



## LAKE WELFARE COMMITTEE AGENDA BOATHOUSE APPLICATION

Lake Welfare Committee meetings are held on the 2<sup>nd</sup> Wednesday of each month at 6PM at City Hall in the Council Chambers unless otherwise noted. Applicants **MUST** be in attendance at the meeting or action **WILL NOT** be taken by the Lake Welfare Committee.

**DEADLINES** - Applications are to be submitted to the Clerk's Office no later than seven (7) days prior to the meeting.

A complete submittal includes the \$150 application fee, one set of the documents as indicated on the second page of the application on paper and digitally (PDF). A complete submittal may be emailed to [ggresch@ci.delafield.wi.us](mailto:ggresch@ci.delafield.wi.us)

**~ INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED ~**

### PROPERTY OWNER INFORMATION

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Suite/Unit City State Zip

Phone - Day: \_\_\_\_\_ Phone - Evening: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Tax Key Number: DELC \_\_\_\_\_

### APPLICANT INFORMATION

*(Skip if it is the same as above)*

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Suite/Unit City State Zip

Phone - Day: \_\_\_\_\_ Phone - Evening: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**FOR OFFICE USE ONLY:  
DATE SUBMITTED**

## ITEMS NEEDED FOR BOATHOUSE SUBMITTAL TO LAKE WELFARE COMMITTEE

**\*\*ONLY ONE PAPER COPY AND ONE ELECTRONIC (PDF) COPY IS REQUIRED\*\***

- Title Report
- Completed Lake Welfare Committee Agenda Application & \$150 Fee
- Site Plan or Survey: 11 x 17 minimum format; (see *attached sample*)
- Required setback at side yard (for new boathouse).
- Required setback at high water mark (for new boathouse).
- Indicate location of existing or proposed boathouse and setbacks.
- Indicate location and method of rainwater run-off treatment.
- Indicate direction of roof pitch of rainwater run-off.
- Indicate rainwater downspout locations.
- Indicate existing retaining wall location(s) and height(s).
- Indicate any new retaining walls their proposed location and height.
- Indicate plumbing detail, including fixtures and hose bibs, if water is being provided to the boathouse.
- Maps from <http://maps.waukeshacounty.gov/imf/sites/waukesha> of site and surrounding lots; (see *attached samples*)
- Waukesha county maps; Land tab with topographic (Contour Line 2005) @ 1:1000 scale in color
- Waukesha county maps; Aerial Photography 2007 tab @ 1:100 scale in color, boathouse to be outlined in black marker pen.
- Floor Plan & Elevations: 11 x 17 minimum format @ 1/8" or 1/4" scale.
- Indicate building heights on elevations. (see *attached samples*)
- Photo: 3 x 5 minimum color of existing house (if remodeling boathouse to blend with existing house)
- Photos: 3 x 5 minimum color from lake of property applying from approval and neighbor on both sides.
- Copy of Boathouse code 17.22. (See *attached*)

### 17.24 Definitions

**Boathouse.** An accessory structure located close to the ordinary high water mark and designed and used for the storage of boats and accessory marine equipment normally used in the daily activities of lakefront property and which has a large garage type door for primary access on the side of the building facing the water. (Am. #602)

**Rain garden.** A shallow depression in the soil into which stormwater runoff from impervious surfaces, i.e., pavement and roofs, are directed. Rain gardens are planted with native Wisconsin grasses and forbs with deep root systems, in compliance with the City of Delafield Lake Nagawicka Rain Garden Planting List, to allow water to infiltrate into the soil. (Cr. #602) How to build a rain garden:  
<http://dnr.wi.gov/runoff/rg/>

(8) *Undesirable construction.* If any swimming pool proposed to be erected or which is hereafter erected will be or is a nuisance, hazard or otherwise undesirable, either to the public or surrounding properties, the issuance of a building permit therefor may be withheld. In the case of an existing pool, the Administrator may order its removal or proper renovation with the right of the owner to appeal such decision to the Plan Commission.

(9) *Electrical connections.* All electrical connections to any swimming pool shall be properly grounded so that no electrical current can be discharged into any part of such pool or surrounding fence. No electric wires or other electrical conductor shall be strung over any swimming pool.

**17.22 Boathouses.** (Rep. & recr. #602)

(1) *Use permitted.* Boathouses as defined in § 17.24 of this chapter and in § 30.01(1d), Wis. Stats., are permitted in any district abutting a public or private body of water in which a single-family dwelling is permitted by right, subject to the terms and conditions set forth herein and § 30.121, Wis. Stats. The interior of such boathouse must be designed and used exclusively for

the storage of a boat and may also be used for the storage of marine and accessory items used by the occupants of the lot. Such boathouse shall be placed on a permanent foundation extending below the frost line or a concrete slab and shall contain at least 200 square feet in area to be considered a boathouse. Where a property line abuts the ordinary high water mark of a navigable waterway and a boathouse is desired, but may be within the 100-year floodplain, such structure may be allowed subject to the 5' shore setback provision.

(2) *Lake protection.* All new, or rebuilt boathouses affecting 50% of structural area require that all stormwater runoff from the boathouse and impervious surfaces within 10' of the boathouse be directed to a rain garden or other water quality device or system, that provides the same level of environmental benefit as a rain garden, approved by the City Engineer. Installation of rain gardens shall be in accordance with the following City of Delafield Lake Nagawicka Planting List (hereafter referred to as "Rain Garden Plant List") as well as adhere to the most current Wisconsin Department of Natural Resources recommended planting guidelines and design standards. The rain garden must be maintained as long as the boathouse exists.

**RAIN GARDEN PLANT LIST**

<b>GRASSES/SEDGES:</b>	
Andropogon gerardii	Big Bluestem
Bouteloua curtipindula	Side-Oats Grama
Bromus ciliatus	Fringed Brome
Calamagrostis canadensis	Blue Joint Grass
Carex bebbii	Bebb's Sedge
Carex bicknellii	Copper-Shouldered Oval Sedge
Carex comosa	Bristly Sedge
Carex crinita	Fringed Sedge
Carex hystericiana	Porcupine Sedge
Carex stipata	Common Fox Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus canadensis	Canada Wild Rye
Elymus virginicus	Virginia Wild Rye
Glyceria canadensis	Rattlesnake Grass
Glyceria grandis	Reed Manna Grass
Juncus dudleyi	Dudley's Rush
Juncus tenuis	Path Rush

<i>Juncus torreyi</i>	Torrey's Rush
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Scirpus cyperinus</i>	Wool Grass
<i>Sorghastrum nutans</i>	Indian Grass
<i>Spartina pectinata</i>	Prairie Cord Grass
<b>FORBS (FLOWERING PLANTS):</b>	
<i>Allium cernuum</i>	Nodding Onion
<i>Asclepias incarnata</i>	Marsh Milkweed
<i>Aster azureus</i>	Sky-Blue Aster
<i>Aster ericoides</i>	Heath Aster
<i>Aster novae-angliae</i>	New England Aster
<i>Aster puniceus</i>	Red-Stemmed Aster
<i>Cassia hebecarpa</i>	Wild Senna
<i>Coreopsis palmata</i>	Prairie Coreopsis
<i>Desmodium canadense</i>	Canada Tick Trefoil
<i>Echinacea pallida</i>	Pale Purple Coneflower
<i>Eryngium yuccifolium</i>	Rattlesnake Master
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed
<i>Eupatorium perfoliatum</i>	Boneset
<i>Helenium autumnale</i>	Sneezeweed
<i>Helianthus grosseserratus</i>	Saw-Tooth Sunflower
<i>Heliopsis helianthoides</i>	Early Sunflower
<i>Hypericum pyramidatum</i>	Great St. John's Wort
<i>Liatris pycnostachya</i>	Prairie Blazing Star
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Napaea dioica</i>	Glade Mallow
<i>Physostegia virginiana</i>	Obedient Plant
<i>Pycnanthemum virginianum</i>	Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia laciniata</i>	Wild Golden Glow
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Sagittaria latifolia</i>	Arrowhead
<i>Silphium laciniatum</i>	Compass Plant
<i>Silphium perfoliatum</i>	Cupplant
<i>Solidago graminifolia</i>	Grass-Leaved Goldenrod
<i>Solidago ohioensis</i>	Ohio Goldenrod
<i>Solidago riddellii</i>	Riddell's Goldenrod
<i>Solidago rigida</i>	Stiff Goldenrod
<i>Verbena hastata</i>	Blue Vervain
<i>Vernonia fasciculata</i>	Ironweed
<i>Veronicastrum virginicum</i>	Culver's Root
<i>Zizia aurea</i>	Golden Alexanders

<b>SHRUBS:</b>	
Cornus stolonifera	Red Osier Dogwood
Physocarpus opulifolius	Ninebark
Viburnum opulus	American High-Bush Cranberry
Viburnum rafinesquianum	Downy Arrowwood

Rain gardens shall utilize no less than 12 native species selected from the list. No less than 4 of the selected species shall be selected from the Grass/Sedge portion of the list and shall comprise no less than 40% of the total plant or seed composition. Check with your nursery/plant supplier to select species that work best with your soil and sunlight conditions.

Shrubs species are intended to be planted in association with rain gardens but must not be planted within the rain water collection area. Care must be taken so that these shrubs do not outcompete or shade the grass and forb species.

(3) *Habitation prohibited.* A boathouse may not be used for human occupancy or habitation. This prohibition expressly forbids the installation of bathroom facilities and other amenities typically found in a primary residence. State law (Ch. NR 116[, Wis. Adm. Code]) prohibits plumbing within the floodplain.

(4) *Height limitation.* No boathouse may contain more than one story and shall not exceed 12' in total height if a flat roof, excluding railings, and 18' in total height if a mansard, gable, gambrel, hip or pitch roof.

(5) *Building and lot width.* No boathouse shall exceed 20' in width or 30% of the shoreline footage whichever is less, computed at the ordinary high water mark. No boathouse may be constructed on any lakeshore lot having less than 40' of shoreline frontage computed at the ordinary high water mark.

(6) *Accessory to a single-family dwelling.* No boathouse is permitted unless a single-family dwelling is already present on the lot. Only one boathouse per lot is allowed.

(7) *Building location.* A boathouse shall not be located closer than 5' to the ordinary high water mark. The back wall of the boathouse shall not be

more than 35' from the ordinary high water mark. A boathouse shall not be located closer than 6' of a side lot line.

(8) *Flat roof use.* Surfaces of boathouses may be used as open recreational living areas, but shall not be permanently enclosed. Canopies, railings and access stairs shall be considered ordinary appurtenances. Deck construction, railings, and canopies may not exceed 4' in height in addition to the 12' height limitation for boathouses with flat roofs set forth in sub. (3) above. Any railings constructed on a flat roof and/or deck shall be at least 50% open. No flat roof boathouses, including the "ordinary appurtenances" permitted above, shall exceed 16' total height.

(9) *Nonconforming boathouses.* The maintenance and repair of nonconforming boathouses that extend beyond the ordinary high water mark of any navigable water shall be required to comply with § 30.121, Wis. Stats.

(10) *Required approvals.* All building permit applications for new boathouses, or for the repair, remodeling or for additions to boathouses, shall be filed with the Building Inspector, who shall submit the application to the Lake Welfare Committee for review. The Lake Welfare Committee shall make a recommendation to the Plan Commission and authorize the City Clerk to notify those property owners within 250' of the subject property for comments and/or recommendations prior to Plan Commission consideration. The Plan Commission shall consider the location, architectural design, color and material to be used and compatibility with the principal structure, buildings on adjacent properties[,] the lakeshore setting, and the neighbors' comments and Lake Welfare Committee recommendations. Specific consideration shall be given to the visual impact of the boathouse from the lake and to any obstruction by the boathouse to an adjacent property owner's view of the lake.



**ORDINANCE NO. 640**

**AN ORDINANCE REPEALING SECTION 2.12, AND CREATING SECTION 3.15 OF THE MUNICIPAL CODE OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN RELATING TO CHARGE BACK OF ENGINEERING, LEGAL AND OTHER FEES TO PROPERTY OWNERS**

THE COMMON COUNCIL OF THE CITY OF DELAFIELD, WAUKESHA COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

**SECTION 1: Section 2.12 of the Municipal Code is repealed.**

**SECTION 2: 3.15 is created to read as follows:**

**3.15 CHARGE BACK OF ENGINEERING, LEGAL AND OTHER FEES TO PROPERTY OWNERS.**

- (1) FEES OF CITY PROFESSIONALS CHARGED BACK. Whenever either the City Council, City Administrator, City Clerk or other City official has authorized an individual and/or a property owner in the City to contact or consult with the City Attorney, Engineer, Planner, Economic Development Consultant, or whenever the City Council, City Administrator, City Clerk or other City official, in the performance of their official duties and responsibilities, contacts or consults with the City Attorney, Engineer, Planner, Economic Development Consultant, or any other of City's Professional Staff, then the costs, fees and expenses associated with that contact or consultation shall be charged to the individual and/or property owner requesting or receiving the benefit of that contact or consultation, provided that the costs, fees and expenses do not result from a service provided to the residents of the City as a whole.
- (2) SIGNED REIMBURSEMENT NOTICE. Any individual and/or property owner who is subject to charges for fees or other professional services as provided in this section, shall be required to sign a written notice acknowledging the obligation to reimburse the City for professional fees and charges as provided herein. The failure of the applicant and/or property owner to sign the reimbursement notice shall not relieve the individual or property owner of their responsibility for reimbursement to the City for professional fees and expenses incurred as provided in this section.
- (3) PAYMENT AND OBJECTIONS. The City Clerk shall invoice each individual and/or property owner for professional charges as provided for herein, and the individual and/or property owner shall be responsible for payment of the invoice within thirty (30) days of the date of the invoice, or, in the event of an appeal as provided in this section, within thirty (30) days of the date of the Council's decision resolving the appeal.

Any property owner receiving an invoice as provided in this section, may, during the thirty (30) day period of time provided for payment, file with the City Clerk a written notice objecting to all or a portion of the invoice. Any written objection shall be submitted to the City Administrator, who shall attempt to resolve the objection with the individual and/or property owner. If the objection cannot be resolved within a reasonable period of time, the City Administrator shall notify the City Council and a hearing shall be scheduled as provided in subsection (6), below.

If a hearing is conducted as provided in subsection (6) below, the determination of the City Council as to the objection shall be final. The individual and/or property owner may, within thirty (30) days following issuance of the written decision, seek a judicial review of that decision. If a judicial review is not initiated within the thirty (30) day period of time allowed in this section, all further judicial reviews shall be barred. It is a condition to the maintenance of an appeal seeking a judicial review that any invoice issued under this section shall be paid when the invoice

becomes due. If there is a default in the making of any payment, the appeal seeking judicial review shall be dismissed.

- (4) INTEREST ON SPECIAL ASSESSMENTS OR SPECIAL CHARGES. In order to recover the entire cost of any work or improvement to be paid pursuant to this section the City shall charge interest at the rate of 1.5% per month for any amounts not paid within thirty (30) days of the date that the City Clerk invoices the individual and/or property owner.
- (5) APPEAL TO CITY COUNCIL. Upon receipt of an objection to any invoice issued to an individual or property owner for professional charges as provided in this section, and upon notice to the City Council that the objection has not been resolved administratively, the City Council shall hold a hearing regarding the objection at its next scheduled meeting or as soon as possible thereafter.

The property owner shall receive notice of the hearing, and shall be afforded an opportunity to appear in person, and/or by counsel. The City Council shall, after conducting a hearing on the objection, act on the objection. Written notice of the City Council's decision as to the objection shall be provided to the property owner.

- (7) PLACEMENT ON TAX ROLL. In the event payment of any invoice which is due, remains unpaid as of October 30 of each year, the amount of the invoice together with any accrued interest thereon shall be placed by the City Clerk on the tax roll of the benefitted property, as a charge for current services provided the property owner in accordance with the provisions of Wis. Stat. § 66.0627.

**SECTION 3:** All ordinances or parts of this ordinance conflicting or contravening the provisions of this ordinance are hereby repealed.

**SECTION 4:** This Ordinance shall become effective upon passage and publication as required by law.

Dated this 6<sup>th</sup> day of July, 2010.

CITY OF DELAFIELD



Ed McAleer, Mayor

ATTEST:



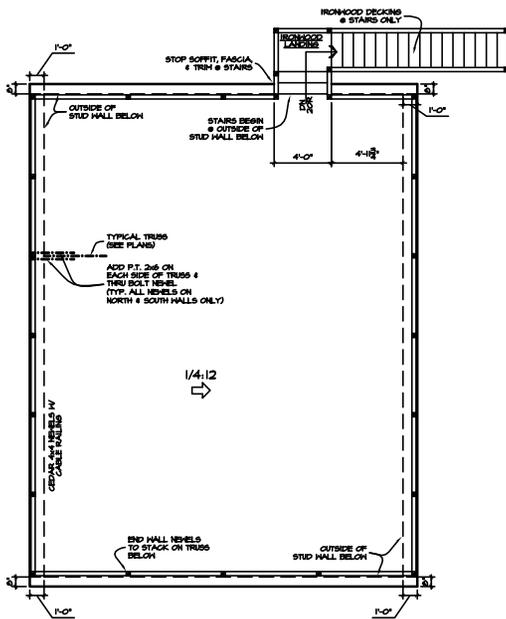
Gina C. Gresch, MMC/ WCPC  
City of Delafield Clerk-Treasurer  
Waukesha County



Date Adopted: July 6, 2010  
Date Published: July 13, 2010  
Effective Date: July 14, 2010

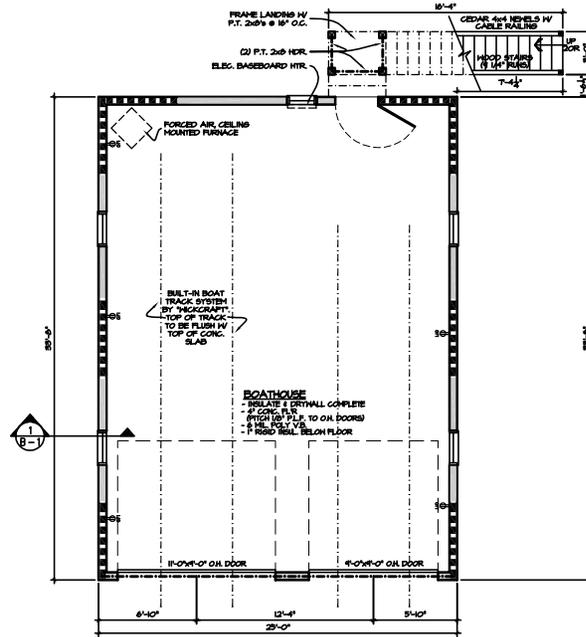


SAMPLE



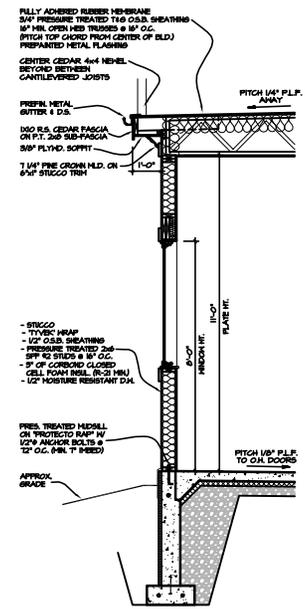
**ROOF PLAN**

1/4" = 1'-0"



**FLOOR PLAN**

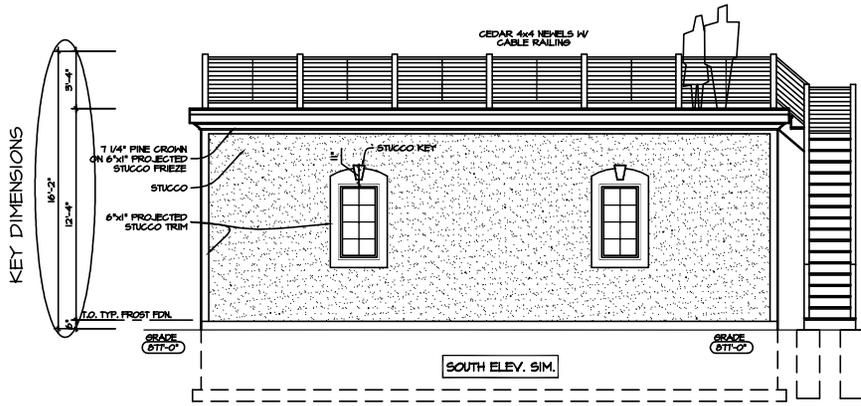
1/4" = 1'-0"



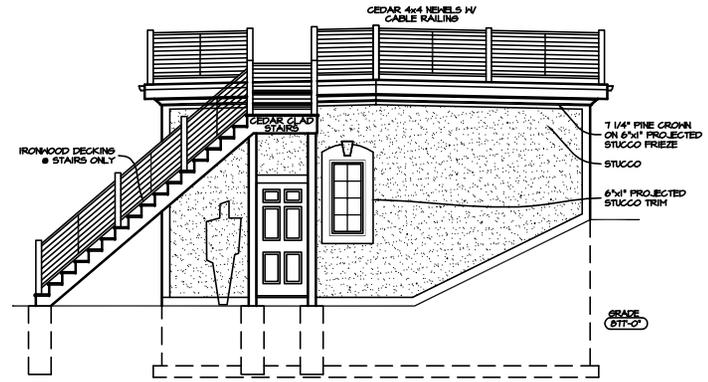
**TYPICAL WALL SECTION**

SCALE: 1/2" = 1'-0"

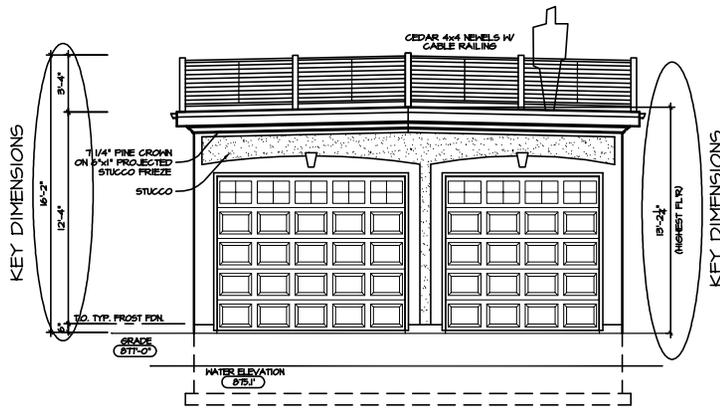
SAMPLE



**NORTH ELEVATION**  
1/4" = 1'-0"



**WEST ELEVATION**  
1/4" = 1'-0"

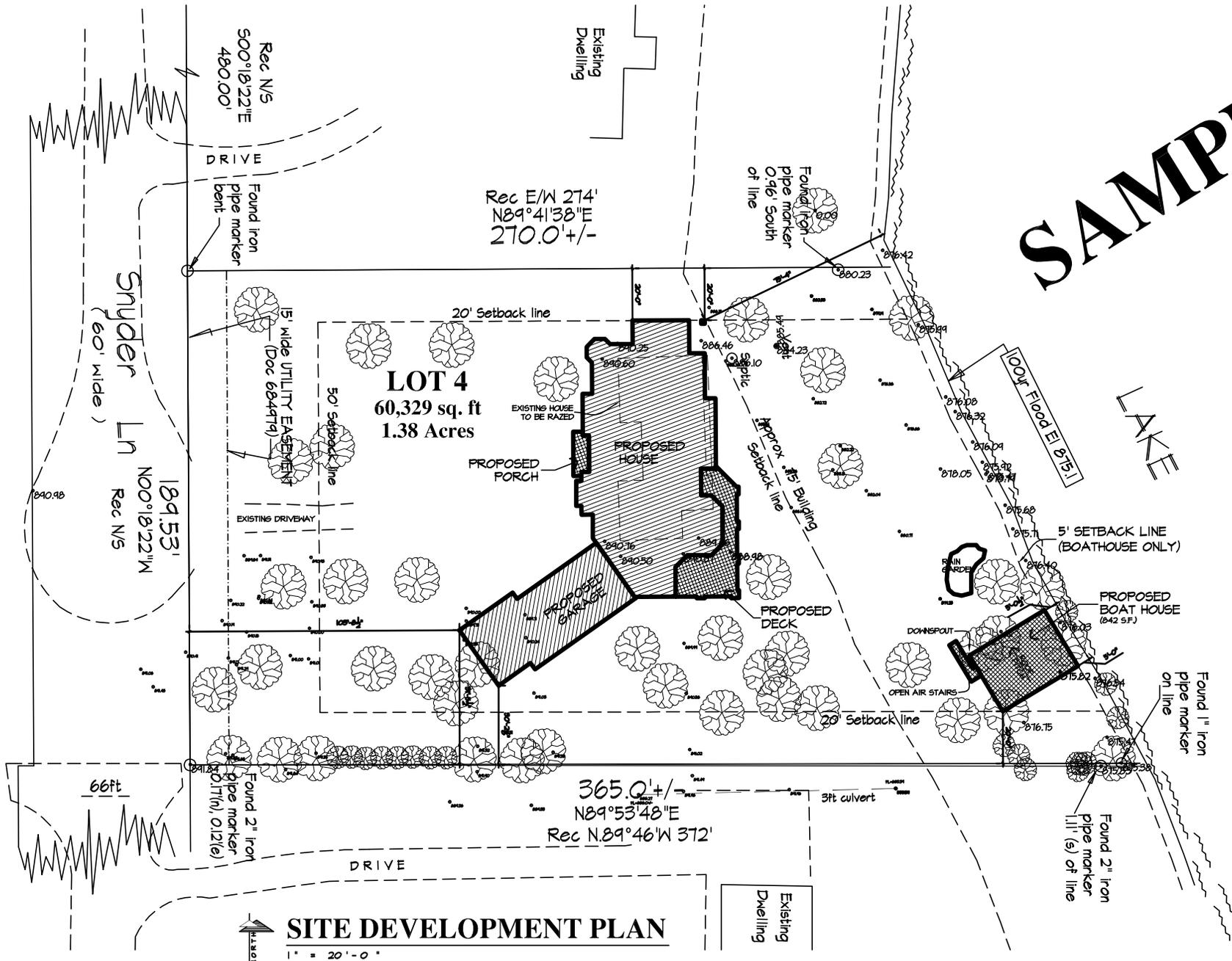


**LAKE (EAST) ELEVATION**  
1/4" = 1'-0"

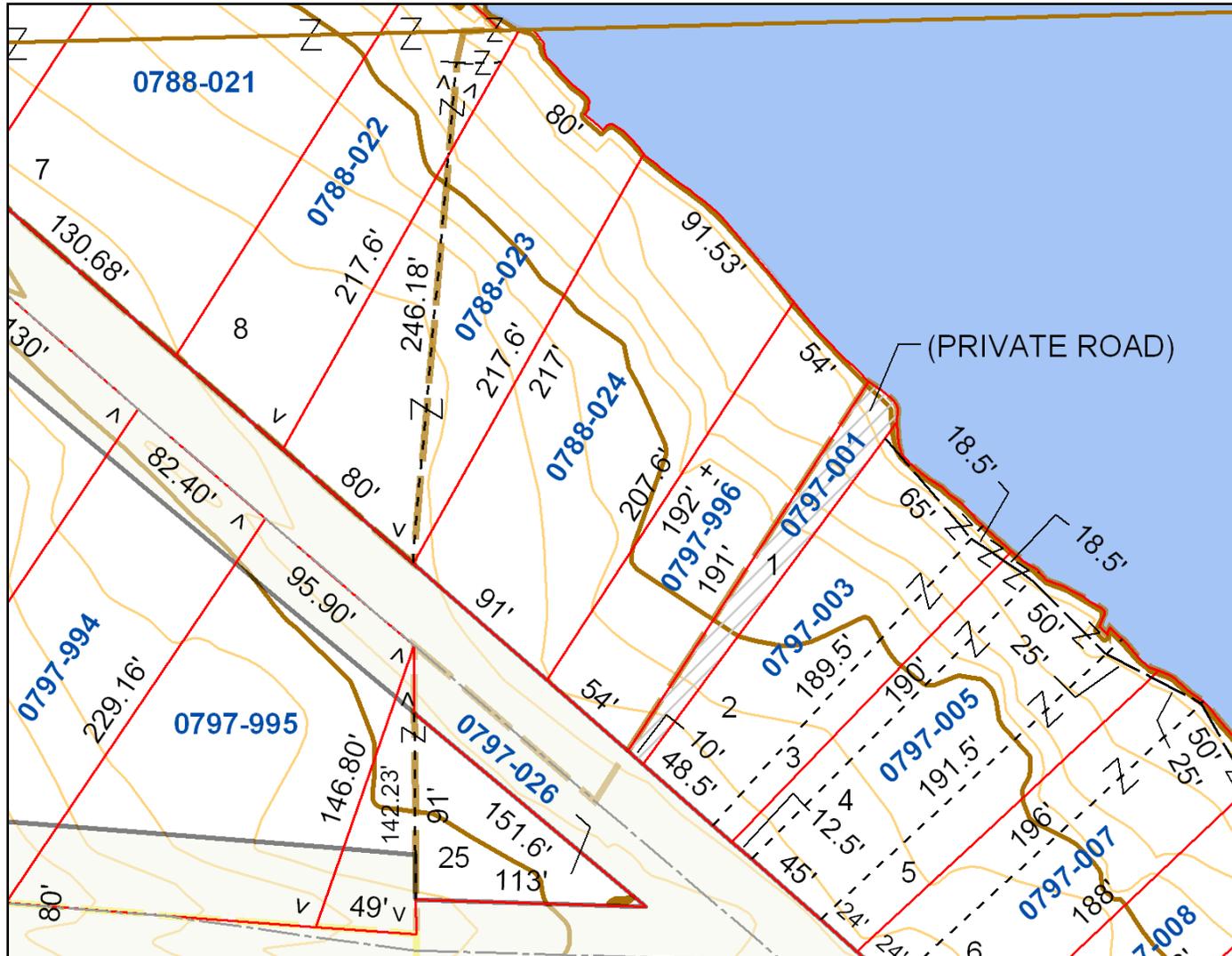
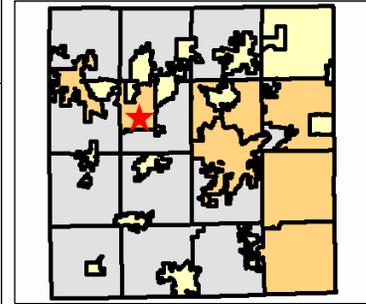
**SAMPLE**

**SAMPLE**

# SAMPLE



## SITE DEVELOPMENT PLAN



### Legend

**Points of Interest**

- ✈ Airport
- Cemetery
- 🚒 Fire Station
- 🏛 Government Building
- 🏥 Hospital
- 📖 Library
- 📮 Post Office
- 🏞 Park or Recreation
- 🎓 School
- 🏘 Unincorporated Place
- 🌳 County Parks
- 🚓 Police Station
- 🚒 Sheriff Substation
- 🗺 Civil Division Boundaries
- 🗺 Surrounding Counties
- 🗺 PLSS Section Lines
- 🗺 PLSS Quarter Section Lines

**Cartographic Elements**

**Type**

- Easement Line (Major)
- Dimension arrow
- - - Extended Tie Line
- - - Identification Arrow
- ~ Meander Line
- Note Leader
- - - Parcel Line (Water)
- Tangency Tc
- Tie Hook
- - - Tie Line
- ROW Centerline
- RR ROW Centerline
- ROW Radius
- Sub Block 100
- Sub Block 200
- ▭ Parcels
- ▭ Shared Interest Parcels

**Road Rights of Way**

**ROW Type**

- ▭ Dedicated
- ▭ Proposed
- ▭ Reserved
- ▭ Roadbed
- ▭ Assessor Plat
- ▭ Condo Plat
- ▭ CSM
- ▭ Subdivision Plat

**Railroad Rights of Way**

**RR ROW Status**

- ▭ Active
- ▭ Retired

**Lakes and Rivers**

- ▭ Lakes and Rivers
- Streams and Creeks

**Contour Lines 2005**

**Type**

- Index Contour Line
- - - Index Contour Line Approx
- Index Depression Line
- - - Index Depression Line Approx
- Intermed Depression Line
- - - Intermed Depression Line Approx
- Intermediate Contour Line
- - - Intermediate Contour Line Approx



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