

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION AGENDA
MONDAY, MARCH 20, 2023
7:00 PM
BOARD ROOM, MUNICIPAL BUILDING, 210 COTTONWOOD

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 February 20, 2023 meeting.
2. Architectural Board review and consideration of an application for construction of a garage at 619 Belshire Drive.
3. Plan Commission review and consideration of an Extraterritorial Certified Survey Map for the French property, N28W29685 Oakwood Grove Road, 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, Village Manager

A complete packet of meeting materials is normally available by 5:00pm on the Friday before the meeting on the Village website: www.villageofhartland.wi.gov (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.

To participate in the Village of Hartland "Zoom" meeting with video,
<https://us02web.zoom.us/j/86044687119?pwd=NlZWMlRFRHBYURnMmh1WmZxRHpUZz09>

To participate in the Village of Hartland "Zoom" meeting (audio only), please dial 1(312)626-6799. The Meeting ID is 860 4468 7119 and the passcode is 630246.

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 20, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Bierman, Jeff Pfannerstill, Chip Schneeberger, Tim Hallquist, Ann Wallschlager and David DeCourcy-Bower

Excused: Dino Xykis

Others Present: Leslie Moats, Caroline Joyce, Scott Hussinger, Ryan Amtmann, Ben Nelson and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Roll Call taken.

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.

*Caroline Joyce – 526 W. Capitol Dr regarding development at 700 W. Capitol she is concerned about the entrance/exit, utilities and ground water.

*Leslie Moats – 510 W. Capitol Dr regarding development at 700 W. Capitol she is concerned about traffic on W. Capitol, how it will affect the homes on W. Capitol, and how it will be supported with Fire Dept. and water/utilities.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from January 16, 2022.

Motion (Wallschlager/Hallquist) to approve the minutes for the January 16, 2022, meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for renovations to 632 Briar Cliff Ct-

Ann Loyd was present and explained that they will be removing the existing sunroom and do an expansion where the sunroom so it will be a kitchen addition and revamping the interior. She said all exterior materials will match the existing. Building Inspector Hussinger said it meets all the zoning requirements.

Motion (DeCourcy-Bower/Hallquist) to approve the application for renovations to 632 Briar Cliff Court. Carried (6-0).

3. Architectural Board and Plan Commission review and consideration of an application for construction of a “starter hut” for Bristlecone Pines, 1500 Arlene Drive-

Representative said the slides they see are of an as built at Merrill Hills in Waukesha, and the starter hut

Main function is an initial cueing location for guests coming in and a cady will take their clubs. He said it is an open-air structure and so successful the owner would like to replicate it out at Bristlecone. Hallquist asked if it will be the same, and the representative said yes, it is the same size, it is identical.

Motion (DeCourcy-Bower/Hallquist) to approve the application for construction of a “starter hut”, 1500 Arlene Drive. Carried (6-0).

4. Discussion and consideration of a concept review for 1225 Walnut Ridge Drive proposed building-

Eric Neumann from Impact General was present to explain the concept review of the property that is located at 1225 Walnut Ridge & is in the industrial park. He said they met with the board last week and are sharing the plan with the Plan Commission to show their intent and purpose of what would happen with this property. He said they have met with the developer, and he will sign off on the project. Mr. Neumann said as soon as they know where they are at with the construction timeline, they will be presenting a full submission to the Plan Commission. Village Manager Bailey said this is a concept and this is what they are thinking for the plans. He said it will be some warehouse and some office, it could change depending on tenants and the next step would be if approved to come back to Plan Commission with their ultimate plan down the road. Mr. Neumann said they are looking at approximately 43,000 sq ft to build originally and the site can handle up to 60,000 sq ft depending on green space etc. He said before they come in for the extra 20,000 sq ft they would have a better idea of tenants and parking spaces which could change things up a bit. Bailey said they had a discussion about storm water plans and what is needed. He said this is conceptual so you won't see exact parking spots and retention ponds. Mr. Neumann pointed out on the conceptual site plan that they put in the storm water on the west side by Richards and all the parking would be to the east. He said it is a precast bldg. with architectural metal panels, aluminum framing and a different variety of glass. Wallschlager asked if approved when would they be looking to break ground. It was stated it is influx at this time due to interest rates etc.

Motion (Hallquist/Wallschlager) to approve the concept plan review at 1225 Walnut Ridge Drive for the proposed building. Carried (6-0).

5. Discussion and consideration of concept review for development at 700 W. Capitol Drive-

Pfannerstill commented that this is just a concept review and won't be reviewing any details at this time. Bailey said the Village Board reviewed this at the board meeting last week and there was encouragement to look into the possibility of some of these being owner occupied whether it is condo's or townhomes but it did go through the Village Board 6-1. He said everything with these roads we would talk among staff to make sure all the roads make sense where they come out and the fire department can get thru, the water utility system is looped.

John Ford of Three Leaf Partners was present to explain the concept as well as John Pechan. He said there is a strong demand continuing for this area for multi-family housing. He said what they are targeting is a mix of 3 different housing types with 3 story apartments, 2 story stacked flats and townhomes. He went on to say this development will have a significant economic impact with the total

development cost at full build out which would take some time, but the 448 units would be 120 million dollars of total development value.

He said they hear some of the concerns that have been raised and they want an effective site plan that addresses all the issues brought up. He said it is a balancing act having the right amount of parking and the right amount of green space, amenity space with what the citizens that live there would want and need. He said Three Leaf Partners value a partnership approach whenever they go in and work with a community, they want to have a dialogue back and forth where they are solving the needs for the community. He said they do recognize it is a challenging site particular from a civil standpoint to the fill standpoint to the slopes on the side to the soil mitigation etc. He said they had their entire team there to answer any questions the board may have.

Wallschlager asked what is the square footage of the clubhouse and it was stated that it is 3000 sq ft. Wallschlager asked if there would be a fitness room and if the club house was a get together room. and he said there will probably be fitness area in the apartments as well. The architect from JLA architects said the club house will be like a gathering space and a leasing space with a leasing office most likely be in the clubhouse. He said as far as a fitness area, it is too early to determine where exactly it will be but for a complex this size there will probably have some fitness in the apartment areas and the clubhouse. He said there will be some amenities in the apartment building and it is too early in the process as things are subject to change but it is usually around a couple thousand sq ft. Wallschlager asked for each building, and he said correct.

Wallschlager said she looked at the basics of the Villages ordinance regarding parking and she said regarding parking they are short quite a few. She said the development will need 984 parking spaces minimum and 20 ADA and the plan only shows 741 and that doesn't include parking for the clubhouse and fitness area. She said they will also need 1 space for each unit either an underground garage or attached garage according to our ordinances and you don't have either, so the parking is a big issue.

Hallquist said he likes the concept. He said somethings they should be looking for especially with a Kwik Trip coming in are a traffic study, look at how many entries into the site, possibly roundabouts, parking, walking paths and possible ownership.

Bailey said a traffic Impact analysis study is currently being done by Kwik Trip. Mr. Ford said they are part of that traffic study, so it is being done together. deCourcy-Bower said seeing what is being proposed and the reuse of a piece of the Village that is underutilized is really encouraging to see. He said it is consistent with our comprehensive development plan as far as use of the property for this type of housing, the variety of style, sizes, price ranges is something the Village needs. He said there is a need for diversity of different type of housing, and this provides options for residents as they downsize or come into the Village. He said as they have laid here, the site does have some challenges. And one thing he wants to evaluate as the property shifts from industrial piece of property to a residential piece of property to make sure the property condition is appropriate for residential purposes so please do your environmental due diligence to make sure the property reuse is appropriate for residential and he thinks it can be but he wants to make sure as they are thinking and planning for it that they take that changing land use into consideration.

Pfannerstill said conceptually he thinks it looks good to continue to look at and of course there are a lot of details to come after this but is worthy of moving forward and continuing as others have said. Bailey said if approved conceptually here the next steps are that they will bring back engineered plans and sit down with staff, our attorney and it will be where they start putting engineering, utilities, roadways, the

traffic study and they will look at the rezoning. He said for anyone in the public there is still a lot to do with this. He said they will come back with parking, above ground, and where it is at.

Wallschlager asked if the 400 units will affect the Villages ratio of renter occupied to owner occupied.

Village attorney Del la Mora said he didn't have that information.

Motion (Hallquist/Schneeberger) to approve the concept for 700 W. Capitol and move it forward.

Carried (6-0). Pfannerstill confirmed the vote was 6-0.

6. Announcements-

Pfannerstill reminded everyone of the Spring Primary election tomorrow.

7. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:34 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk



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

Job Address <i>619 Belshire Dr Hartland, WI</i>			
Lot <i>3</i>	Block <i>2</i>	Subdivision <i>Hartland</i>	Key No. HAV <i>0427068</i>
Owner <i>Andrew Lemke</i>			Phone <i>414-731-1556</i>
Address <i>619 Belshire Dr</i>		City <i>Hartland</i>	State <i>WI</i> Zip <i>53029</i>
Contractor		Phone	FAX
Address			E-Mail 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.

One & Two Family

- One (1) bound set of construction plans and application material and one (1) electronic copy of all submittals. Plans must be stamped "approved by the developer" if required.
- These plans may be reused to apply for the building permit. Building elevations are all that is necessary to obtain Architectural Board approval. Although it is recommended that complete construction plans along with other building permit application material be submitted in order to begin the permit process as soon as possible after the meeting.
- Elevations must show all sides of the structure and state the building materials and colors. Additions must be shown with the existing building.
- One (1) site plan. The site plan must be detailed and dimensioned and may also be reused to apply for the building permit. One set of site plans must be stamped "approved by the developer" (if applicable).
- One (1) plat of survey is required for new dwellings at the time of building 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. _____

LOT 3, IN BLOCK 2, IN HARLAND SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST ¼ OF SECTION 35, IN TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF HARLAND, WAUKESHA COUNTY, WISCONSIN.

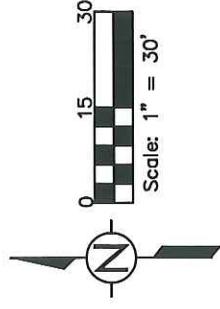
CONTAINING 11,332 SQUARE FEET, 0.2601 ACRES MORE OR LESS.

PLAT OF SURVEY FOR:

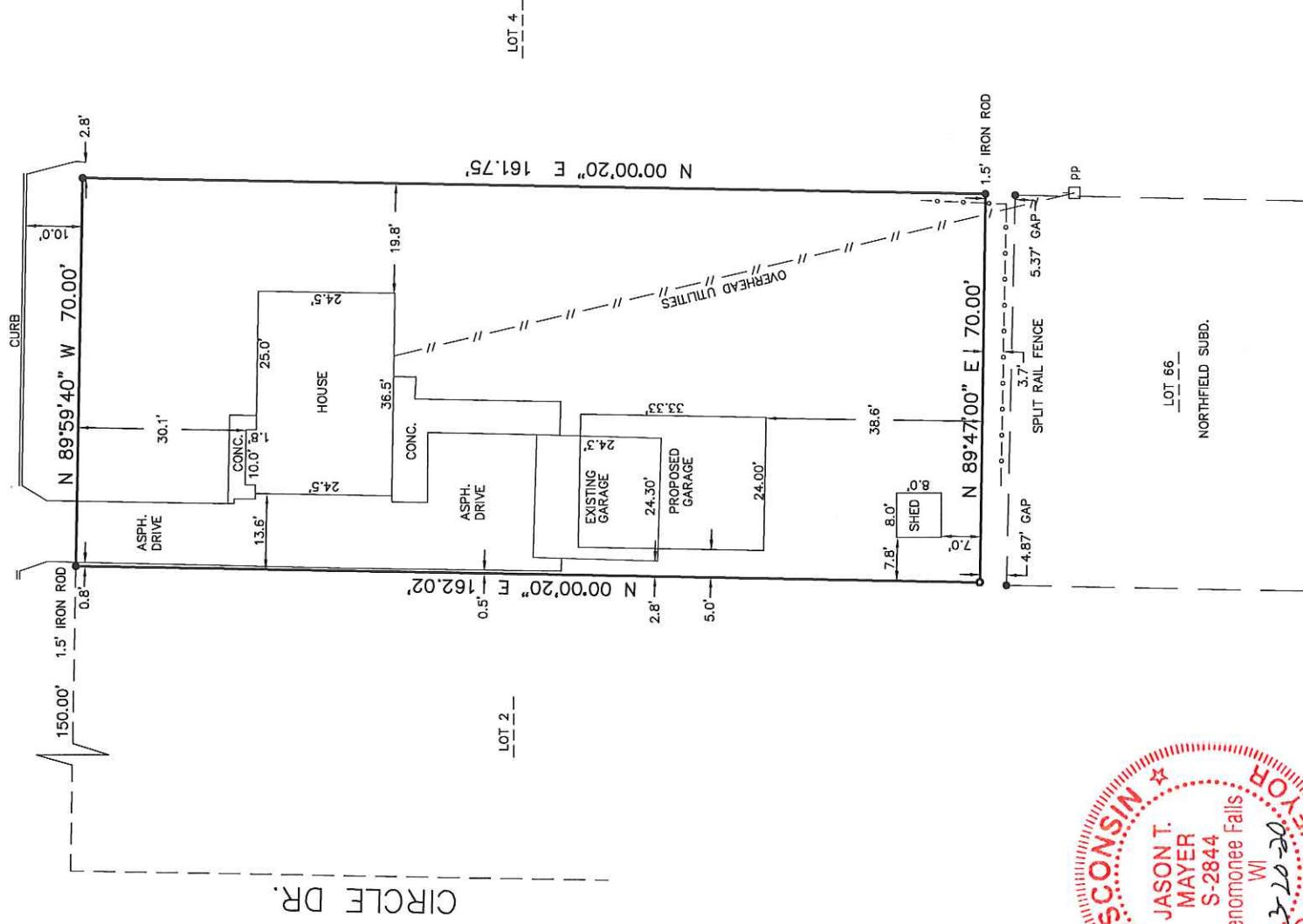
ANDREW LEMKE
619 BELSHIRE DR.
HARLAND, WI

LEGEND:

- 3/4" REBAR SET
- 1" IRON PIPE FOUND UNLESS NOTED
- POWER POLE



**BELSHIRE DR.
(50' R.O.W.)**



JASON T. MAYER
S-2844
Menomonee Falls
WI
3-20-20

AS OF THE DATE OF THIS SURVEY, NO TITLE POLICY WAS PROVIDED, THEREFORE THIS PLAT OF SURVEY DOES NOT GUARANTEE THE EXISTENCE, SIZE AND LOCATION OF ANY EASEMENTS, ENCUMBRANCES, RESTRICTIONS OR OTHER FACTS THAT COULD OTHERWISE BE DISCLOSED IN A TITLE SEARCH OR CURRENT TITLE POLICY.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED. "I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments and is in compliance with Wisconsin Administrative Code AE-7 for property survey standards and is correct to the best of my knowledge and belief.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof."

THIS INSTRUMENT WAS DRAFTED ON 3-20-2020 BY JASON T. MAYER, P.L.S. W241 N7303 S. WOODSVIEW DR. SUSSEX, WI 53089 (262)424-7552

Darlene Igl

From: Scott Hussinger
Sent: Friday, March 3, 2023 11:15 AM
To: Darlene Igl
Cc: andrewlemke1923@gmail.com
Subject: FW: 619 Belshire Garage Plans
Attachments: Lemke_Survey (1).pdf; Garage Plan.pdf; Architectural Board application.pdf

Darlene – Details in this email with attachments and include on the next Architectural Board agenda. Thanks. Scott.

Scott Hussinger
Village of Hartland Building Inspector
262-490-8222

From: Andrew Lemke <andrewlemke1923@gmail.com>
Sent: Thursday, March 2, 2023 8:01 PM
To: Scott Hussinger <scotth@villageofhartland.wi.gov>
Subject: 619 Belshire Garage Plans

Scott,

Thanks for taking the time this morning to meet. Attached to this email you will find the Architectural Board application along with the survey and building plans I gave you this morning. As a note the Garage will use horizontal vinyl siding and dimensional Shingles. Both will be of a color and design to closely match what is on the House. Please also note that the Overhead door shown on the rear of the garage will not be present and will instead be replaced by another window the same size as the others shown. The other change I want to note is that the front of the new garage is shown set back 8' further back then the current garage. This will instead be 6' so the rear lot setback would be 40.6' instead of the 38.6' shown.

As I mentioned I will not be able to be Physically present for the meeting on March 20th but I can join over Zoom. I can also ask a friend to be physically present if you feel that is needed. Please let me know your thoughts on this or if you have questions or concerns on anything. Thanks.

ALAN J & MARCI J STOFFER
705 RENSON RD
HARTLAND, WI 53029-1821

ALAN & DIANE SLEAPER
624 RENSON RD
HARTLAND, WI 53029

ANDREW D LEMKE
619 BELSHIRE DR
HARTLAND, WI 53029-1801

ANDREW & HAILEY HENERY
603 BELSHIRE DR
HARTLAND, WI 53029-1801

ANN C CHARLESWORTH
613 RENSON RD
HARTLAND, WI 53029

BENJAMIN CARRIVEAU AND
CASSAUNDR A CARRIVEAU
251 CARLIN CT
HARTLAND, WI 53029-1805

BOBBY & MARY WANGLER
626 BELSHIRE DR
HARTLAND, WI 53029-1802

CHRISTOPHER & ROBERT M KLAWITTER
618 BELSHIRE DR
HARTLAND, WI 53029-1802

CYNTHIA L CORRIGAN
612 BELSHIRE DR
HARTLAND, WI 53029

DALE & KAREN BORCHARDT
710 RENSON RD
HARTLAND, WI 53029

DAVID & CAROL ACKLEY
633 BELSHIRE DR
HARTLAND, WI 53029

DAVID & PAMELA ERICKSON
710 BELSHIRE DR
HARTLAND, WI 53029

DAVID L VODNIK
604 BELSHIRE DR
HARTLAND, WI 53029

DAVID & ANN GREVENKAMP
618 RENSON RD
HARTLAND, WI 53029-1820

ERIC & CASSIE GROSS
717 BELSHIRE DR
HARTLAND, WI 53029-1803

GRANT & MARY HULTMAN
250 CIRCLE DR
HARTLAND, WI 53029-1807

JAMES M SCAFFIDO
711 BELSHIRE DR
HARTLAND, WI 53029

MICHAEL & SALLY SCHIRMER
718 RENSON RD
HARTLAND, WI 53029

MICHAEL & JEFFREY WARREN
632 BELSHIRE DR
HARTLAND, WI 53029-1802

PAMELA S RICK
716 BELSHIRE DR
HARTLAND, WI 53029-1804

PATRICK & CYNTHIA DECLEENE
627 BELSHIRE DR
HARTLAND, WI 53029

RICHARD & CAROL LANDWEHR
705 BELSHIRE DR
HARTLAND, WI 53029

RICKY & KELLY LOW
612 RENSON RD
HARTLAND, WI 53029

ROBERT FRANZ JR & AMY FRANZ
632 RENSON RD
HARTLAND, WI 53029

ROBERT M CLAFFEY
702 RENSON RD
HARTLAND, WI 53029

ST CHARLES CONGREGATION
313 CIRCLE DR
HARTLAND, WI 53029

VERONICA ONOFRE VELAZQUEZ AND
FELIPE LORENZO IRINEO
611 BELSHIRE DR
HARTLAND, WI 53029-1801

SUSAN M LOPPNOW 2005 LIVING TRUST
604 RENSON RD
HARTLAND, WI 53029

TABETHA & MARK MALECKI
704 BELSHIRE DR
HARTLAND, WI 53029

THOMAS & ELIZABETH MEHL
621 RENSON RD
HARTLAND, WI 53029-1819



AXLEY BRYNELSON, LLP



KATHRYN SAWYER GUTENKUNST
(262) 409-2292
ksg@axley.com

February 14, 2023

Via USPS

Darlene Igl
Village Clerk – Village of Hartland
210 Cottonwood Avenue
Second Floor
Hartland, WI 53029

RE: *David J. French Revocable Trust Proposed CSM*

Dear Ms. Igl:

Enclosed please find for Village review a proposed Certified Survey Map (CSM) merging two lots of record in the Town of Delafield. You will also find enclosed a complete written request form and accompanying check in the amount of \$100.

In an effort to assist the Village in its review of the proposed CSM I am enclosing for your consideration a map from Waukesha County GIS depicting the two lots to be merged so the Village has a visual of the area being addressed in the Certified survey Map.

If the Village prefers that we appear at the meeting where the CSM is discussed, please let me know.

Very truly yours,

AXLEY BRYNELSON, LLP

Kathryn Sawyer Gutenkunst

KSG/jlw

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: <u>February 14, 2023</u>	Fee Paid:
Date Filed:	Receipt No.:

- Name: David J. French Revocable Trust
Address of Owner/Agent: Kathy Gutenkunst attorney
117 W24222 Riverwood Dr Suite 250 Waukesha, WI 53188
Phone Number of Owner/Agent: 262. 409. 2292
- Give complete legal description of property to be considered. (Attach a separate sheet with description and label sheet "Exhibit A").
- State present use of property and intended use.
Residential; will remain Residential

Kathy Sky Dubat
Signature of Petitioner

117 W24222 Riverwood Dr suite 250 Waukesha
Address

262 409. 2292
Phone



CERTIFIED SURVEY MAP NO. _____
 Being Lots 6 and 7, Blatz's Oakwood Grove, being a part of Government Lot 2, being a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

OWNERS:
 DAVID J. FRENCH REVOCABLE TRUST OF 1991
 N28W29685 OAKWOOD GROVE ROAD
 PEWAUKEE WI. 53072

SURVEYOR:
 KETTLE MORAIN SURVEYING INC.
 PO BOX 357
 EAGLE WI. 53119
 262-366-0642

NORTHWEST CORNER OF SECTION 14-7-18
 STATE PLANE COORDINATES
 NORTHING: 396,419.28
 EASTING: 2,445,211.28

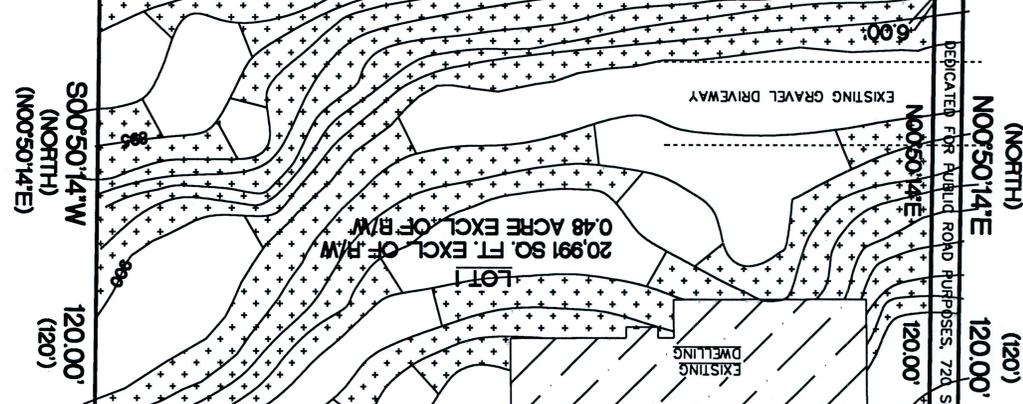
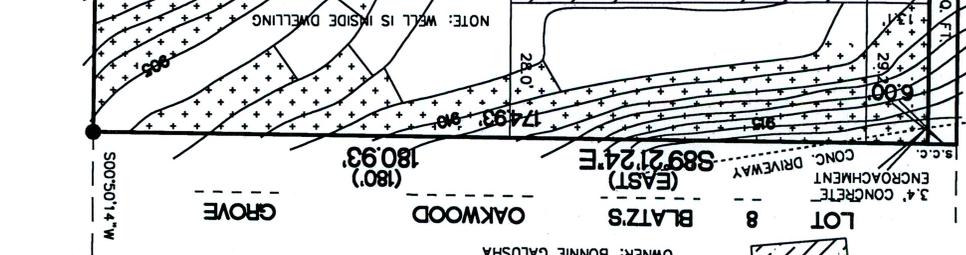
NORTHWEST CORNER OF SECTION 14-7-18
 STATE PLANE COORDINATES
 NORTHING: 396,449.06
 EASTING: 2,442,560.26

THE ENTIRE PROPERTY IS WITHIN THE JURISDICTION OF THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE.
 THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL LOTS.

EXISTING DWELLING
 EXISTING GARAGE

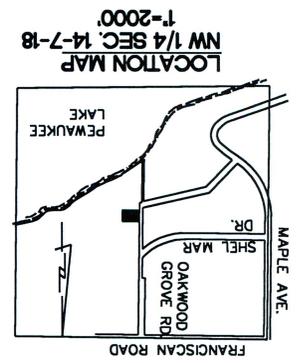
FOUND 6" CONC. MON. W/BRASS CAP
 SET 1 1/4" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LIN. FT.
 S.C. SET CUT CROSS IN CONCRETE
 RECORDED AS DIMENSIONS
 GREATER THAN 12% SLOPE

OWNER: BONNIE GALUSHA
 LOT 8
 BLATZ'S OAKWOOD GROVE



OWNER: DAVID J. FRENCH REVOCABLE TRUST OF 1991
 LOT 1 C.S.M. NO. 11993
 (NORTH-H) 120.00'
 (E) 180.93'

OWNERS: ALAN C. HAUBNER/SHARON GAJEWSKI
 LOT 1 C.S.M. NO. 12179
 (NORTH-H) 120.00'
 (E) 180.93'



BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 14-7-18 IS ASSUMED TO BEAR N89°21'24\"/>

TERRANCE E. PISAREK S-1930
 DATED THIS 8TH DAY OF SEPTEMBER, 2022
 REVISED THIS 11TH DAY OF MARCH, 2023
 REVISED THIS 15TH DAY OF MARCH, 2023

CERTIFIED SURVEY MAP NO. _____
Being Lots 6 and 7, Blatz's Oakwood Grove, being a part of Government Lot 2, being a part of the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

SURVEYORS CERTIFICATE

I, Terrance E. Pisarek, Professional Land Surveyor, do hereby certify: That I have surveyed, divided and mapped a parcel of land being Lots 6 and 7, Blatz's Oakwood Grove, being a part of Government Lot 2, being a part of the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northwest corner of the Northwest ¼ of said Section 14; thence South 89°21'24" East along the North line of the Northwest ¼ of said Section 14, 1610.14 feet; to a Westerly line of Lot 1, Certified Survey Map No. 11993 extended Northerly; thence South 00°50'14" West along said Westerly line, 1179.01 feet to a Northerly line of said Lot 1; thence North 89°21'24" West along said Northerly line and parallel with the North line of the Northwest ¼ of said Section 14, 69.00 feet to a Westerly line of said Lot 1 and the Easterly line of Lot 8 of said Blatz's Oakwood Grove Subdivision; thence South 00°50'14" West along said Westerly and Easterly line, 40.00 feet to the Northeast corner of said Lot 7 and the Point of Beginning; thence continuing South 00°50'14" West along said Westerly line and the Easterly line of said Lots 6 and 7, 120.00 feet to the Northerly line of Lot 1, Certified Survey Map No. 12179 and the Southerly line of said Lot 6; thence North 89°21'24" West along said Southerly and Northerly line and parallel with the North line of the Northwest ¼ of said Section 14, 180.93 feet to the Westerly line of said Lot 6; thence North 00°50'14" East along the Westerly lines of said Lots 6 and 7, 120.00 feet to the Northerly line of said Lot 7; thence South 89°21'24" East along said Northerly line and parallel with the North line of the Northwest ¼ of said Section 14, 180.93 feet to the Point of Beginning, dedicating the Westerly 6.00 feet for public Street purposes, containing 0.48 acres of land exclusive of the dedicated right of way.

That I have made such survey, land division and map by the direction of David J. French Revocable Trust of 1991, Owner of the land
That such map is a true and correct representation of all exterior boundaries of the land surveyed and the land division thereof made.
That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the ordinances of the Town of Delafield, Village of Hartland and Waukesha County, in surveying, dividing and mapping the same.

Dated this 8th Day of September, 2022
Revised this 11th Day of March, 2023
Revised this 15th of March, 2023

Terrance E. Pisarek S-1930

OWNERS CERTIFICATE

I, David J. French as Trustee for the David J. French Revocable Trust of 1991, Dated August 14, 1991, as amended and restated, as owner, do hereby certify that I have caused the land described to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin State Statutes and the Town of Delafield Land Division Ordinance.
I also certify that this plat is required to be approved by the following: Town of Delafield, Waukesha County and the Village of Hartland.

Date: _____, 20____

David J French, Trustee

State of Wisconsin)
County of Waukesha)
Personally came before me this _____ day of _____, 20____, the above named person, to me be known to be the person who signed the foregoing instrument and acknowledged that he executed the same.
My commission expires _____

Notary Public

CERTIFIED SURVEY MAP NO. _____
Being Lots 6 and 7, Blatz's Oakwood Grove, being a part of Government Lot 2, being a part of the Northeast ¼ and Southeast ¼ of the Northwest ¼ of Section 14, Town 7 North, Range 18 East, Town of Delafield, Waukesha County, Wisconsin.

TOWN BOARD APPROVAL

Approved by the Town of Delafield Town Board on the _____ day of _____, 20__.

Ronald A. Troy, Chairman

Daniel Green, Town Clerk/Treasurer

PLAN COMMISSION APPROVAL

Approved by the Town of Delafield Plan Commission on the _____ day of _____, 20__.

Kevin Fitzgerald, Chairman

Daniel Green, Town Clerk/Treasurer

VILLAGE OF HARTLAND EXTRA TERRITORIAL APPROVAL

This Certified Survey Map was approved by the Village of Hartland on this _____ day of _____, 20__.

Jeffrey Pfannestill, President

Darlene Igl, Clerk

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Section 236 of the Wisconsin Statutes, is hereby approved on this _____ day of _____, 20__.

Dale R. Shaver, Director

BASEMENT RESTRICTION-GROUNDWATER

The lands that are a part of this Certified Survey Map are located in an area with mapped soils that may contain seasonal high groundwater. Waukesha County Shoreland and Floodland Protection Ordinance and the Waukesha County Zoning Code currently require 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 future proposed residence 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 be complied with.

The Town has an Ordinance (Ordinance No. 249) designation the Right of Way of Oakwood Grove Road as 34 ft. except where it is demonstrated that the actual Right of Way designated by Ordinance No. 249. In this case, there is additional pavement adjacent to the subject property due to the curvature of the road requiring a dedication of 6 ft. of additional Right of Way on this Certified Survey Map.

Dated this 8TH Day of September, 2022
Revised this 11TH Day of March, 2023
Revised this 15TH Day of March, 2023

ALAN G HAUBNER AND SHARON
GAJEWSKI
N28W29721 OAKWOOD GROVE RD
PEWAUKEE, WI 53072-4223

AMBER R TALAGA
W297N2934 OAKWOOD GROVE RD
PEWAUKEE, WI 53072

BONNIE GALUSHA
W297N2922 OAKWOOD GROVE RD
PEWAUKEE, WI 53072-4219

DAVID J FRENCH REVOCABLE TRUST OF
1991
21 DESSERT SUNSHINE PL
HENDERSON, NV 89011-3789

DAVID J FRENCH REVOCABLE TRUST OF
1991
W303N2568 MAPLE AVE
PEWAUKEE, WI 53072-4243

DAVID J FRENCH REVOCABLE TRUST OF
1991
N28W29685 OAKWOOD GROVE RD
PEWAUKEE, WI 53072-4263

GREG & KATHERINE GENIESSE
W301N9400 COUNTY RD E
HARTLAND, WI 53029-9515

MARK R STARGARD
W297N2942 OAKWOOD GROVE RD
PEWAUKEE, WI 53072

RICHARD F CLARK AND DIANE M CLARK
W297N2917 OAKWOOD GROVE RD
PEWAUKEE, WI 53072-4218