

**Ordinance No. 2018-01**

**An Ordinance to amend the Zoning Map  
of the Town of Delafield from A-1 to A-2 on lands located in the Northeast ¼, Northwest ¼, Southeast ¼ and Southwest  
¼ of the Southwest ¼ of Section 35, Town 7 North Range 18 East, Town of Delafield, Waukesha County Wisconsin  
(Fronczak Property)**

The Town Board of Delafield, Waukesha County, Wisconsin, DOES HEREBY ORDAIN AS FOLLOWS:

**Section 1:**

The Town of Delafield Zoning Map is hereby amended to change the zoning classification from A-1 to A-2 on the following described parcel of land:

All that part of the Southwest ¼ of Section 35, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin described as follows: Commencing at the South ¼ corner of said Section 35; thence North 01°29'10" West along the east line of the Southwest Quarter of said Section 35, 994.41 feet to the centerline of USH 18; thence North 85°49'18" West along said USH 18 centerline, 103.98 feet; thence North 01°29'10" West, 60.30 feet to the north right-of-way line of USH 18 (Summit Avenue) and the place of beginning of lands hereinafter described; thence continuing North 01°29'10" West, 116.85 feet; thence South 85°43'10" East, 104.00 feet to the east line of the Southwest Quarter; thence North 01°29'10" West along said east line, 1477.70 feet to the northeast corner of the Southwest Quarter of above said Section 35; being marked by a concrete monument with a brass cap; thence South 87°50'21" West along an existing fence line 1297.59 feet; thence South 01°55'00" East along an existing fence line, 623.38 feet; thence South 82°46'20" West, 174.65 feet (recorded as 162.04 feet); thence South 00°03'40" East, 809.02 feet to the north right-of-way line of USH 18 (Summit Avenue); thence easterly 453.22 feet on the arc of a curve and said north right-of-way line, curve center lies to the south, chord bears South 88°04'15" East, 453.11 feet; thence South 85°49'42" East along said north right-of-way line, 935.49 feet to the place of beginning.

**Section 2**

As a condition of the rezoning, no other divisions will be allowed for this parcel the land.

**Section 3: Severability.**

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

**Section 4: Effective Date.**

This ordinance shall take effect immediately upon passage by Waukesha County and posting or publication as provided by law.

This ordinance passed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

BY THE TOWN BOARD OF THE  
TOWN OF DELAFIELD:

\_\_\_\_\_  
Lawrence G. Krause, Town Chairman

ATTEST:

\_\_\_\_\_  
Mary T. Elsner