

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA  
MONDAY, OCTOBER 18, 2021  
7:00 PM  
MEETING ROOM, HARTLAND PUBLIC LIBRARY, 110 E. PARK AVENUE**

Roll Call

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three minute time period per person, with time extensions per the Chairman's discretion.

1. Consideration of a motion to approve the Jt. Architectural Board/Plan Commission minutes of the September 20, 2021 meeting.
2. Architectural Board review and consideration of an application for exterior alterations for Bravo Company, 635 Cardinal Lane.
3. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the property owned by Kevin & Tracey Scharnek, N27 W30037 Maple Ave., Town of Delafield.
4. Announcements: The following individuals will be given an opportunity to make announcements at the meeting in regards to (1) activities taken since the previous meeting on behalf of the community, (2) future municipal activities, and (3) communications received from citizens. It is not contemplated that these matters will be discussed or acted upon. The following individuals may provide announcements: Village President or individual Village Board members or Village Administrator or other Village Staff members.
5. Adjourn.

Ryan Bailey, Interim Village Administrator

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: [www.villageofhartland.com](http://www.villageofhartland.com) (Government/Agendas and Minutes). Notice: Please note that 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 Darlene Igl, WCPC/CMC, Village Clerk, at 262/367-2714. The Municipal Building is handicap accessible.

Joint Architectural Board/Plan Commission Agenda

Monday, October 18, 2021

Page 2

To participate in the Village of Hartland “Zoom” meeting with video,

<https://us02web.zoom.us/j/85872007072?pwd=TnoyT3ZBdlM0Zm9ESTZ3cEZwdEc1Zz09>

To participate in the Village of Hartland “Zoom” meeting (audio only), please dial 1(312)626-6799.  
The Meeting ID is 858 7200 7072 and the passcode is 324643.

**JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES**  
**MONDAY, SEPTEMBER 20, 2021**  
**7:00 PM**  
**LIBRARY MEETING ROOM**  
**HARTLAND PUBLIC LIBRARY, 110 E. PARK AVENUE**

Present: James Schneeberger, Tim Hallquist, Jeff Bierman, David deCourcy-Bower & Ann Wallschlager.  
Excused: Jeff Pfannerstill, Dino Xykis & Ryan Amtmann  
Others Present: Interim-Administrator Bailey, Building Inspector Hussinger and Deputy Clerk Bushey.

Call to Order- 7:00 pm  
Roll Call taken.

Motion (Wallschlager/deCourcy-Bower) to nominate Tim Hallquist to act as Plan Commission Chairman Pro Tem for the meeting.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

**1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from August 16, 2021.**

Motion (deCourcy-Bower/Schneeberger) to approve the minutes for the Architectural Board/Plan Commission meeting on August 16, 2021. Carried (5-0).

**2. Architectural Board review and consideration of an application for signage Equipment Depot, 1100 Cottonwood Avenue-**

Mr. Ramirez was present for Able Signs & Lighting. He said they are looking to replace all the original signage. He said they will be non-illuminated with the color going according to the Brand standards.

Motion (deCourcy-Bower/Schneeberger) to approve the application for signage for 1100 Cottonwood Avenue. Carried (5-0).

**3. Architectural Board review and consideration of an application for exterior renovations for Lake Country Playhouse, 221 E. Capitol Drive-**

Kevin Cutts was present for MSI General. He said they renovated Lake Country Playhouse 2 years ago and they are looking to redo the east end to have it match the front and the siding will match the existing. Hallquist asked if it is the area next to the patio and Mr. Cutts said yes. deCourcy-Bower asked if the stairwell was existing, or an addition and it was stated it was not an addition.

Wallschlager asked if they are doing anything with the brick and he stated no. Bierman asked about the doorway.

Motion (deCourcy-Bower/Schneeberger) to approve the application for exterior renovations for Lake Country Playhouse, 221 E. Capitol Drive. (5-0).

**4. Architectural Board review and consideration for façade improvements and signage for Pathway Design Build, 122 Lawn Street-**

Derek Miller was present Pathway Design and explained they are proposing façade improvements and signage. He said the current fascia and soffit which is green and white will be black. He said the brick will be painted gray and a garage door will be added near rear of the building. Hallquist asked if they had removed trees already and Mr. Miller said yes, they had removed 2 trees. He said all the other trees are on the plan and they mainly removed buckthorn and some brush. He said the signage will have raised lettering with down lighting and the blacktop stops at the bump out. Hussinger asked if the sign is attached to the fascia and Mr. Miller said yes.

Motion (Hallquist/deCourcy-Bower) to approve the façade improvements. Carried (5-0).

Motion (Hallquist/Schneeberger) to approve the signage with a timer being set for 10pm. (5-0).

**5. Architectural Board review and consideration of an application for signage for Dynamic Laser Parts, LLC, 461 Progress Drive-**

Mike Rauch was present and explained they are proposing an application for 2 signs. He said the 1<sup>st</sup> is for a 2 x 9 vinyl ground sign similar to what's across the street. He said the 2<sup>nd</sup> sign will be fabricated out of metal. He said it will be the same as the one on the NE side of the building but in metal and with dim backlighting on a timer. Wallschlager asked if the address will be on it and Bailey commented that it is not a requirement.

Motion (deCourcy-Bower/Schneeberger) to approve the application for signage with the ground sign having plantings to soften it and the wall sign with a timer for 10pm. Carried (5-0).

**6. Architectural Board review and consideration of an application for signage for Bailey Family Dental, 557 Cottonwood Avenue-**

Therese Bailey was present and explained the proposed signage. She said they would like to put the signage above the main entrance. Wallschlager asked if they are still doing the monument sign from when they were here previously, and she said yes. Hallquist asked if the sign above the main entrance would be lit. She said it really would not be lit, and she asked if they would have to come back if in the future they decided to do some goose neck lighting above it. Hallquist said it could be approved now if they decide they want to.

Hussinger said it could be goose neck with lighting pointing down and on a timer.

Motion (deCourcy-Bower/Wallschlager) to approve the application for signage with the option of goose neck lighting with down lighting. Carried (5-0).

**7. Plan Commission review and consideration of an application for extension of a storage room for Phoenix, 129 Cottonwood Avenue-**

Greg Maniaci was present and explained the storage room extension. He said the small building in the back was used for coolers, but the coolers have gone out. He said the extension would be 16 ft. but they will only be going out 14 ft max. Hussinger said so the depth is not changing just the side to side. Mr. Maniaci said the color will match the building as well as the shingles.

Motion (deCourcy-Bower/Schneeberger) to approve the extension of a storage room for Phoenix, 129 Cottonwood Avenue with a 14 ft. max. Carried (5-0).

**8. Plan Commission review and consideration of an application for a dumpster enclosure for Bank Five Nine, 800 Cardinal Lane-**

Ryan was present and explained Bank Five Nine would like to add a dumpster enclosure. He said the dumpster is on the NW corner of the property and currently has nothing surroundings around it. Hussinger asked how far off the lot line it would be and Ryan said 5 ft., but they could shift it east a little bit. Hussinger said it wasn't so much the 5 ft, but there would need to be a little more room to add landscaping. Hallquist asked what property the trees were on, and Ryan said the trees were on the lot next door. There was brief discussion on landscaping.

Motion (deCourcy-Bower/Wallschlager) to approve the application for a dumpster enclosure for Bank Five Nine, 800 Cardinal Lane. Carried (5-0).

**9. Announcements-**

None.

**10. Adjourn**

Motion (Wallschlager/deCourcy-Bower) to adjourn. Adjourned at 7:27 pm.

Respectfully submitted by  
Recording Secretary,  
Deidre Bush y, Deputy Clerk



**DEPARTMENT OF BUILDING INSPECTION  
APPLICATION FOR ARCHITECTURAL BOARD**

Job Address				
Lot	Block	Subdivision	Key No. HAV	
Owner		EMAIL	Phone	
Address		City	State	Zip
Contractor		Phone	FAX	EMAIL
Address		City	State	Zip

The Architectural Board meets on the **THIRD MONDAY** of the Month at 7:00 p.m. in the Board Room of the Hartland Municipal Building located at 210 Cottonwood Avenue in the Village of Hartland.

The DEADLINE for filing is **FIFTEEN WORKING DAYS PRIOR TO THE MEETING DATE** at 4:30 p.m. All of the following information must be received prior to the deadline in order to be placed on the agenda.

**All applications for consideration by the Architectural Board are subject to the policies described in this document.**

**Commercial/Industrial/Multifamily:**

Four (4) bound sets of plans and application material and one (1) electronic copy of all submittals.

Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.

**Signs:**

Four (4) color renderings of the requested sign(s) and one (1) electronic copy of all submittals. Include colors and material type. Renderings are to be dimensioned and must show placement on building and height.

Details (color picture) of all existing wall signs on the same building elevation. A photograph of the building with sign location shown is recommended.

Four (4) site plans with dimensions. Not required for wall signs or other signs attached to the building.

Four (4) sets of lighting details. Include type, location, number and photometric plan.

Submit Sign Permit Application

**NOTE:** Approval by the Architectural Board is not permission to begin construction; a building permit must first be obtained.

Date Applied: \_\_\_\_\_ Date of Meeting: \_\_\_\_\_ Item No. \_\_\_\_\_

**Hartland Architectural Board  
Application Review Policies**

**All applicants and applications are subject to the following policies in order to be considered by the Architectural Board.**

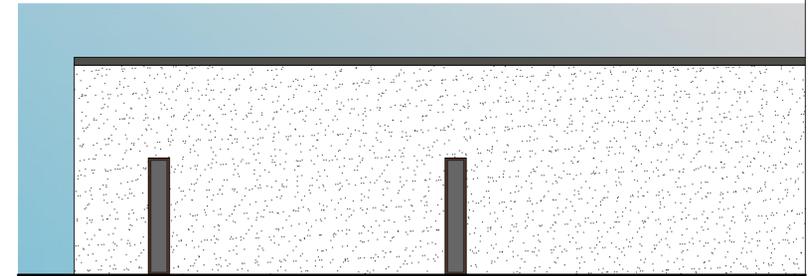
1. The deadline for filing any application is a minimum of fifteen (15) working days before the meeting.
2. All applicants for building renovations are encouraged to communicate with or meet with the Building and Zoning Official and the Village Administrator prior to submission of an application.
3. Applications for signs within the boundaries of the Hartland Downtown Business Improvement District (BID) must be reviewed by the BID prior to the meeting with the Architectural Board.
4. All requested or required information, including the application and appropriate fees, must be received prior to the deadline in order to be placed on the agenda. Village Staff has been directed to delay placement on the Architectural Board Agenda based on incomplete submittals.
5. Applications shall include professional-level drawings of all elevations impacted by the proposed project showing the proposed conditions including location and depiction of requested signage.
6. Applications for signage on existing buildings should include a scale depiction of the sign on a current photograph of the existing building.
7. Four (4) sets of application materials and one (1) electronic copy (PDF) of all application materials must be submitted by the deadline.
8. Applications that include site plans must depict the following existing and proposed information plus other information as appropriate or as requested:
  - a. Complete dimensions (lot, building, setbacks, parking, drives, etc.)
  - b. Scale and north arrow
  - c. All structures (include building elevations and height)
  - d. Drainage and grades (include design calculations for drainage)
  - e. Storm Water Management Plan
  - f. Utilities and easements (sewer, water, storm etc.)
  - g. Calculation of lot coverage
  - h. Parking stalls (stalls to be minimum 180 s.f., driving lanes minimum 24 ft. wide and 30 ft. maximum at street right-of-way, asphalt to be minimum 3 ft. from lot lines)
  - i. Grading and erosion control
  - j. Landscaping, including a Tree Protection Plan
  - k. Exterior lighting details
  - l. Exterior HVAC equipment location
  - m. Dumpster location (screening required)
  - n. Street right-of-way
  - o. Miscellaneous items including, but not limited to, 100 year floodplain, wetland boundary, environmental corridor
9. Additional information may be requested by the Architectural Board or Staff.
10. The Applicant must complete and submit the required Professional Services Reimbursement Form along with any required deposit at the time of application.
11. The Applicant or a representative of Applicant able to make representations on behalf of the Applicant shall attend the meeting at which the matter will be discussed. Failure to have representation will result in tabling of the request to the next meeting.



NORTH-FRONT ELEVATION



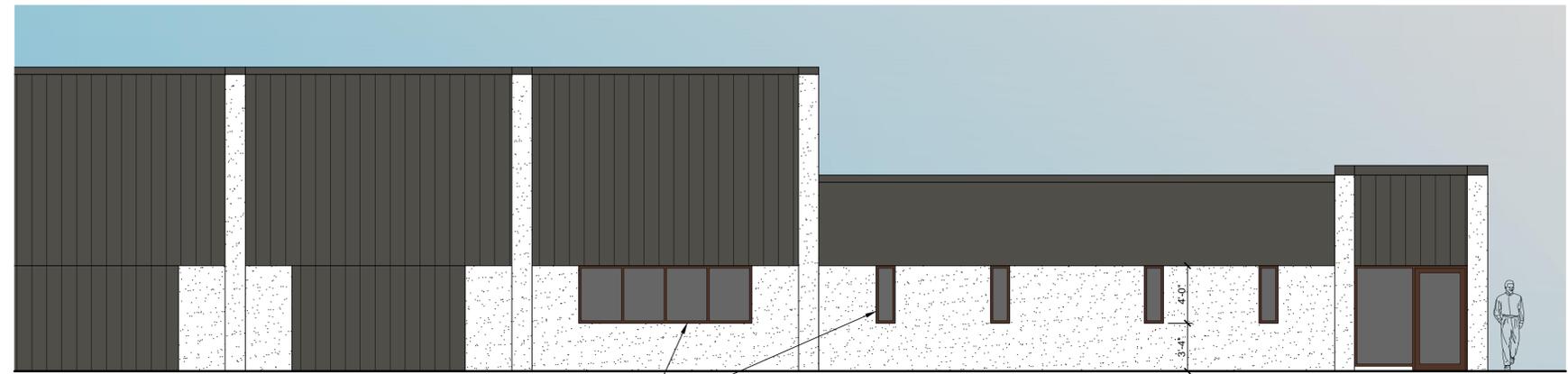
WEST-SIDE ELEVATION



SOUTH-REAR ELEVATION

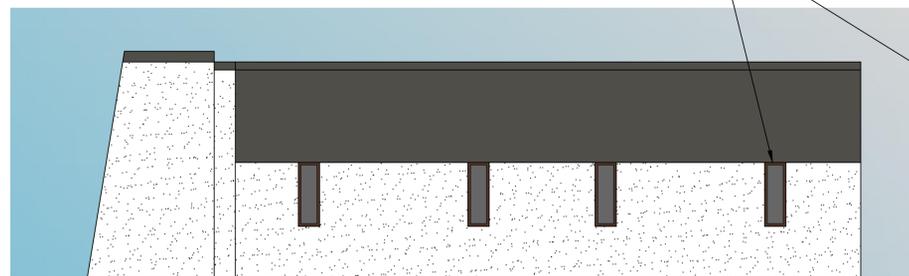
EXISTING ELEVATIONS

SCALE: 3/16" = 1'-0"

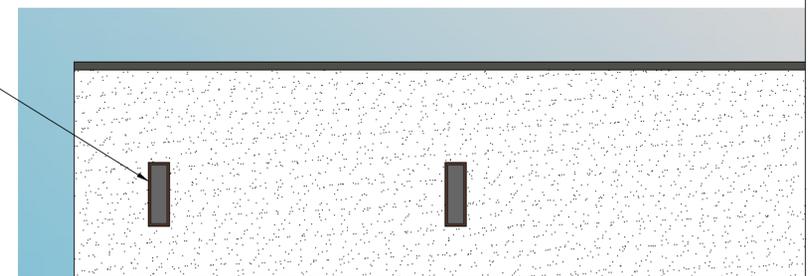


NORTH-FRONT ELEVATION

EXISTING STORE FRONT WINDOWS TO BE REMOVED.  
INSTALL 3'-4" HIGH SPLIT FACE MASONRY & NEW  
STORE FRONT WINDOWS TO MATCH EXISTING.



WEST-SIDE ELEVATION



SOUTH-REAR ELEVATION

PROPOSED NEW ELEVATIONS

SCALE: 3/16" = 1'-0"

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**RPY Architecture, LLC**  
Robert P Yuhas, Architect  
3316 N Wisconsin St., Racine, WI 53402  
262-994-9285 mb\_yuhas@yahoo.com

**BUKACEK CONSTRUCTION**  
Building Your Vision  
2429 SUMMIT AVENUE, RACINE, WI 53404  
262-637-9791 262-637-1493 fax www.bukacek.com

EXTERIOR ALTERATIONS FOR:  
**BRAVO COMPANY USA, INC**  
635 CARDINAL LANE, HARTLAND, WI 53029

PLAN DATES:  
9-29-2021

SHEET  
**1 OF 1**

TROMPLER PROPERTIES LLC  
580 S INDUSTRIAL DR  
HARTLAND WI 53029-2357

CARDINAL 635 LLC  
PO BOX 341  
HARTLAND WI 53029-0341

JAMES GOFF AND PHOEBE GOFF  
W2960 LAFOLLETTE RD  
NEOSHO WI 53059-9712

LAKE COUNTRY CARING INC  
603 PROGRESS DR PO BOX 591  
HARTLAND WI 53029

LAUDERMILK 710 LLC  
710 CARDINAL LN  
HARTLAND WI 53029

MEGAL DEVELOPMENT CORP  
12650 W LISBON RD  
BROOKFIELD WI 53005-1825

MESCHING PROPERTIES LLC  
PO BOX 379  
HARTLAND WI 53029-0379

NETNEL LLC  
602 INDUSTRIAL CT  
HARTLAND WI 53029-2312

RANDALL REALTY LLC  
1604 MANHATTAN DR  
WAUKESHA WI 53186-3900

SJAMB LLC  
535 S INDUSTRIAL DR  
HARTLAND WI 53029-2323

STONEWOOD STORAGE  
720 INDUSTRIAL CT PO BOX 145  
HARTLAND WI 53029

pd 9-27-21  
receipt # 229820

**VILLAGE OF HARTLAND  
PETITION FOR LAND DIVISION:**

**EXTRATERRITORIAL PLAT REVIEW - \$100**

**CSM (Certified Survey Map) + \$300 Professional Fee Deposit**

or

**PRELIMINARY PLAT REVIEW + \$1,000 Professional Fee Deposit**

Up to Five Parcels - \$150.00

Six to Fourteen Parcels - \$300.00

Fifteen or More Parcels - \$500.00

Reapplication for Approval of Any Preliminary  
Plat Requiring Review

\$50.00 (Minimum)

Reapplication for Previously Reviewed Plat

\$10.00

**FINAL PLAT REVIEW**

**\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat**

**\$10.00 for Reapplication of Any Final Plat Previously Reviewed**

Date:	Fee Paid:
Date Filed:	Receipt No.:

1. Name: Kevin + Tracey Scharnek

Address of Owner (Agent) NW222520 - L Johnson Dr.

Waukesha, WI 53186

Phone Number of Owner (Agent) 262-547-0326

2. Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").

3. State present use of property and intended use.

Current Single Family Home + Future Single Family Home

DocuSigned by:  
Kevin Scharnek

Signature of Petitioner

115 Silver Lake Plaza #205, Oconomoc, WI 53066

Address

414-467-3640

Phone



**NOTE:**

- a. Include a Plat Map in triplicate, drawn to a scale of not less than 100 ft. to the inch, showing the land in question, its location, the length and direction of each boundary thereof.
- b. Include fee payable to **The Village of Hartland**

**CSM fees + \$300 Professional Fee Deposit**

**Or**

**Preliminary Plat Review Fees + \$1,000 Professional Fee Deposit**

Up to Five Parcels	\$150.00
Six to Fourteen Parcels	\$300.00
Fifteen or More Parcels	\$500.00

Reapplication for Approval of Any Preliminary Plat Requiring Review	\$50.00 (Minimum)
Reapplication for Previously Reviewed Plat	\$10.00

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**Final Plat Review Fees:**

**\$10.00 Plus \$1.00 for Each Parcel Within the Final Plat  
\$10.00 for Reapplication of Any Final Plat Previously Reviewed**

- c. Mail or deliver request, in triplicate, to:

**Village of Hartland  
Village Clerk  
210 Cottonwood Avenue  
Hartland, WI 53029**

- 
- d. Extraterritorial Plat Review Fee: \$100**

**Submit plat and \$100 fee to:**

**Village of Hartland  
Village Clerk  
210 Cottonwood Avenue  
Hartland, WI 53029**

CERTIFIED SURVEY MAP NO.

Being all of Lot 1 and a part of Lot 2, in CRYSTAL SPRING 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.

Notes:

- Denotes 1"x24" iron pipe set.
- Denotes iron pipe found and accepted.
- △ Denotes "PK" nail found and accepted.
- ⓓ Denotes lands dedicated to the Town of Delafield for public street purposes (1,485 sq. ft.).

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone, (NAD 27)(Nov. 2008), with the North line of the SE 1/4 of Sec. 15, T7N, R18E having an assumed bearing of N 89°18'13" W.

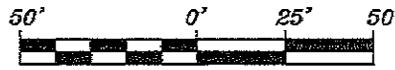
This entire property is within the Jurisdiction of the Waukesha County Shoreland and Floodland Protection Ordinance.

Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1. of the state constitution.

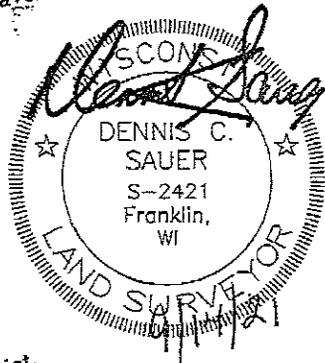
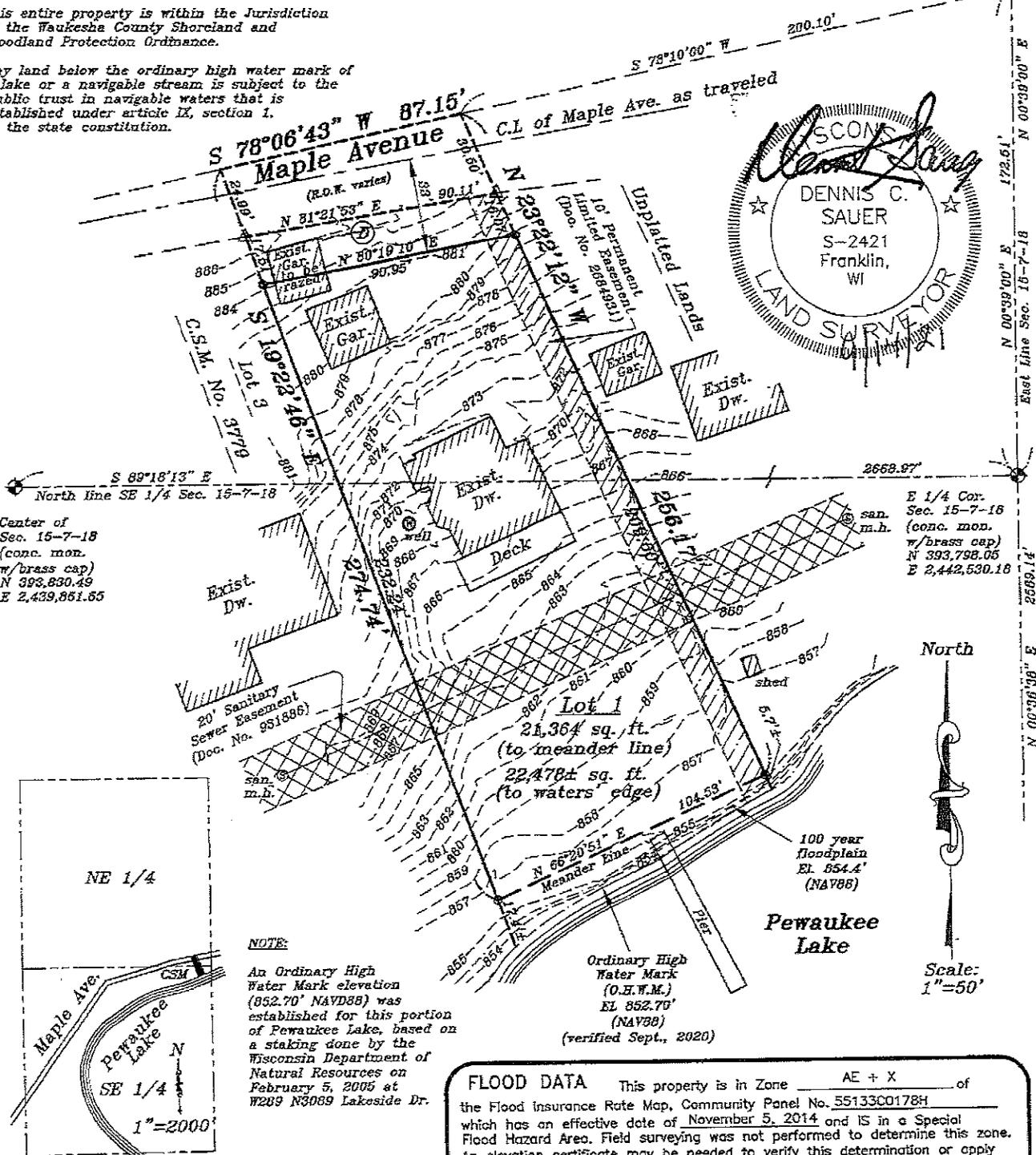
Prepared for:  
Carl Tomich  
NB W22520-L Johnson Dr.  
Waukesha, WI 53186  
Ph. (262) 547-0328

Prepared by:  
Dennis C. Sauer PLS-2421  
Metropolitan Survey Service, Inc.  
9415 W. Forest Home Ave.  
Hales Corners, WI 53130  
Ph. (414) 529-5380

NE Cor.  
Sec. 15-7-18  
(conc. mon.  
w/brass cap)  
N 396,449.06  
E 2,442,560.26

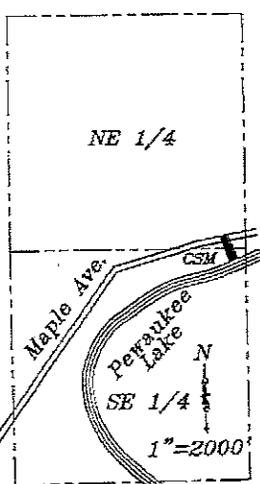


Graphic Scale  
Scale: 1"=50'



Center of  
Sec. 15-7-18  
(conc. mon.  
w/brass cap)  
N 393,830.49  
E 2,439,861.65

E 1/4 Cor.  
Sec. 15-7-18  
(conc. mon.  
w/brass cap)  
N 393,798.05  
E 2,442,530.18



NOTE:  
An Ordinary High Water Mark elevation (852.70' NAV88) 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 W209 N3089 Lakeside Dr.

Ordinary High Water Mark (O.H.W.M.)  
EL. 852.70'  
(NAV88)  
(verified Sept., 2020)

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

FEMA 100-Year Flood Elevation=854.4' (NAV88)

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

Being all of Lot 1 and a part of Lot 2 in Crystal Spring Park, being a part of the Southeast 1/4 of the Northeast 1/4 and the 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.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)  
MILWAUKEE COUNTY ) SS

I, Dennis C. Sauer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped all of Lot 1 and a part of Lot 2 in Crystal Spring Park, being a part of the Southeast 1/4 of the Northeast 1/4 and the 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, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 15; thence N 00°39'00" E along the East line of said Section 15, 172.51 feet to the North line of Crystal Spring Park Subdivision Extended; thence S 78°06'43" W along said North line extended, 200.10 feet to the Northeast corner of Crystal Spring Park Subdivision; thence continuing S 78°06'43" W along the North line of said Crystal Spring Park Subdivision, 87.15 feet to a point; thence S 19°22'46" E, 274.74 feet to a point on the meander line of Pewaukee Lake; thence N 66°20'51" E along said meander line, 104.53 feet to the East line of said Crystal Spring Park Subdivision; thence N 23°22'12" W along said East line, 256.17 feet to the point of beginning.

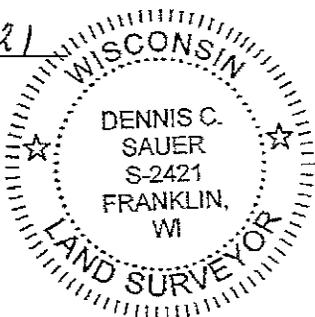
Together with those lands lying between the aforementioned meander line and the waters edge of Pewaukee Lake. Said lands continuing 25,258 square feet to meander line and 26,372 square feet more or less, to the water's edge of Pewaukee Lake.

That I have made such survey, land division and map by the direction of Kevin Scharnek and Tracey Scharnek, husband and wife, owners of said land.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the requirements of the Town of Delafield, City of Delafield and the Waukesha County Department of Parks and Land Use, in surveying, dividing and mapping of the same.

September 14, 2021  
Date



PREPARED FOR:  
Carl Tomich  
N8W22520-L Johnson Dr.  
Waukesha, WI 53186  
Phone: (262)547-0328

A handwritten signature in black ink, appearing to read "Dennis C. Sauer".

Dennis C. Sauer  
Professional Land Surveyor S-2421

PREPARED BY: Dennis C Sauer  
Metropolitan Survey Service  
9415 W Forest Home Ave, #202  
Hales Corners, WI 53130  
Phone: (414)529-5380

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

Being all of Lot 1 and a part of Lot 2 in Crystal Spring Park, being a part of the Southeast 1/4 of the Northeast 1/4 and the 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.

OWNER'S CERTIFICATE:

Kevin Scharnek and Tracey Scharnek, husband and wife, owners of said land, do hereby certify that we have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and requirements of the Town of Delafield, City of Delafield and the Waukesha County Department of Parks and Land Use.

WITNESS the hand and seal of said owners this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kevin Scharnek, Owner

\_\_\_\_\_  
Tracey Scharnek, Owner

STATE OF WISCONSIN)  
WAUKESHA COUNTY ) SS

PERSONALLY, came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Kevin Scharnek and Tracey Scharnek, Owners, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

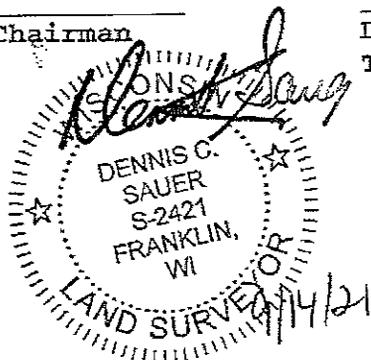
\_\_\_\_\_  
Notary Public  
State of Wisconsin  
My Commission Expires: \_\_\_\_\_

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Town of Delafield on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Kevin Fitzgerald, Chairman  
Town of Delafield

\_\_\_\_\_  
Dan Green, Town Clerk  
Town of Delafield



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

Being all of Lot 1 and a part of Lot 2 in Crystal Spring Park, being a part of the Southeast 1/4 of the Northeast 1/4 and the 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.

EXTRATERRITORIAL APPROVAL

APPROVED by the Village of Hartland this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Darlene Igl, Village Clerk

\_\_\_\_\_  
Jeffrey Pfannerstill, Village President

TOWN BOARD APPROVAL

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

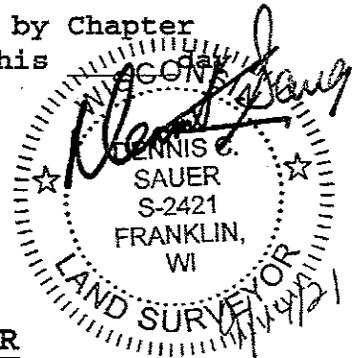
\_\_\_\_\_  
Ronald A. Troy, Chairman  
Town of Delafield

\_\_\_\_\_  
Dan Green, Town Clerk  
Town of Delafield

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Dale R. Shaver, Director



BASEMENT RESTRICTION - GROUNDWATER

This Certified Survey Map is located in an area with mapped soils that may have seasonal high groundwater. The Waukesha County Shoreland and Floodland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence or addition will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland and Floodland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Delafield must also be complied with.

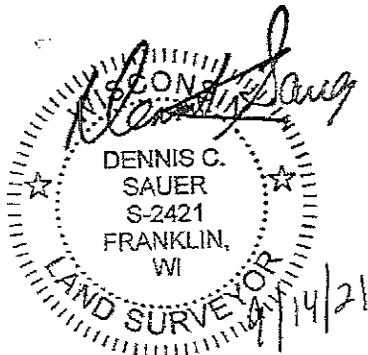
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being all of Lot 1 and a part of Lot 2 in Crystal Spring Park, being a part of the Southeast 1/4 of the Northeast 1/4 and the 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.

FLOODPLAIN RESTRICTIONS

Those areas identified as a Floodplain Preservation Area on Page 1 of 5 of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner, and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division, shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc., is prohibited, unless grazing is conducted in order to manage invasive vegetation and approval is obtained by the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds are prohibited unless designed to enhance the natural environment. Ponds that may be permitted are subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.



THIS INSTRUMENT WAS DRAFTED BY:  
Dennis C. Sauer, P.L.S. S-2421