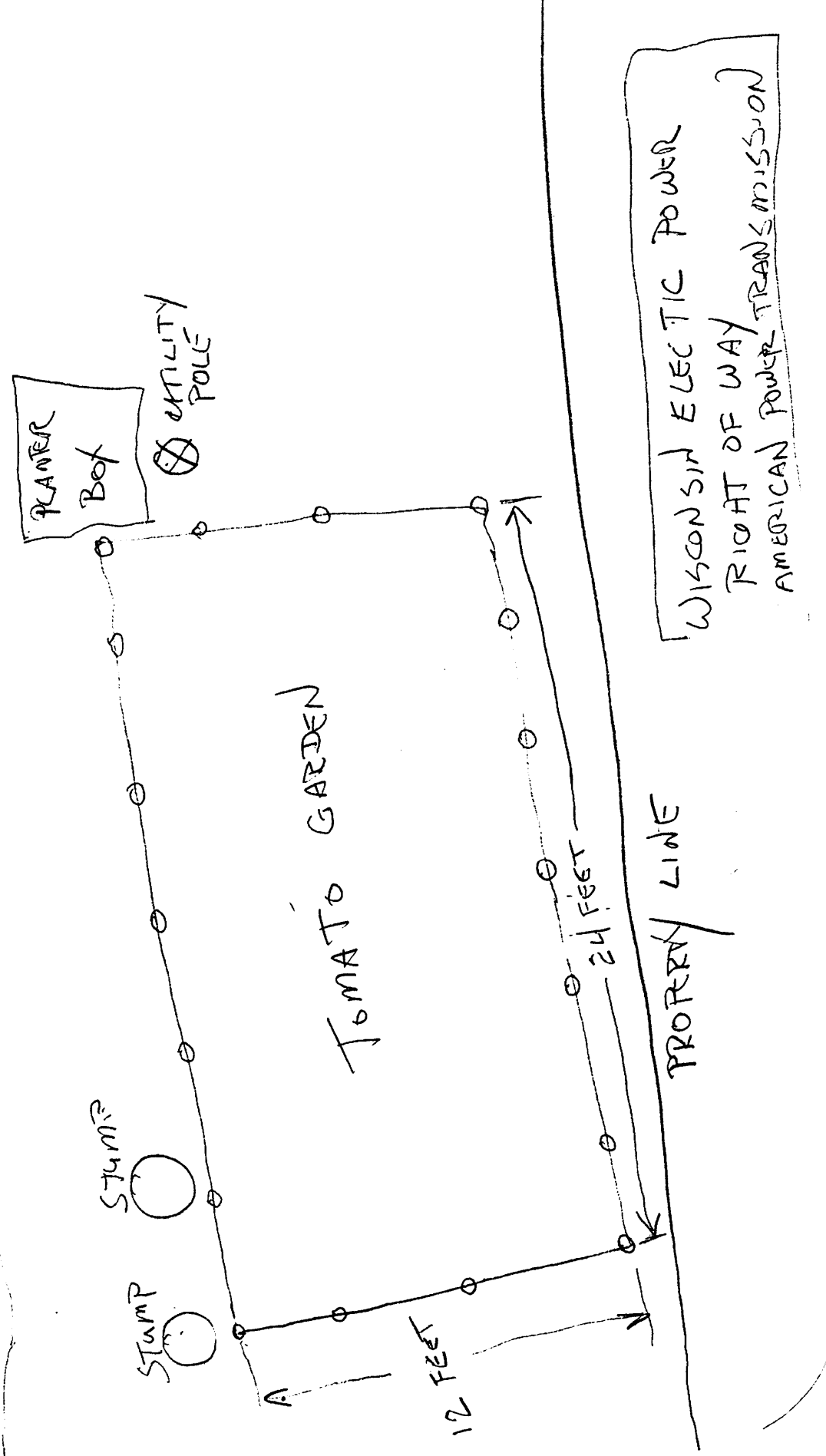
1/8 W 30025
WOODCREST DRILLER

GARDEN FENCE
To DETER DEER AND
CHIPMUNKS.



TOP VIEW

DRIVEWAY



STEVE NAGEL

WOODCREST@WI.RR.COM

WOODCREST DRIVE 6-10-23

GARDEN FENCE TO DETER
DEER AND CHIPMUNKS

262-225-7197

N8W30025

N → S IS MAIN TUN
with 20 gauge

MENARDS GALVANIZED

CHICKEN COUP WIRE 1 1/2" OPENING

20 GAUGE WIRE.

UTILITY
POLE

1 X 2" PINE

TO SECURE
CHICKEN WIRE FENCING
TO POLES.

18 POLES - 2 X 2" PINE.

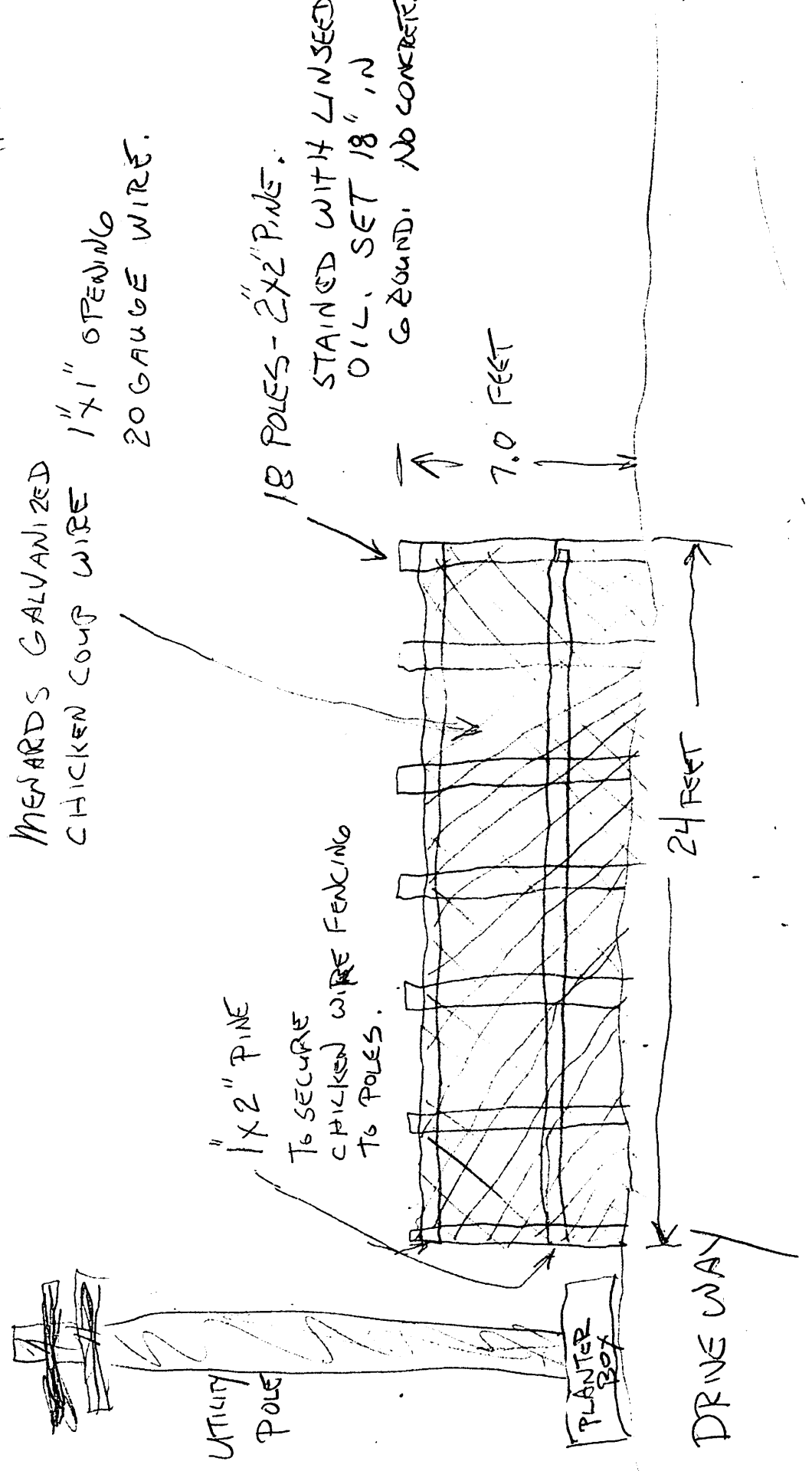
STAINED WITH LINSEED
OIL. SET 18" IN
GROUND. NO CONCRETE.

7.0 FEET

24 FEET

DRIVE WAY

PLANTER
BOX



WOODCREST@WI.BR.COM
262-225-7917

STEVE NAGEL
5-10-23

18 W 30025
WOODCREST DRIVE

GARDEN FENCE
TO DETER DEER AND
CHIPMUNKS.

Property Details

Tax Key: **DELT0825034**

Tax Year: **2023**

5/15/2023 8:31:38 AM
WAUKESHA COUNTY
TOWN OF DELAFIELD

OWNER NAME AND MAILING ADDRESS

PROPERTY ADDRESS

STEVE NAGEL REVOCABLE TRUST
N8W30025 WOODCREST DR
WAUKESHA, WI 53188

N8W30025 WOODCREST DR
WAUKESHA, WI 53188

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

LEGAL DESCRIPTION

LOT 12 BLK 4 ROLLING HILL ACRES PT NE1/4 SEC 27 T7N R18E DOC# 3684875

ASSESSMENT STATUS

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2023
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres:

BASIC VESTING DEED DOC 3684875

ASSESSMENT INFORMATION

Assessed By: GROTA APPRAISALS LLC
262-253-1142
raykoscak@catalisgov.com

Links to WI Dept of Revenue Resources:
Guide for Property Owners
Board of Review Calendar

Board of Review Date:

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
The current property valuation is in process. You will find the contact information for the Municipal Assessor shown above. The Links to WI Dept of Revenue will provide more information about the property assessment process. You can see assessment values for a previous year by changing the tax year at the top of this screen.				

DISTRICTS

District Type	District Name	DOR Code
TOWN	TOWN OF DELAFIELD	004
SCHOOL	KETTLE MORaine 1376	1376
TCDB	WAUKESHA TECH COLLEGE	08
UTIL	GARBAGE / RECYCLING	

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

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

The following browsers are supported:    This page run 5/15/2023 8:31:38 AM.