

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN the following Public Hearing will be held by the Waukesha County Board of Adjustment on Wednesday, August 12, 2026, at 6:00 p.m., in Room AC 255/259 of the Waukesha County Administration Center, 515 W. Moreland Blvd., Waukesha, Wisconsin, 53188, to consider the following request:

BA241: JOHN AND JAMIE JEWELL (OWNERS) request a variance from the wetland setback provisions of the Waukesha County Shoreland Protection Ordinance to construct a single family residence with attached garage, deck, covered porch and swimming pool. The subject property is described as Lot 2, Certified Survey Map No. 3775, part of the NE ¼ of Section 12, T7N, R18E, and part of the NW ¼ of Section 7, T7N, R19E , Town of Delafield.

For additional information concerning this public hearing, please contact Kassie Slotty of the Waukesha County Department of Parks and Land Use at 262-896-8300 or kslotty@waukeshacounty.gov.

All interested parties will be heard.

WAUKESHA COUNTY BOARD OF ADJUSTMENT
Richard Bayer, Chairman

Legal notice to be published in
the West Now on
Wednesday, July 29, 2026 and
Wednesday, August 5, 2026

Staff reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at [Meeting Information | Waukesha County](#) under Board of Adjustment Meeting Documents, no later than August 10, 2026.

AGENDA – FINAL
WAUKESHA COUNTY BOARD OF ADJUSTMENT

August 12, 2026, 6:00 p.m.

Waukesha County Administration Center, Room AC 255/259
515 W. Moreland Blvd., Waukesha, WI 53188

CALL TO ORDER

ROLL CALL

NOTE: THE AGENDA ITEMS MAY **NOT** NECESSARILY BE TAKEN UP IN THE ORDER LISTED BELOW.

REQUESTS: **BA241: JOHN AND JAMIE JEWELL (OWNERS)**
Town of Delafield
(Wetland setback)

SUMMARY OF MEETING: July 8, 2026

OTHER ITEMS REQUIRING BOARD ACTION: None

Following each public hearing portion of the meeting, the WAUKESHA COUNTY BOARD OF ADJUSTMENT will deliberate and make recommendations or decisions on the variances/special exceptions presented.

The Staff Reports and meeting materials will be located on the Waukesha County Planning and Zoning Division webpage at <https://www.waukeshacounty.gov/landandparks/planning-and-zoning/meeting-information/> no later than August 10, 2026. See Board of Adjustment Meeting Documents heading for August 12, 2026. For questions regarding this agenda, please call (262) 896-8300 or email Kassie Slotty at kslotty@waukeshacounty.gov.

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
APPEAL FOR VARIANCE
STAFF REPORT**

DATE: August 12, 2026

FILE NO.: BA241

OWNERS: John and Jamie Jewell
S69 W17901 Muskego Drive
Muskego, WI 53150-8876

TAX KEY NO.: DELT 0765.995.006

LOCATION:

The subject property is described as Lot 2, Certified Survey Map No. 3775, part of the NE ¼ of Section 12, T7N, R18E, and part of the NW ¼ of Section 7, T7N, R19E , Town of Delafield. More specifically, the property is located at W280 N3595 Taylors Woods Road NE with frontage on Pewaukee Lake.

REQUEST:

Variance from **Section 3(h)2 Wetland Setback** provisions of the Waukesha County Shoreland Protection Ordinance to construct a single-family residence with attached garage, deck, screened deck, and swimming pool.

ZONING CLASSIFICATION: R-3 Residential District, HG High Groundwater, FF Flood Fringe District, C-1 Conservancy Overlay, EC Environmental Corridor Overlay, and DSO Delafield Shoreland Overlay Districts

LOT CONFIGURATION: The existing and required average lot width, average lot depth and lot size, riparian frontage and road frontage are shown in the following table.

	Average Lot Width	Average Lot Depth	Lot Size* (sq. ft.)	Road Frontage (Road Name)	Riparian Frontage (Lake or river name)
Existing	320 ft. +/-	287 ft. +/-	100,961	40 ft. Taylor's Woods Road NE (private easement)	300 ft. +/- Pewaukee Lake
Required	84 ft (sewered)	n/a	14,000 (sewered)	30 ft. min	65 ft. min. (sewered)

*Excluding the established 40' wide private road right-of-way of Taylor's Woods Road NE.

PREVIOUS BOARD OF ADJUSTMENT ACTION ON THE SUBJECT PROPERTY:

CASE NO: BA_79_004 On February 21, 1979, the Board of Adjustment granted a variance to allow for a land division to create three (3) lots on a private street or way, one (1) lot which was authorized to be less than three (3) acres with an easement and less than the required width of 66’.

PENDING ACTIONS:

None.

PROPOSAL AND STAFF ANALYSIS:

The approximately 2.32-acre property, which is served by sewer, is located on the north side of Pewaukee Lake in a shallow bay on the border of the Town of Delafield and the City of Pewaukee (see Exhibit A). The subject property is located to the south of the extensive wetland holdings of the Pewaukee Lake Sanitary District. More than one-half of the property is wetland and mapped environmental corridor, much of which is located to the north of the existing home. The wetland was delineated in 2023 by Heartland Ecological. The southern portion of the property contains a residence and attached garage and has steep slopes ranging from 15-25%. A walkway to the south of residence allows access to the lakeside of the property. The property has access to Taylor’s Woods Road via a 40’ wide access easement that extends off of the east end of the road and serves four parcels.

The existing home on the premises sits approximately 32’ from the delineated wetland boundary, which makes it non-conforming because the required wetland setback is 75’. The home is conforming to shore setback, sitting approximately 98.1’ from the shore. The 2,300 square foot home does comply with minimum living area requirements of the ordinance and has an attached garage. The ordinance allows for the subject home to be added onto by right, provided that additions comply with the average of the required wetland setback of 75’ and the existing home’s setback from the wetland. For this property, an addition would need to be 53.5’ from the wetland. There is a large building expansion area available on the site, however, exercising the option to expand the existing residence would leave the existing portion of the structure in a fairly severely non-conforming location at just 32’ from the wetland while adding still more building area within 75’ of the wetland.

The petitioners are proposing to raze the existing structure and build a new residence. They recently sought and obtained authorization to rezone the property from the A-2 Rural Home District to the R-3 Residential District. The conditional rezone (RZ174) is subject to the following restrictions:

1. There shall be a maximum of one dwelling unit on the property and the property shall not be further divided, with the exception of a transfer of lands to a land conservancy organization.
2. The petitioner shall provide a revised vegetation replacement plan for the vegetation removal permit (D23:020) that includes species tolerant of wet conditions and species that will resist animal browsing. A new plan shall be provided by July 15, 2026 with a replacement schedule to be established as part of the approval of the revised plan.
3. In conjunction with the submittal of a Zoning Permit for a new residence, a construction vehicle staging plan shall be submitted to and approved by Waukesha County, Lake Country Fire and Rescue and, if applicable, the Town of Delafield to ensure safe access to the parcel in the event of an emergency and to ensure neighboring property access. Consideration must be given to the private access easement.

4. A lighting plan shall be submitted to and reviewed by the Waukesha County Planning & Zoning Division and Town of Delafield as part of any new Zoning Permit application. Existing and proposed lighting on the property shall not spill onto neighboring properties or the lake. Existing floodlights pointing towards the lake shall be removed by July 15, 2026. All exterior lighting fixtures shall be fully shielded and directed downward. Illumination levels at residential property lines shall not exceed 0.2 foot-candles. Exterior residential lighting fixtures shall have a correlated color temperature (CCT) of 2700K or less. Additionally, the outdoor lighting requirements of the Town of Delafield Ordinance 2025-01, Section 18.06(13) shall be adhered to.

The petitioners have also submitted an Ecological Stewardship plan which proposes wetland restoration and wetland buffering (see Exhibits H and I). Invasive species would be removed from the wetlands, native species would be re-established and a 25' wetland buffer would be provided adjacent to the wetlands. The petitioners also submitted a Safety and Emergency Vehicle Plan (Exhibit G) after several concerns were raised by adjacent property owners during the rezone process. The plan has been submitted to the Western Lakes Fire Department for comment.

The previous zoning designation of A-2 required a side yard offset of 30'. When the offset and wetland setback requirement of 75' were applied, the conforming building envelope was approximately 612 SF, which would not comply with the minimum building footprint provision in the ordinance of 1,100 SF. The rezone to the R-3 district allows an offset of 14' and provides an approximately 2,800 SF building envelope (Exhibit B). However, the required 75' wetland setback and 14' offset requirements constrain the building envelope and create a shallow buildable area for new construction on both sides of the envelope.

A vegetation removal permit to remove dead and non-native trees and invasive shrub species was issued in November of 2023. A rip rap general permit was issued by the DNR in May of 2024. Both the vegetation removal and rip rap permit work were since completed. Seven (7) trees and 29 shrubs were required to be replaced as part of the conditions of the vegetation removal permit. In April of 2026, staff conducted a site inspection which revealed the replacement vegetation had been installed. However, a couple of trees and numerous shrubs were dead and in poor health because of deer rub and deer browsing. Some shrubs appeared to be affected by wet conditions. The site inspection also revealed a significant amount of a prominent wetland species, skunk cabbage, growing through the turf along the shoreline. Staff also observed downed logs that may be located within the wetland. If the logs are confirmed to be located within the wetland area, they would need to be removed and any damage to the wetland restored..

The table below summarizes the existing and proposed improvements. A site plan showing existing and proposed improvements is attached as Exhibit C. Building plans showing the proposed improvements are attached as Exhibit D.

	1 st Floor (sq. ft.)	2 nd Floor (sq. ft.)	Att. Garage (sq. ft.)	Accessory Bldgs. (sq. ft.)	Beds	Baths
Existing (to be razed)	2300 +/-	NA	500 +/-	NA	3	2.5
Proposed	3066.46 SF incl. covered entry, screened porch	659.9 SF	1012 SF	NA	5	4 plus two (2) half baths

The proposed residence and pool require a variance from the Wetland Setback provisions of the Waukesha County Shoreland Protection Ordinance as summarized in the following table.

PROVISION	SPO	EXISTING	NON-CONFORMING? 3(o)	PROPOSED	REQUIRED	VARIANCE/ SPECIAL EXCEPTION?
ROAD SETBACK	3 (h) (1) (C)	52.8	N	14'	14' (access easement)	N
OFFSET (W)	3 (h) (3) (A)	58'	N	14'	14'	N
OFFSET (E)	3 (h) (3) (A)	19.42'	N	14'	14'	N
OFFSET - BUILDING SEPARATION	3 (h) (3) (A)	NA	NA	10' between residence and pool	10'	N
TOTAL BUILDING FOOTPRINT	3 (j) (5) (B)	2395 SF	N	3000.9 SF (res) 1012.7 SF (att. garage) 4013.6 SF (total) (3.97%)	17595.36 (17.5%) If used .79 acre max 6022.17 SF	N
BLDG HEIGHT	3 (i)	Unknown	Unknown	42'	42'	N
SHORE SETBACK	3 (h) (2)	98.1' (res) 86.65 (deck)	N	126.6' (res) 95.5' (pool)	75'	N
WETLAND SETBACK (for new structures)	3 (h) (2)	32'+/-	Y	50.56' (res) 58.4 (pool)	75'	Variance
IMPERVIOUS SURFACE	3 (t)	Unknown	Unknown	See sheet, looking for clarification on miscellaneous and asking for grading plan (6.6%)	30%	N

PETITIONERS' COMMENTS:

The petitioners' comments are attached as Exhibit E.

STAFF RECOMMENDATION:

The Planning and Zoning Division staff recommends **conditional approval** for a variance from the wetland setback provisions of the Waukesha County Shoreland Protection Ordinance to construct a single-family residence with an attached garage, deck, and covered porch and **denial** from the request for a variance from the wetland setback for the swimming pool. This recommendation is based upon the analysis of the below tests for a variance, as described below. We recommend that this approval be subject to the following conditions:

CONDITIONS:

1. All conditions of the previously approved conditional rezoning RZ174 must be adhered to.

2. No portion of the proposed residence, garage, decks, or patios shall be closer than 55' to the delineated 2023 wetland boundary. Any future pool and associated pool decking or patios must be located a minimum of 75' from the 2023 wetland boundary.
3. The building footprint for the residence, including an attached garage and roofed appurtenances, may be no greater than 3500 Square feet in area.
4. The overall width of the residence may be no greater than 100, as measured parallel to the shore.
5. The wetlands on site must be examined by the WI DNR to determine if the delineated wetland boundaries are accurate and to assess whether wetland fill has occurred as a result of log placement or other activities.
6. If wetland fill is found to be present, the fill must be removed and the area restored to a wetland condition prior to permits being issued. Any fill area will be subject to a restoration plan which must include a maintenance and monitoring program for a minimum of three years.
7. As proposed, a wetland restoration plan must be implemented after said plan has been reviewed and considered by the Waukesha County Planning & Zoning Division. The Planning & Zoning Division may consult with the DNR or SEWRPC to solicit recommendations. The plan shall provide a minimum 25' wetland buffer area adjacent to the 2023 southerly wetlands boundary. The wetland buffer shall be planted with native vegetation and shall provide a protocol for the control of invasive species within the wetland area. Said plan shall be implemented by qualified ecological consultants and shall specify a minimum three year monitoring and maintenance plan.
8. A deed restriction shall be prepared and reviewed and considered by the Waukesha County Planning & Zoning Division prior to recordation in the Waukesha County Register of Deeds. Said restriction, shall, at minimum, acknowledge the ecological restoration plan and ongoing natural and buffer area maintenance requirements. Said restriction shall also state the building footprint and wetland setback requirements, as set forth in the above conditions.

AREA VARIANCE TEST CRITERIA ANALYSIS

State law, case law, and County ordinances require that the petitioner demonstrate that their request meet the following tests for a variance. The below staff analysis assesses the merits of the subject application relative to the tests:

1. **Compliance with the ordinance would cause the owner to experience an unnecessary hardship. Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.**

The existing residence and garage, which have a total building footprint of approximately 2,800 SF are nonconforming to wetland setback. The ordinance allows that the home could

be remodeled and updated or replaced in-kind. However, this would leave a home in a severely non-conforming location relative to wetland setback. Alternatively, an addition could be constructed onto the existing residence, provided the addition is located no closer than the average of the existing structure and the required wetland setback (53.5'). This alternative would also leave the existing home in a severely non-conforming location relative to wetland setback and could potentially result in a much larger home (approximately 7,900 SF) further encroaching into the wetland setback (see Exhibit F). Staff feels that it has been demonstrated that it would be unnecessarily burdensome for a replacement home to be located 75' from the wetland because the resultant building envelope, while 2,800 SF, is constrained to a very narrow depth on both sides of the envelope due to the offset requirements and configuration of the wetland. The conforming envelope would be much smaller than what is commonplace in the neighborhood.

The building footprint of the proposed residence, attached garage, and screened deck is approximately 4,013.6 SF, and the maximum width is approximately 130'. In analyzing the existing building footprints of the five (5) properties immediately to the south of the subject property and along Pewaukee Lake, an average building footprint of approximately 3,619 and an average building footprint of approximately 75.2' x 59.6' was observed. Staff feels that some relief from wetland setback is justified because of the small buildable area on this parcel when all offsets and setbacks are considered. Staff feels that a 55' wetland setback requirement, paired with a maximum building footprint of 3,500 SF provides a reasonable building envelope. A building envelope at 55' from the wetland would be considerably further away from the wetland than the existing residence is setback from the wetland.

There is no justification for a pool to be located closer than 75' to the wetland. A pool is not necessary to use the property for a permitted purpose. Furthermore, the proposed home could be reduced in area or alternatively positioned to allow for a pool in a conforming location. The siting of a residence with a 3,500 SF building footprint and meeting a 55' wetland setback appears to allow for a pool to be located 75' from the wetlands.

- 2. The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area. Lack of local opposition does not mean a variance will not harm the public interest.**

The Shoreland Protection Ordinance calls for the preservation of wetlands to protect groundwater recharge areas, maintain surface water quality, prevent flooding, protect natural aesthetics, and provide wildlife habitat. A 75' wetland setback is required to provide a buffer zone to ensure the health and protection of wetlands. New impervious surface within the required wetland setback may have adverse impacts on wetlands by potentially decreasing available area for filtration and absorption of runoff and reducing upland habitat area within the sensitive buffer zone. Wetland setbacks are required by the ordinance in order to protect wetlands from increased runoff and sediment to maintain their natural functions. Wetland setbacks also allow for wetland complexes to naturally contract and expand over time, as the extent of wetlands may change based upon rainfall and other weather conditions. The proposed residence will be located further away from the wetlands than the existing residence by approximately 25' which would provide more areas for filtration and separation

from the wetland. The proposed wetland restoration and buffer plan would improve the quality of the wetland by removing invasive species and re-establishing more native vegetation.

Respectfully submitted,

Kassie Slotty

Kassie Slotty
Senior Land Use Specialist
Phone: 262-896-8300

Reviewed and approved by:

Jason Fruth

Jason Fruth
Planning and Zoning Manager

Exhibits: Exhibit A Existing Site Plan
 Exhibit B Conforming Envelope
 Exhibit C Proposed Site Plan
 Exhibit D Building Plans
 Exhibit E Petitioner Comments
 Exhibit F Addition to Existing Residence
 Exhibit G Safety and Emergency Vehicle Plan
 Exhibit H Wetland restoration and buffer plan map
 Exhibit I Ecological Stewardship Plan

N:\PRKANDLU\Planning And Zoning\Board Of Adjustment\PROJECT FILES\Towns\Delafield\BA241 Jewell\Staff Report & Exhibits_Decision Sheet\BA241 Jewell Staff Report.Doc

Jewell Homes
Taylors Wood Road

LOCATION: W280 N3595 Taylors Wood Road NE, Delafield, Wisconsin

LEGAL DESCRIPTION: Lot 2 of Certified Survey Map No. 3775, recorded January 18, 1980, in Volume 29 of Certified Survey Maps, Page 82, as Document No. 1118648, being a part of the Northeast 1/4 of Section 12, Township 7 North, Range 18 East and part of the Northwest 1/4 of Section 7, Township 7 North, Range 19 East, in the Town of Delafield, Waukesha County, State of Wisconsin.

ALSO, that part of the Northwest 1/4 of Section 7, Township 7 North, Range 19 East and part of the Northeast 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, State of Wisconsin, described as follows: Commencing at the Northwest corner of Lot 2 of Certified Survey Map No. 3775, recorded January 18, 1980, in Volume 29 of Certified Survey Maps, Page 82, as Document No. 1118648; thence South 89° 50' 50" East, 215.09 feet; thence Easterly, 50 feet, more or less, to the shore of Pewaukee Lake; thence Southerly along the shore of Pewaukee Lake to the point where shoreline intersects the South line of said Lot 2 of Certified Survey Map No. 3775 recorded as Document No. 1118648 extended; thence Westerly along the extended South line of said Lot 2, to the East line of said Lot 2; thence North 21° 28' 42" West, 276.750 feet and North 47° 00' 00" West, 294.095 feet to the point of beginning.

October 3, 2023 (Drawing Only)
October 16, 2023 Topography Added

Survey No. 114638-S

RECEIVED 03/09/2026

DEPT PARKS & LAND USE

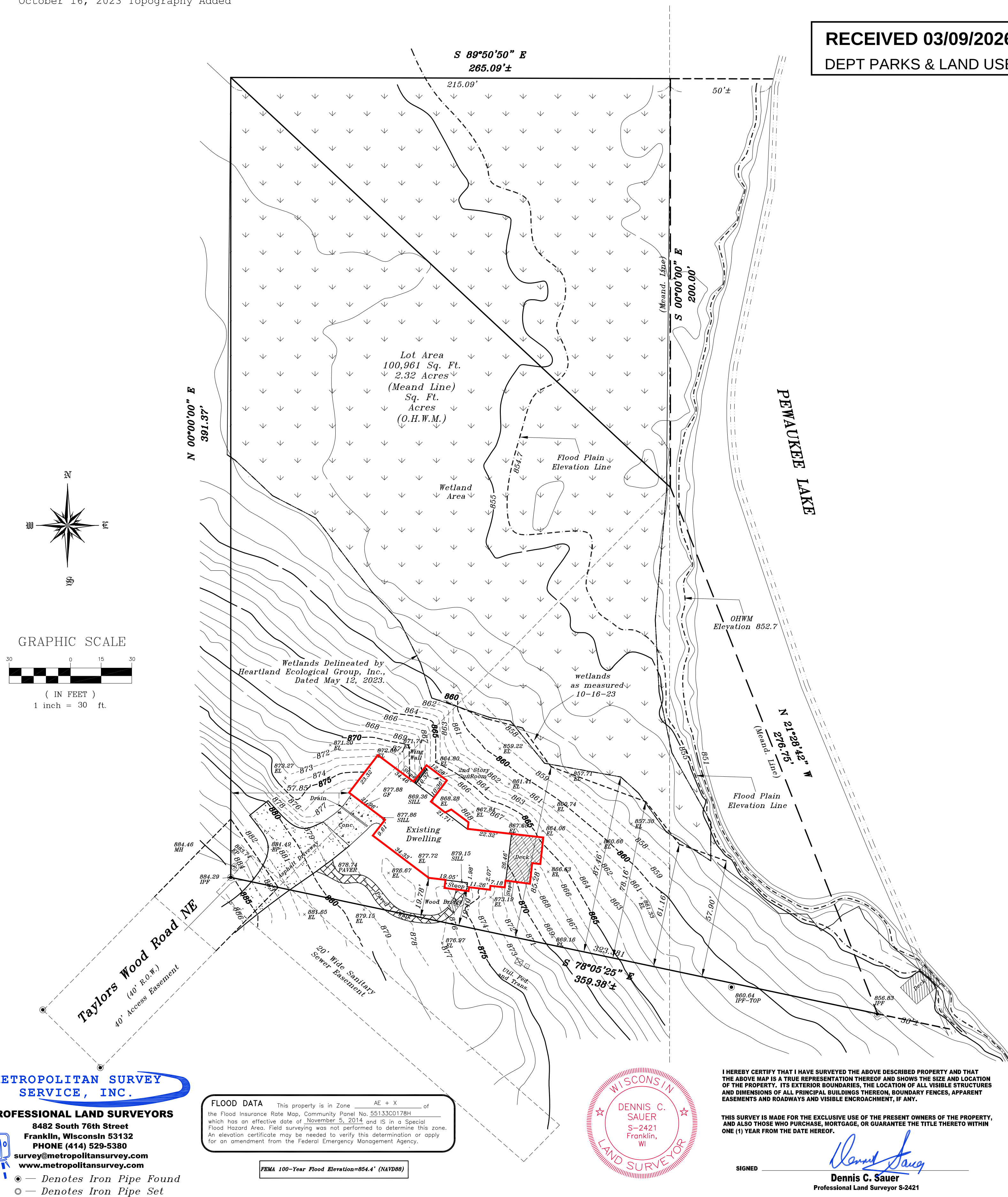


Exhibit B

Jewell Homes
Taylors Wood Road

PLAT OF SURVEY

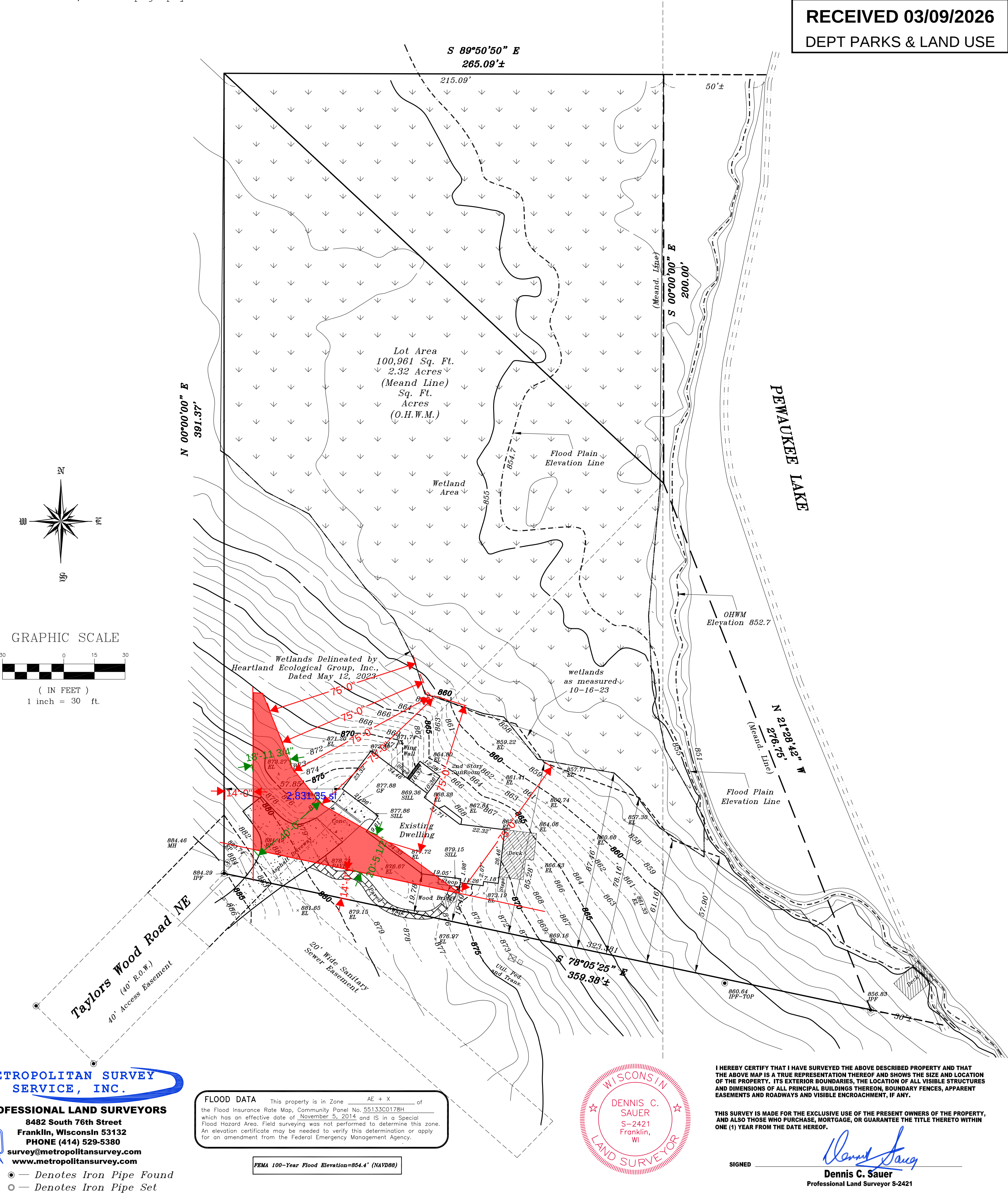
LOCATION: W280 N3595 Taylors Wood Road NE, Delafield, Wisconsin

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DEPT PARKS & LAND USE



Jewell Homes

LOCATION: W280 N3595 Taylors Wood Road NE, Delafield, Wisconsin

October 16, 2023

Survey No. 116568-S

February 20, 2026 Added Foundation Plan Only (Not Staked)
March 20, 2026 Added New Foundation Plan Only (Not Staked)
March 24, 2026 Added New Foundation Plan Only (Not Staked)
April 15, 2026 Added New Foundation Plan Only (Not Staked)
June 10, 2026 Added New Foundation Plan Only (Not Staked)
June 22, 2026 Revised Proposed Pool

Lot Area
 100,961 Sq. Ft.
 2.318 Acres
 (Meand Line)
 102,369 Sq. Ft.
 2.350 Acres
 (O.H.W.M.)

Flood Plain Elevation Line

Wetland Area

75' Setback Line O.H.W.M.

Delineated Wetlands located on October 16, 2023

Pewaukee Lake

OHWM Elevation 852.7

Flood Plain Elevation Line

Prop. Dwl. (See Detail)

Existing Dwelling

Prop. Pool

Scale 1"=20'

DETAIL

Att. Gar.

Prop. Cov.d Porch

WISCONSIN LAND SURVEYOR DENNIS C. SAUER S-2421 Franklin, WI

Prop. Fin.
Yd. Gr.
882.67
(Per Builder)

*Proposed finished yard, 1st floor
or top of foundation grade shown
on this drawing is a suggested
grade and should be verified by
the owner, builder or municipality*

**METROPOLITAN SURVEY
SERVICE, INC.**

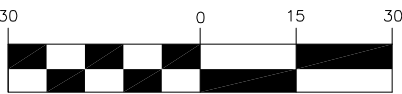
PROFESSIONAL LAND SURVEYORS
 8482 South 76th Street
 Franklin, Wisconsin 53132
PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

 — Denotes Iron Pipe Found
 — Denotes Iron Pipe Set
 — Denotes Proposed Grade
 — Denotes Proposed Silt Screen

FLOOD DATA This property is in Zone AE + X of the Flood Insurance Rate Map, Community Panel No. 55133C0183H which has an effective date of October 19, 2023 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' (NAVD88)

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY,
AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN
ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer
Professional Land Surveyor S-2421

Exhibit D

RECEIVED 06/17/2026
DEPT PARKS & LAND USE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PHONE:
FAX:
MOBILE:
EMAIL:

Jewell John and Jamie



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S75 W17237 Janesville Rd
Muskego
WI
53150

SCALE: 1/4" = 1'-0"
DRAWN BY: JEWELL HOMES INC.
DATE: Wednesday, June 17, 2026

APPROVED:

CHECKED BY:

PAGE:
1/5
FRONT & REAR ELEVATIONS



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

PHONE:
FAX:
MOBILE:
EMAIL:

Jewell John and Jamie



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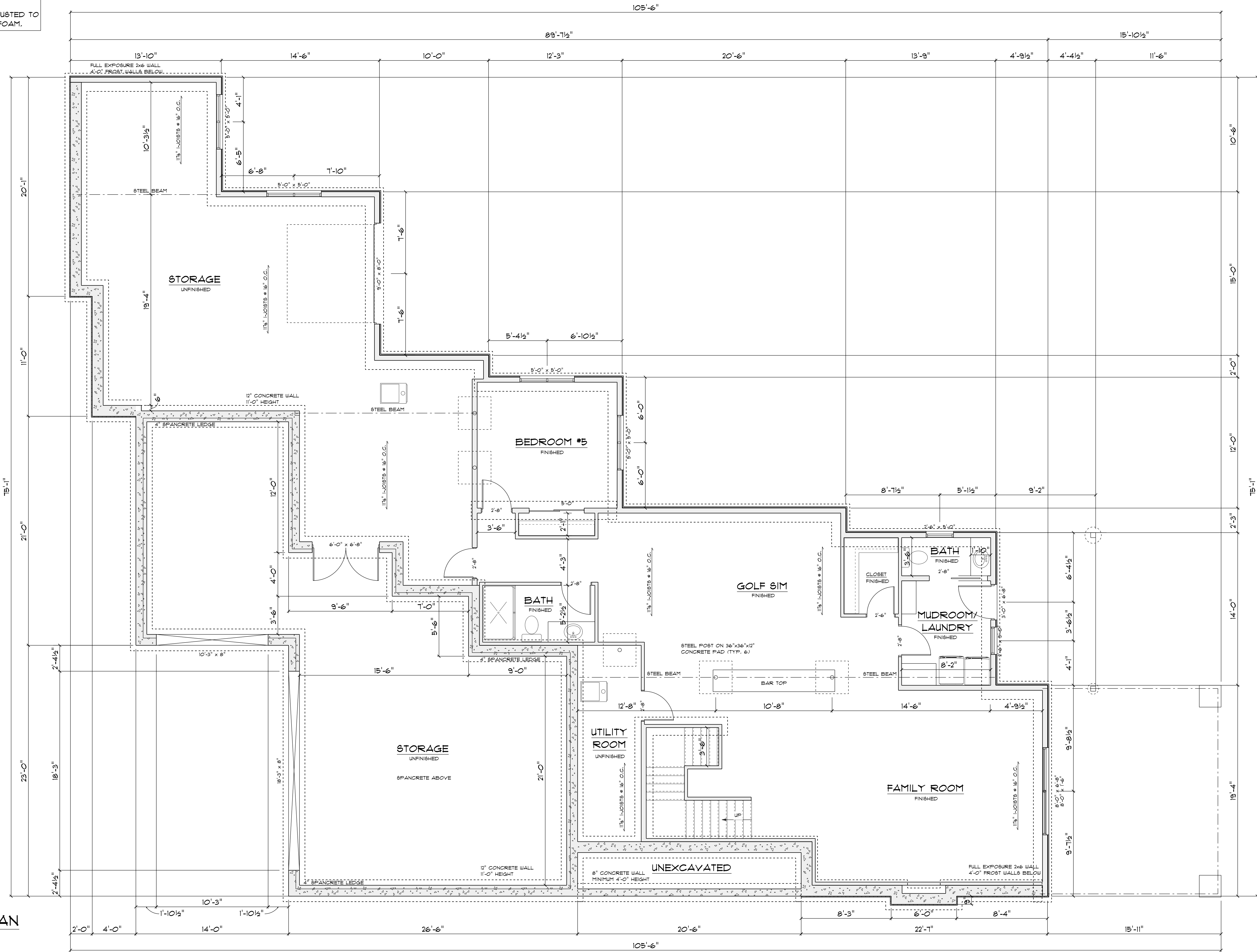
S75 W17237 Janesville Rd
Muskego
WI
53150

SCALE: 1/4" = 1'-0"
DRAWN BY: JEWELL HOMES INC.
DATE: Wednesday, June 17, 2026

APPROVED:
CHECKED BY:

NOTES: BASEMENT PLAN

1. STUD WALLS ABOVE HAVE BEEN ADJUSTED TO OVERHANG FOUNDATION WALL 1" FOR FOAM.



BASEMENT PLAN

SCALE: 1/4" = 1'-0"

1,474 SQ. FT.

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Jewell John and Jamie

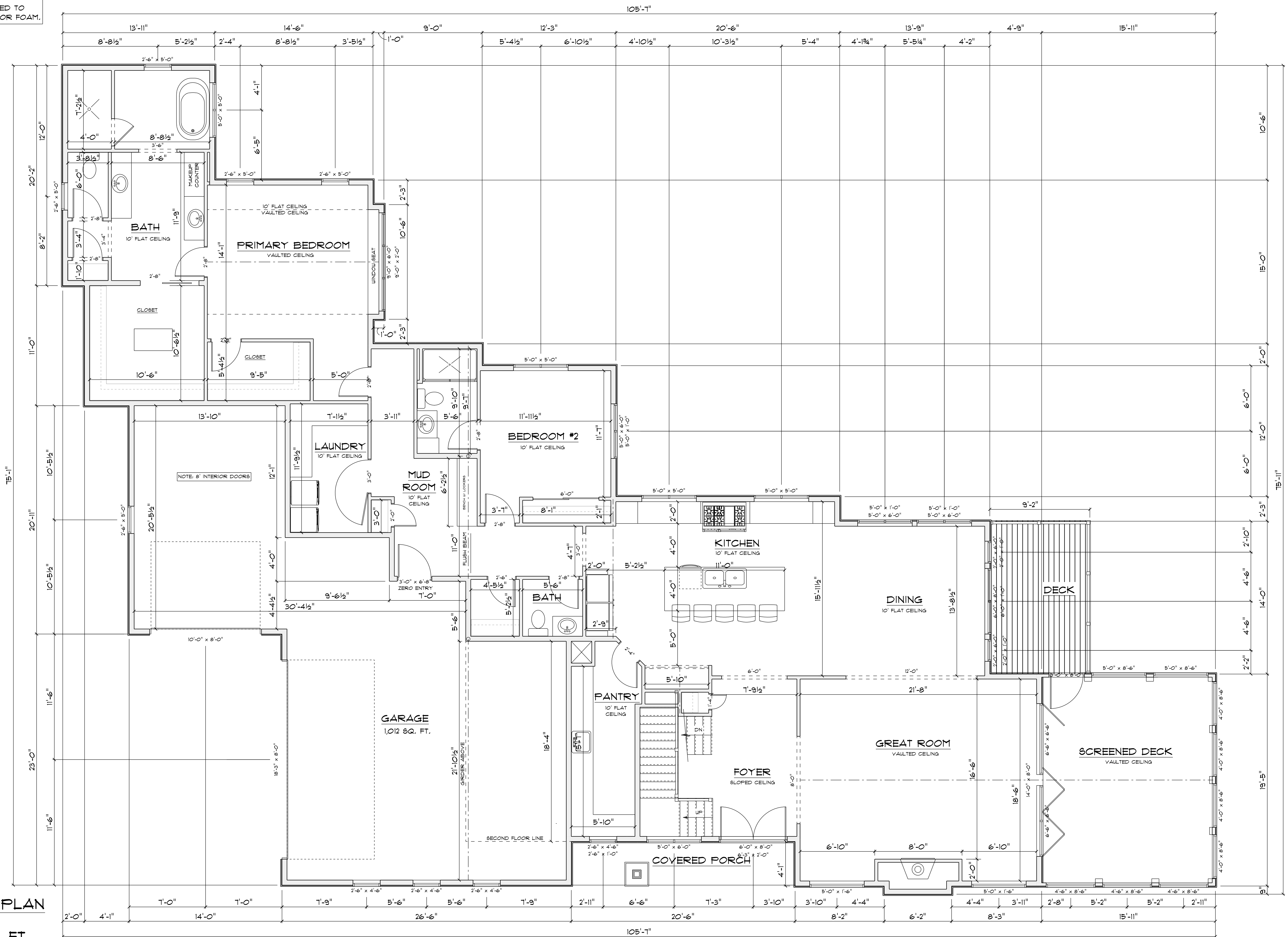
PHONE: 531 501 1111
FAX: 531 501 1111
MOBILE: 531 501 1111
EMAIL: 531 501 1111

S75 W17237 Janesville Rd
Muskego
WI
53150

SCALE: 1/4" = 1'-0"
DRAWN BY: JEWELL HOMES INC.
DATE: Wednesday, June 17, 2026

APPROVED:
CHECKED BY:

1. STUD WALLS HAVE BEEN ADJUSTED TO OVERHANG FOUNDATION WALL 1" FOR FOAM.



SCALE: 1/4" = 1'-0"

2,652 SQ. FT.

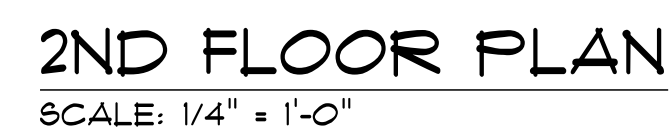
WI
53150

DATE: Wednesday, June 17, 2026

CHECKED BY:

1ST FLOOR PLAN

1. STUD WALLS HAVE BEEN ADJUSTED TO OVERHANG FOUNDATION WALL 1" FOR FOAM.



GARAGE: 1,012 SQ. FT.
FRONT STOOP: 82 SQ. FT.
DECK: 439 SQ. FT.

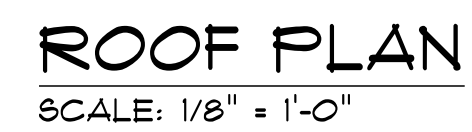


Exhibit E

Complete this Section for **AREA VARIANCE** requests only.

An **Area Variance** is a modification to a dimensional, physical, or locational requirement such as the setback, frontage, height, bulk, or density restriction for a structure. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. The applicant is responsible for justifying each variance type requested (i.e. offset and shore setback). **Attach additional sheets if necessary.**

1. **Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with a zoning ordinance would unreasonably prevent the property owner from using the property owner's property for a permitted purpose or would render conformity with the zoning ordinance unnecessarily burdensome. A property owner bears the burden of proving that the unnecessary hardship is based on special conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner. Hardships should not be financial or economic in nature. Variances are intended to provide only the minimum amount of relief necessary, and the purposes of the Ordinance shall be observed.

The existing home on the property is non-conforming, and is about 30' from the delineated wetlands. Our proposal for our new home will place the house further upland, and approximately 56' from the wetland. By providing this variance we will also put in place an Ecological Stewardship plan to remediate the wetland. Currently the wetland on the property is over run by invasive species. By allowing remediation it will allow for the wetland to thrive again. Because of the wetland setback, it makes it very difficult to build a new home on the property within the current setbacks. Allowing more space from the wetland than what is there currently with the existing home, will provide more space for a proper wetland buffer to help remediate the wetland.

2. **The granting of the variance will not adversely affect the general public interest/welfare or be detrimental to nearby properties/improvements or the natural resources in the area.** Lack of local opposition does not mean a variance will not harm the public interest.

The granting of this variance will actually enhance the interest of the public and nearby properties. We had a plan put in place by Heartland Ecological Group (attached) to showcase the benefits that a thriving wetland could provide. By allowing us to raze the current, non-conforming home, and building a new home further from the wetland, we will be able to restore the wetland to help the native vegetation thrive, create better habitat and biodiversity and increase the soil and water quality.

Complete this Section for **USE VARIANCE** requests only.

An **Use Variance** is the authorization for the use of land for a purpose that is otherwise not allowed or is prohibited by the applicable zoning ordinance. The request must be justified by the applicant using **ALL** of the following criteria in accordance with *Section 59.694, Wis. Stats.*, and the Waukesha County Shoreland & Floodland Protection Ordinance/Zoning Code. **Attach additional sheets if necessary.**

1. **Compliance with the ordinance would cause the owner to experience an unnecessary hardship.** Unnecessary hardship is proven by demonstrating that strict compliance with the zoning ordinance would leave the property owner with no reasonable use of the property in the absence of a Variance. A property owner bears the burden of proving that the unnecessary hardship is based on conditions unique to the property, rather than considerations personal to the property owner, and that the unnecessary hardship was not created by the property owner.

PLAT OF SURVEY

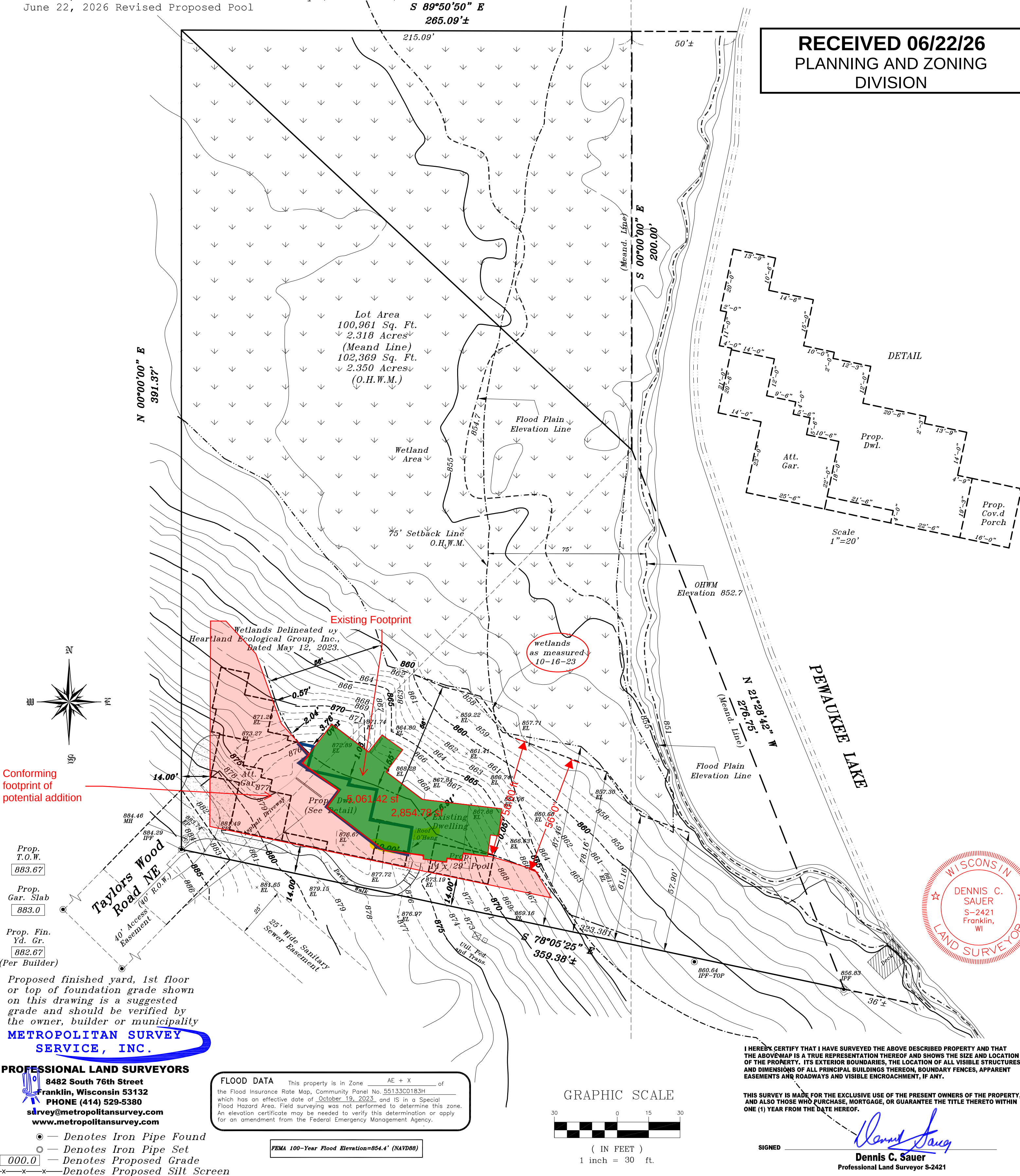
LOCATION: W280 N3595 Taylors Wood Road NE, Delafield, Wisconsin

LEGAL DESCRIPTION: Lot 2 of Certified Survey Map No. 3775, recorded January 18, 1980, in Volume 29 of Certified Survey Maps, Page 82, as Document No. 1118648, being a part of the Northeast 1/4 of Section 12, Township 7 North, Range 18 East and part of the Northwest 1/4 of Section 7, Township 7 North, Range 19 East, in the Town of Delafield, Waukesha County, State of Wisconsin. ALSO, that part of the Northwest 1/4 of Section 7, Township 7 North, Range 19 East and part of the Northeast 1/4 of Section 12, Township 7 North, Range 18 East, in the Town of Delafield, Waukesha County, State of Wisconsin, described as follows: Commencing at the Northwest corner of Lot 2 of Certified Survey Map No. 3775, recorded January 18, 1980, in Volume 29 of Certified Survey Maps, Page 82, as Document No. 1118648; thence South 89° 50' 50" East, 215.09 feet; thence Easterly, 50 feet, more or less, to the shore of Pewaukee Lake; thence Southerly along the shore of Pewaukee Lake to the point where shoreline intersects the South line of said Lot 2 of Certified Survey Map No. 3775 recorded as Document No. 1118648 extended; thence Westerly along the extended South line of said Lot 2, to the East line of said Lot 2; thence North 21° 28' 42" West, 276.750 feet and North 47° 00' 00" West, 294.095 feet to the point of beginning.

October 16, 2023
February 20, 2026 Added Foundation Plan Only (Not Staked)
March 20, 2026 Added New Foundation Plan Only (Not Staked)
March 24, 2026 Added New Foundation Plan Only (Not Staked)
April 15, 2026 Added New Foundation Plan Only (Not Staked)
June 10, 2026 Added New Foundation Plan Only (Not Staked)
June 22, 2026 Revised Proposed Pool

Survey No. 116568-S

RECEIVED 06/22/26
PLANNING AND ZONING
DIVISION



Safety and Emergency vehicle plan

During the majority of the building process no driveways will be blocked by machinery. There will be about 15 total working days where the trucks will be using the entire easement into the property and blocking the neighboring properties for a portion of the work day, those are as follows:

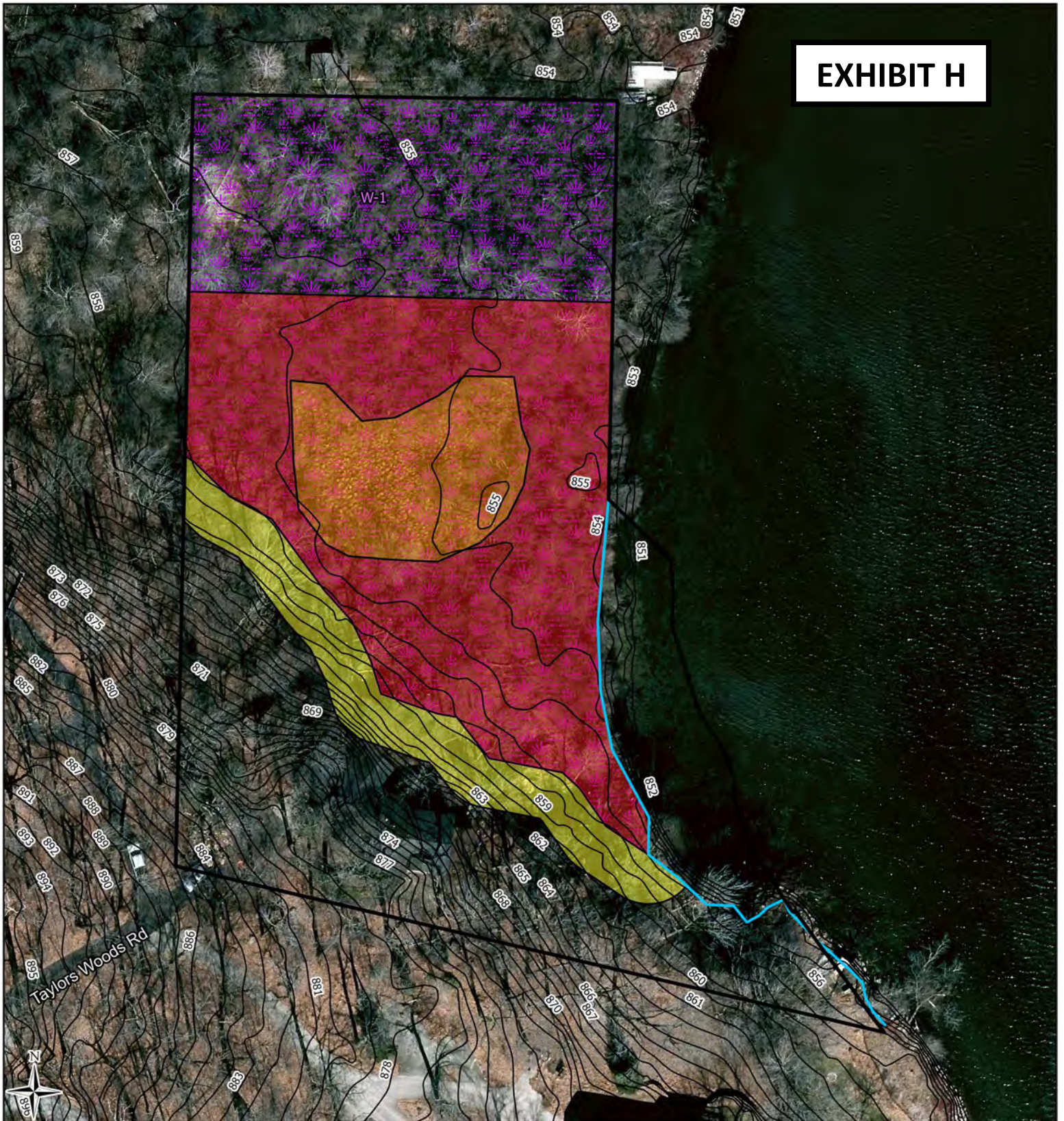
1. Razing of current home: Roughly 3-4 working days where heavy equipment will be in and out of the site throughout the day.
2. Footings: Roughly 2 days for concrete trucks and pumping trucks
3. Poured walls: Roughly 2 days for concrete, gravel and pumping trucks
4. Framing: Roughly 1 day for crane set up to install trusses
5. Flatwork: Roughly half day for concrete trucks staging

There will be incremental times throughout the project where delivery trucks will be unloading larger material items. This will be a temporary block of driveways for no more than an hour. These items are mainly focused around Rough Framing materials, Gravel deliveries, drywall deliveries, grading activities.

The site will have ample space for a construction dumpster and lumber placement, nothing should need to be located off site during construction.

The parking during construction will for the most part be contained on the site except for instances where large equipment is needed. During those times contractors will be instructed to park on the NW side of Taylors Woods Dr NE so as not to block or interfere with with any driveways, or access. Larger equipment such as dump trucks and semis that will be parked for the day when equipment is working, will be instructed to unload on the site and then park further up on Taylors Woods Dr, where the road is wider.

EXHIBIT H



- Project Area (2.41 ac)
- Degraded: Shrub Clearing Moderate/Heavy (0.70 ac)
- Remnant Sedge Meadow: Shrub Clearing Light (0.20 ac)
- 25-foot Buffer (0.19 ac)
- Field Delineated Wetlands (1.41 ac)
- Lake Pewaukee OHWM
- Waukesha Co 1ft Contours

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Figure 5. Site Restoration Areas

Taylors Woods Restoration Plan
Project #20261785

T7N, R18E, S12 & T7N, R19E,
S07

T Delafield, Waukesha Co

2024 Orthophoto
Waukesha Co, HEG

50
Ft

Figure Created: 4/30/2026

506 Springdale Street, Mount Horeb, WI 53572

May 5, 2026

Mr. John Jewell
Jewell Homes, Inc.
S75 W17237 Janesville Rd.
Unit #200
Muskego, WI 53150
john@jewellhomesinc.com
262-971-1002

RE: Ecological Stewardship Plan for W280 N3595 Taylor's Woods Road, Town of Delafield, Waukesha County, Wisconsin

Heartland Ecological Group, Inc. ("Heartland") prepared this Ecological Stewardship Plan ("Plan") for a portion of W280 N3595 Taylor's Wood Road (Waukesha County tax parcel #DELT0765995006; the "Site") at the request of Jewell Homes LLC. The 2.41-acre Site is located northeast of the east terminus of Taylor's Woods Road, in the Section 12 of T7N, R18E and Section 7 of T7N, R19E, Town of Delafield, Waukesha County, WI (Figure 1, Appendix A).

PLAN AUTHOR QUALIFICATIONS

Aaron Feggstad is a Senior Ecologist and Professional Wetland Scientist with Heartland. He has over 21 years of experience as an ecologist and ecosystem restoration practitioner working in the southern Great Lakes region. His expertise is in natural history and botany, natural community assessment, restoration planning, and ecological stewardship. He has worked on projects ranging in size from 1 to 500+ acres for government, energy, transportation, non-profit, and private clients. Aaron is a Board of Director with the Waukesha County Land Conservancy and Board of Director and Chair of The Prairie Enthusiast's Glacial Prairie Chapter.

EXISTING CONDITIONS

Aaron conducted a field visit on April 10, 2026, to assess the Site for stewardship planning. The Site visit was supplemented with review of readily available information on land use history, topography, and soils, along with information gathered during a wetland determination and delineation conducted at the Site by Heartland on May 12, 2023.

Site Setting

The Site borders a portion of the northern shoreline of Pewaukee Lake at Taylor's Bay (Figure 1, Appendix A). The topography in the southern portion of the Site slopes downhill to the northeast towards the lake. The northern two-thirds of the Site is flat (Figure 2, Appendix A). Land use within the Site consists of a residential lot in a wooded setting, with a home on the higher elevations of the southern portion. Undeveloped upland slopes are forested. The flatter portion in the north is comprised of wetlands. General drainage is to the northeast and east towards Pewaukee Lake.



Wetlands

One wetland area totaling 1.41 acres was delineated and mapped by Heartland on May 12, 2023 (Figure 3, Appendix A). The existing conditions within the wetland are described below.

Natural community type: the wetland is overall contiguous with a large wetland complex to the northeast of the Site that forms a long stretch of Taylor's Bay shoreline. Within the Site, the wetland is a southern sedge meadow remnant natural community of poor to moderate quality, with primary degradation by invasive shrubs. As such, portions of the wetland have been converted to degraded shrub-carr wetland, especially the northern half of the wetland and immediately along the lake.

Hydrology: the wetland is groundwater fed with seasonal inundation and prolonged saturation. Seeps were visible flowing from the wetland towards Pewaukee Lake during the April 10, 2026, Site assessment.

Soil: the soils within the wetland are primarily mapped by the Natural Resources Conservation Service (NRCS) as Houghton muck (7009A, Figure 4, Appendix A). The Houghton series consists of very deep, very poorly drained soils formed in herbaceous organic materials. The wetland delineation conducted on May 12, 2023, confirmed the presence of organic soils, with 10-12 inches of muck overlying peat to a depth of at least 24 inches.

Vegetation: the open, central portion of the wetland retains intact native vegetation and hydrology. In this area, the herbaceous stratum is dominated by skunk cabbage (*Symplocarpus foetidus*), orange jewelweed (*Impatiens capensis*), great angelica (*Angelica atropurpurea*), and tussock sedge (*Carex stricta*). The tussock sedges have formed well-developed hummocks that create microtopography to sustain diverse vegetation. Vegetation indicators of groundwater discharge indicators within this zone include skunk cabbage, great angelica, marsh marigold (*Caltha palustris*), Joe-pye weed (*Eutrochium maculatum*), swamp aster (*Symphyotrichum puniceum*), and swamp thistle (*Cirsium muticum*). Other desirable native species in the open, central portion that are indicative of a remnant natural community include round-leaved goldenrod (*Solidago patula*), Riddell's goldenrod (*S. riddellii*), bristle-stalked sedge (*Carex leptalea*), Canada bluejoint (*Calamagrostis canadensis*), fowl manna grass (*Glyceria striata*), and fowl blue grass (*Poa palustris*). There is overall low cover of herbaceous invasive plants with less than about 5% cover of reed canary grass (*Phalaris arundinacea*) and hybrid cattail (*Typha x glauca*). The southern sedge meadow remnant is the most recoverable area within the Site and is the highest priority area for stewardship.

The shrub stratum throughout the wetland is dominated by invasives species including glossy buckthorn (*Frangula alnus*), common buckthorn (*Rhamnus cathartica*), and invasive bush honeysuckle (*Lonicera x bella*); cover from these species is lowest within and near the open, central portion, while the northern half is comprised of a dense invasive shrub thicket. Native pussy willow (*Salix discolor*) is also present within the open, central portion. There are scattered trees consisting of dead green ash (*Fraxinus pennsylvanica*), American elm (*Ulmus americana*), box elder (*Acer negundo*), and quaking aspen (*Populus tremuloides*). Non-vascular (bryophytes) are abundant, comprised of brown mosses, allied mosses, and liverworts, especially on heavily shaded organic soils that lack cover of native graminoids.



Uplands

Natural community type: the uplands within the Site are comprised of two cover types.

1. Highly degraded southern dry-mesic forest bordering the wetland on the west side of the Site.
2. A developed residential footprint with buildings, driveway, manicured turf, mature trees, and ornamental plantings.

Soil: the soils within the uplands are predominantly mapped as Hocheim loam (7744D2, Figure 4, Appendix A). Soils in this series are well drained and formed in loamy glacial till.

Vegetation: within the degraded dry-mesic forest, the herbaceous stratum is dominated by garlic mustard (*Alliaria petiolata*), Dame's rocket (*Hesperis matronalis*), and ground ivy (*Glechoma hederacea*). The shrub stratum is comprised of scattered invasive bush honeysuckle and common buckthorn. The tree stratum is dominated by red oak (*Quercus rubra*) with standing dead green ash, black cherry (*Prunus serotina*), and yellowbud hickory (*Carya cordiformis*) also present.

Wildlife

A mix of migratory and locally nesting bird species were observed within or near the Site on April 10, 2026. These included northern cardinal*, American robin*, red-winged blackbird*, ruby-crowned kinglet*, golden-crowned kinglet, American goldfinch*, song sparrow, yellow-rumped warbler, common grackle*, American crow, downy woodpecker*, tree sparrow, brown-headed cowbird, cedar waxwing, dark-eyed Junco*, blue-winged teal*, and bufflehead*. Species marked with an asterisk were visually confirmed; all other species comprised auditory observations. Chorus frogs were heard calling from within the wetland complex.

PROPOSED CONDITIONS

Project Goal

The primary goal of the project is to preserve, via ecological stewardship, the ecological integrity of the central, open portion of the wetland. Given the predominance of native vegetation, presence of uncommon plant species, intact groundwater-fed hydrology, and manageable coverage of invasive species, the remnant southern sedge meadow is highly recoverable. Ecological enhancement of the buffer will assist with preservation of the wetland. The proposed project area is depicted on Figure 5, Appendix A.

Key Project Objectives

The following objectives are key to achieving the project goal and form the basis of the proposed stewardship actions.

1. **Wetland stewardship (0.90 acres):**
 - A. Reduce coverage of invasive woody species that are shading organic soils within and on the periphery of the open, central portion.



- B. Preserve beneficial native woody species, including shrub willows, elderberry (*Sambucus nigra*), and red-osier dogwood (*Cornus sericea*). Native trees growing closer to the lake should also be preserved.
 - C. Increase coverage of native graminoids (sedges and grasses) through expansion of existing populations with increases in light levels and through native overseeding.
 - D. Reduce populations of invasive herbaceous species including reed canary grass and hybrid cattail.
2. **Buffer stewardship (0.19 acres):**
- A. Reduce coverage of invasive woody species.
 - B. Stop routine mowing and any chemical (fertilizer or herbicide) treatments within 25 feet of the wetland boundary.
 - C. Reduce populations of invasive herbaceous species including garlic mustard and Dame's rocket.
 - D. Establish scattered growth of native grasses to enhance soil stabilization, infiltration, and encourage oak regeneration.

Key Project Benefits

A successfully implemented Plan will provide enhancement to the following key ecosystem services:

- 1. **Wetland hydrology:** via removal of invasive and undesirable woody species to reduce evapotranspiration and retain more groundwater within the Site.
- 2. **Soil and water quality:** via increase in native graminoids to increase organic matter inputs, promote soil formation, and enhance infiltration. There will also be positive benefits for nutrient cycling, especially nitrogen, through organic soil formation, denitrification, and buffer filtering.
- 3. **Habitat and local biodiversity:** via preservation of an ecological remnant that cannot be restored easily from scratch. The following represent some of the ways that implementation of the Plan will benefit biodiversity:
 - A. Maintain habitat for native sedges and grasses that serve as important host plants for certain species of butterflies and moths.
 - B. Preserve tussock sedge, a keystone species, whose hummocks create microtopographic variation in wetlands that provides important habitat for a wide variety of native plants, as well as nesting sites for certain species of native ants that are important in peat soil formation.
 - C. Maintain habitat for swamp thistle and other native wildflowers that serve as host plants for uncommon species of butterflies.



- D. Preserve nesting and foraging sites for a wide variety of migratory and locally nesting birds and the beneficial insects that they rely upon as food sources.
- E. Remove invasive woody species and establish native grasses in the buffer to encourage acorn caching by wildlife and oak regeneration.

WORK PLAN

The following actions will be taken to implement the Plan:

1. Approvals and permitting

- A. Obtain final approval from Waukesha County prior to implementing the Plan.
- B. Obtain an Aquatic Plant Management (APM) permit from the Wisconsin Department of Natural Resources prior to use of herbicides in areas of standing water or along the shoreline of Pewaukee Lake.

2. Shrub removal

- A. Prior to start of clearing, use survey flagging to clearly mark native woody species to be preserved, including but not limited to, oaks, hickories, shrub willows, dogwoods, elderberry, and American elm.
- B. Wetland:
 - i. When organic soils are frozen and readily accessible, cut invasive and undesirable woody species, including but not limited to, glossy buckthorn, common buckthorn, and invasive bush honeysuckle. Cut target species level to within 3 inches of the soil surface using chainsaws or hand-held brush cutters. Tracked equipment should not be used in the wetland for clearing or removal of cut materials.
 - ii. Within 30 minutes of cutting treat the surface of cut stumps with a water-based aquatic-approved herbicide, such as triclopyr choline (trade name Vastlan®) or triclopyr acid (trade name Trycera®) in a water solution. Follow label directions for mixing herbicide for cut stump applications. Applications from spray equipment are best made when temperatures are above freezing.
 - Cut stumps less than 2 inches diameter may be treated using a wick applicator. Cut stumps larger than 2 inches should be treated with a continuous stream from a backpack sprayer or hand-held pump sprayer.
 - Commercial herbicide applications in wetlands should be conducted by an individual licensed through the Wisconsin Department of Trade, Agriculture, and Consumer Protection with certification in the Aquatic and Mosquito application category.
 - iii. Remove cut debris from the wetland by hand, taking care to preserve the hummocks of tussock sedges. Pile cut debris outside of the buffer or remove from the Site.



C. Buffer:

- i. Cut invasive and undesirable woody species, including but not limited to common buckthorn and invasive bush honeysuckle. Cut target species level to within 3 inches of the soil surface using chainsaws or hand-held brush cutters.
- ii. Within 2 hours of cutting treat the surface of cut stumps with an oil-based herbicide, such as triclopyr ester (trade name Garlon 4®) or oil mixed with triclopyr acid (trade name Trycera®).
 - Cut stumps less than 2 inches diameter may be treated using a wick applicator. Cut stumps larger than 2 inches should be treated with a continuous stream from a backpack sprayer or hand-held pump sprayer.
 - Commercial herbicide applications in the buffer should be conducted by an individual licensed through the Wisconsin Department of Trade, Agriculture, and Consumer Protection with certification in the Rights-of-Way/Natural Area application category.
- iii. Remove the existing pile of cut woody shrubs from the wetland buffer to a location outside of the wetland and buffer.

3. Seeding and planting

A. Wetland

- i. Procure the wetland native graminoid seed mix specified below from a reputable local native seed provider. The seed mix provides enough seed for overseeding 0.70 acres at a seeding rate of 25 pure live seeds (PLS) per square foot:

<u>Scientific name</u>	<u>Common name</u>	<u>Qty (ounces PLS)</u>
<i>Calamagrostis canadensis</i>	Canada bluejoint grass	0.50
<i>Carex hystericina</i>	porcupine sedge	2.25
<i>Carex retrorsa</i>	deflexed sedge	2.25
<i>Carex stipata</i>	awl-fruited sedge	1.75
<i>Carex stricta</i>	tussock sedge	1.00
<i>Elymus virginicus</i>	Virginia wild rye	8.50
<i>Glyceria striata</i>	fowl manna grass	1.00
<i>Muhlenbergia glomerata</i>	marsh muhly	0.75
<i>Poa palustris</i>	fowl bluegrass	1.00



- ii. Broadcast seed by hand in areas where invasive and undesirable shrubs are removed from within the wetland (0.70 acres). These areas lack graminoid cover and have exposed organic soils, or heavy moss and liverwort cover, due to shading. Do not seed the open, central portion of existing sedge meadow.
- iii. Seeding should occur in the summer (June through early July) after the first round of woody re-sprout control.

B. Buffer

- i. Procure the buffer native graminoid mix specified below from a reputable native seed provider. The seed mix provides enough for installation on 0.19 acres at a seeding rate of 10 pure live seeds (PLS) per square foot:

<u>Scientific name</u>	<u>Common name</u>	<u>Qty (ounces PLS)</u>
<i>Bromus pubescens</i>	hairy woodland brome	0.50
<i>Carex gracillima</i>	graceful sedge	0.20
<i>Carex grayi</i>	Gray's sedge	0.20
<i>Carex radiata</i>	straight-styled wood sedge	0.10
<i>Cinna arundinacea</i>	wood-reed grass	0.20
<i>Elymus hystrix</i>	bottlebrush grass	1.50
<i>Elymus trachycaulus</i>	slender wheatgrass	2.50
<i>Elymus villosus</i>	silky wild rye	0.75
<i>Elymus virginicus</i>	Virginia wild rye	3.50

- ii. Rake or blow leaves to create patches of bare ground and sow seed by hand in early spring after snowmelt.

4. Ecological maintenance

- A. Wetland & Buffer: treat re-sprouts of cut woody species as they emerge in the early portion of the growing season following cutting.
 - i. Selectively apply an aquatic-approved herbicide, such as triclopyr choline (trade name Vastlan®) or triclopyr acid (trade name Trycera®), to the foliage of target species using a backpack sprayer or hand-held pump sprayer. Use a 5% v/v solution of triclopyr. Add an aquatic-approved surfactant (e.g., aquatic-approved methylated seed oil, or MSO) to the herbicide mix following label directions.



- ii. Target re-sprouts when they are 6 to 18 inches tall (May to early June), taking care not to spray native broadleaf and woody vegetation.
- B. Wetland: treat the reed canary grass and hybrid cattails in the spring to early summer.
 - i. Selectively apply an aquatic formulation of glyphosate (trade name AquaMaster® or similar) to the foliage of target species using a backpack sprayer or hand-held pump sprayer. Note glyphosate is non-selective and will kill or severely wound any plant it contacts, so careful applications should be made to minimize collateral damage.
 - ii. Reed canary grass foliage should be treated in May, before flowering, with a 5% v/v solution of aquatic glyphosate.
 - iii. Treat hybrid cattails at the onset of flowering, June through early July, with a 10% v/v solution of aquatic glyphosate. To minimize overspray, spread the leaves at the base of the plant and direct the herbicide spray where the leaves fan out.
 - iv. For all aquatic glyphosate applications, treat water with an aquatic-approved water conditioning agent prior to adding herbicide to reduce antagonism with hardwater cations. Also add an aquatic-approved surfactant (e.g., aquatic-approved MSO) to assist with sticking and spreading of herbicide on the plants.
- b. Buffer:
 - i. Pull garlic mustard and Dame's rocket when flowering and before seed formation. Dispose of pulled plants in plastic garbage bags and landfill.



PROJECT SCHEDULE

A schedule for implementing the Plan and to achieve close-out is included below in Table 1.

Table 1. Proposed Stewardship Schedule

Activity	2027	2028										2029		
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	May	Jun	Jul
WETLAND & BUFFER: shrub removal														
BUFFER: overseeding														
BUFFER: pull garlic mustard and Dame's rocket														
WETLAND & BUFFER: herbicide woody re-sprouts														
WETLAND: overseeding														
WETLAND: herbicide reed canary grass														
WETLAND: herbicide hybrid cattails														
WETLAND & BUFFER: monitoring & close-out														

MONITORING & CLOSE-OUT

An ecologist will conduct a brief monitoring of the Site in July of 2027 and 2028 to assess the work performed and progress towards meeting the Plan goals and objectives. The Plan will be considered fully implemented and complete when:

1. Target invasive species (woodies, reed canary grass, hybrid cattails, garlic mustard, and Dames' rocket) are reduced in coverage.
2. There are indicators (e.g., seedling or young plants) of uniform germination of seeded species in areas where native seed is sowed.

Following the July 2028 monitoring event, the ecologist will prepare a brief memo with a supporting figure and photographs to document the stewardship actions completed and the restored conditions.



Jewell Homes, Inc.
Taylors Woods Ecological Stewardship Plan
May 5, 2026

Please contact me if you have any questions regarding this Ecological Stewardship Plan.

Regards,

Aaron Feggestad, PWS, Senior Ecologist
Heartland Ecological Group, Inc.
aaron@heartlandecological.com
262-354-4976

Attachments: Attachment A. Figures



Attachment A | Figures

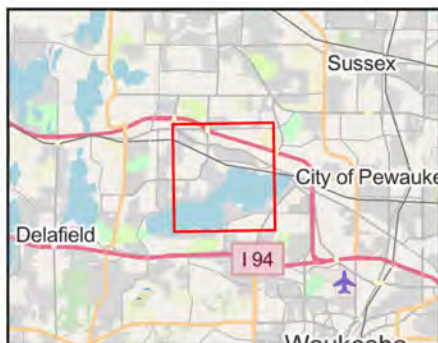
Figure 1. Project Location

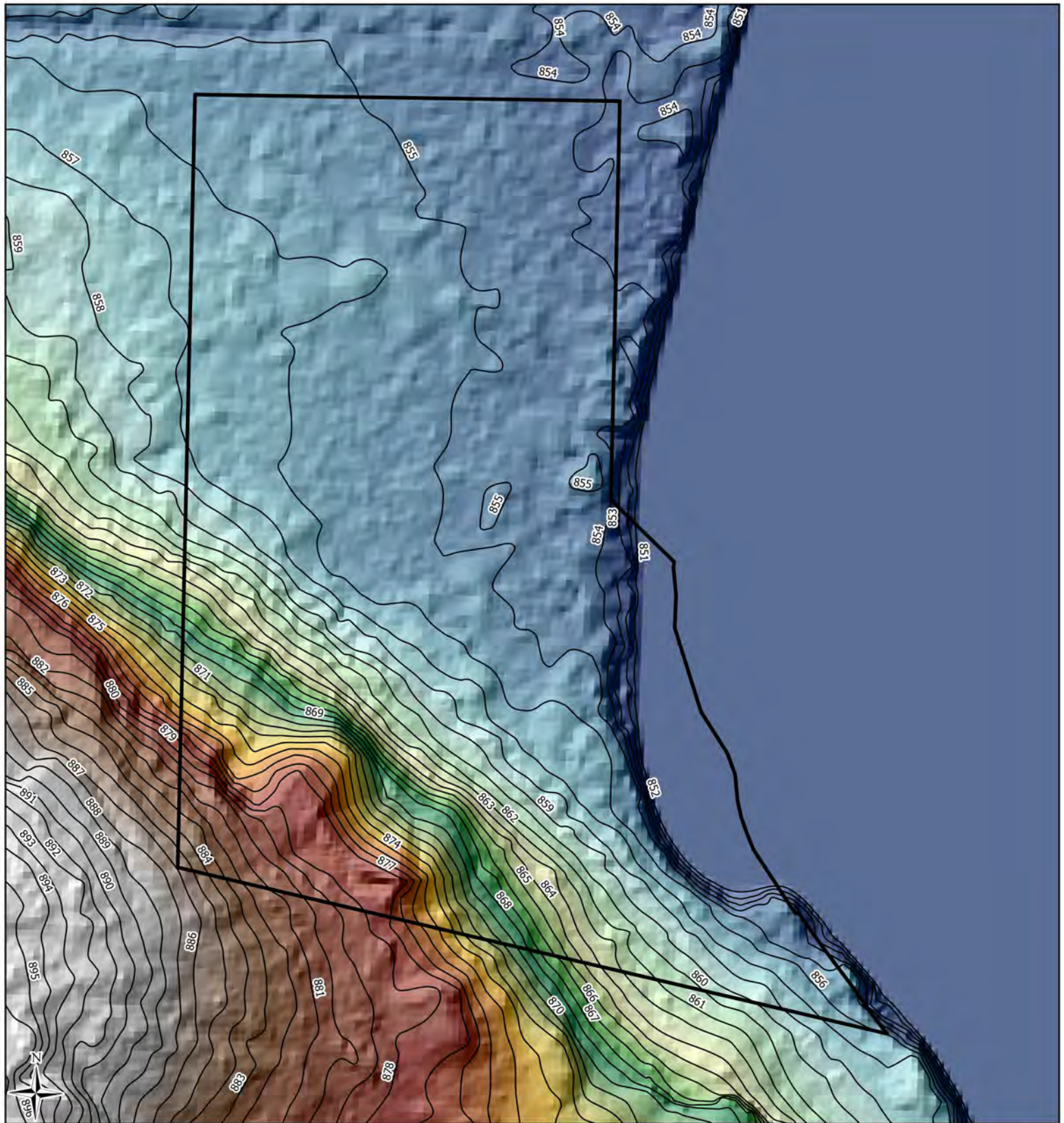
Figure 2. Site Elevation

Figure 3. Field Delineated Wetlands

Figure 4. NRCS Hydric Soils

Figure 5. Site Restoration Areas





 Project Area (2.41 ac)
 Waukesha Co 1ft Contours

0 50 Ft

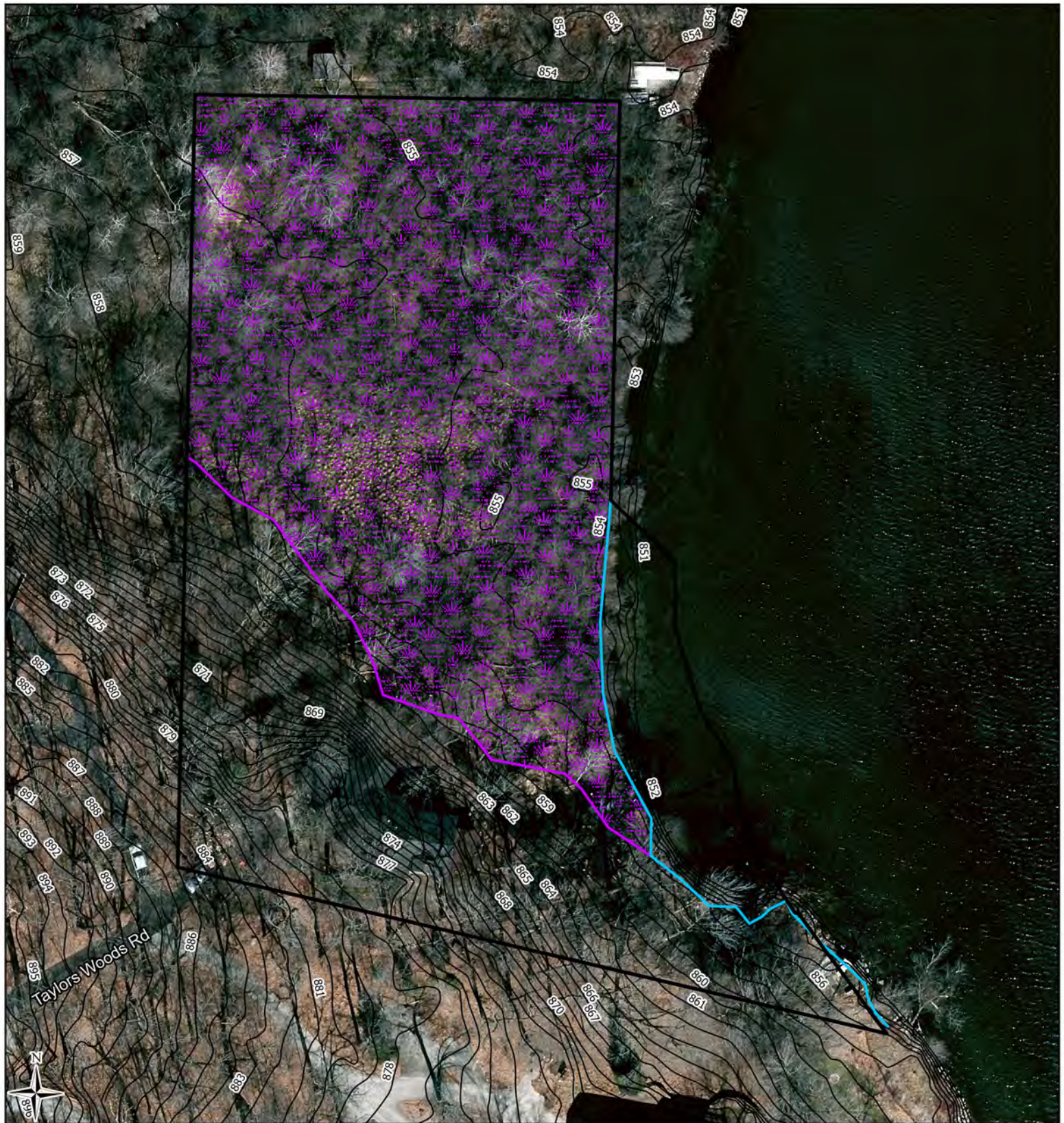
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ECOLOGICAL GROUP INC

Figure 2. Site Elevation

Taylors Woods Restoration Plan
Project #20261785
T7N, R18E, S12 & T7N, R19E,
S07
T Delafield, Waukesha Co

DNR Lidar Service Layer
Waukesha Co, WDNR

Figure Created: 4/30/2026



- Project Area (2.41 ac)
- Field Delineated Wetlands (1.41 ac)
- Lake Pewaukee OHWM
- Waukesha Co 1ft Contours

0 50
Ft



Heartland
ECOLOGICAL GROUP INC

Figure 3. Field Delineated Wetlands

Taylor's Woods Restoration Plan
Project #20261785
T7N, R18E, S12 & T7N, R19E, S07
T Delafield, Waukesha Co

2024 Orthophoto
Waukesha Co, HEG



Project Area (2.41 ac)

NRCS Soil Survey Data

-  Hydric (100%)
-  Predominantly Hydric (85-99%)
-  Partially Hydric (16-84%)
-  Predominantly Non-Hydric (1-15%)
-  Non-Hydric (0%)

0 50 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 4. NRCS Hydric Soils

Taylors Woods Restoration Plan
Project #20261785
T7N, R18E, S12 & T7N, R19E, S07
T Delafield, Waukesha Co

2024 Orthophoto
NRCS

Figure Created: 4/30/2026



- Project Area (2.41 ac)
- Degraded: Shrub Clearing Moderate/Heavy (0.70 ac)
- Remnant Sedge Meadow: Shrub Clearing Light (0.20 ac)
- 25-foot Buffer (0.19 ac)
- Field Delineated Wetlands (1.41 ac)
- Lake Pewaukee OHWM
- Waukesha Co 1ft Contours

Heartland
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Figure 5. Site Restoration Areas

Taylors Woods Restoration Plan
Project #20261785
T7N, R18E, S12 & T7N, R19E, S07
T Delafield, Waukesha Co

2024 Orthophoto
Waukesha Co, HEG

Figure Created: 4/30/2026

