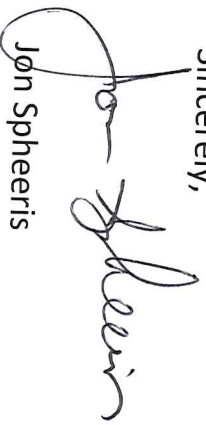


September 24, 2020

City of Waukesha Community Development
201 Delafield St. Suite 200
Waukesha, WI. 53188

Enclosed is the application and three copies of a small subdivision that we are proposing in the Town of Delafield. The parcel of land is 49.5 acres and there is currently one home on the property. The property is zoned A-2 and the owners would like to retain the rural character of the land as it is rolling and surrounded by trees. Therefore, they only want to split it into 7 additional lots for a total of 8 homesites. This is being presented to the city as it is within the area for Extra Territorial Zoning. We will also send you a PDF of the plat. Please let me know what questions you may have. Thank you.

Sincerely,



Jon Spheeris

PRELIMINARY SUBDIVISION PLAT "THE RETREAT"

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN

OWNER:
ARCHBOLD AND JUDITH FEQUET
5428701 NORMS RD.
WAUKESHA, WI 53188
262-505-2531

DEVELOPER:
YON SPEERSS
1000 SPEERSS AVE., SUITE A
OCONOMOC, WI 53066
262-261-0728

ENGINEER:
LAND COUNTRY ENGINEERING
ROB DAVY
970 S. SILVER LAKE ST. STE 105
OCONOMOC, WI 53066
262-569-9331

SURVEYOR:
LANDTECH SURVEYING, LLC
1111 W. 2ND ST.
OCONOMOC, WI 53066
262-367-7599

REVIEWING AUTHORITIES:

- TOWN OF DELAFIELD
- WAUKESHA COUNTY (EXTRATERRITORIAL)
- WAUKESHA COUNTY DEPARTMENT OF ADMINISTRATION

TOTAL PARCEL AREA
INCLUDING AREA TO BE DEDICATED
48,538 ACRES (2,158,642 S.F.)
LESS ROAD WAY TO BE DEDICATED
43,197 ACRES (1,968,775 S.F.)

CURRENT ZONING
A-2

BUILDING LOCATION

- REAR YARD SETBACK = 50'
- REAR YARD SETBACK = 20' OR P.L.C.
- SIDE YARD SETBACK = 20' OR P.L.C.
- (SEE LOT 1 FOR DETAIL)

LOT SIZE

- MINIMUM AREA: 60,000 S.F.
- MINIMUM AVERAGE WIDTH: 175'

NOTES:

1. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOT 1, OUTLOT 2 AND OUTLOT 3. TOWN OF DELAFIELD SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY OR FOR ANY OTHER REASON. THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION PLAT AND THE ZONING ORDINANCES OF WAUKESHA COUNTY. LANDS OUTSIDE OF NORMS RD. ARE PER WAUKESHA COUNTY GIS.
2. THIS DEVELOPMENT WILL BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
3. ALL LOTS HAVE AT LEAST A 175' MINIMUM AVERAGE WIDTH.
4. ISOLATED NATURAL RESOURCE AREA WAS DELINEATED BY DAVE MEYER OF WELLS & WATERWAY CONSULTING, LLC, AUGUST 2020.
5. THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGERS HOTLINE WORKINGS AND/OR UTILITIES PROVIDED BY THE SINKER DOES NOT GUARANTEE THE LOCATION OR DEPTH OF UTILITIES. THE SINKER DOES NOT GUARANTEE THE LOCATION OR DEPTH OF UTILITIES. THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. DIGGERS HOTLINE LOCATE TICKET NUMBERS: 20203505400, 20203505402.

ISOLATED NATURAL RESOURCE PRESERVATION AREA RESTRICTIONS

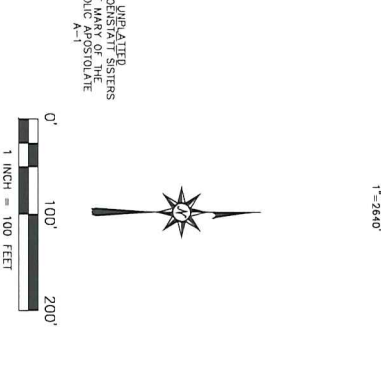
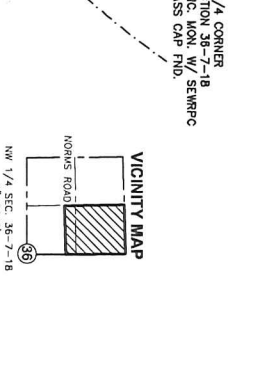
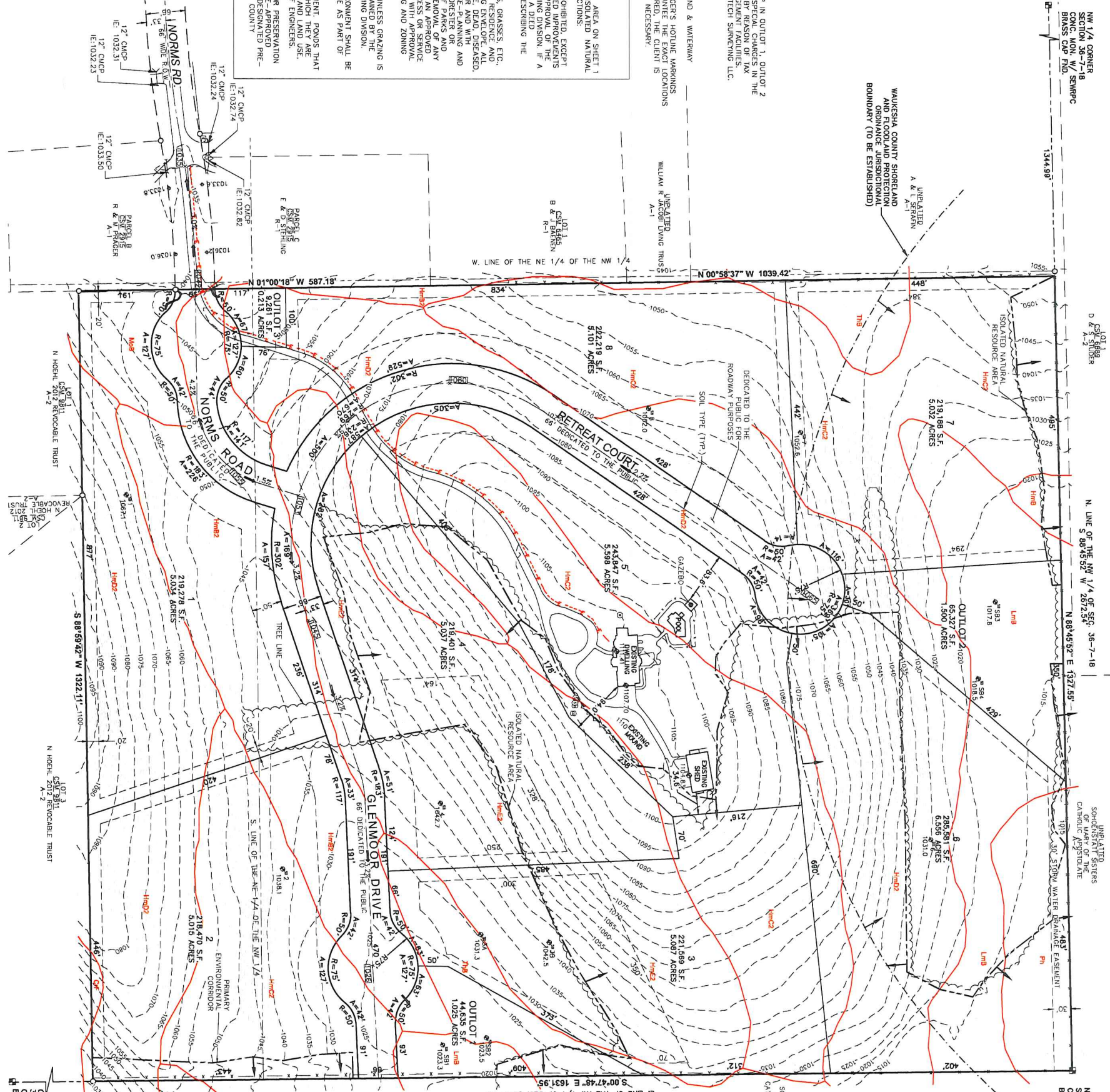
THOSE AREAS OF LAND IDENTIFIED AS ISOLATED NATURAL RESOURCE PRESERVATION AREA ON SHEET 1 OF 1 OF THIS SUBDIVISION PLAT MAP SHALL BE CONSIDERED TO BE IN AN ISOLATED NATURAL RESOURCE PRESERVATION AREA AND SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. GRADING, FILLING, REMOVAL OF TOPSOIL, OR OTHER EARTHEN MATERIALS ARE PROHIBITED, EXCEPT IN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE OR WITH THE SPECIFIC APPROVAL OF THE DESIGNATED ZONING ENVELOPE IS NOT SHOWN ON THIS PLAT, OR IS ADDED AS A DESIGNATED RESTRICTION SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS DESCRIBING THE PERMITTED AREA OF DISTURBANCE AT THE TIME OF ZONING PERMIT ISSUANCE.
2. THE REMOVAL OR DESTRUCTION OF ANY VEGETATIVE COVER, I.E. TREES, SHRUBS, GRASSES, ETC., IS LIMITED TO THE AREA NECESSARY FOR THE CONSTRUCTION OF A RESIDENCE AND ALL OTHER PERMITTED IMPROVEMENTS WITHIN A DESIGNATED PRE-APPROVED BUILDING ENVELOPE. ALL OTHER VEGETATION REMOVAL IS PROHIBITED, WITH THE EXCEPTION THAT INVASIVE, DEAD, DISEASED, OR OTHERWISE HARMFUL VEGETATION MAY BE REMOVED WITH THE APPROVAL OF THE PLANNING AND ZONING DIVISION, SILVOCULTURAL THINNING, UPON THE RECOMMENDATION OF A FORESTER OR NATURALIST AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND RECREATION. VEGETATION REMOVAL SHALL BE LIMITED TO THE AREA NECESSARY FOR THE CONSTRUCTION OF A RESIDENCE OR ACCESSORY BUILDING, SHALL BE PERMITTED ONLY WHEN THE ACCESS OR SERVICE CANNOT BE LOCATED OUTSIDE OF THE PRIMARY ENVIRONMENTAL CORRIDOR AND WITH APPROVAL FROM THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
3. GRAZING BY DOMESTICATED ANIMALS, I.E. HORSES, COWS, ETC. IS PROHIBITED, UNLESS GRAZING IS CONDUCTED IN A DESIGNATED PASTURE AND VEGETATION AND LAND USE-PLANNING AND ZONING DIVISION HAS BEEN ADVISED OF THE PASTURE AND LAND USE-PLANNING AND ZONING DIVISION.
4. THE INTRODUCTION OF PLANT MATERIAL, NOT INDIGENOUS TO THE EXISTING ENVIRONMENT SHALL BE PROHIBITED, UNLESS INTRODUCED WITHIN THE PRE-APPROVED BUILDING ENVELOPE AS PART OF A RESIDENTIAL LANDSCAPE.
5. PONDS ARE PROHIBITED UNLESS DESIGNED TO ENHANCE THE NATURAL ENVIRONMENT. PONDS THAT MAY BE PERMITTED ARE SUBJECT TO THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION AND THE ARMY CORPS OF ENGINEERS, THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES AND THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.
6. THE CONSTRUCTION OF BUILDINGS WITHIN THE PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION BUILDING ENVELOPE ON THE SUBDIVISION PLAT, ANY ALTERATIONS TO SUCH A DESIGNATED PRE-APPROVED BUILDING ENVELOPE WILL REQUIRE THE APPROVAL OF THE WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE-PLANNING AND ZONING DIVISION.

SUBTRACTORS DESCRIPTION:

UNPLATTED LANDS BEING PART OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN. COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWN 7 NORTH, RANGE 18 EAST, TOWN OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, BEING PART OF THE NORTHWEST 1/4 OF SAID SECTION, 163,195 FEET TO THE NORTH, EAST CORNER OF LOT 3 OF CSW 9811, THENCE S 89°59'42" W ALONG THE NORTH LINE OF LOTS 3, AND 1 OF CSW 9811, 1322.11 FEET TO A POINT ON THE EAST LINE OF PARCEL B OF CSW 2915, THENCE N 01°00'18" W ALONG THE EAST LINE OF PARCEL B OF CSW 2915, 59.92 FEET TO THE EAST LINE OF LOT 1 OF CSW 6455 AND AN EXTENSION OF SAID LINE, 1039.42 FEET TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION, THENCE N 88°55'52" E, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION, 1327.55 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 2158,641 SQUARE FEET, 49,556 ACRES



SUBTRACTOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AND OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY LINES, APPARENT EASEMENTS, RIGHTS AND INTERESTS, ENCUMBRANCES, EASEMENTS, AND OTHER MATTERS WHICH MAY AFFECT THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE HERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: JOHN D. DOWNING, PROFESSIONAL LAND SURVEYOR
S-2929



LAND SURVEYING & LAND PLANNING
1111 W. SECOND STREET
OCONOMOC, WI 53066
WWW.LANDTECH-WI.COM
(262) 367-7599

DATE OF SECTION: 36-7-18
CONC. MON. W/ SEMPRC
BRASS CAP FND.
D9/23/2020
PROJ. NO.: 171127
SHEET 1 OF 1