



AGENDA

Village of Chenequa Plan Commission
Monday, November 11, 2024 at 6:00 p.m.
31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held at 6:00 p.m. on Monday, November 11, 2024, in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:

Call to Order

Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
2. Approval of minutes from the Plan Commission meeting held on October 14, 2024.
3. Review and Consider action on proposed new primary residence at 5558 Paulines Woods RD., Thomas and Elizabeth Karlson. (Tax Key No. 414-998).
4. Review and Consider action on proposed modification to previously approved driveway plan at 4779 Pine Meadows Lane, Kent and Renee Haefs. (Tax Key No. 734-996).
5. Review and consider action on extraterritorial certified survey map to combine 2 parcels of 4.8 acres and re-divide into 3 parcels, Town of Merton MRTT 0356-984 and MRTT 0356-985, Lorenz Holding Corp, N73W32438 River Road and N72W32434 River Road.
6. Review and consider action on extraterritorial certified survey map adjusting Town of Merton Road Right of Way, Reddelien Road, to give lands to the Town in exchange for new lot configuration for four properties that acquired the vacated lands on Reddelien Road, Hartland, WI. (Tax Keys MRTT 0356-009, MRTT 0356-010-001, MRTT 0356-011, MRTT 0356-012).
7. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk – Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/85316677839?pwd=zFwUKwvJzn87nbSx5Oo89HkWP8lHmb.1>

Meeting ID is 853 1667 7839 and the Passcode is 084316

Or Dial: 312 626 6799 US

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE

Village Clerk posted this agenda on Wednesday, November 6, 2024 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES

OF MONDAY, OCTOBER 14, 2024

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on _____.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, October 14, 2024 at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present
Ms. Surlles / Member – absent
Mr. Pranke / Member – present
Mr. Enters / Member –present
Ms. Benz / Member – present
Mr. Carroll / Member - present
Mr. Kriva / Member – absent
Mr. Gartner / Village Attorney Representative - present
Mr. Lincoln / Zoning Administrator-Forester – present
Mr. Neumer / Administrator-Police Chief – present
Mr. Carney / Police Captain – present
Ms. Braunschweig / Village Clerk – present

Call to Order.

Pledge of Allegiance

Public in Attendance

Robert Roth, George Rolfs, Ted Rolfs, Debbie McNear, Tim Fredman, Judy Hansen, Jamie Mallinger, Sue Touchett, Wendy Davis, John Fritzke, Keith Barnes, Julie Petri
JoJo Gehl Neumann, EJ Kubick, Carol Manegold, Richard Grunke, Heidi von Hagke, Tom Van Huel,

Public Comment

President Villavicencio read a prepared statement allowing for public comments of two minutes or less.

Garry Ellis of Cedarhurst Lane, North of Fritzke, commented that the structure will be very visible from their property. He requested to look at the color, trees, and size of building.

Keith Nygren, is North of the Fritzke's and commented that the building will be very large and requested to dial back in scope and size.

Approval of minutes from the Plan Commission meeting held on September 9, 2024.

Motion (Benz/Enters) to approve the minutes from the Plan Commission meeting of September 9, 2024, as presented. *Motion carried.*

Review and Consider action on proposed accessory structure at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key No. 399-996).

John Fritzke came to the podium with Keith Barnes. He commented the color of red was chosen to resemble a traditional barn. The structure will be used for lawn furniture and other storage.

Efforts were made to make the structure shorter and set in the landscape and well within the setback and terrain. The driveway will connect to the future new residence and will require a cut into the hill and retaining walls. The cutting will be minimalized.

Lincoln presented the proposal that the applicant proposes to construct a two-story accessory structure. The dimensions of this proposed accessory structure are 30'x 50'

This structure includes a second story loft and is approximately 2,300 square feet with a sink and a toilet on the first floor. There are no cooking or sleeping quarters proposed for this structure. The proposed detached accessory structure is over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with section Sec. 6.5(c)(i). This structure is proposed to be sheathed with a red board and batten siding with a natural stone veneer. The roof of this structure is proposed to be a graphite color standing seam steel roof. An exterior light option has been submitted and are fully shielded and comply with the requirements specified in 5.24. Currently, only the accessory structure is being proposed. The existing house will be removed and items from the original house will be stored in this accessory structure prior to building the new structure. The circle drive is not part of the proposal.

Motion (Carroll/Pranke) to recommend proposed accessory structure at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key No. 399-996). *Motion carried.*

Review and Consider action on proposed addition/remodel of an existing dwelling at 5964 N Oakland Rd, Dan and Carol Geenen. (Tax Key No. 403-977-002).

Aspire homes and Geenen family were present. The proposal includes an addition/remodel of the existing dwelling on the property. The lot is "legal non-conforming" because it does not meet minimum acreage or average lot width requirements outlined in 6.5(5)(b) and 6.6(1). The dwelling on the property is currently legal-conforming. The addition expands the living space on the second floor of the home. There is only a small footprint expansion that is proposed on the north side of the home. This is to accommodate for a stairwell to the second story of the home and a new covered entry porch. The total living area of this house will be 5,105 square feet with the addition. This is a total area increase of approximately 250 square feet from what is existing.

In conjunction with the addition portion, the applicant is proposing to remodel the existing dwelling. The handrail on the existing deck will be replaced.

The proposed deck is 1,260 square feet as proposed. This deck includes a grill area (labeled as outdoor kitchen). This kitchen space does not have a sink or dishwasher only a grill/griddle combination. There is a proposed pergola proposed over the grill that will be 13'2" long and 10'9" tall. The applicant also proposes to replace all existing fixtures. The proposed new light fixtures have been provided in your packet for review. The new proposed fixture is compliant with 5.24.

Motion (Benz/Carroll) to recommend proposed addition/remodel of an existing dwelling at 5964 N Oakland Rd, Dan and Carol Geenen. (Tax Key No. 403-977-002). *Motion carried.*

Review and Consider action on proposed .15-acre pond at 6200 N Oakland Road, Sam Ristich. (Tax Key No. 402-993).

Robert Roth reported on the item. Sam Ristich is working with WPL. The applicant is proposing to install a .15 acre synthetically-lined pond on his property. The proposed pond is intended to be used for "aesthetic purpose and recreational use". As proposed, the pond will be 9' deep at the deepest point. The intention is to use a natural depression that exists on the property. A wetland delineation was conducted, this depression is not a wetland. Due to the topography, there is no offsite runoff anticipated by Roth Professional Solutions. The entire land disturbance area will be approximately 1/3 of an acre (13,575 Square feet). Much of this area is currently forested, these trees will have to be removed within much of the area that is proposed to be graded. At the nearest point, the disturbance area is approximately 57.5' from Esker Lane.

The expected high-water mark of the pond will be roughly 78' from Esker Lane and 63' from the southern property boundary.

Per section 5.17 and 5.18 land disturbance activities must follow the plan as outlined in the package provided by Roth Professional Solutions. Additionally, a grading permit is required prior to start of construction. The DNR has reviewed the plans provided by Roth Professional Solutions. If one acre or more of land is to be disturbed, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.

Motion (Carroll/Enters) to recommend proposed .15-acre pond at 6200 N Oakland Road, Sam Ristich. (Tax Key No. 402-993). *Motion carried.*

Review and consider action on proposed 160 square foot shed at 6075 N Oakland Hills Road, Thomas VanHeule, (Tax Key No. 402-986).

Tom VanHeule was present. The applicant proposes to construct a new 10'x16' shed. The shed materials consist of LP smart side and asphalt shingle roof. The location was provided in the packets and discussed. This is a legal-conforming lot.

The proposed detached accessory structure is over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with section Sec. 6.5(c)(i).

Motion (Pranke/Benz) to recommend proposed 160 square foot shed at 6075 N Oakland Hills Road, Thomas VanHeule, (Tax Key No. 402-986).

Review and consider action on proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. (Tax Key No. 399-994).

JoJo Neumann was present at the meeting. There were two minor changes, less amount of glass and small aesthetic. The changes are marked in red. The trellis and mudroom door are different. The mudroom door was all glass and now half glass and half opaque. The trellis is smaller.

In September of 2023, John and JoJo Neumann received approval from the Village board for an addition/remodel project at 5777 N State Road 83. Since these plans were originally approved, the builder has made some minor modifications. Accordingly, these changes will need to be approved.

By-in large, the changes proposed are to address engineering requirements and aesthetic preferences. The plan set provided shows elevations of both "Approved by Chenequa" plans and "Proposed Permit Plans". The respective changes are circled or highlighted in red. These changes shown do not result in an increased footprint, living area or structure height.

Motion (Carroll/Benz) to recommend proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. (Tax Key No. 399-994). *Motion carried.*

Review and consider action on Certified Survey Map to divide a 16.6 acre parcel into a 4 acre parcel and a 10.6 acre parcel for Kettle Moraine United Presbyterian Church N66W32690 CTH K, Hartland, WI. (Tax Key No. MRTT0366-978. Extraterritorial Jurisdiction.)

Motion (Pranke/Enters) to recommend Certified Survey Map to divide a 16.6 acre parcel into a 4 acre parcel and a 10.6 acre parcel for Kettle Moraine United Presbyterian Church N66W32690 CTH K, Hartland, WI. (Tax Key No. MRTT0366-978. Extraterritorial Jurisdiction.) *Motion carried.*

Review and consider action on Certified Survey Map, removing a public road right of way section and a recorded private road easement, as requested by Matthew and Suzannah Bong, N61W30697 Beaver View Road. (Tax Key No. MRTT 0394-982. Extraterritorial Jurisdiction).

Motion (Carroll/Benz) to recommend Certified Survey Map, removing a public road right of way section and a recorded private road easement, as requested by Matthew and Suzannah Bong, N61W30697 Beaver View Road. (Tax Key No. MRTT 0394-982. Extraterritorial Jurisdiction). *Motion carried.*

Adjournment

Motion (Benz/Pranke) to adjourn the Plan Commission meeting at 6:29 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: November 4, 2024 **Meeting Date & Time:** Monday, November 11th, 2024 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Ruebl Builders

Owner: Thomas and Elizabeth Karlson

Property Address: 5558 N Paulines Woods Road

Project Description: Construction of single-family dwelling

Zoning District: Residence District- Lot Abutting Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	4.5	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	192	L.F.
YARD SETBACKS: Lake (East)	75	ft. min.	216.2	ft.
Rear (West)	25	ft. min.	600+	ft.
Side (North)	16.1	ft. min.	24	ft.
Side (South)	16.1	ft. min.	79.94	ft.
BUILDING HEIGHT:	40'	ft. max	32.25	ft.

COMMENTS:

1. The applicant proposes to raze an existing non-conforming primary residence on the property and construct a new, legal-conforming single-family dwelling.
2. The total square footage of this proposed dwelling is 8,837.73 square feet. This includes unfinished spaces.
3. This is a legal conforming lot.
4. Building material sample photos have been provided in the packet. Additionally, a color rendering has also been provided.
5. An exterior lighting options has been provided. This light option is compliant with our

outdoor lighting code section 5.24.

6. A site grading plan has also been submitted by SEH and is provided in the packet.
7. The proposed project meets all other requirements of the Village of Chenequa Zoning.
8. A building permit is required from the Building Inspector prior to start of construction.
9. If one acre or more of land is to be disturbed, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.
10. If it is determined the building site grading plan needs further review for storm water management, a storm water and grading plan shall be reviewed by an engineer of the Village's choice and paid for by the applicant.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Thomas and Elizabeth Karlson, Owner
Jason Ruebl, Ruebl Builders
Cody Lincoln, Zoning Administrator

LEGAL DESCRIPTION
(PER DOCUMENT 4135034)

PARCEL I:
THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP EIGHT (8) NORTH, RANGE EIGHTEEN (18) EAST, IN THE VILLAGE OF CHENEQUA, COUNTY OF WAUKESHA, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE ON THE NORTH LINE OF SAID 1/4 SECTION, 1850 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°11' EAST 162.76 FEET TO A POINT WHICH IS THE PLACE OF BEGINNING OF THE LANDS TO BE DESCRIBED; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION 665 FEET TO A POINT; THENCE SOUTH 79°20' EAST 373.55 FEET MORE OR LESS TO THE HIGH WATER MARK ON PINE LAKE; THENCE SOUTHWESTERLY ALONG THE HIGH WATER MARK 200 FEET TO A POINT; THENCE NORTH 78°39' WEST 371.30 FEET TO A POINT IN THE PRIVATE ROAD; THENCE SOUTH 87°40' WEST ALONG SAID PRIVATE ROAD 171.20 FEET TO A POINT; THENCE NORTH 84°35' WEST 420.70 FEET TO A POINT; THENCE NORTH 0°11' WEST 167.76 FEET TO THE PLACE OF BEGINNING.

TOGETHER WITH A RIGHT IN COMMON WITH OTHER OWNERS OF ADJACENT PROPERTY TO THE USE AND ENJOYMENT OF A PRIVATE RIGHT OF WAY OVER A PRIVATE ROAD 80 FEET IN WIDTH AND LYING ADJACENT TO ON THE SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A POINT WHICH IS 1828 FEET SOUTH AND 23 FEET EAST OF THE NORTHWEST CORNER OF SECTION 32, IN TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE VILLAGE OF CHENEQUA, COUNTY OF WAUKESHA, STATE OF WISCONSIN; THENCE NORTH 77° EAST ALONG A FENCE 1478 FEET TO A POINT; THENCE CONTINUING EASTERLY AND NORTHERLY ALONG SAID FENCE ON A CURVE WHOSE CHORD RUNS NORTH 16°30' EAST 460 FEET, WHOSE CENTER IS TO THE WEST AND WHOSE LONGEST ORDINATE IS 76.5 FEET, A DISTANCE OF 457.0 FEET TO A POINT; THENCE ALONG A PRIVATE RIGHT OF WAY 16 FEET IN WIDTH NORTH 83°30' EAST 481.0 FEET TO A POINT; THENCE NORTH 18°22' EAST 79.1 FEET TO A POINT; THENCE NORTH 22°00' WEST 336.8 FEET TO A POINT; THENCE NORTH 36°43' EAST 135.7 FEET TO A POINT; THENCE NORTH 82°10' EAST 195.9 FEET TO A POINT; THENCE NORTH 0°46' EAST 159.5 FEET TO A POINT; THENCE NORTH 87°40' EAST 171.2 FEET TO A POINT; THENCE NORTH 33°05' EAST 184 FEET TO A POINT; THENCE NORTH 0°52' WEST 50 FEET MORE OR LESS.

PARCEL II:
TOGETHER WITH AN EASEMENT FOR SEPTIC SYSTEM AS SET FORTH IN AN EASEMENT RECORDED ON JULY 16, 1974 AS DOCUMENT NO. 887781 AND EXTENDED BY EXTENSION OF EASEMENT RECORDED ON SEPTEMBER 23, 1988 AS DOCUMENT NO. 1502173.

TAX KEY NO. CHQV 0414-998
ADDRESS: 5558 NORTH PAULINES WOODS DRIVE

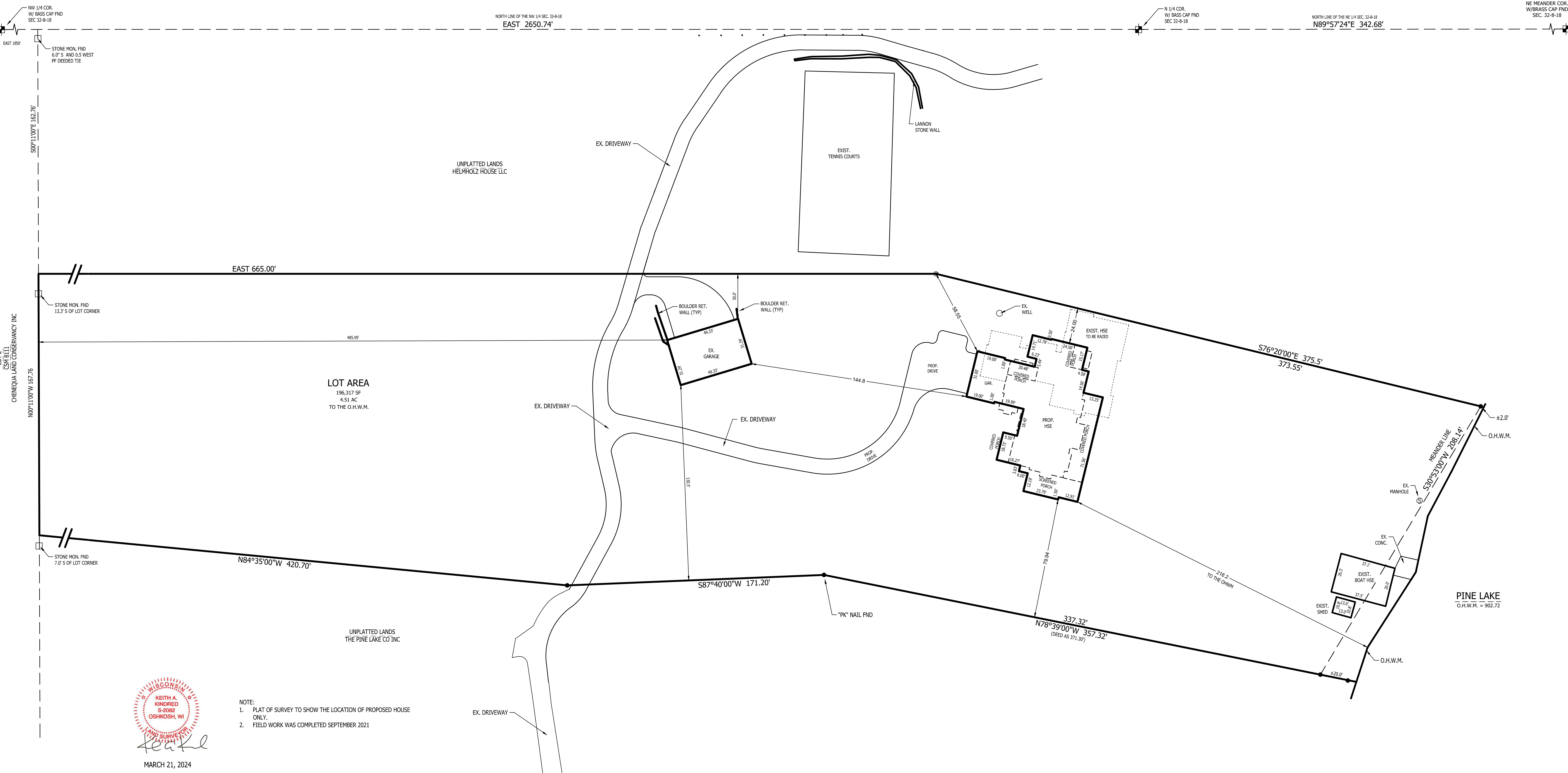
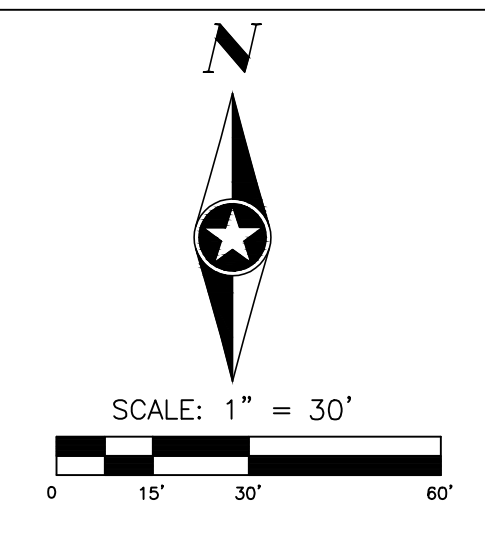
PLAT OF SURVEY

BEING A PART OF THE NW 1/4 OF SEC. 32 T.8N., R.18E.,
IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
THOMAS KARLSON
1835 ROBINWOOD LANE
RIVERWOODS, IL 60015-1652
PROPERTY ADDRESS:
5558 N. PAULINES WOOD DR.
NASHOTAH, WI 53058
TAX KEY: CHQV0414998

LEGEND
● - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
⊙ - 11/16" REBAR SET, WT.=1.5 LBS./LIN. FT.



NOTE:
1. PLAT OF SURVEY TO SHOW THE LOCATION OF PROPOSED HOUSE ONLY.
2. FIELD WORK WAS COMPLETED SEPTEMBER 2021

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

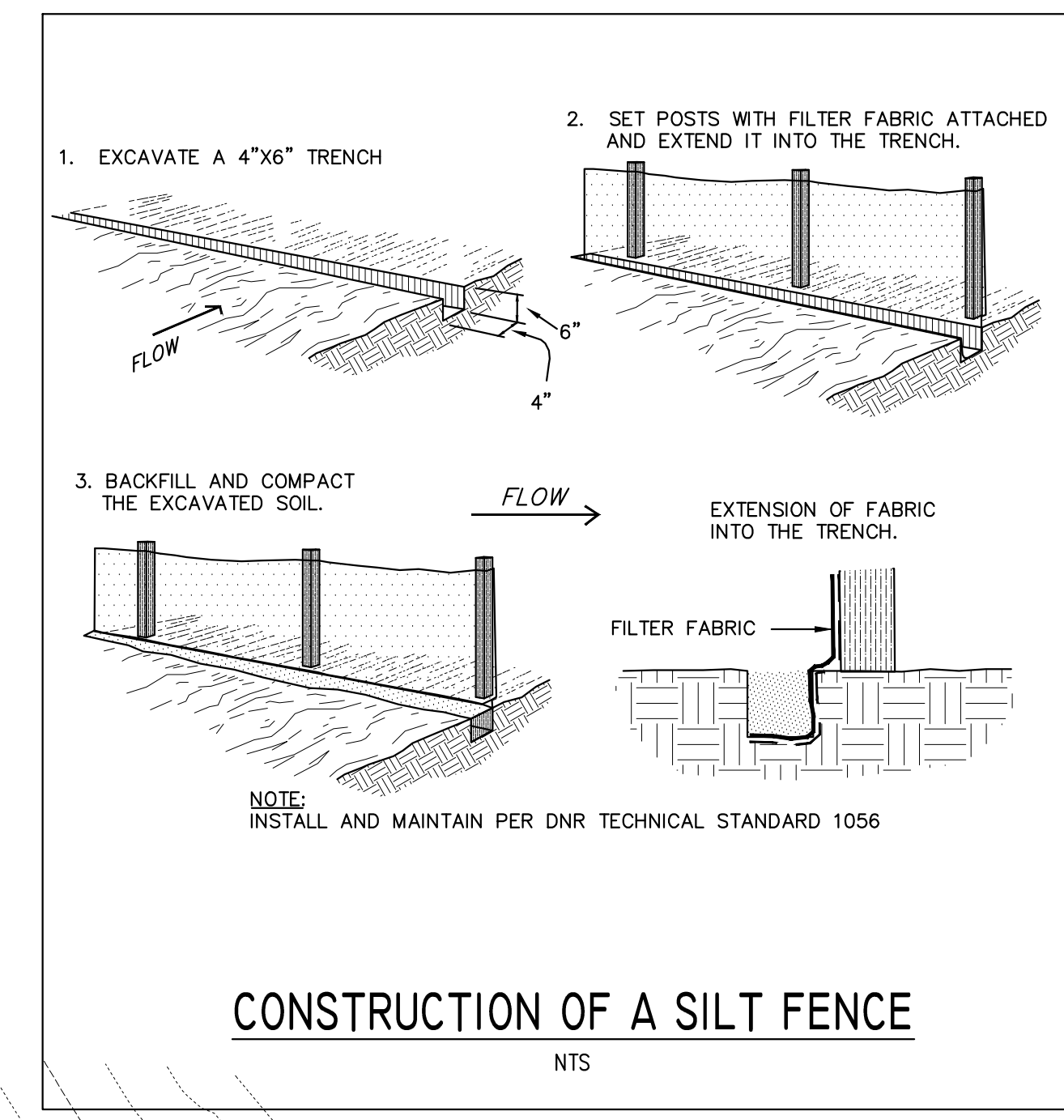
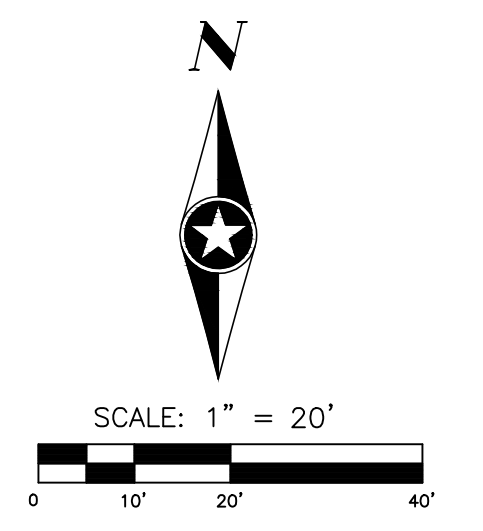
PHONE: 262.646.6855 501 MAPLE AVENUE DELAFIELD, WI 53018 www.sehinc.com	REVISION DATE	COMMENTS	<h2>PLAT OF SURVEY</h2>	BEING A PART OF THE NE 14 OF NW 1/4 AND THE NW 1/4 OF THE NE 14 OF SEC. 32 T.8N., R.18E., IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN	1 of 2
	PATH: X:\KO\K\KARLT\163448\9-SURVEY\92-CAD\10-C3D\KARLT_163448_POS-NEW HSE_03-21-2024.DWG				

SURVEYOR:
 KEITH A. KINDRED, PLS S-2082
 SEH
 501 MAPLE AVE
 DELAFIELD, WI 53018
 (414) 949-8919
 KKINDRED@SEHINC.COM

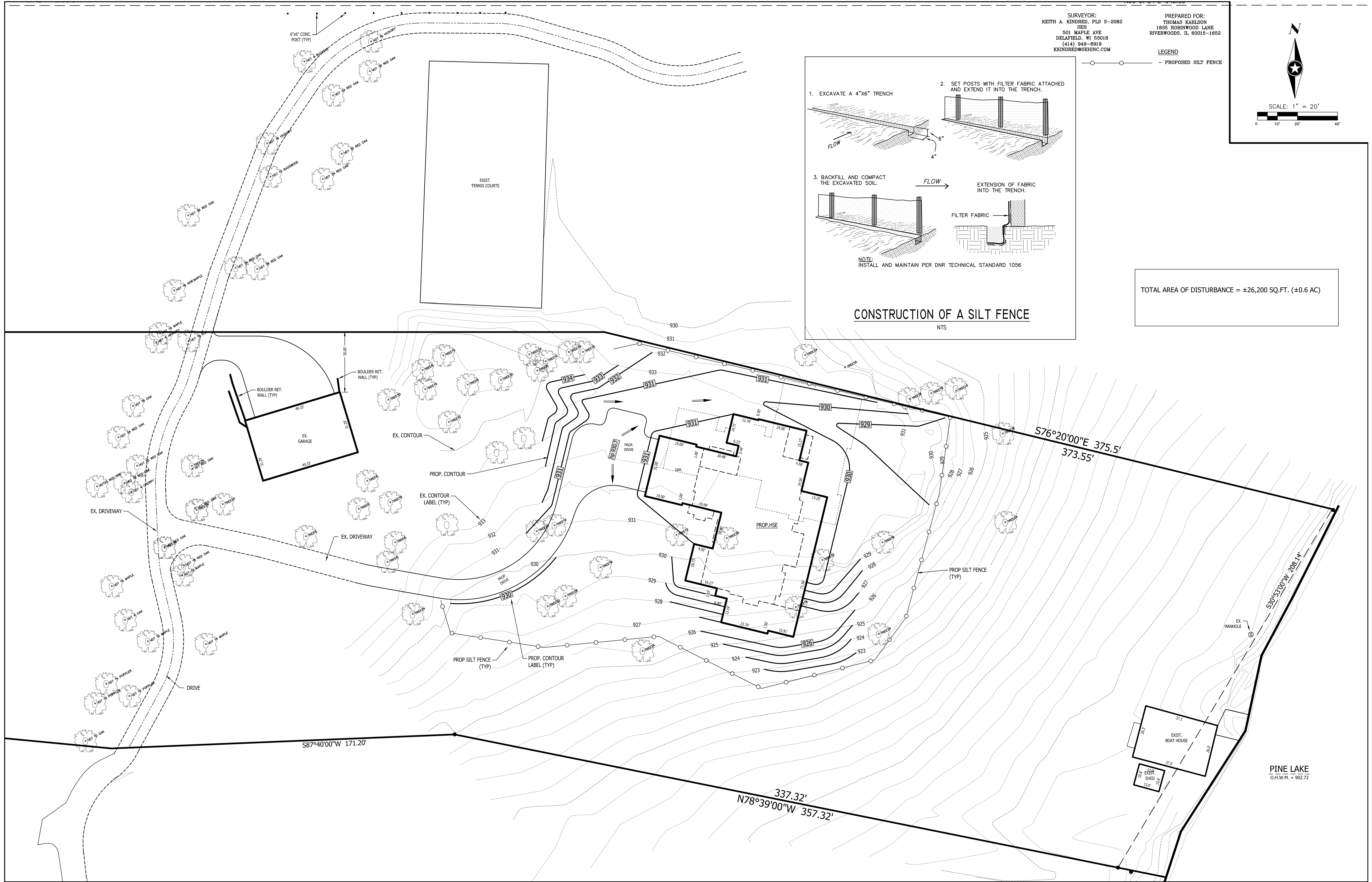
PREPARED FOR:
 THOMAS KARLSON
 1855 ROBINWOOD LANE
 RIVERWOODS, IL 60015-1652

LEGEND

— PROPOSED SILT FENCE



TOTAL AREA OF DISTURBANCE = ±26,200 SQ.FT. (±0.6 AC)



REVISION DATE	COMMENTS

GRADING PLAN

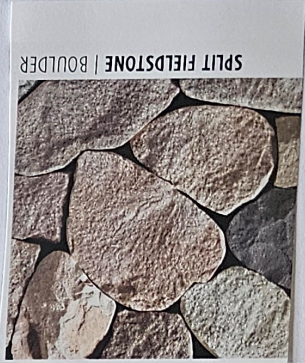
BEING A PART OF THE NW 1/4 OF SEC. 32 T.8N., R.18E.,
 IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

Featured Color:
GEORGETOWN GRAY



Pod (per finished)
Landmark pro
Georgetown Gray

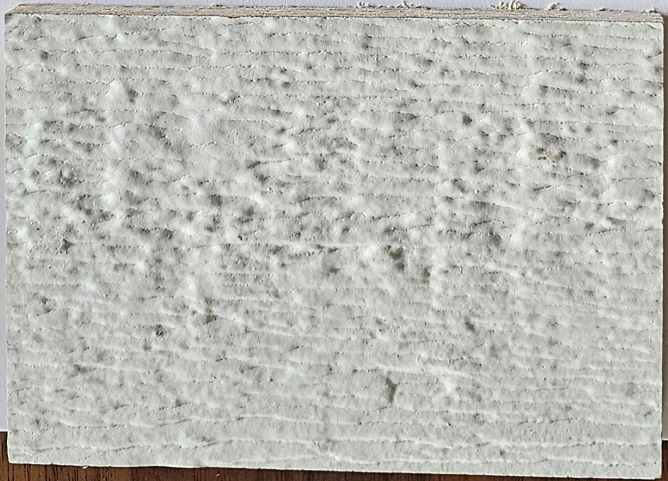
Ext 5th
Halguit Split Fieldstone



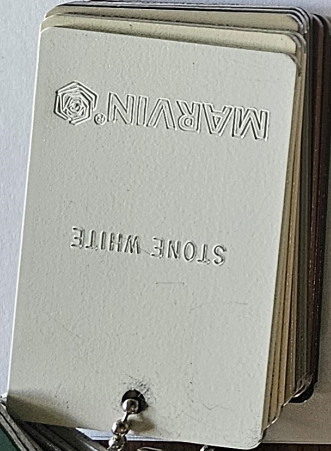
SPLIT FIELDSTONE | BOULDER

Marvin sig. white

Cedar - white siding + trim
14P



Haas Model #
aa.9620 Polarwhite









STAFF REVIEW

Date: November 1st, 2024

Meeting Date & Time: Monday, November 11th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Owner: Kent and Renee Haefs

Location: 4779 N Pine Meads Lane

Project Description: Proposed modification to previously approved plans

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

In March of 2023, Kent and Renee Haefs received approval from the Village board for the construction of a primary residence at 4779 N Pine Meadows Lane. Included with the house plans were driveway and grading plans that were also approved. Since approval, the applicants have proposed to shift the driveway northward on the property. The proposed location centers the driveway more on the lot.

A copy of what was previously approved and what requires approval has been included in the packet. The proposed driveway plans do not include a culvert. Other residences on the road also do not have a culvert because of the absence of a proper ditch.

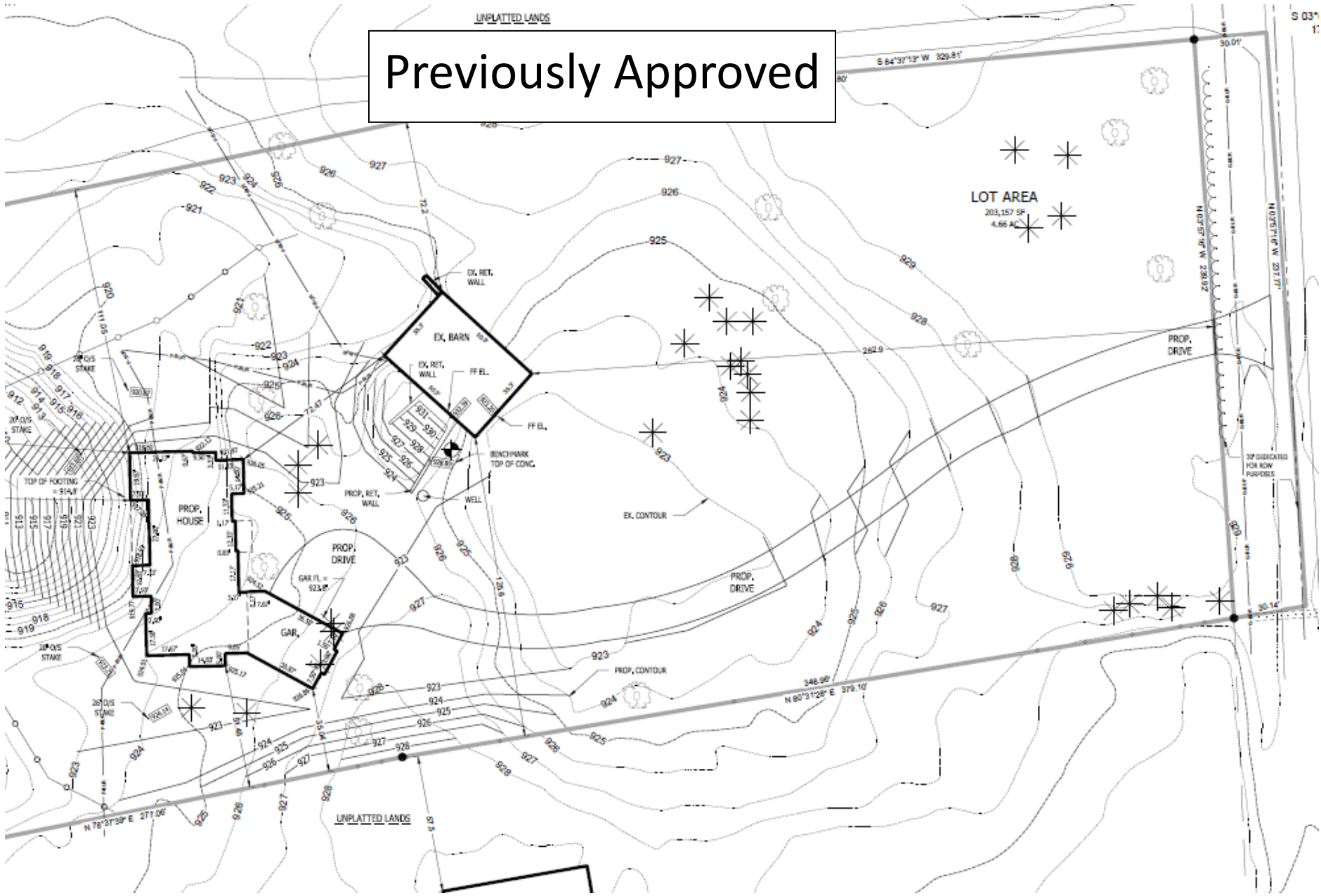
Regards,

Cody Lincoln, Zoning Administrator

Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Kent and Renee Haefs, Owner

UNPLATTED LANDS

Previously Approved



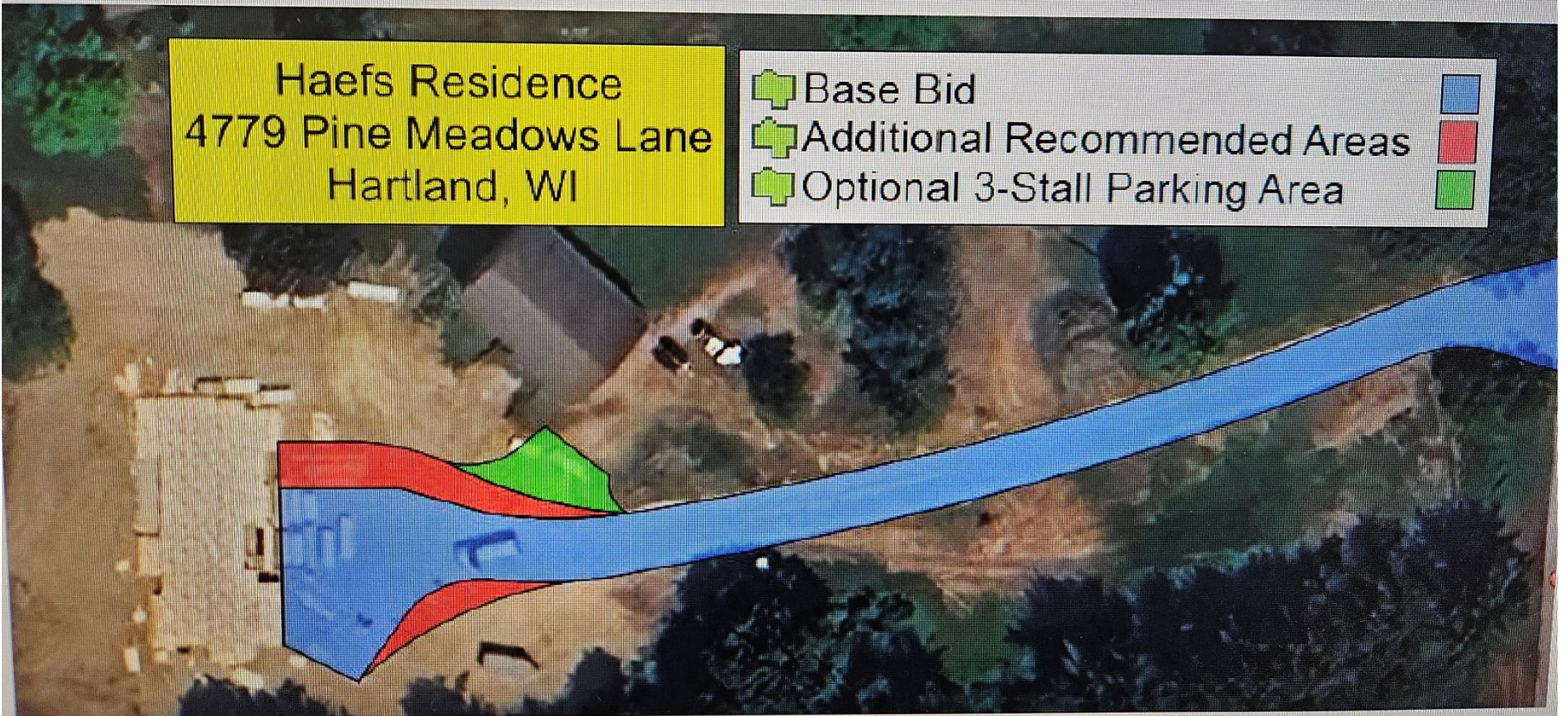
Haefs Proposed Driveway Location

POBLOCKI PAVING CORP.

PROPOSAL R62110 I

Haefs Residence
4779 Pine Meadows Lane
Hartland, WI

- Base Bid
- Additional Recommended Areas
- Optional 3-Stall Parking Area



Waukesha County Certified Survey Map

Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

- (r.a.) means "recorded as"
 P.O.B. - means "Point of Beginning"
- - indicates a 1.3"od iron pipe found unless noted.
 - - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set.
 - - indicates soil test pit location.



Scale in feet
 1" = 100'

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-83/2011). The west line of the SE 1/4 of Sec. 17-8-18 has a grid bearing of N 00°24'20" W.

See Sheet 4 of 6 for additional Lot restrictions.

Note:
 The Ordinary High Water Mark (OHWM) boundary and elevation of the Oconomowoc River was field located by Accurate Surveying & Engineering LLP in 2017. The OHWM elevation of 897.2 for North Lake is consistent with the location shown on this Certified Survey Map.

Note:
 The entire 45' wide access easement shown on Lot 2 is for the benefit of Lot 1 to provide access to River Road. The easterly 25' is also for the benefit of the Town of Merton. (See Detail below)

Town of Merton Easement Detail
 25'X45' Access Easement is for the benefit of the Town of Merton.

Owner/Subdivider
 Lorenz Holding Corp.
 N73W32438 River Road
 North Lake, WI 53064

Surveyor

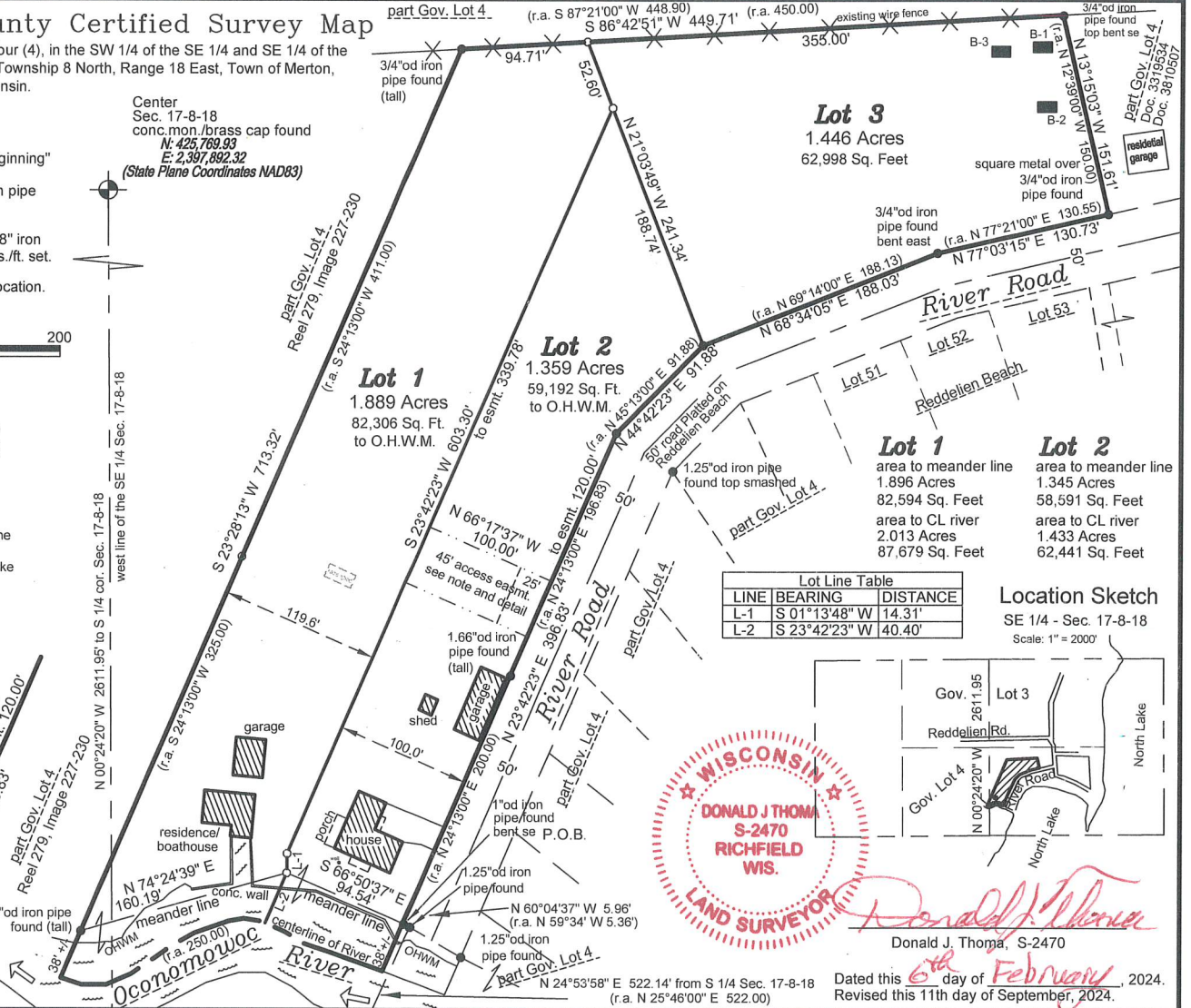
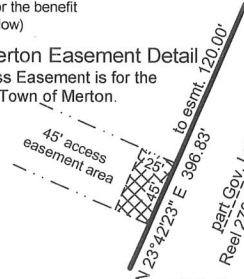
Donald J. Thoma
 Accurate Surveying & Engineering, LLP.
 2911 Wildlife Lane
 Richfield, WI 53076

South quarter corner
 Sec. 17-8-18
 conc.mon./brass cap found
 N: 423,158.46
 E: 2,397,910.81
 (State Plane Coordinates NAD83)

Center
 Sec. 17-8-18
 conc.mon./brass cap found
 N: 425,789.93
 E: 2,397,892.32
 (State Plane Coordinates NAD83)

west line of the SE 1/4 Sec. 17-8-18

west line of the SE 1/4 cor. Sec. 17-8-18



Lot 1
 1.889 Acres
 82,306 Sq. Ft.
 to O.H.W.M.

Lot 2
 1.359 Acres
 59,192 Sq. Ft.
 to O.H.W.M.

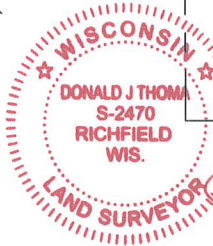
Lot 3
 1.446 Acres
 62,998 Sq. Feet

Lot 1
 area to meander line
 1.896 Acres
 82,594 Sq. Feet
 area to CL river
 2,013 Acres
 87,679 Sq. Feet

Lot 2
 area to meander line
 1.345 Acres
 58,591 Sq. Feet
 area to CL river
 1,433 Acres
 62,441 Sq. Feet

Lot Line Table		
LINE	BEARING	DISTANCE
L-1	S 01°13'48" W	14.31'
L-2	S 23°42'23" W	40.40'

Location Sketch
 SE 1/4 - Sec. 17-8-18
 Scale: 1" = 2000'



Donald J. Thoma, S-2470
 Dated this 6th day of February, 2024.
 Revised this 11th day of September, 2024.

Waukesha County Certified Survey Map

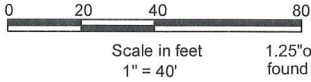
Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

Wetland Line Table		
LINE	BEARING	DISTANCE
W12	S 34°32'24" E	4.51'
W13	S 77°31'05" E	15.59'
W14	N 69°12'23" E	14.27'
W15	N 35°14'42" E	15.38'
W16	N 40°38'40" E	9.46'
W17	N 64°07'22" E	21.69'
W18	N 07°31'31" E	3.86'
W19	N 65°11'30" E	12.38'
W20	S 50°17'44" E	7.50'

(r.a.) means "recorded as"

P.O.B. - means "Point of Beginning"

- - indicates a 1.3" od iron pipe found unless noted.
- - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates soil test pit location.



Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-83/2011). The west line of the SE 1/4 of Sec. 17-8-18 has a grid bearing of N 00°24'20" W.

W17 - indicates Wetlands delineated by SEWRPC 2021.

- - - - indicates 100 year Flood line 898.1 NAVD 1988. (FIRM 55133C0044G Elevation between Cross AP & AQ) effective date 11/05/2014.

Note:

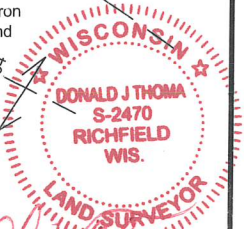
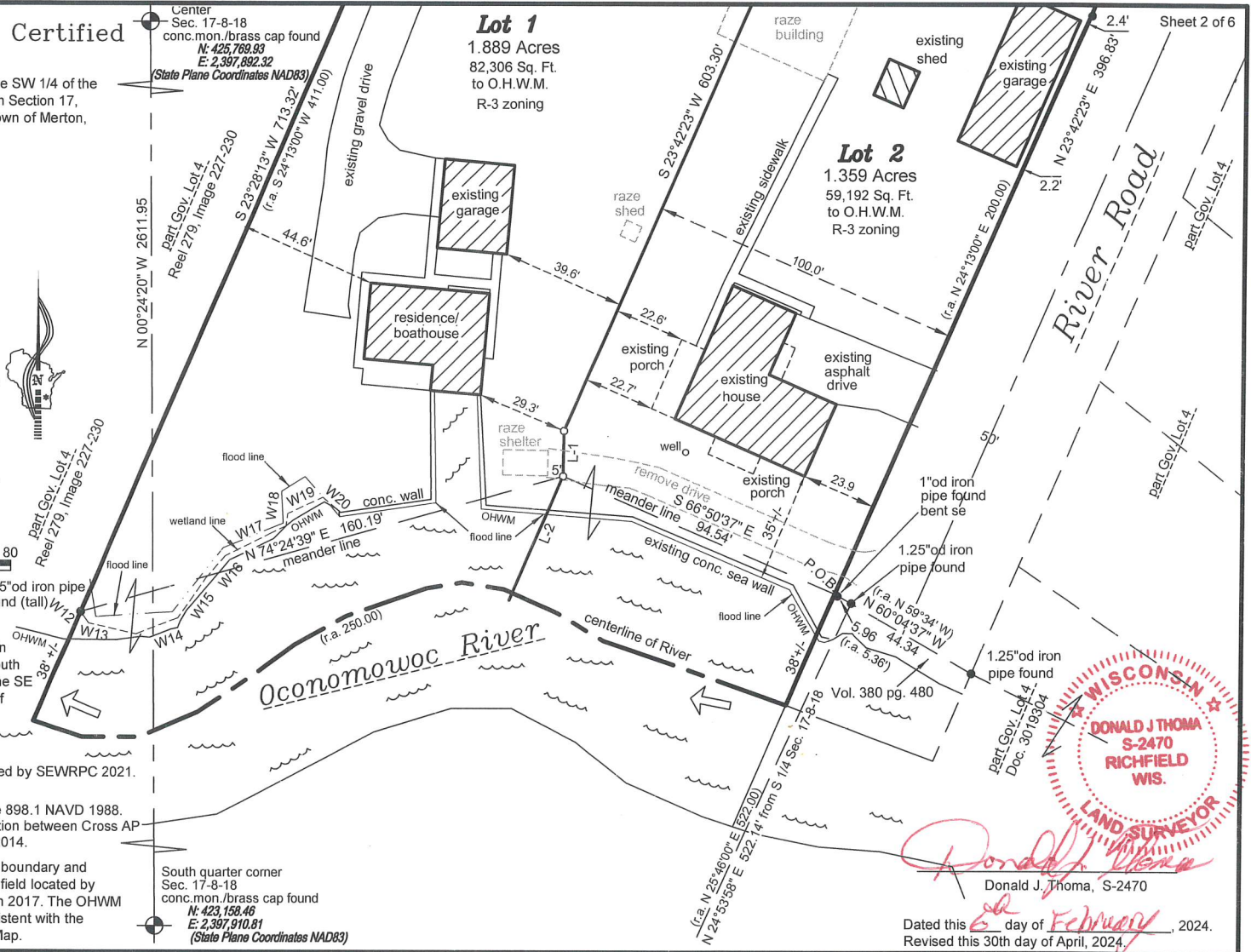
The Ordinary High Water Mark (OHWM) boundary and elevation of the Oconomowoc River was field located by Accurate Surveying & Engineering LLP in 2017. The OHWM elevation of 897.2 for North Lake is consistent with the location shown on this Certified Survey Map.

South quarter corner Sec. 17-8-18 conc.mon./brass cap found
 N: 423,158.46
 E: 2,397,910.81
 (State Plane Coordinates NAD83)

Center Sec. 17-8-18 conc.mon./brass cap found
 N: 425,769.93
 E: 2,397,892.32
 (State Plane Coordinates NAD83)

Lot 1
 1.889 Acres
 82,306 Sq. Ft.
 to O.H.W.M.
 R-3 zoning

Lot 2
 1.359 Acres
 59,192 Sq. Ft.
 to O.H.W.M.
 R-3 zoning



Donald J. Thoma
 Donald J. Thoma, S-2470
 Dated this 5 day of February, 2024.
 Revised this 30th day of April, 2024.

Waukesha County Certified Survey Map

Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

(r.a.) means "recorded as"

- - indicates a 1.3"od iron pipe found unless noted.
- - indicates a 1.3"od x 18" iron pipe weighing 1.68 lbs./ft. set.



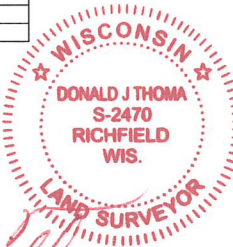
Scale in feet
1" = 40'

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-83/2011). The west line of the SE 1/4 of Sec. 17- 8-18 has a grid bearing of N 00°24'20" W.

W17 ----- indicates Wetlands delineated by SEWRPC 2021.

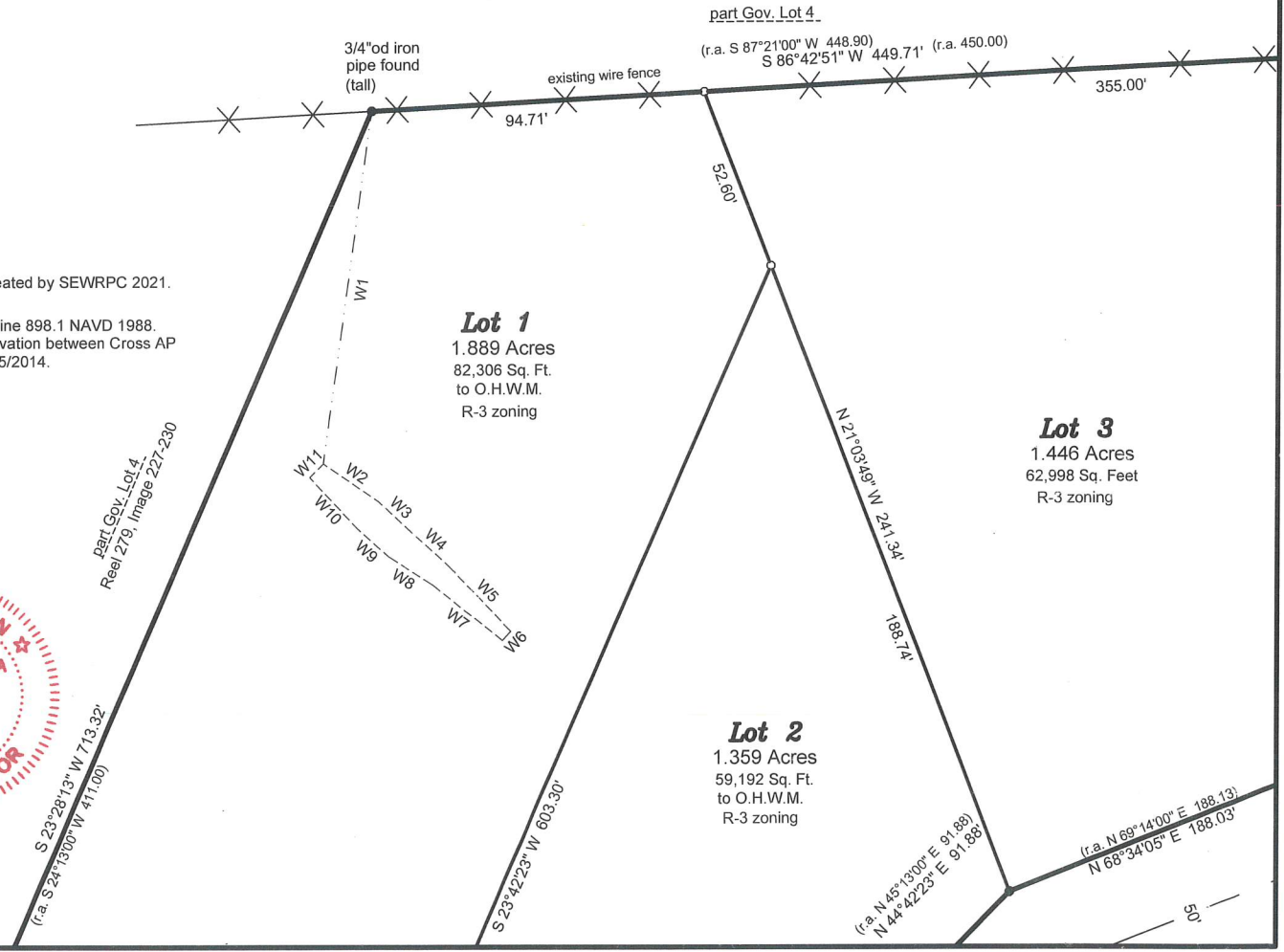
----- indicates 100 year Flood line 898.1 NAVD 1988. (FIRM 55133C0044G Elevation between Cross AP & AQ) effective date 11/05/2014.

LINE	BEARING	DISTANCE
W1	S 07°59'49" W	100.09'
W2	S 56°03'47" E	18.92'
W3	S 47°03'25" E	11.81'
W4	S 48°03'25" E	15.10'
W5	S 43°58'01" E	25.68'
W6	S 42°55'10" W	3.53'
W7	N 51°52'22" W	25.26'
W8	N 57°21'36" W	14.98'
W9	N 48°05'52" W	12.31'
W10	N 43°24'51" W	19.35'
W11	N 45°54'24" E	5.49'



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this *6th* day of *February*, 2024.
Revised this 25th day of July, 2024.



Waukesha County Certified Survey Map

The entire property on this Certified Survey Map is within the jurisdiction of the Waukesha County Shoreland Protection Ordinance.

Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

The Waukesha County Park and Planning Commission granted a waiver on June 10, 2003, reducing the width of the established road right-of-way of River Road from 66 ft. to 50 ft."

The Waukesha County Park and Planning Commission approved the creation of Lot 1 as a lot not abutting a public road on April 18, 2024 (File No. PPC24_002).

The subject properties on this Certified Survey Map are subject to a Rezone (RZ144) which amended the zoning designations from the A-3 Suburban Estate District to the R-3 Residential District.

Per Ch. 236 WI State Statutes, Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.

Lot Restrictions

Lot 2:

Residual soil contamination exists on Lot 2 and in the road right-of-way from prior petroleum spill associated with a former construction company. The DNR requires continuing obligation be followed by all current and future property owners and tenants regarding the contamination. Due to residual on-site contamination, any new or replacement well requires approval from the DNR.

BASEMENT RESTRICTION – GROUNDWATER

This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence 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 Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Merton must also be complied with.

Lot 3:

Groundwater was found between 21-24" below the surface on the east portion of Lot 3 of this Certified Survey Map, based on the soil testing done for the septic system. Any residence proposed on Lot 3 shall not contain a basement unless a Form A soil test is reviewed and approved by Waukesha County Land Resources due to the presence of high groundwater. Lot 3 may contain hydric soils that are not suitable for development. Development shall stay outside of the mapped hydric soils unless soil tests are completed by a Certified Soil Scientist to determine that the soils are acceptable for construction.

FLOODPLAIN/WETLAND PRESERVATION RESTRICTIONS

Those areas identified as a Floodplain/Wetland Preservation Area on Sheet 2 and 3 of 6 on this Certified Survey Map shall be subject to the following restrictions:

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



Donald J. Thoma
 Donald J. Thoma, S-2470

Dated this 6th day of February, 2024.
 Revised this 30th day of April, 2024.

Waukesha County Certified Survey Map

Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of James Meyer and Laurel Voigt, I have surveyed, divided, and mapped the land shown and described hereon, being part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the concrete monument with a brass cap marking South quarter corner of said Section 17; thence N 24°53'58" E, 522.14 feet, to a 1.25 inch id iron pipe found marking a point in the end of a 50 foot wide road right-of-way, now named River Road as shown on Plat of Reddelien Beach as Public Road; thence N 60°04'37" W, along said end of road right-of-way line, 5.96 feet, to the southwest corner of said River Road and the point of beginning of lands herein described; thence N 23°42'23" E, along the westerly right-of-way line of River Road, 396.83 feet, to a 1.3 inch od iron pipe found, set in 2009; thence N 44°42'23" E, continuing along said westerly right-of-way line of River Road, 91.88 feet, to a 1.3 inch od iron pipe found, set in 2009; thence N 68°34'05" E, continuing along said westerly and northerly right-of-way line of River Road, 188.03 feet, to a 3/4 inch iron pipe found; thence N 77°03'15" E, continuing along said northerly right-of-way line of River Road, 130.73 feet, to a 3/4 inch iron pipe found; thence N 13°15'03" W, along the monumented common property line of lands described in Document No. 3319534 & 3810507, recorded in the Waukesha County Registry, 151.61 feet to a 3/4 inch iron pipe found; thence S 86°42'51" W, along the monumented common property line, 449.71 feet, to a 3/4 inch iron pipe found; thence S 23°28'13" W, along the monumented common property line, 713.32 feet, to 1.25 inch id iron pipe found marking a meander line on the northerly shore of the Oconomowoc River; thence N 74°24'39" E, along said meander line, 160.19 feet, to a 1.3 inch od iron pipe set; thence S 66°50'37" E, continuing along said meander line, 94.54 feet to the point of beginning. INCLUDING all land lying between said meander line and the centerline of said Oconomowoc River.

Containing 4.8925 acres (213,118 square feet) more or less to the centerline of river at time of this survey.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes the Town of Merton, Waukesha County and the Village of Chenequa Land Division Ordinance in surveying, dividing, and mapping said land and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 6th day of February, 2024.
Revised this 10th day of June, 2024.

Donald J. Thoma
Donald J. Thoma, S-2470



Corporate Owner's Certificate:

Lorenz Holding Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this map.

Lorenz Holding Corporation, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Town of Merton Plan Commission Village of Chenequa Plan Commission Waukesha County Department of Parks and Land Use
Town of Merton Town Board Village of Chenequa Board

IN WITNESS WHEREOF, Lorenz Holding Corporation, has caused these presents to be signed by its officers,

at Ashippun, Wisconsin,
and its corporate seal to be hereunto affixed this 16th day of September, 2024.

In the presence of:

Lorenz Holding Corporation
Corporate Name

James H. Meyer
President

James H. Meyer
(Print) James H. Meyer

Laurel A. Voigt
Secretary

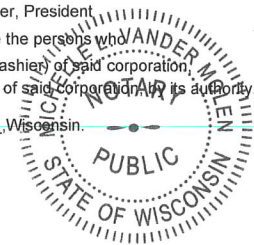
Laurel A. Voigt
(Print) Laurel A Voigt

STATE OF WISCONSIN)
WAUKESHA COUNTY)s.s

Personally came before me this 16th day of September, 2024, James H. Meyer, President and Laurel A. Voigt, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said Corporation and its authority.

(Notary Seal) Michelle VanderMolen, Notary Public, Ashippun, Wisconsin.

My commission expires 8/9/2027



Waukesha County Certified Survey Map

Part of NE 1/4 of the SE 1/4 of Section 16, Township 8 North, Range 18 East,
Town of Merton, Waukesha County, Wisconsin.

Town of Merton Plan Commission Approval:

This land division is hereby approved by the Town of Merton Plan Commission

this 20 day of March, ²⁰²⁴~~2016~~.

Tim Klink
Tim Klink - Chairperson

Holly Claas
Holly Claas - Acting Secretary

Town of Merton Town Board Approval:

This land division is hereby approved and road dedication accepted by the Town of Merton

Town Board this 14th day of October, ~~2016~~, 2016.

Tim Klink
Tim Klink - Chairperson

Donna Hann
Donna Hann - Town Clerk

Village of Chenequa Plan Commission Approval:

This land division is hereby approved by the Village of Chenequa Plan Commission

this ___ day of _____, 2024.

Jo Ann F. Villavicencio - Chairperson

Cody Lincoln - Zoning Adm.

Village of Chenequa Board Approval:

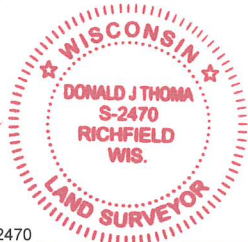
This land division is hereby approved and accepted by the Village of Chenequa,

Village Board this ___ day of _____, 2024.

Jo Ann F. Villavicencio - President

Deanna Braunschweig - Village Clerk

Donald J. Thoma



Dated this 6th day of February, 2024.
Revised this 23rd day of April, 2024.

This instrument was drafted by Donald J. Thoma, S-2470

Waukesha County Department of Parks and Land Use

The above, which has been filed for approval as a required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on

this ___ day of _____, 2024.

Dale R. Shaver, Director

Consent of Corporate Mortgage:

Kilbourn Merchant, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Lorenz Holding Corporation, owner

IN WITNESS WHEREOF, the said Kilbourn Merchant has caused these presents to be signed by Trevor Harder, its President, and countersigned by Nancy Lewander, its Secretary(cashier), at Germantown, Wisconsin, and its corporate seal to be hereunto

affixed this 16th day of September, 2024.

In the presence of:

Kilbourn Merchant Corporation (Corporate Seal) Seal
Corporate Name

Trevor Harder Nancy Lewander
President Secretary of Cashier Date 9/16/24

STATE OF WISCONSIN)

Washington COUNTY)s.s.

Personally came before me this 16th day of September, 2024. Trevor Harder,

President, and Nancy Lewander, Secretary(cashier) of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) Lisa M. Wasley, Notary Public, Washington Co, Wisconsin.

My commission expires 7-20-25

Copy

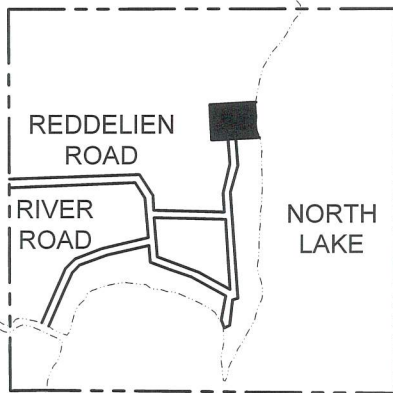
CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

Tax Key Numbers:
MRTT 0356-009
MRTT 0356-010-001
MRTT 0356-011
MRTT 0356-988-002
MRTT 0356-012



VICINITY SKETCH
SCALE 1"=1000'
OCONOMOWOC RIVER



SE 1/4, SECTION 17
T 8 N, R 18 E



APRIL 18, 2024
REVISED: AUGUST 23, 2024

Prepared for:
John Siepmann
N60 W29735 S. Woodfield Rd.
Hartland, WI 53029

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the west line of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East which has a bearing of N00°24'20"W.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution. Ordinary High Water Mark Delineated by the Wisconsin Department of Natural Resources on March 20, 2018 at N73W32305 Reddelien Road, Elevation = 897.2.
- This Certified Survey Map falls entirely within the Waukesha County Shoreland Protection Ordinance Jurisdictional Limits.
- Vertical Datum: North American Vertical Datum of 1988 (12), (NAVD88). Reference Benchmark: Concrete monument with brass cap at the southwest corner of the Southeast 1/4 Section 17, Town 8 North, Range 18 East, Elevation = 913.39.
- Each Outlot is considered part of the corresponding numbered Lot and cannot be transferred separately as noted on the recorded plat of Sunset View.
- The Waukesha County Board of Supervisors adopted an amendment to the Waukesha County Street and Highway Width Map on June 10, 2003, reducing the width of the established road right-of-way of Reddelien Road from 66 feet to 50 feet.
- Flood Zone Classification: The property lies with in Zone "X", Zone "AE"/"Floodway" and "Other Flood Areas" of the Flood Insurance Rate Map Community Panel No. 55133C0044G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance (500 year) floodplain. Zone "AE"/"Floodway" are Special Flood Hazard Areas, (100 year floodplain). The 100 year floodplain is elevation 898.3 (NAVD88) and the 500 year floodplain is elevation 899.25 (NAVD88) per FEMA Flood Insurance Study last revised October 19, 2023.
- BASEMENT RESTRICTION GROUNDWATER: This Certified Survey Map is located in an area with mapped soils known to have seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance currently requires that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any proposed residence or addition will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Merton must also be complied with.
- Wetlands shown as "Approximate Wetland Limits", are designated by the WDNR Wetland Inventory and shown on the Waukesha County GIS Mapping Site. If a future building/structure is proposed to be constructed in close proximity to the wetland, it may be necessary for the wetland boundary to be field delineated. All setbacks required by the Waukesha County Shoreland Protection Ordinance or Waukesha County Zoning Code at the time of development shall apply.
- Primary Environmental Corridor shown as "Approximate Primary Environmental Corridor Limits", are designated by SEWRPC and shown on the Waukesha County GIS Mapping Site. If a future building/structure is proposed to be constructed in close proximity to the PEC, it may be necessary for the PEC to be field delineated.

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

DRAFTED BY:ST
PEG JOB#2917.00
SHEET 1 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

NW CORNER, SE 1/4
 SEC. 17, T8N, R18E
 (FOUND CONC. MON. W/ BRASS CAP)
 N=425,770.32; E=2,397,892.32
 (WISCONSIN STATE PLANE CO-
 ORDINATE SYSTEM, SOUTH ZONE)

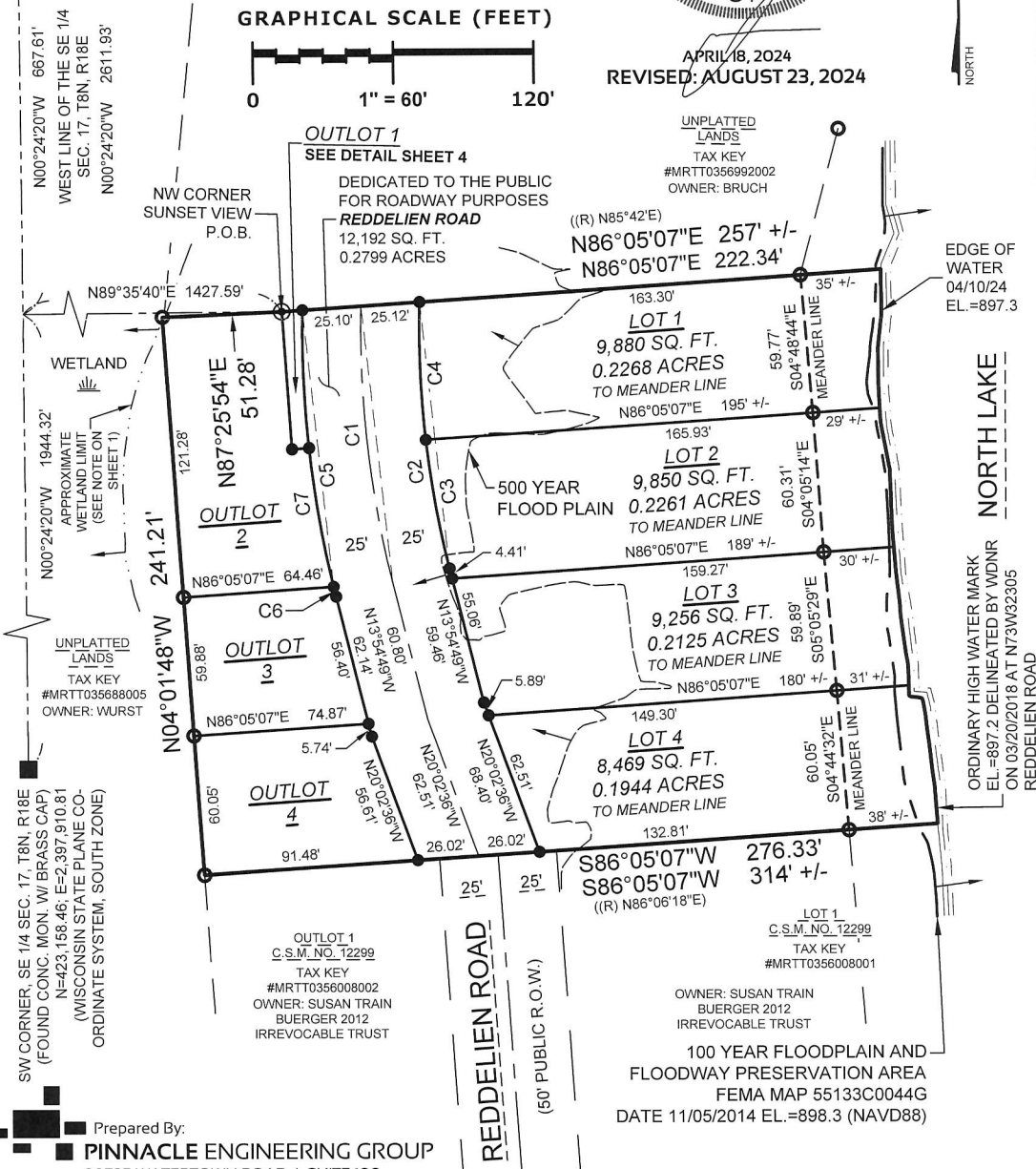
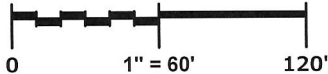
- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - ◉ - Denotes Found 2" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"



APRIL 18, 2024
 REVISED: AUGUST 23, 2024



GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2917.00
 SHEET 2 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

NW CORNER, SE 1/4
SEC. 17, T8N, R18E
(FOUND CONC. MON. W/ BRASS CAP)
N=425,770.32; E=2,397,892.32
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

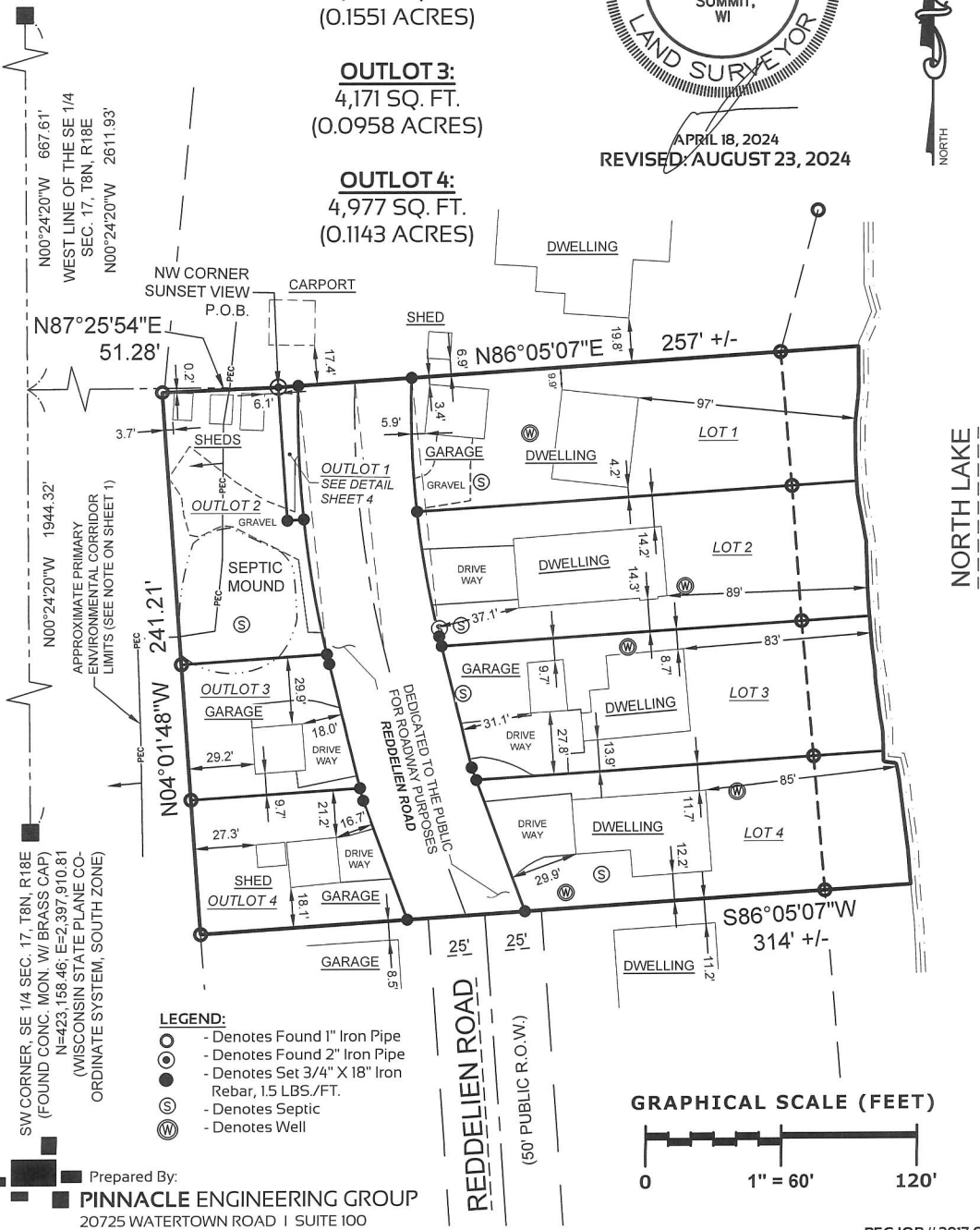
OUTLOT 2:
6,758 SQ. FT.
(0.1551 ACRES)

OUTLOT 3:
4,171 SQ. FT.
(0.0958 ACRES)

OUTLOT 4:
4,977 SQ. FT.
(0.1143 ACRES)



APRIL 18, 2024
REVISED: AUGUST 23, 2024



- LEGEND:**
- (with dot) - Denotes Found 1" Iron Pipe
 - (with cross) - Denotes Found 2" Iron Pipe
 - (with 'S') - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊙ (with 'S') - Denotes Septic
 - ⊙ (with 'W') - Denotes Well

SW CORNER, SE 1/4 SEC. 17, T8N, R18E
(FOUND CONC. MON. W/ BRASS CAP)
N=423,158.46; E=2,397,910.81
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#2917.00
SHEET 3 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

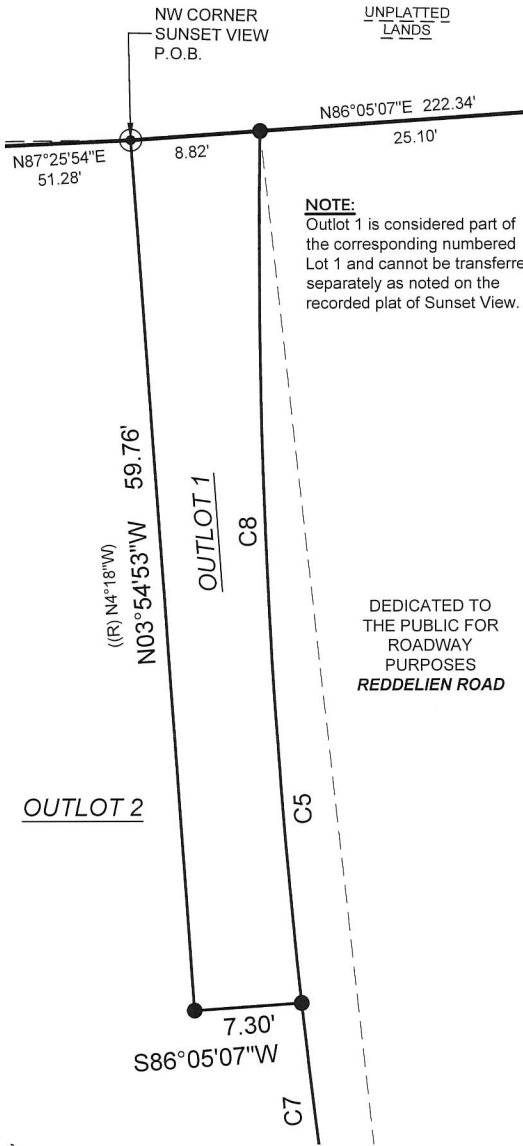
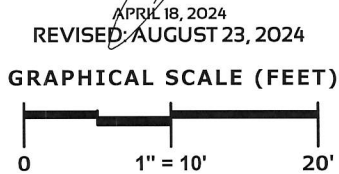
LEGEND:

- - Denotes Found 1" Iron Pipe
- ⊙ - Denotes Found 2" Iron Pipe
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.



OUTLOT 1 DETAIL

OUTLOT 1:
444 SQ. FT.
(0.0102 ACRES)



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	120.53'	450.00'	015°20'49"	N06°14'25"W	120.17'	N13°54'49"W	N01°26'00"E
C2	116.18'	425.00'	015°39'45"	N06°04'56"W	115.82'	N13°54'49"W	N01°44'56"E
C3	56.34'	425.00'	007°35'45"	N10°06'56"W	56.30'		
C4	59.83'	425.00'	008°04'00"	N02°17'04"W	59.79'		
C5	124.89'	475.00'	015°03'53"	N06°22'53"W	124.53'	N13°54'49"W	N01°09'04"E
C6	4.40'	475.00'	000°31'52"	N13°38'53"W	4.40'		
C7	60.67'	475.00'	007°19'04"	N09°43'25"W	60.63'		
C8	59.82'	475.00'	007°12'56"	N02°27'24"W	59.78'		

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2917.00
SHEET 4 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View, as recorded in the Register of Deeds office for Waukesha County as Document No. 300088, the vacated Public Road adjacent thereto, and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin, Wisconsin, described as follows:

Commencing at the southwest corner of the Southeast 1/4 of said Section 17; thence North 00°24'20" West along the west line of said Southeast 1/4, 1944.32 feet; thence North 89°35'40" East, 1427.59 to the monumented northwest corner of Sunset View, a recorded Subdivision and the Point of Beginning;

Thence North 86°05'07" East along the monumented north line of said Sunset View, 222.34 feet to the monumented Meander Line of North Lake;
Thence South 04°48'44" East along said monumented Meander Line, 59.77 feet;
Thence South 04°05'14" East along said monumented Meander Line, 60.31 feet;
Thence South 05°05'29" East along said monumented Meander Line, 59.89 feet;
Thence South 04°44'32" East along said monumented Meander Line, 60.05 feet to the north line of Certified Survey Map No. 12299;
Thence South 86°05'07" West along said north line, 276.33 feet;
Thence North 04°01'48" West, 241.21 feet;
Thence North 87°25'54" East, 51.28 feet to the Point of Beginning.

Including all that land between said Meander Line and the Ordinary High Water Line of North Lake.


Dedicating the that portion of subject property as graphically shown for public right of way purposes.

Containing 65,997 square feet (1.5151 acres) of land Gross and 53,805 square feet (1.2352 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of SIDEM AND SHEPARD JOINT TRUST, DAVID B KERN and MARY JO KERN, F ROBERT MOEBIUS and JILL MOEBIUS, JOHN P SIEPMANN and KRISTIN E SIEPMANN, owners of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes, the Town of Merton Land Division Ordinance, the Village of Chenequa Land Division Ordinance and the Waukesha County Subdivision Control Ordinance in surveying, mapping and dividing the land within the certified survey map.


John P. Konopacki
Professional Land Surveyor S-2461

Date: April 18, 2024
REVISED: AUGUST 23, 2024



PRESERVATION AREA RESTRICTIONS:

Those areas identified as Wetland, PEC, and Floodway Preservation Areas on this Certified Survey Map shall be subject to the following restrictions:

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

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2917.00
SHEET 5 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

SIDEM AND SHEPARD JOINT TRUST, a trust duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said trust caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

DAVID B KERN and MARY JO KERN, as owners, hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Merton.

F ROBERT MOEBIUS and JILL MOEBIUS, as owners, hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Merton.

JOHN P SIEPMANN and KRISTIN E SIEPMANN, as owners, hereby certify that we caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the Town of Merton.

SIDEM AND SHEPARD JOINT TRUST, DAVID B KERN and MARY JO KERN, F ROBERT MOEBIUS and JILL MOEBIUS, JOHN P SIEPMANN and KRISTIN E SIEPMANN, as owners, do further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. Town of Merton
2. Village of Chenequa
3. Waukesha County

IN WITNESS WHEREOF, the said **SIDEM AND SHEPARD JOINT TRUST** has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2024.

In the presence of: SIDEM AND SHEPARD JOINT TRUST

Name (signature) - Title

Date

DAVID B KERN

Date

MARY JO KERN

Date

F ROBERT MOEBIUS

Date

JILL MOEBIUS

Date

JOHN P SIEPMANN

Date

KRISTIN E SIEPMANN



APRIL 18, 2024

REVISED AUGUST 23, 2024



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB# 2917.00
SHEET 6 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, (name) _____ (title) _____, of the above named **SIDEM AND SHEPARD JOINT TRUST**, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said trust, and acknowledged that they executed the foregoing instrument as such officer as the deed of said trust, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, **DAVID B KERN and MARY JO KERN**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, **F ROBERT MOEBIUS and JILL MOEBIUS**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, **JOHN P SIEPMANN and KRISTIN E SIEPMANN**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 18, 2024
REVISED: AUGUST 23, 2024

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#2917.00
SHEET 7 OF 9

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE - SIDEM AND SHEPARD JOINT TRUST

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE - F ROBERT MOEBIUS and JILL MOEBIUS

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2024.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2024, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 18, 2024
REVISED AUGUST 23, 2024

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 9, Lot 10, Lot 11 and Lot 12 in Sunset View and the vacated Public Road adjacent thereto and additional lands in the Northeast 1/4 of the Southeast 1/4 of Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Town of Merton on this _____ day of _____, 2024.

Date

Tim Klink, Chairman

Date

Holly Claas, Secretary

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Merton on this _____ day of _____, 2024.

Date

Donna Hann, Clerk

Date

Tim Klink, Chairman

VILLAGE OF CHENEQUA EXTRATERRITORIAL JURISDICTION CERTIFICATE

Approved by the Village Board of the Village of Chenequa this _____ day of _____, 2024.

Deanna Braunschweig, Village Clerk-Treasurer

Jo Ann F. Villavicencio, Village President

CHENEQUA PLAN COMMISSION EXTRATERRITORIAL JURISDICTION CERTIFICATE

Approved by the Plan Commission of the Village of Chenequa this _____ day of _____, 2024.

Deanna Braunschweig, Village Clerk-Treasurer

Jo Ann F. Villavicencio, Village President

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

The above, which has been filed for approval as required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this _____ day of _____, 2024.

Date

Dale R. Shaver, Director



APRIL 18, 2024
REVISED: AUGUST 23, 2024

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2917.00
SHEET 9 OF 9

Town of Merton
Town Board Meeting
Minutes of October 14, 2024

- Meeting Called to Order by Chairman Klink 6:30 pm
- Pledge of Allegiance led by Chairman Klink
- Minutes- Minutes of September 23. Clerk Hann stated the minutes were not printed for approval and will come at the next meeting

Present: Chairman Klink, Supervisors Herrick, Fleming and Morris, DPW Director Griffin, and Clerk Hann. Absent: Treasurer Kempen, Supervisor Olson, Attorney Murn
Also, in attendance:

Citizen Comments and Concerns: Representative from Town of Oconomowoc Police Department were introduced to the board.

Old Business: None

New Business:

Consider/Act on Easement Agreement with James Meyer on behalf of Lorenz Holding Corporation, N73W32438 River Road. A motion to approve the Easement Agreement with James Meyer on behalf of Lorenz Holding was made by Fleming/Morris. Motion Carried.

Consider/Act on the Certified Survey Map to combine 2 parcels of 4.8 acres and re-divide into 3 parcels, TAX KEYS MRTT 0356-984 and MRTT 0356-985, Lorenz Holding Corporation, N73W32438 River Road and N72W32434 River Road and approved by Plan Commission on March 20, 2024. A motion to approve the CSM to combine 2 parcels and redivide into 3 parcels, TAX KEYS MRTT 0356-984 and MRTT 0356-985, Lorenz Holding Corporation, N73W32438 River Road and N72W32434 River Road was made by Fleming/Herrick. Motion carried.

Consider/Act on Resolution to Determine the Acquisition of Certain Property Interests in the Town of Merton W322N7492 Reddelien Rd, MRTT0356-011. No Action Taken on this agenda item.

Consider/Act on Engagement Agreement to appraise the value of certain property interest to be acquired in the Town of Merton W322N7492Reddelien Rd. MRTT0356-011. No Action Taken on this agenda item.

Consider/Act on the Certified Survey Map adjusting Town of Merton Road Right of Way, Reddelien Road, to give lands to the Town in exchange for new lot configuration for four properties that acquired the vacated lands on Reddelien Road, Hartland, WI. TAX KEYS MRTT0356-009, MRTT0356-010-001, MRTT0356-011, MRTT0356-012. A motion to approve the CSM adjusting Town of Merton Road Right of Way, Reddelien Road, to give lands to the Town in exchange for new lot configuration for four properties that acquired the vacated lands on Reddelien Road, Hartland, WI. TAX KEYS MRTT0356-009, MRTT0356-010-001, MRTT0356-011, MRTT0356-012 was made by Herrick/Fleming. Motion carried.

Consider/Act on request of Mark Thompson/Stone Bank Lions for Funds to Install a Septic System at for a Future Restroom/Concession Stand at Stone Bank Community Park MRTT 0362-991-001 and MRTT 0362-012; and approved by Park Committee on October 2, 2024. A motion to approve sharing the cost of a new septic system at Stone Bank Park was made by Herrick/Morris. Discussion followed. This project would have to bid out and estimates will be reviewed. Motion carried.

Consider/Act on Requests to opt Out of Garbage/Recycling Charge. A motion to approve the requests to opt out of garbage/recycling charge was made by Fleming/Herrick. Motion carried.

Consider/Act on Request from GFL to Change the Residents who have Friday Pick Up to have Monday Pick Up. GFL reached out to the Town of Merton to adjust on of their pickup days in the Town. They would like to move Friday picks up to now be Monday picks effective December 30, 2024. They would give notices to all the residents in that area and the other days would stay the same. The town would include information in tax bill news letter and on the website. A motion to approve changing having a Monday Pick up day was made by Fleming/Morris. Motion carried.

Review Establishing the Annual Charge per residential unit for Solid Waste and Recycling Collection Fee. Clerk Hann presented the 2025 costs from GFL to the board for review. Supervisor Herrick asked about the increase which will be \$14.38 more than last year. Clerk Hann stated she will post the public hearing for the October 28 meeting and present the resolution for the updated costs then.

Consider/Act on approving contract with Government Window for an Integrated Payment Program for Residents to pay with charge card or e checks. Clerk Hann would like to change to a different company to use for accepting charge card payments and e checks, etc. Supervisor Morris recommended to get some referrals before changing and going to a new company. Clerk Hann will bring back once she has that information.

Clerk, Board, Highway, Treasurer and Attorney Reports. Supervisor Morris is on a committee for the Waukesha County Budget. Supervisor Herrick went to the Lake County Municipal Court Annual meeting and has a Library Board Meeting.

Vouchers as Presented - A motion to approve the vouchers as presented was made by Herrick/Olson. Motion carried.

Adjourn - A motion to adjourn was made by Fleming/Herrick. Motion carried. Meeting adjourned at 6:57 p.m.

Respectfully Submitted
Donna Hann, Town Clerk