



AGENDA
Village of Chenequa
Monday, November 11, 2024
31275 W County Road K, Chenequa, WI 53029

This is official notice that the regular monthly meeting of the Village Board of Trustees for the Village of Chenequa will be held immediately following the Plan Commission meeting, 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

Public Hearing: *2025 Budget for the Village of Chenequa*

Matter: The purpose of the public hearing is to accept public comment on the proposed 2025 Budget for the Village of Chenequa

Adjourn Public Hearing

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 Village Board meeting on October 14, 2024.
3. Approval of Invoices.
4. Review and Consider action on proposed new primary residence at 5558 Paulines Woods Rd, Thomas and Elizabeth Karlson. (Tax Key No. 414-998).
5. 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).
6. 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.
7. 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).
8. Review and consider action on Second Amendment to the Intergovernmental Municipal Agreement with Lake Country Fire and Rescue.

9. Review and consider action on the 2025 Budget and Tax Levy for the Village of Chenequa, *Resolution No. 2024-11-11-01.*
10. Review and consider action on violation(s) of Village Ordinance 3.07(7) *Notice to Abate Public Nuisances; Resolution No. 2024-11-11-02, Oak Wilt.*
11. Review and consider action on special charge to improved properties *Resolution No. 2024-11-11-03, Lake Country Fire and Rescue special charge.*
12. Report – Forester.
Oak Wilt
13. Report – Captain.
14. Report – Village Administrator.
15. Report – Village President.
16. Report – Village Attorney.
17. Agenda items to be considered for future meetings.
18. Adjournment.

Respectfully submitted by:
Deanna Braunschweig
Village Clerk – Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/85316677839?pwd=zFwUKwvJzn87nbSx5Oo89HkWp8IHmb.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 BOARD MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - VILLAGE BOARD MINUTES
OF MONDAY, October 14, 2024
Unofficial until approved by the Village Board.
Approved as written () or with corrections () on _____.

A meeting of the Village Board of Trustees was held on Monday, October 14, at 6:30 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Village President – present
Ms. Manegold / Trustee - present
Mr. Pranke / Trustee – present
Ms. Gehl Neumann / Trustee – present
Mr. Grunke / Trustee – present
Ms. von Hagke / Trustee – present
Mr. Kubick / Trustee – present on-line not present in closed session
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 Fritzsche, Keith Barnes, Alan Enters, Julie Petri, Tom Van Huel, Keith Nygren

Public Comment

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

Debbie McNear commented in support of the tree ordinance. McNear distributed maps to the Village Board.

Ted Rolfs commented on his request for a fireworks ordinance / permit and to change the dog ordinance. He requested an ordinance committee. Rolfs commented that wants a listserv that residents could opt into to receive notices.

Judy Hansen agrees with Ted Rolf to review ordinances. Concerned of the lighting on the Geene property.

Tim Fredman commented concern that everything meets the ordinances and is approved. He commented to keep the rural community feel.

Approval of minutes from the Village Board meeting on September 9, 2024.

Motion (Grunke/Gehl Neumann) to approve the minutes from the Village Board meeting of September 9, 2024, as presented. Motion carried.

Approval of Invoices.

Motion (Grunke/Kubick) to approve the invoices, 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).

The Plan Commission reviewed and recommended the proposed accessory structure at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key No. 399-996). Manegold will recuse herself from the vote. The color is to resemble a traditional barn. The color is barn red. The roof is metal with a matte finish. Discussion ensued on a similar property in the Village that uses the same red barn color. Discussion ensued of the circle drive for a future meeting. The barn is to store items from the house when the house is razed. The barn will be visible from the neighbors when driving past. This property has an easement.

Motion (Grunke/vonHagke) to approve proposed accessory structure at 5961 N Cedarhurst Lane, Natalie Rix and John Fritzke. (Tax Key No. 399-996). Manegold recused herself. *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).

The Plan Commission reviewed and recommended the proposed addition/remodel of an existing dwelling at 5964 N Oakland Rd, Dan and Carol Geenen. (Tax Key No. 403-977-002). The existing lighting will be replaced with code compliant lighting.

Motion (Manegold/Gehl Neumann) to approve 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).

The Plan Commission reviewed and recommended the proposed .15-acre pond at 6200 N Oakland Road, Sam Ristich. (Tax Key No. 402-993). Discussion ensued of the aerating of the pond. The pond will be filled with water from the private well and will take time to fill. There will not be a fill water line. It is subject to evaporation and is subject to a leak. There is not any aerating planned. Discussion ensued if there will be chemicals. It was unknown if chemicals will be used. The lined ponds do not have the nutrients as a natural pond. Discussion ensued of concern of stagnant water; however, this is nine-foot water depth. Discussion ensued that it is used as a swimming pool but not labeled a pond.

Attorney advised that this does not raise liability for the Village. It is technically a structure but not the type that would be approved for design purposes and the fact the Village approves the structure of the pond does not raise liability. Technically could go forward without approval; however, the Village reviews new projects. Discussion ensued of other ponds in the Village. Officially this is off of Oakland Hills. Tom Von Heule is on the board of directors and does not see issue with the pond. There will be a berm on one side. Discussion ensued of more wildlife using the pond.

Motion (Manegold/Pranke) to approve proposed .15-acre pond at 6200 N Oakland Road, Sam Ristich. (Tax Key No. 402-993). vonHagke Opposed. *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).

The Plan Commission reviewed and recommended the proposed 160 square foot shed at 6075 N Oakland Hills Road, Thomas Van Heule, (Tax Key No. 402-986).

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

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).

The Plan Commission reviewed and recommended the 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 (Grunke/vonHagke) to recommend proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. Gehl Neumann recused herself. (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 (Grunke/vonHagke) 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 (Grunke/vonHagke) 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.

Establish Village of Chenequa Trick or Treat hours, Tuesday, October 31st from 4-7 p.m. Motion (Pranke/Gehl Neumann) to approve Trick or Treat hours, Tuesday, October 31st, from 4-7 p.m. Motion carried.

Accessory Structure Committee Update.

Trustee von Hagke gave an update. She commented on the options that the committee has discussed. The discussion points include, maximum height of structures, structures beyond 75 feet, structures between the house and lake, and how many structures are allowed. Discussion ensued of a sliding scale based on the property acreage.

Trustee von Hagke commented to meet with the attorney and then reconvene with the committee.

Attorney suggested to layout options for the committee. Attorney Gartner, Trustee von Hagke, and Lincoln will meet.

Review and consider action on Lake Country Fire and Rescue Line of Credit.

Motion (Grunke/Manegold) to approve Lake Country Fire and Rescue Line of Credit. Motion carried.

Review and consider action on Resolution 2024-10-14-01, Review and consider increase of Dog License fees, due to Waukesha County increase.

Motion (vonHagke/Kubick) to approve Resolution 2024-10-14-01, Review and consider increase of Dog License fees, due to Waukesha County increase. Motion carried.

Review and consider 2025 preliminary budgets for the Village of Chenequa.

Chief administrator Neumer covered the items that have changed. The revenues were reviewed first including building permits, police grants, and DNR Grants. The Police Department budget was covered. The line items that changed were reviewed. The Lake Country Fire Fee was discussed. Discussion ensued of possible alternatives for calculation of the fire fee. The Highway / Forestry department budget was reviewed. The increased line items were reviewed. Hasslinger will be chip seal to preserve the roadway rather than the sealcoating as previously discussed. The Town of Merton is chip sealing their portion.

The building renovation was reviewed. The building renovation includes lighting, roof, and asphalt. The slate roof is failing. Discussion ensued of a ballpark of the roof quotes. The asphalt shingle roof was commented on, as presidential asphalt roof. The slate roof was installed by a Canadian company that is no longer in business. These items will require a bidding. The garbage and recycle line increased by 2.1%. The boat launch was reviewed. There was the installation of cameras, signs, and planting of grasses.

The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85 (1)(c) for the purpose of *discussing wage and benefit matters as it relates to the 2025 Budget*. Participating in the closed session will be the Village Board, Village Administrator and Village Attorney.

Motion (Manegold/Pranke) to convene into closed session at 7:45 p.m. pursuant to Wisconsin State Statute §19.85 (1)(c) for the purpose of *discussing wage and benefit matters as it relates to the 2025 Budget*. Participating in the closed session will be the Village Board, Village Administrator, Village Attorney, and Village Clerk. *Roll Call Vote Carried.*

Motion (vonHagke/Manegold) Reconvene into open session from closed session at 8 p.m. *Motion carried.*

Establish a public hearing date and time for consideration and adoption of the 2025 Village of Chenequa budget (Monday, November 11, 2024).

Motion (Gehl Neumann/vonHagke) to establish the budget hearing on November 11, 2024. *Motion carried.*

Report – Village Forester – Letters to property owners with oak wilt infected trees will be mailed out soon. There was one property with approximately twenty trees with oak wilt. The item will come back to the November meeting. Discussion ensued of options to bring in a logger or bring in a specialist from the DNR. Red Oaks are primarily affected. Discussion ensued of the trenching around affected trees. The Village requirement is to remove the affected trees.

Report – Village Captain – No Report.

Report – Village Administrator – Reported that he is working on the fireworks and dog license ordinances with the Village Attorney. Electronic recycling is through the County. The Village receives credit from the County for the recycling.

Report – Village President. – No Report.

Report – Village Attorney – No Report.

Future Agenda items to be considered:

Discussion ensued to go back to the tree ordinance with clarification. Discussion ensued to look at the dog ordinance and firework ordinance.

Adjournment

Motion (Gehl Neumann/von Hagke) adjourn the Village Board meeting at 8:15 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig
Village Clerk - Treasurer

Jo Ann F. Villavicencio
Village President



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

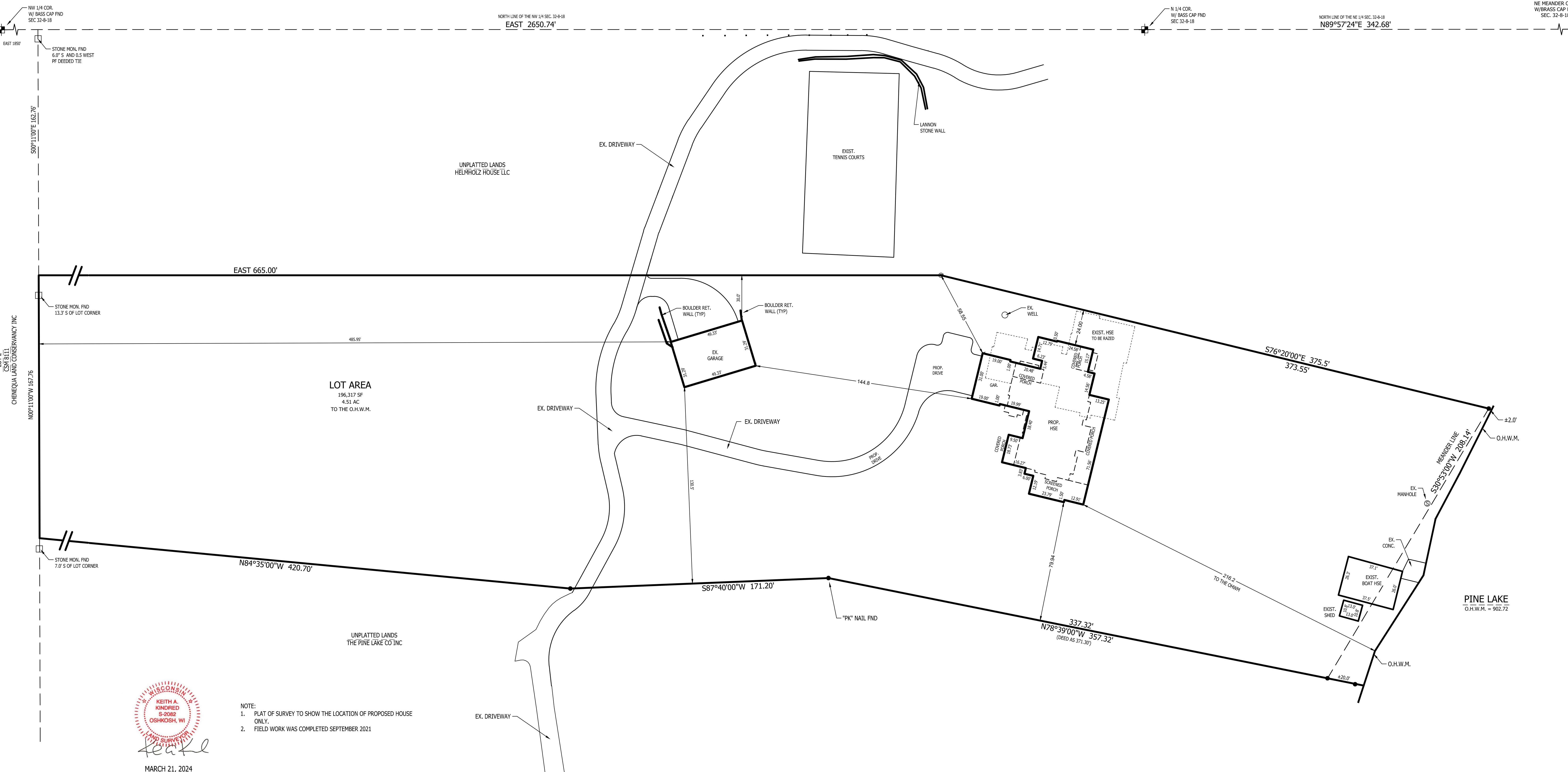
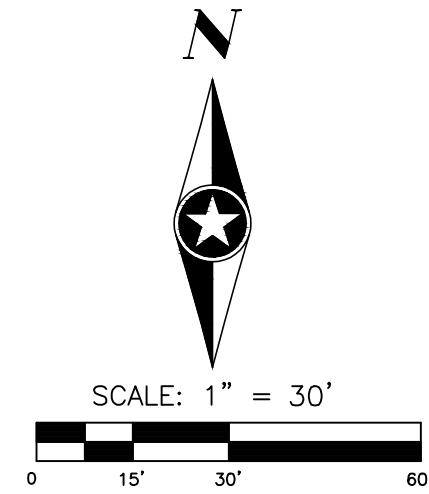
PLAT OF SURVEY

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.

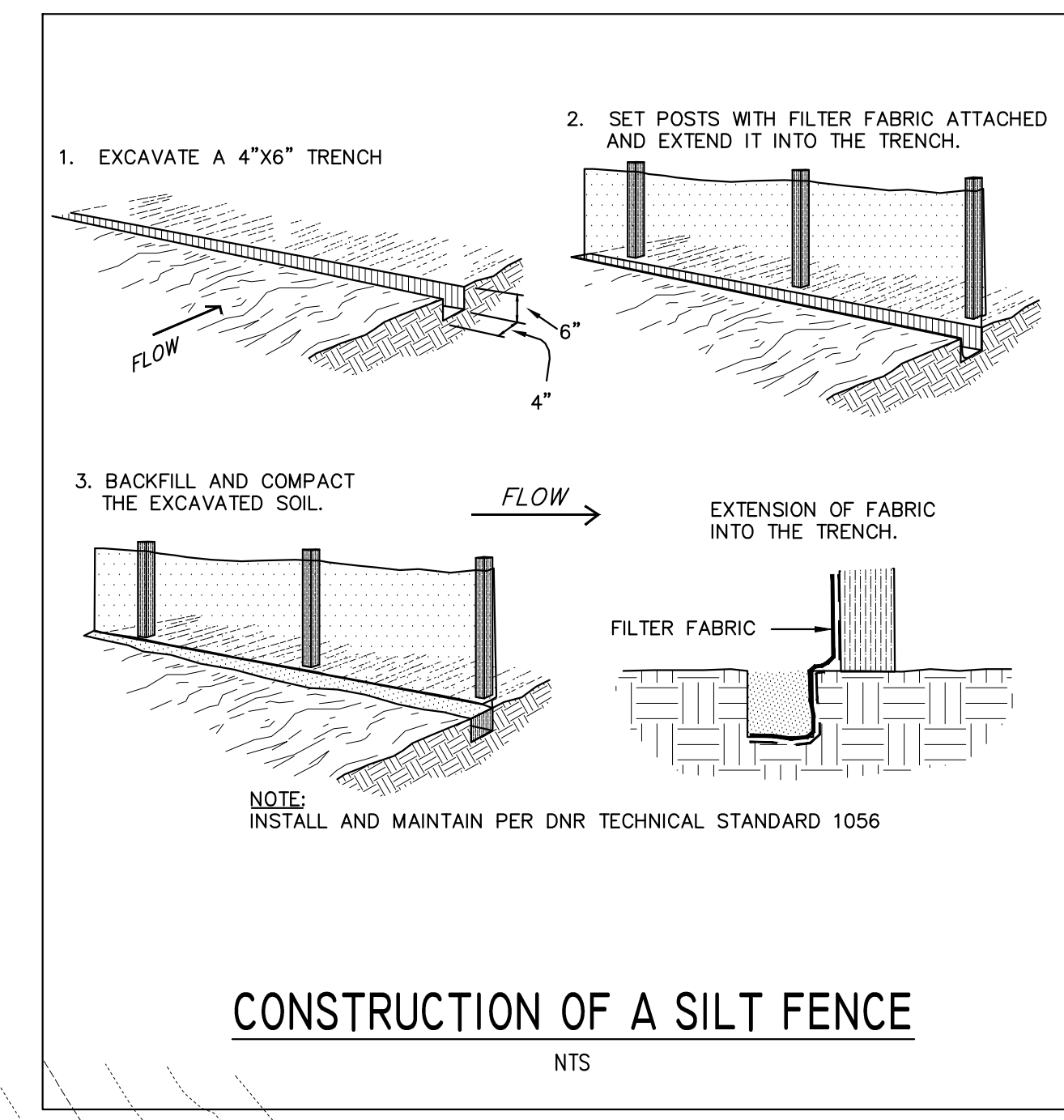
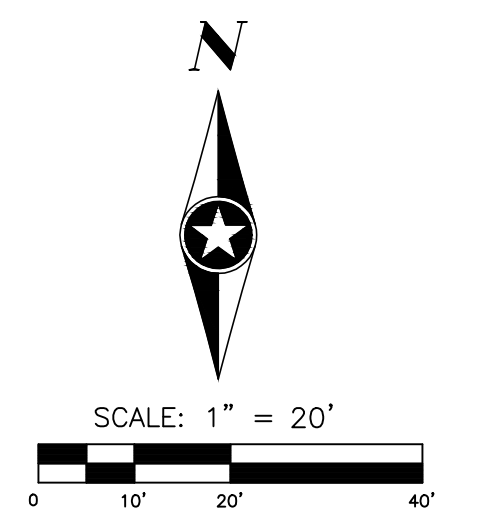
PHONE: 262.646.6855 501 MAPLE AVENUE DELAFIELD, WI 53018 www.sehinc.com	REVISION DATE	COMMENTS	<h2>PLAT OF SURVEY</h2>	BEING A PART OF THE NE 14 OF NW 1/4 AND THE NW 1/4 OF THE NE 14 OF SEC. 32 T.8N., R.18E., IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN	1 of 2
	PATH: X:\KO\K\KARLT\163448\9-SURVEY\92-CAD\10-C3D\KARLT_163448_POS-NEW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

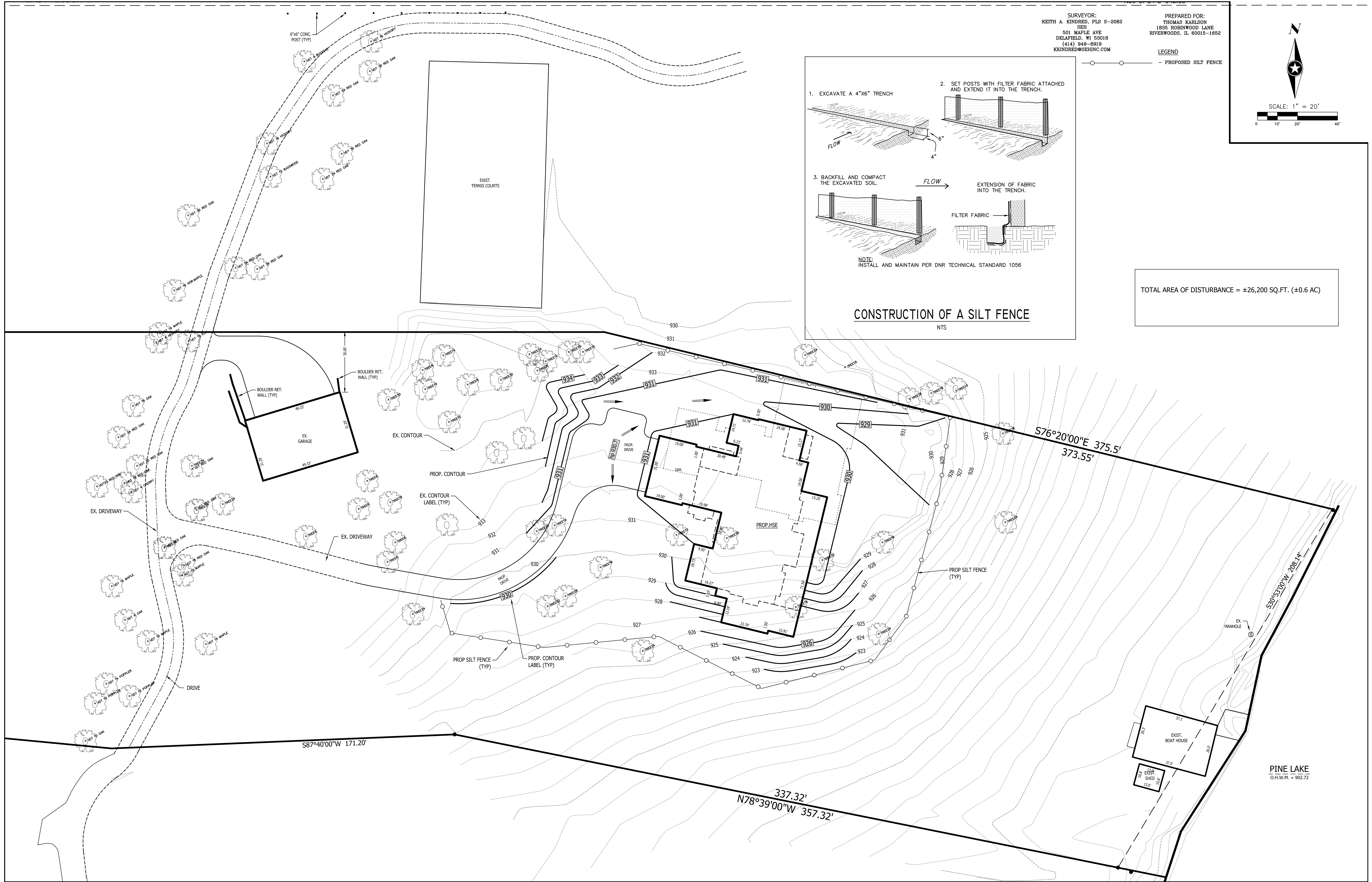
PREPARED FOR:
 THOMAS KARLSON
 1855 ROBINWOOD LANE
 RIVERWOODS, IL 60015-1652

LEGEND

○ — PROPOSED SILT FENCE



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



REVISION DATE	COMMENTS

GRADING PLAN

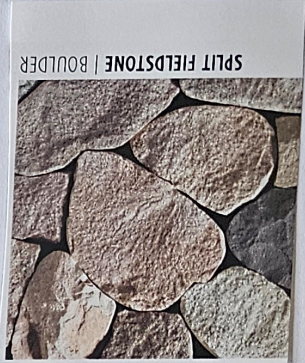
BEING A PART OF THE NW 1/4 OF SEC. 32 T.8N., R.18E.,
 IN THE VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

Featured Color:
GEORGETOWN GRAY



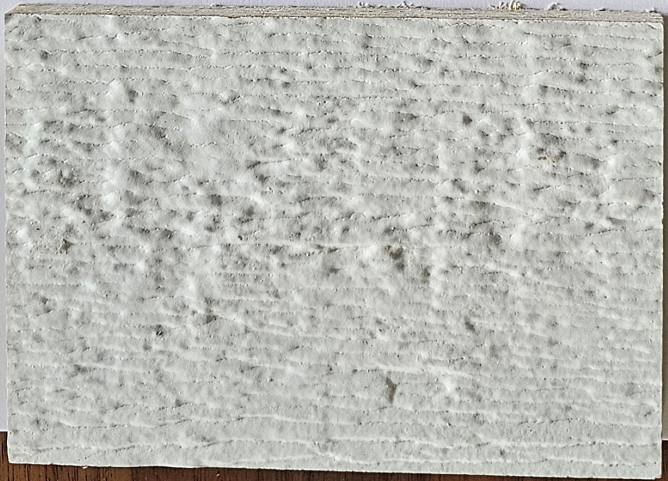
Pod (per finished)
Landmark pro
Georgetown Gray

Ext 5th
Halguit Split Fieldstone



Marvin sig. white

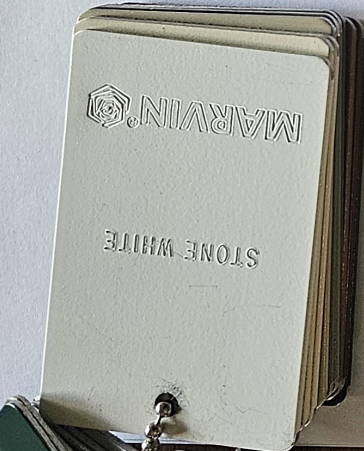
Cedar - white siding + trim
14P



Haas Model #
aa.9620 Polarwhite



STONE WHITE
MARVIN









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

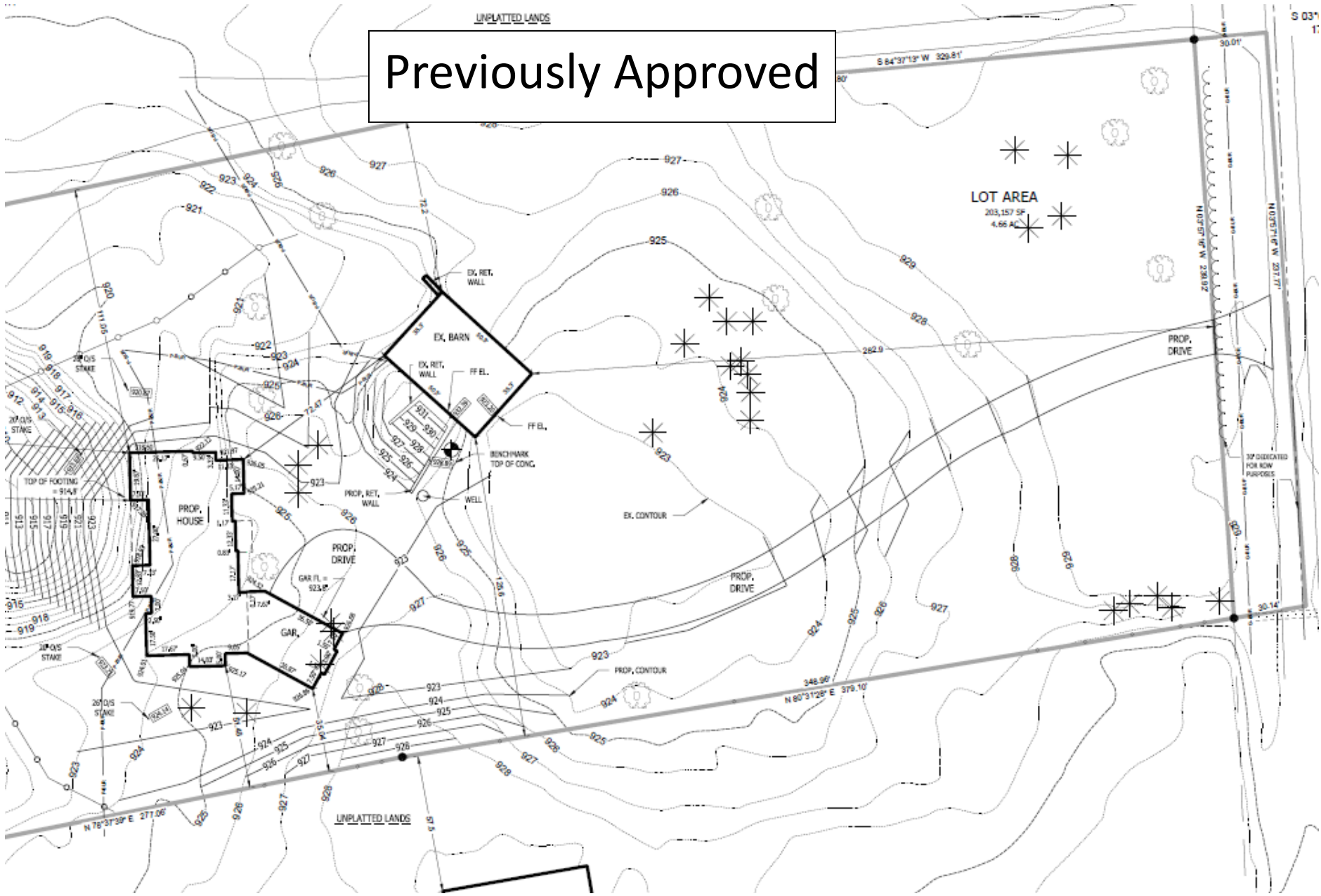
Deanna Braunschweig, Clerk

Paul Launer, Lake Country Inspections

Kent and Renee Haefs, Owner

UNPLATTED LANDS

Previously Approved



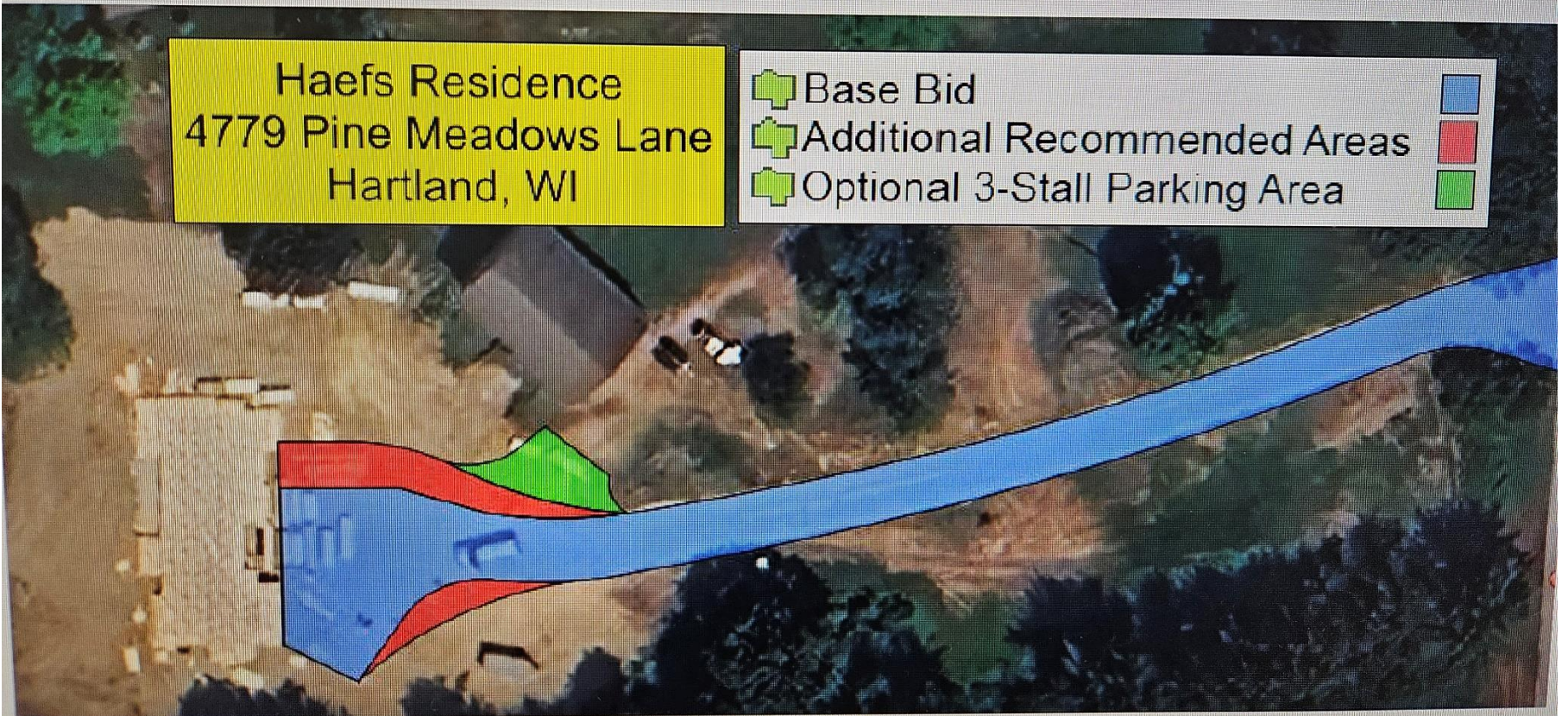
Haefs Proposed Driveway Location

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

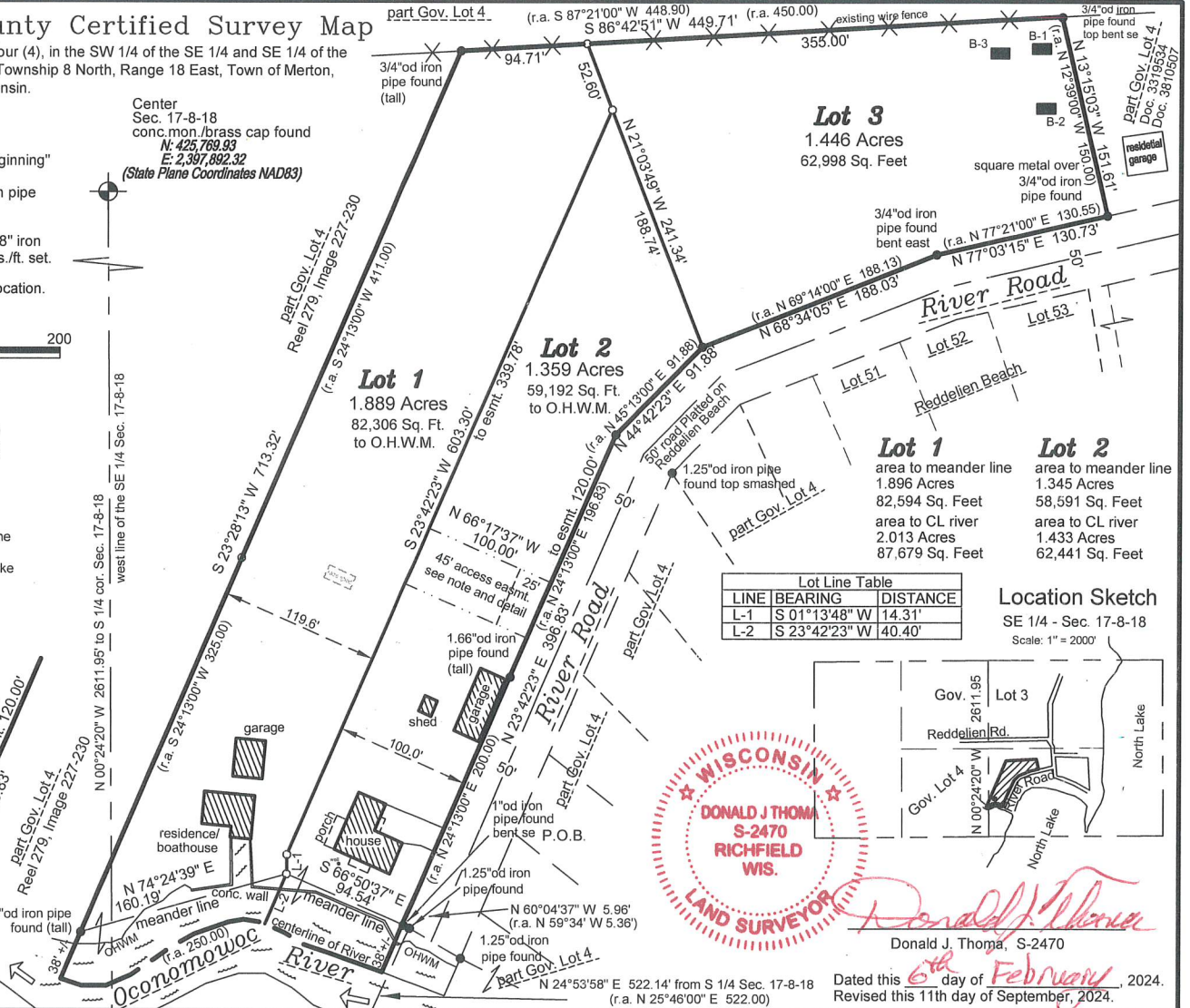
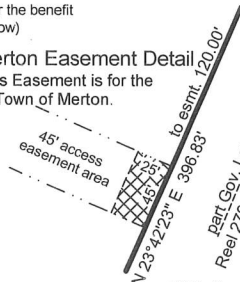
Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

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)

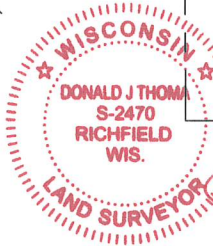
west line of the SE 1/4 Sec. 17-8-18

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



Lot 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

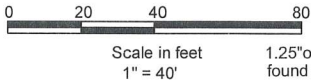
Part of Government Lot Four (4), in the SW 1/4 of the SE 1/4 and SE 1/4 of the SW 1/4 all in Section 17, Township 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin.

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.

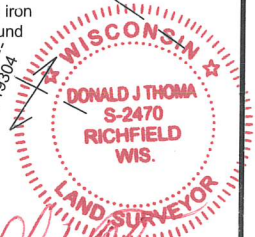
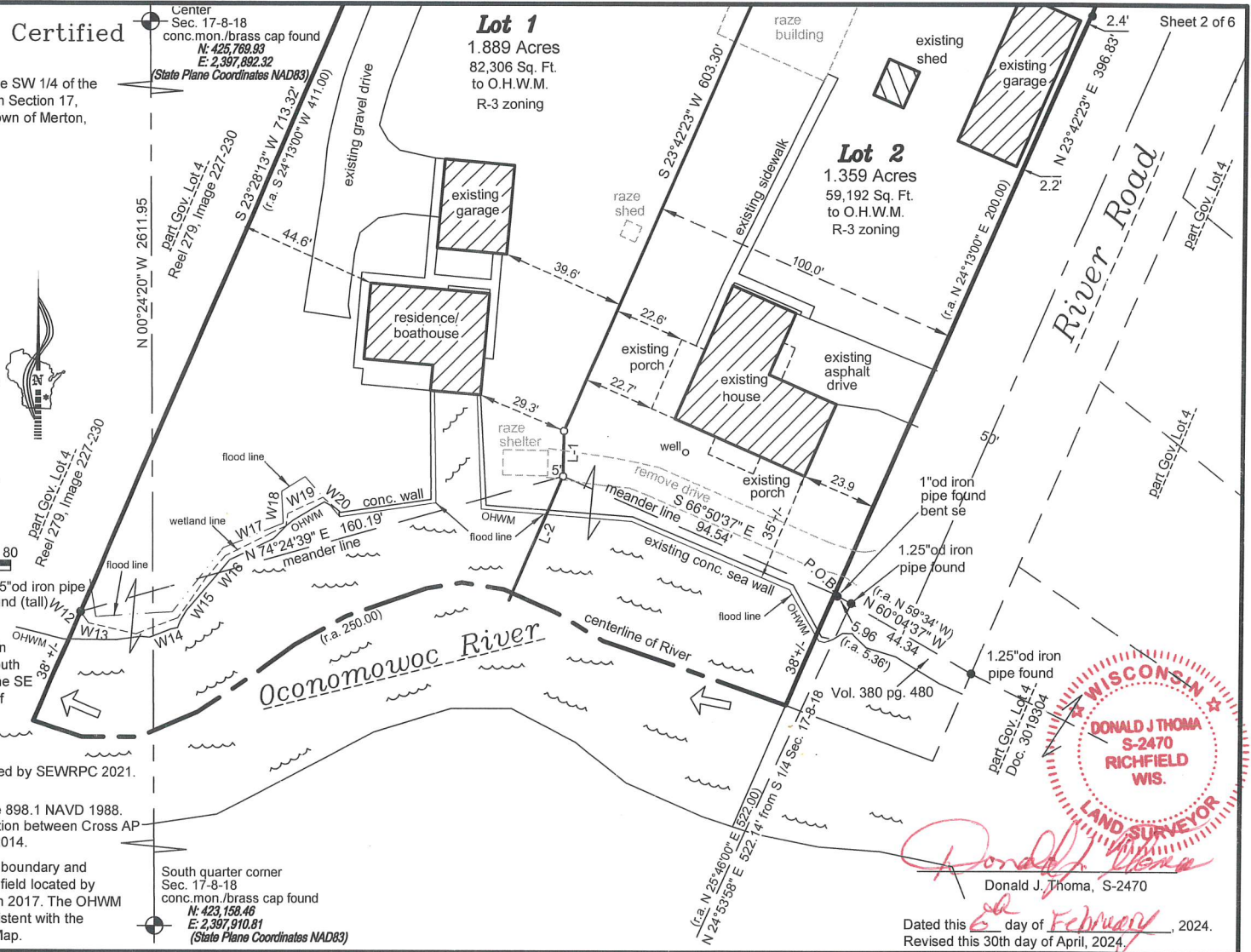
South quarter corner
Sec. 17-8-18
conc.mon./brass cap found
N: 423,158.46
E: 2,397,910.81
(State Plane Coordinates NAD83)

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

Sheet 2 of 6



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'

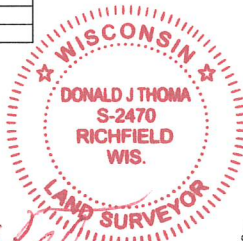
Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-83/2011). The west line of the SE 1/4 of Sec. 17- 8-18 has a grid bearing of N 00°24'20" W.

W17

- indicates Wetlands delineated by SEWRPC 2021.

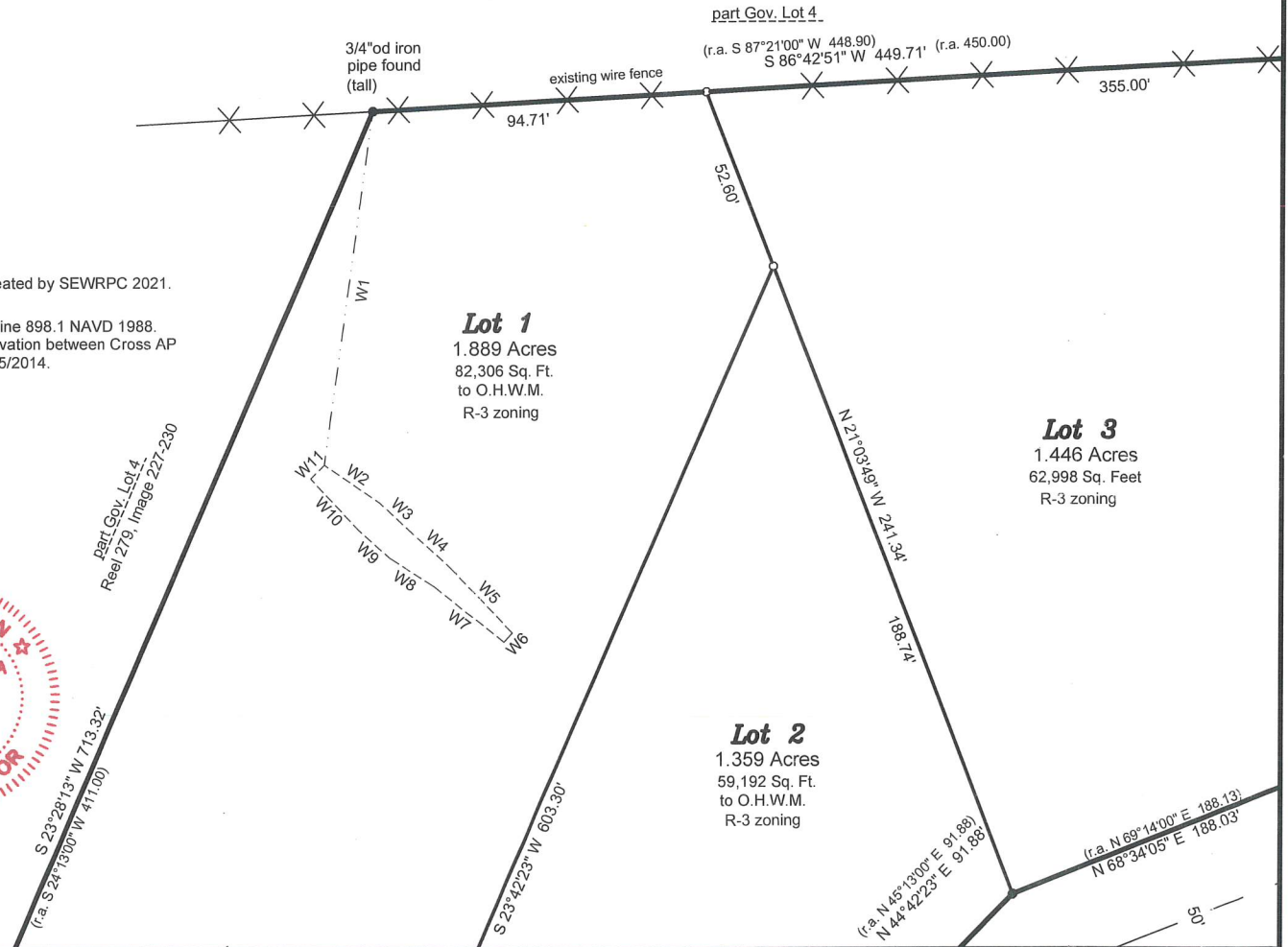
- indicates 100 year Flood line 898.1 NAVD 1988. (FIRM 55133C0044G Elevation between Cross AP & AQ) effective date 11/05/2014.

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

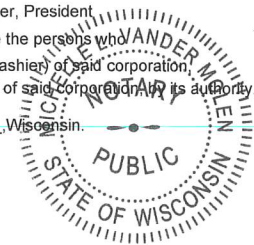
Laurel A. Voigt
(Print) Laurel A Voigt

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:

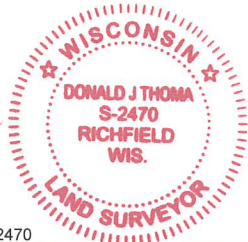
This land division is hereby approved and accepted by the Village of Chenequa,

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) [Signature], Notary Public, Washington Co Wisconsin.

My commission expires 7-20-25

Copy

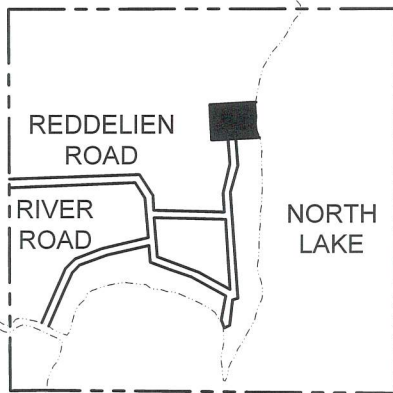
CERTIFIED SURVEY MAP NO. _____

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)

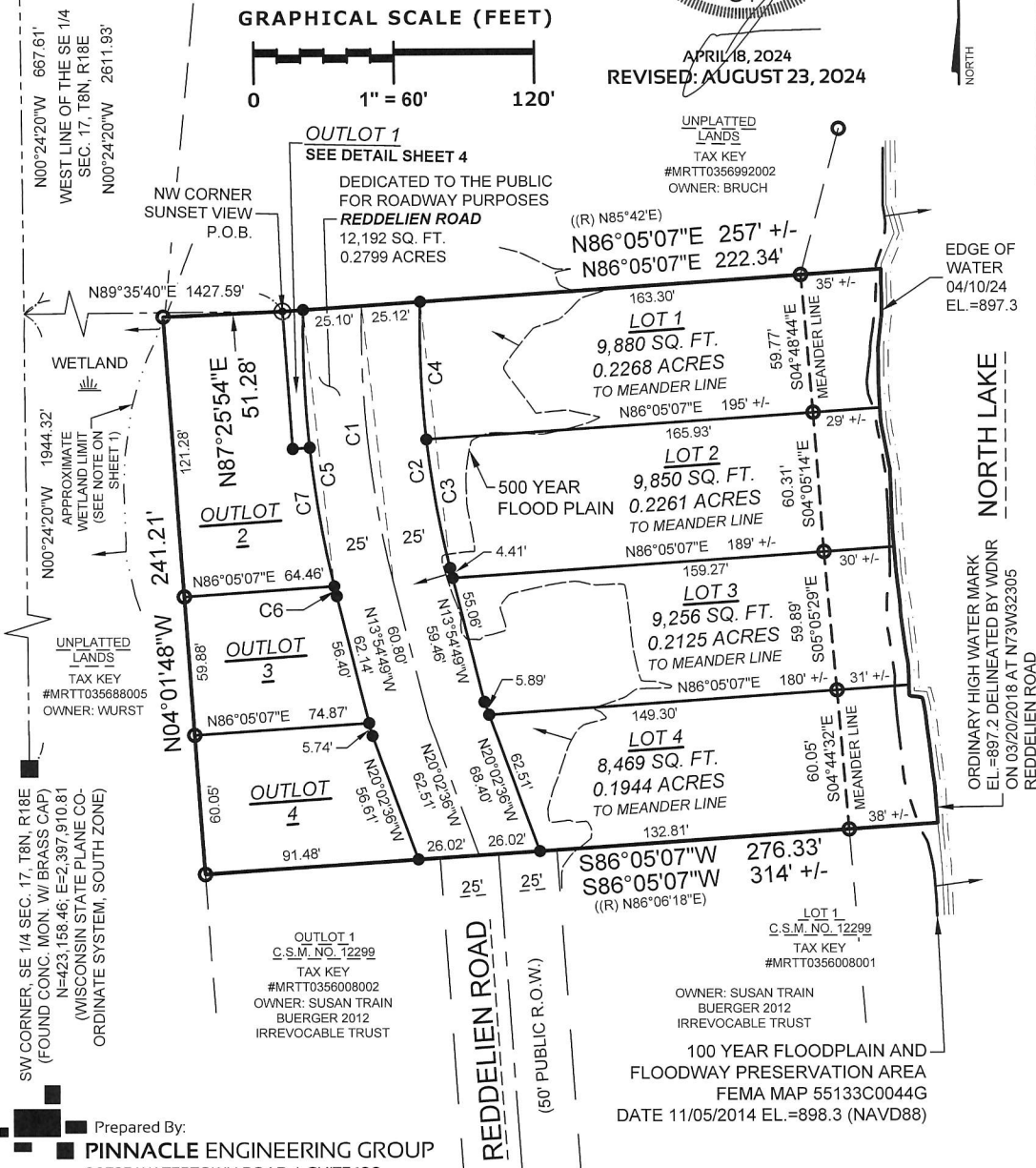
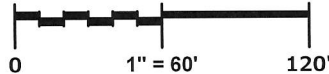
- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - ⊙ - Denotes Found 2" Iron Pipe
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - (R) - Denotes "Recorded As"



APRIL 18, 2024
REVISED: AUGUST 23, 2024



GRAPHICAL SCALE (FEET)



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

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)

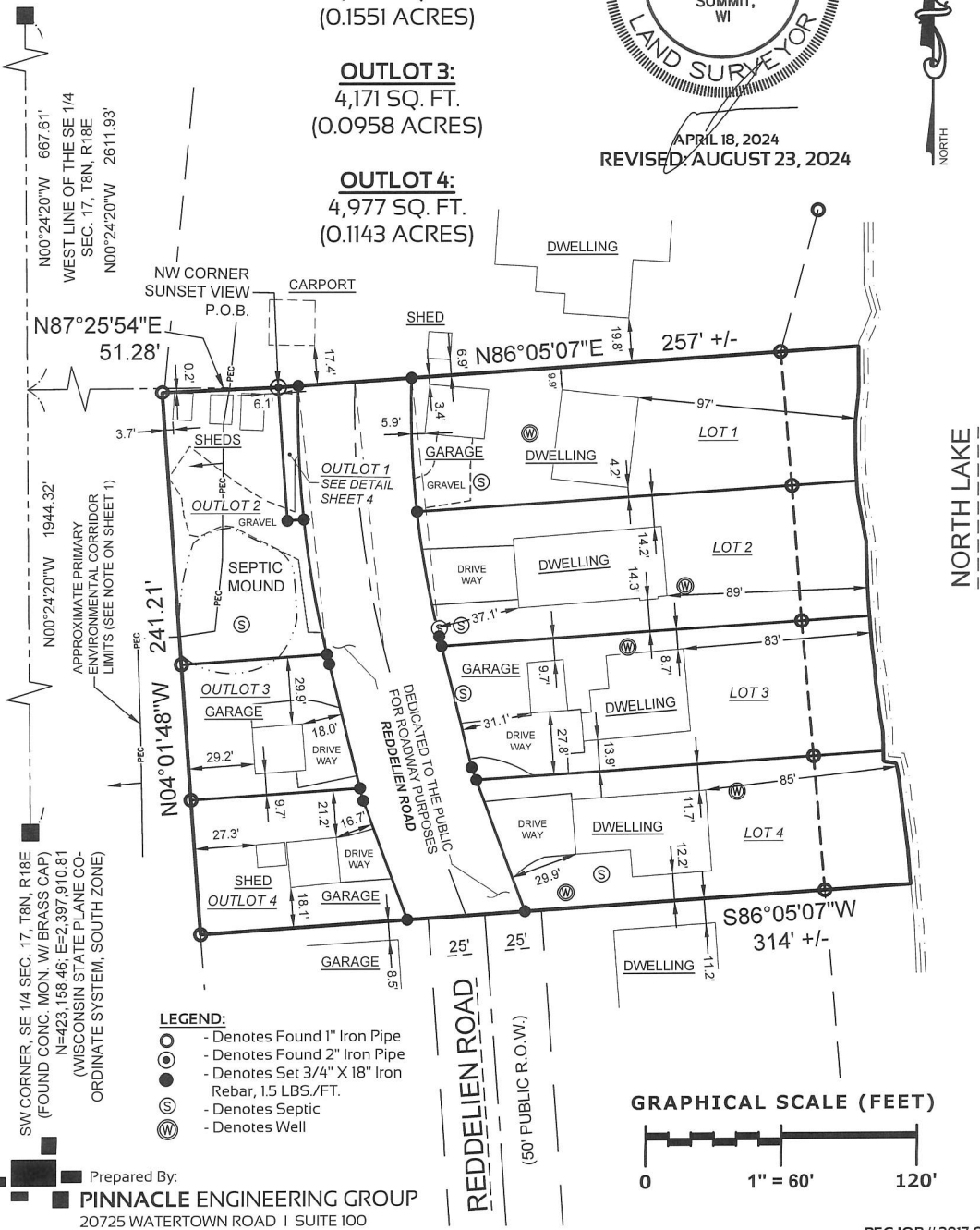
OUTLOT 2:
6,758 SQ. FT.
(0.1551 ACRES)

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.

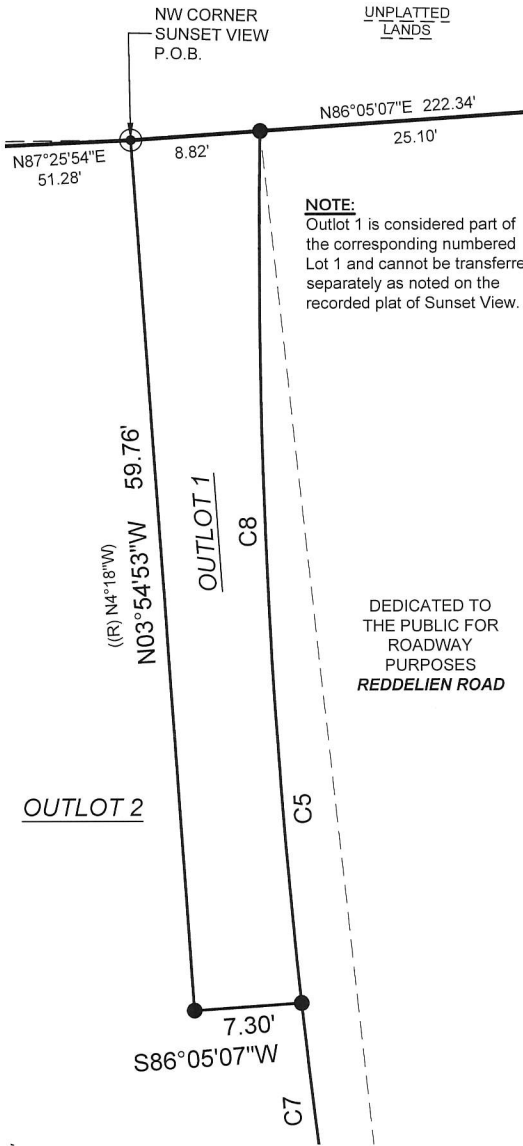
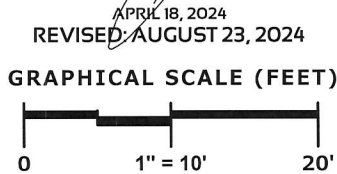
LEGEND:

- - 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)



NOTE:
Outlot 1 is considered part of the corresponding numbered Lot 1 and cannot be transferred separately as noted on the recorded plat of Sunset View.

DEDICATED TO
THE PUBLIC FOR
ROADWAY
PURPOSES
REDELLEN ROAD

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



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

APRIL 18, 2024
REVISED: AUGUST 23, 2024

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

**SECOND AMENDMENT TO THE LAKE COUNTRY FIRE & RESCUE
INTERMUNICIPAL AGREEMENT**

WHEREAS, the Village Boards of Chenequa, Nashotah, Oconomowoc Lake and Wales, the Town Boards of Delafield and Genesee and the Common Council of the City of Delafield (collectively the “Municipalities”) entered into the Lake Country Fire & Rescue (“LCFR”) Intermunicipal Agreement (hereinafter the “Agreement”) to provide fire and paramedic protection by a joint Fire Department for all persons and properties located within the Municipalities and consistent with intergovernmental cooperation as described in s. 66.0301, Wis. Stats; and

WHEREAS, it was the common belief of the participating Municipalities that greater protection against fire losses within the Municipalities could be secured more effectively by the joint ownership and operation of fire equipment and emergency medical service equipment and that a more effective Fire Department could be promoted by the joint and mutual cooperation of the Municipalities, and that the cost of protection could be more equitably shared; and

WHEREAS, pursuant to Article X of the Agreement, the Municipalities may alter, amend, and/or rescind all or any of the provisions of the Agreement upon the approval of all of the Municipalities, and any amendment may be adopted by each Municipality individually and without corresponding signatures from the other Municipalities, and a duplicate original has the same validity as a signed amendment on a single legal instrument; and

WHEREAS, the Municipalities agree that an amendment to the terms of the Agreement is necessary to address budget concerns (hereinafter the “Amendment”); and

WHEREAS, the Municipalities agree that in order to address the budget concerns, the constraints included in Article V, Section I.1.c) would need to be revised to allow for a greater annual operating budget increase than what the original terms of the Agreement allows; and

WHEREAS, the Municipalities agree to revise the Agreement with this Amendment in order to address upcoming budgetary concerns.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Municipalities agree to amend the Agreement as set forth below:

SECTION 1. Article V entitled “Fire Board”, Section I. entitled “Budget”, Subsection 1. entitled “Fire Department Budget”, Subsection c) is hereby stricken and replaced as follows:

LCFR’s budget may only increase in a manner that allows its owner Municipalities to increase their levy in accordance with Wisconsin State Statute 66.0602 (3)(h) 2. a. which states that the total charges assessed by the Fire Department for the current year increase, relative to the total charges assessed by the Fire Department for the previous year, by a percentage that is less than or equal to the percentage change in the U.S. consumer price index for all urban consumers, U.S. city average, as determined by the U.S. department of

labor, for the 12 months ending on August 31 of the year of the levy, plus 2 percent, except as follows:

LCFR's 2025 Operating Budget. The Municipalities agree for the calendar year 2025 operating budget only, the aforementioned restriction shall not apply. **The 2025 Lake Country Fire & Rescue operating budget is outlined in Appendix A attached hereto.**

SECTION 2. If any term contained in this Amendment conflicts with a term in the Agreement, this Amendment shall control.

[Signature Pages to Follow]

Dated this ____ day of _____, 2024

VILLAGE OF CHENEQUA

Jo Ann F. Villavicencio, Village President

Attest

Deanna Braunschweig, Village Clerk/Treasurer

Dated this ____ day of _____, 2024

VILLAGE OF NASHOTAH

Neil Gustafson, Village President

Attest

Cynthia Pfeifer
Village Administrative Director/Clerk/Treasurer

Dated this ____ day of _____, 2024

VILLAGE OF OCONOMOWOC LAKE

Michael, Bickler, Village President

Attest

Teri Sayles, Village Clerk/Deputy Treasurer

Dated this _____ day of _____, 2024

VILLAGE OF WALES

John Mayer, Village President Attest

Gail Tamez, Village Administrator/
Clerk/Treasurer

Dated this _____ day of _____, 2024

TOWN OF DELAFIELD

Edward Kranick, Town Chair

Attest

Dan Green, Town Administrator/Clerk/Treasurer

Dated this _____ day of _____, 2024

TOWN OF GENESEE

Sharon Leair, Town Chair

Attest

Meri Majeskie, Town Clerk

Dated this ____ day of _____, 2024

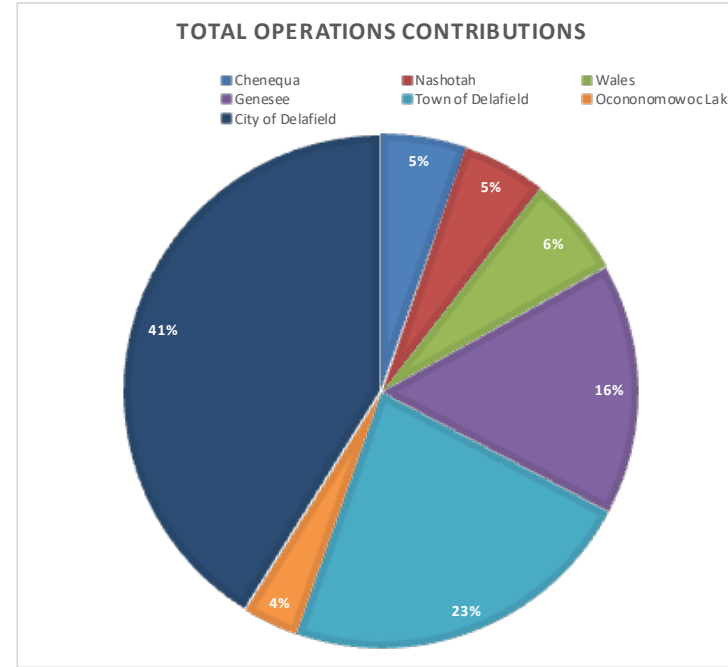
CITY OF DELAFIELD

Tim Aicher, Mayor Attest

Molly Schneider, City Clerk

Lake Country Fire and Rescue Draft 2025 Funding Formula Worksheet

Ops Budget	\$4,398,484.80	Base	
Percent through base	65%	Chenequa	6.00%
Amount through base	\$2,859,015.12	Nashotah	6.00%
Amount through fomula	\$1,539,469.68	Wales	5.00%
		Genesee	13.00%
		T/Del	20.50%
		Oconomowoc Lal	3.50%
		C/Del	46.00%
		Checksum	100.00%



CALL VOLUME	POPULATION
33.33%	33.33%
EV - Improvements	EV - Land
33.33%	0.00%

Formula Checksum 100.00%

Community	Base	Formula	Total Operations	Capital	Total Contribution	Percentage
Chenequa	\$171,540.91	\$58,174.33	\$229,715.24	\$56,105.82	\$285,821.06	5.22%
Nashotah	\$171,540.91	\$60,820.43	\$232,361.34	\$65,473.63	\$297,834.97	5.28%
Wales	\$142,950.76	\$137,701.76	\$280,652.52	\$46,754.85	\$327,407.37	6.38%
Genesee	\$371,671.97	\$326,399.30	\$698,071.27	\$121,562.61	\$819,633.88	15.87%
Town of Delafield	\$586,098.10	\$409,809.45	\$995,907.55	\$224,423.28	\$1,220,330.83	22.64%
Oconomowoc Lake	\$100,065.53	\$52,671.81	\$152,737.34	\$37,403.88	\$190,141.22	3.47%
City of Delafield	\$1,315,146.96	\$493,877.20	\$1,809,024.16	\$383,389.77	\$2,192,413.93	41.13%
Checksum		\$4,398,469.41	\$935,113.84	\$5,333,583.24		

Community	Calls For Service			
	2021	2022	2023	Average Calls
Chenequa	70	55	86	70.33
Nashotah	66	64	84	71.33
Wales	180	166	232	192.67
Genesee	419	409	416	414.67
Town of Delafield	501	488	460	483.00
Village of Oconomowoc Lake	61	51	55	55.67
City of Delafield	1031	1033	925	996.33
Totals	2328	2266	2258	2284.00

Share of the Operating Budget (Call Volume)

Chenequa	\$15,801.95
Nashotah	\$16,026.62
Wales	\$43,286.85
Genesee	\$93,164.09
Town of Delafield	\$108,516.70
Village of Oconomowoc Lake	\$12,506.76
City of Delafield	\$223,848.46
Total	\$513,151.43

Community	Population			
	2022	2023	2024	Average Pop
Chenequa	530	527	534	530.33
Nashotah	1319	1306	1306	1310.33
Wales	2917	2911	2907	2911.67
Genesee	7187	7167	7186	7180.00
Town of Delafield	8148	8096	8085	8109.67
Village of Oconomowoc Lake	572	567	567	568.67
City of Delafield	7172	7141	7162	7158.33
Totals	27845	27715	27747	27769.00

Share of the Operating Budget (Population)

Chenequa	\$9,800.18
Nashotah	\$24,214.03
Wales	\$53,805.54
Genesee	\$132,681.31
Town of Delafield	\$149,860.89
Village of Oconomowoc Lake	\$10,508.56
City of Delafield	\$132,280.92
Total	\$513,151.43

Community	Equalized Value-Improvements Only			
	2022	2023	2024	Av Eq Values
Chenequa	\$299,707,600	\$346,088,600	\$369,124,500	\$338,306,900.00
Nashotah	\$186,693,800	\$233,311,400	\$221,242,400	\$213,749,200.00
Wales	\$366,266,800	\$456,731,200	\$442,353,900	\$421,783,966.67
Genesee	\$1,070,272,600	\$984,100,900	\$1,078,796,600	\$1,044,390,033.33
Town of Delafield	\$1,447,140,500	\$1,612,177,400	\$1,659,164,300	\$1,572,827,400.00
Village of Oconomowoc Lake	\$275,971,800	\$306,588,100	\$341,510,200	\$308,023,366.67
City of Delafield	\$1,230,921,200	\$1,474,003,100	\$1,587,175,400	\$1,430,699,900.00
Totals	\$4,876,974,300.00	\$5,413,000,700.00	\$5,699,367,300.00	\$5,329,780,766.67

Share of the Operating Budget (Equalized Value-Improvements Only)

Chenequa	\$32,572.20
Nashotah	\$20,579.78
Wales	\$40,609.37
Genesee	\$100,553.90
Town of Delafield	\$151,431.86
Village of Oconomowoc Lake	\$29,656.50
City of Delafield	\$137,747.82
Total	\$513,151.43

**VILLAGE OF CHENEQUA
RESOLUTION NO. 2024-11-11-01**

A RESOLUTION FOR BUDGET ADOPTION AND TAX LEVY

WHEREAS, the Board of Trustees is appropriating the necessary funds for the operation of the government and administration of the Village of Chenequa for the year 2025, and

WHEREAS, there is hereby appropriated out of the receipts of the Village of Chenequa for the year 2025, including monies received from the general property tax levy, to the various purposes specified in the budget notice attached as Exhibit "A", and

WHEREAS, the Village of Chenequa general property tax levy for 2024 has been increased by the general obligation debt service authorized by the Village of Chenequa in accordance with Wisconsin Statute §66.0602(3)(d)(2).

NOW, THEREFORE, BE IT RESOLVED, there is hereby levied the tax levy amount of \$2,031,840 on all the taxable property within the Village of Chenequa as returned by the assessor in the year 2024, for the uses and purposes set forth in the budget, and the total tax base for the Village of Chenequa in the year 2024 is \$695,623,800.

BE IT FURTHER RESOLVED, that the rate per thousand for the Village of Chenequa in 2023 based on the above numbers is \$2.92.

BE IT FURTHER RESOLVED, the Village Clerk/Treasurer is hereby authorized and directed to spread this tax on the current tax roll of the Village of Chenequa.

Adopted this 11th day of November, 2024.

VILLAGE OF CHENEQUA

By: _____
Jo Ann F Villavicencio
Village President

Attest:

Deanna Braunschweig
Village Clerk-Treasurer

Village of Chenequa Proposed 2025 Budget Summary
General, Debt Service, Capital Projects, and Boat Launch Funds

	Adopted	Proposed	Percent Change	
	2024 Budget	2025 Budget		
Revenues	Property Taxes	1,891,806	1,891,993	0.01%
	Other Taxes	390	390	0.00%
	Intergovernmental Revenues	231,134	238,151	2.95%
	Private Grants	19,662	24,200	18.75%
	Licenses & Permits	157,667	126,865	-24.28%
	Fines & Forfeitures	57,039	65,810	13.33%
	Public Charges for Services	23,180	42,554	45.53%
	Transfer from Capital Fire Reserves	98,400	127,153	22.61%
	Miscellaneous Revenues	252,150	425,717	40.77%
	Commercial	113,554	136,650	16.90%
Total General Fund Revenue	2,844,981	3,079,483	7.61%	

	Adopted	Proposed	Percent Change	
	2024 Budget	2025 Budget		
Expenditures	General Government	414,672	668,296	37.95%
	Public Safety	1,941,554	1,981,950	2.04%
	Public Works	279,199	291,766	4.31%
	Health & Sanitation	126,612	129,671	2.36%
	Total General Fund Expenditures	2,762,036	3,071,683	10.08%

	General Fund	Debt Service	Capital Projects	Pine Lake Launch	Total
Revenues	3,079,483	139,847	250,000	60,703	3,530,033
Expenditures	3,071,683	139,847	250,000	47,290	3,266,620
Excess Revenues over/under Expenditures	-	(0)	-	13,413	13,413
Fund Balance Retained Earnings Beginning Balance	1,197,937	139,847	-	78,633	1,416,417
Loan Proceeds	-	-	-	-	-
Planned use of Fund Balance	127,153	-	-	-	127,153
Fund Balance Retained Earnings Ending Balance	1,197,937	139,847	-	92,046	1,556,983
Tax Levy	\$ 1,891,993	\$ 139,847	\$ -	\$ -	\$ 2,031,840

Notice is hereby given that a Public Hearing on the proposed 2025 Budget will be held immediately following the Plan Commission meeting which is scheduled for 6:00 pm on Monday, November 11, 2024; 31275 W County Road K, Chenequa, WI. The budget can be reviewed at the Village Hall.

To participate via Zoom:

<https://us02web.zoom.us/j/85316677839?pwd=zFwUKwvJzn87nbSx5Oo89HkWp8IHmb.1>

Meeting ID is 853 1667 7839 and the Passcode is 084316

Or Dial: 312 626 6799

VILLAGE OF CHENEQUA
Resolution No. 2024-11-11-02

**RESOLUTION RELATIVE TO THE FINDING OF A PUBLIC NUISANCE
WITH RESPECT TO THE EXISTENCE OF OAK WILT
UPON CERTAIN PROPERTIES LOCATED IN THE VILLAGE OF CHENEQUA
AND ORDERING ABATEMENT OF SUCH PUBLIC NUISANCE**

WHEREAS, on October 14, 2024, the Village Board of the Village of Chenequa received a memorandum from the Village Forester addressing the existence of Oak Wilt in 50 trees which are located on the properties listed on Attachment A; and

WHEREAS, the Village Board has been advised by the Village Forester that correspondence relating to Oak Wilt as a public nuisance, abatement of such public nuisance and notification of this meeting of the Village Board has been sent or delivered to the owners of the properties listed on Attachment A; and

WHEREAS, the Village Board has further received a recommendation from the Village Forester regarding the basis for a finding that a public nuisance exists on the properties listed on Attachment A together with a recommendation that abatement of such public nuisance be ordered;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Chenequa that:

Section 1. Findings. Based upon the memorandum and recommendation from the Village Forester, the Village Board hereby finds that the public nuisance of Oak Wilt to exist on the properties listed on Attachment A.

Section 2. Abatement. The Village Board hereby authorizes and directs the Village Forester to send orders with respect to the required abatement of the public nuisance of Oak Wilt on the properties listed on Attachment A to the owners of such properties; and

BE IT FURTHER RESOLVED, that the Village Forester is authorized and directed to take appropriate action pursuant to the Village Code in the event of the owners of the properties listed on the Attachment A do not comply with the abatement orders of the Village of Chenequa.

Adopted this 11th day of November, 2024.

VILLAGE OF CHENEQUA

BY: _____

Jo Ann F Villavicencio
Village President

ATTEST:

Deanna Braunschweig, Village Clerk-Treasurer

PROPERTY	I.D	Graft Distance	DBH
Ashbourne LTD	24-001	Yes	20"
Ashbourne LTD	24-002	Yes	16"
Ashbourne LTD	24-003	Yes	19"
Ashbourne LTD	24-004	Yes	9"
Liesel Lavery	24-005	Yes	28"
Liesel Lavery	24-006	Yes	19"
Liesel Lavery	24-007	Yes	18"
Liesel Lavery	24-008	Yes	21"
Liesel Lavery	24-009	Yes	19"
Scott and Eve Williams	24-010	Yes	26"
Tim and Barbara Michels	24-011	Yes	26"
Tim and Barbara Michels	24-012	Yes	27"
Scott and Amy Nunnally	24-013	Yes	24"
Tim and Barbara Michels	24-014	Yes	22"
Tim and Barbara Michels	24-015	Yes	31"
Tim and Barbara Michels	24-016	Yes	21"
Tim and Barbara Michels	24-017	Yes	26"
John and Andrea Rendleman	24-018	Yes	23"
John and Andrea Rendleman	24-019	Yes	8"
Max and Sandra Dermond	24-020	Yes	30"
John and Andrea Rendleman	24-021	Yes	24"
Roger Cloud	24-022	Yes	17"
Roger Cloud	24-023	Yes	14"
Roger Cloud	24-024	Yes	20"
Roger Cloud	24-025	Yes	22"
Roger Cloud	24-026	Yes	23"/23"
Michael and Sarah Freiheit	24-027	Yes	27"
Roger Cloud	24-028	Yes	20"
Roger Cloud	24-029	Yes	20"
Roger Cloud	24-030	Yes	26"
Roger Cloud	24-031	Yes	25"
Roger Cloud	24-032	Yes	23"
Roger Cloud	24-033	Yes	21"
Roger Cloud	24-034	Yes	20"
Roger Cloud	24-035	Yes	19"
Roger Cloud	24-036	Yes	20"
Roger Cloud	24-037	Yes	24"
Roger Cloud	24-038	Yes	24"
Roger Cloud	24-039	Yes	31"
Roger Cloud	24-040	Yes	35"

Roger Cloud	24-041	Yes	29"
John Gehl	24-042	Yes	34"
John Gehl	24-043	No	29"
Dave and Melissa Myers	24-044	Yes	25"
Dave and Melissa Myers	24-045	Yes	27"
Rebecca Brumder	24-046	Yes	22"
Jake Ruiz	24-047	Yes	13"
Jake Ruiz	24-048	Yes	13"
Jake Ruiz	24-049	Yes	8"
Jake Ruiz	24-050	Yes	12"
Jake Ruiz	24-051	Yes	6"
Jake Ruiz	24-052	Yes	6"
Jake Ruiz	24-053	Yes	25"
Jake Ruiz	24-054	Yes	25"
Jake Ruiz	24-055	Yes	28"
Carol Merkel	24-056	Yes	25"
Carol Merkel	24-057	Yes	20"
Carl and Mary Eschweiler	24-058	Yes	18"
Carl and Mary Eschweiler	24-059	Yes	13"
Tobias and Deanne Keidl	24-060	Yes	20"
Tobias and Deanne Keidl	24-061	Yes	9"
John Gehl	24-062	Yes	18"
John Gehl	24-063	Yes	15"
John Gehl	24-064	Yes	8"
John and JoJo Neumann	24-065	Yes	17"
John and JoJo Neumann	24-066	Yes	22"
Mike and Debbie Pranke	24-067	Yes	21"
Guy and Katherine Crane	24-068	Yes	22"
Tom and Elizabeth Karlson	24-069	Yes	28"
Guy and Katherine Crane	24-070	Yes	8"
Guy and Katherine Crane	24-071	Yes	14"
Guy and Katherine Crane	24-072	Yes	17"
Guy and Katherine Crane	24-073	Yes	17"
Guy and Katherine Crane	24-074	Yes	20"
Guy and Katherine Crane	24-075	Yes	9"
Guy and Katherine Crane	24-076	Yes	21"
John and Susan Kieckhefer	24-077	Yes	23"
William and Linda Surles	24-078	Yes	24"
Winston and Margaret Hollister	24-079	Yes	11"
Winston and Margaret Hollister	24-080	Yes	15"
Winston and Margaret Hollister	24-081	Yes	17"
Robert and Jo Ann Wagner	24-082	Yes	30"
Robert and Jo Ann Wagner	24-083	Yes	5"

Robert and Jo Ann Wagner	24-084	Yes	22"
Robert and Jo Ann Wagner	24-085	Yes	19"
Robert and Jo Ann Wagner	24-086	Yes	35"
John Rau	24-087	Yes	22"
John Rau	24-088	Yes	24"
Marc and Jeannie Lauret	24-089	No	16"
Marc and Jeannie Lauret	24-090	Yes	20"
Stuart and Lora Wilson	24-091	Yes	29"
John and JoJo Neumann	24-092	Yes	25"

VILLAGE OF CHENEQUA
Resolution No. 2024-11-11-03

RESOLUTION TO APPROVE SPECIAL CHARGES
TO BE PLACED ON THE 2024 TAX ROLL

WHEREAS, the Village of Chenequa is entered into an Intergovernmental Agreement with Lake Country Fire and Rescue that includes the Village Boards of Chenequa, Nashotah, Oconomowoc Lake and Wales, and the Town Boards of Delafield and Genesee, and the City of Delafield, as an intergovernmental agreement as described in 66.0301, Wis. Stats; and,

WHEREAS, on November 11, 2024, the Village Board of the Village of Chenequa approved an amendment to the Lake Country Fire and Rescue intergovernmental Agreement allowing to increase the total budget amount for the year 2025 above the previous restrictions; and,

AND WHEREAS, on November 11, 2024, the Village Board of the Village of Chenequa approved an amendment to the Lake Country Fire and Rescue intergovernmental Agreement allowing to increase the total budget amount for the year 2025 above the previous restrictions and approved the Village portion to \$229,715.24, and capital portion \$56,105.82; and,

WHEREAS, the Village Board held a Budget Public Hearing on November 11, 2024, approving the Village Levy and Mill Rate. The 2025 Budget includes the Village portion of the Lake Country Fire and Rescue Budget, operating portion as \$229,715.24, and the capital portion of \$56,105.82; and,

AND WHEREAS, the 2025 Budget includes a special charge to each improved property of \$761. The special charge is to fund the Village portion of the 2025 Lake Country Fire and Rescue Operating Budget of, \$229,715.24.

NOW THEREFORE, BE IT RESOLVED, that the Village Clerk - Treasurer is authorized and directed to take place \$761 as a special charge to each improved property on the 2024 tax bill as approved by the Village Board.

Adopted this 11th day of November, 2024.

VILLAGE OF CHENEQUA

BY: _____
Jo Ann F Villavicencio
Village President

ATTEST:

Deanna Braunschweig, Village Clerk-Treasurer