



AGENDA

Village of Chenequa Plan Commission
Monday, January 13, 2025 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, January 13, 2025, 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 December 9, 2024.
3. Review and consider action on proposed new primary residence and grading plan at 7131 N. State Road 83, Dennis and Kim Doyle. (Tax Key No. 370-995).
4. Review and consider action on Extraterritorial Certified Survey Map to combine 3 parcels of record with separate tax keys, on Forest Drive, Hartland WI, (Lots 9, 11, and 11 in Moose Hills Subdivision), as requested by Andrew Miner, TAX KEYS MRTT 0367-009, MRTT0367-010 AND MRTT 0367-011.
5. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk – Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/89927395856?pwd=VpXZg8n0B3o0YFTvRq7jUkDbmKwadp.1>

Meeting ID is 899 2739 5856 and the Passcode is 199780

Or Dial: 305 224 1968 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, January 8, 2025 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES
OF MONDAY, December 9, 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, December 9, 2024 at 6:00 p.m. utilizing Zoom Communications and in person. The meeting started late due to power outage.

Ms. Villavicencio / Chairperson – present
Ms. Surles / Member – present online
Mr. Pranke / Member – present
Mr. Enters / Member – present
Ms. Benz / Member – present
Mr. Carroll / Member – present
Mr. Kriva / Member – present
Mr. Gartner / Village Attorney Representative – present on-line
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

Bruce Brown, Ted Rolfs, Jim Winchell Paul Oswald, Timothy Fredman, Bob Eck, Kim Eck, EJ Kubick, Heidi von Hagke, Tim Fredmann, Richard Grunke, Carol Manegold
Deb McNear, JoJo Gehl Neumann, Judy Hansen, Julie Petri, Wendy Davis, Jason Luther

Public Comment

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

Debbie McNear spoke in favor of the Rebecca Brumder project. Debbie McNear spoke with concern of water drainage of the Gehl project.

Ted Rolfs spoke in favor of the Rebecca Brumder project. Ted Rolfs spoke with concern of water drainage of Gehl project.

Approval of minutes from the Plan Commission meeting held on November 11, 2024.

Motion (Kriva/Benz) to approve the minutes from the Plan Commission meeting of November 11, 2024, as presented. *Motion carried.*

Review and consider action on proposed new primary residence and landscape plan at 4948 White Pines Court, Robert and Kimberly Eck. (Tax Key No. 415-996-010).

Lincoln presented the item. There are no structures on the property.

The applicant proposes to construct a new single-family dwelling with an attached garage. The proposed dwelling is a single story with a total square footage of 7,573; total living area of the dwelling is 4,850 Square feet. This is a legal conforming lot. Building material sample photos have been provided in the packet. The proposed project meets all other requirements of the Village of Chenequa Zoning. Exterior light options have been submitted and require Plan Commission and Village Board Review. The proposed fixture meets the requirements of 5.24.

A landscape plan has also been submitted for the property and requires review. Incorporated with the landscape plan is a driveway, paths, patios, outdoor lighting, a fence and a pool.

Incorporated with the grading plan is a driveway plan. Due to site restrictions, the proposed driveway borders the northern property boundary for approximately 170'. Private driveways in the Village are not considered structures per 6.3(46) therefore, the 10' minimum property line setback does not apply. The proposed driveway meets the requirements of 5.23.

The landscape plan proposes a walkway to the front entrance and a secondary walkway to the pool area. The proposed walkways will match the walkway presented in the materials packet. The location of these walkways is in the provided landscape plan.

There are two proposed patios on the property. A pool patio is proposed to surround the proposed pool and a front entry patio. The location of the patios are provided in the landscape plan.

The applicant is proposing an inground pool. Pump equipment for the proposed pool will be situated on the side of the house and screened with bushes. Proposed layout of the pool is provided in the landscape plan.

The applicant proposes a fenced area surrounding the pool area. 5.21(3) requires that a fence, wall, structure or combination shall be not less than 3'5". A residential structure (as proposed) may be used as part of the enclosure. The proposed fence is 4' in height. Fence layout is depicted on the landscape plan

The plan shows 16 proposed "path lights" and 8 proposed "spot lights". The path lights are 2.5 watts and 2,790K color temperature. The spot lights are 3.0 watts and 2,790K color temperature. The proposed "Spot lights" will be slightly elevated above the ground and downward directed to illuminate landscaping.

The property has an existing recorded stormwater drainage easement. This drainage depression is protected by restrictions listed in document # 4520940 and is in place to help capture storm water from additional runoff created by impervious surfaces.

Motion (Kriva/Enters) to recommend the proposed new primary residence and landscape plan at 4948 White Pines Court, Robert and Kimberly Eck. (Tax Key No. 415-996-010). *Motion carried.*

Review and consider action on remodel of an existing structure to create a new residence at 6136 N. Brumder Lane, Rebecca Brumder. (Tax Key No. 401-994).

Lincoln presented information on the project. The property burned down in 1902 and then was rebuilt that year.

The applicant proposes to convert an existing historic structure on the property to a new single primary residence. The proposed residence will have a finished main floor and loft area. The basement will remain unfinished. The total living area of this structure is approximately 617.5 square feet. 6.5(4)(d) Requires that a two-story dwelling have a minimum living area of 2,000 square feet with a minimum living area of 1,500 square feet on the first floor; however, this ordinance does not apply to structures built on or before July 10th, 1972, with a valid building permit.

It is likely that when this building was constructed, a permit would not have been required. The building was originally constructed in 1902. Existing and proposed elevations have been provided in your packet.

Exterior modifications include: repositioning doors and windows on the structure (as shown on plans); installation of several new windows on the structure; adding a small gable over the entryway (to match roof pitch); installation of bilco door to provide basement access; and, restoration of existing trim and siding. The existing color of this structure is white, this color is not proposed to change. There is no exterior lighting proposed on this structure.

This is a legal-conforming lot. A new driveway is proposed to be installed, leading up to the structure. The proposed driveway meets the requirements that have been specified in ordinance 5.23. The provided plans also present an outdoor lighting plan. The lighting plan includes cut sheets of the proposed light fixtures to be used and meet the ordinance.

Discussion ensued of the build process taken down to the studs. Joe xxx the roof structure was not in fantastic shape. The coupula was moved and then proper roof jousts were installed. The water shed piece will be painted and reinstalled.

Motion (Benz/Carroll) to recommend the proposed remodel of an existing structure to create a new residence at 6136 N. Brumder Lane, Rebecca Brumder. (Tax Key No. 401-994). *Motion carried.*

Review and consider action on proposed astronomical observatory structure at 31706 W. Pine Meadows Lane, Bruce and Kathy Brown. (Tax Key No. 734-990-001).

Lincoln introduced the item. Dr. Bruce Brown commented his original submittal was to paint the same color as the house. However, he found that the manufacturer paints the aluminum siding is pre-painted as to not absorb heat. The applicant proposes to construct a new "Ash Dome astronomical observatory". This is a round, silo shaped structure with a footprint of 98 square feet. The observatory is 10.5' in diameter X 12.5' tall. The dome materials include: a steel dome structure (prefinished from the factory to be silver in color).

The applicant has noted that the lower 4' of the dome structure will be obscured by prairie grasses during the summer months. This structure will be visible from Pine Meadows drive and Treasure Island Drive. Not visible from the Lake.

There is no exterior lighting proposed on this structure. This is a legal-conforming lot. The proposed project meets all other requirements of the Village of Chenequa Zoning. 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 (Carroll/Pranke) to approve the proposed astronomical observatory structure at 31706 W. Pine Meadows Lane, Bruce and Kathy Brown. (Tax Key No. 734-990-001). *Motion carried.*

Review and consider action on proposed accessory structure at 31898 W. Treasure Island Drive, Paul and Linda Oswald. (Tax Key No. 416-994-003).

Lincoln introduced the item. The applicants propose to construct an accessory structure on their property. The dimensions of this proposed accessory structure are 34'x 45'. 23 feet tall. There is no plumbing, cooking or sleeping facilities proposed for this structure. The proposed 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 in "Colorado Pine's Moss Fieldstone" and LP smart side/Hardie panel with a stucco pattern finish. These materials will be installed with intentions to match the primary dwelling. The roof of this structure is proposed to be asphalt shingle to match the primary dwelling. An exterior light option has been submitted. The proposed lights match the primary dwelling and comply with the requirements specified in 5.24.

Motion (Benz/Kriva) to recommend the proposed accessory structure at 31898 W. Treasure Island Drive, Paul and Linda Oswald. (Tax Key No. 416-994-003). *Motion carried.*

Review and consider action on proposed landscape plan at 5721 N. State Road 83, Michael Gehl. (Tax Key No. 399-993).

Lincoln introduced the item. A landscape plan has been submitted by Hoerr Schaudt on behalf of Michael Gehl. This property is on an island and non-conforming.

The landscaping plan includes driveway rework, new entryway, terraces, and plantings. The applicant is proposing to realign and repave the existing driveway. The parking area will be repaved with concrete. The remainder of the driveway will be asphalt. This driveway realignment will result in a net decrease in impervious surface. The layout was shown in the packets. The existing boat launch will also remain. A majority of this driveway falls within the 75' setback of the highwater mark of Pine Lake.

The applicant is also proposing to rework the main entryway and secondary entryway to the home. There is currently a board formed concrete wall that extends from the residence near the main entrance. The applicant proposed to shorten the length of this retaining wall by 14'9". A detail of this proposed reworking was included in the packet. Both entries to the home will be paved with granite pavers as shown in plans. The main entrance is within the 75' setback of the highwater mark.

Along the northside of the home the applicant proposes to better define a path that connects an exit to the south side of the home. This proposed path will also be constructed of granite pavers. This path does not exceed 4' in width where it lies within the 30' setback of the ordinary high-water mark. The one-foot wall curb addition is considered a structure.

On the south side of the home the applicant proposes to remove an existing deck and replace it with a stone terrace within the same footprint. This terrace will be constructed of granite pavers.

This terrace will be entirely outside the 30' setback as required by 6.5(4)(a)(i) (B). Behind the stone terrace is existing timber retaining walls. These are to remain. The applicant proposes to add a "lower terrace" as shown in the packet. This terrace will be entirely outside the 30' setback as required by 6.5(4)(a)(i) (B).

The proposed plantings were included in the packet. There will be a conversion from turf grass to "no mow fescue".

The proposal includes to replace steppers to the pier. The North pier is steeper. The Code does not allow two sets of uncovered stairs. It is common for people to have steps to cut the grade. If the Northern steppers are considered stairs they are not permissible and cannot be approved. These are three steppers. Discussion ensued that a lot of homes have ten or less steps and not to consider an uncovered stairway. There is no handrail. It is not more than four on North Stairwell, less than four feet. Discussion ensued that this is two steppers. A cutting permit has been issued for the landscape plan.

Attorney Gartner advised that this does not set precedent and these are so minor not to be addressed by the code. Could be clarified by definition. The property owner could go through the board of appeals. Discussion ensued that these are incidental.

There is a stormwater drain that goes into the water; this has been cut back yet still lakeside. A flow well could be installed where the stormwater drain is. A flow well could be suggested on the North West side of house.

Motion (Pranke/Kriva) to recommend the proposed landscape plan at 5721 N. State Road 83, Michael Gehl. (Tax Key No. 399-993 subject to mitigating the run off if there is more impervious surface. Motion carried.

Review and consider action on revised grading and landscape plan at 4779 Pine Meadows Lane, Kent and Renee Haefs. (Tax Key No. 734-996).

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 the grading plans that were also approved. Recent grading on the property has deviated from the previously approved grading plan. As a result, the applicant is resubmitting a grading plan that reflects the grading work that was completed on the property.

Portions of the grading activity involved the partial filling of a depression in front of the house. This land disturbance activity has resulted in ponding after heavy rain events. If ponding persists after the site has been seeded it is the Villages recommendation to install a stone catch basin or French drain in the bottom of the kettle to help improve stormwater infiltration. Owner believes once it is seeded the ponding will be alleviated.

In addition to the updated grading plan, the applicant is also seeking permission to install a concrete patio that is 18' X 50' (Approximately 900 square feet). This patio is 150'+ from the ordinary high-water mark of Pine Lake.)

A copy of what was previously approved and what requires approval has been included in the packet. The flat area in front of the house was pushed out. The landscaping was raised up 8 feet from what was originally approved. No explanation for the change. The applicant felt that the ponding was less of an issue.

The Village could go based on complaints by the neighbors or the Village could stop out. Was originally 9.09 and now 9.18. The driveway has significant changes. Discussion ensued, was there any engineering done? Discussion ensued if there would be additional ponding. The staff will stop in and work with the Haefs after rain events.

Motion (Benz/Kriva) to recommend revised grading and landscape plan at 4779 Pine Meadows Lane, Kent and Renee Haefs. (Tax Key No. 734-996) If ponding exists then a remediation plan, with a water management plan be presented to the Village.
Motion carried.

Review and consider action on Ordinance 2024-12-09-01, An Ordinance Creating Section 6.5 (6) Creating Requirements for Accessory Buildings and Structures and Amending and Restating Section 6.3 to Create and Amend Certain Definitions.

Attorney Gartner introduced the ordinance. The 75 foot to OHWM is still preserved. The small storage sheds will not count against the number of sheds on any given lot. Discussion ensued of the purpose of the ordinance, to put limits on the size and number of structures on the lots based on the size of the lot. Discussion ensued of striking the “lot not abutting lake” language and item C, i to be stricken. Discussion ensued of the lake properties with larger set back. Discussion ensued of accessory structures to be 300 feet set back from the OHW mark. The accessory structure could be 1/2 percent of total lot coverage. Discussion ensued of those that would be non-compliance due to boat house and the total foot print. Discussion ensued of boat houses and detached garages. Discussion ensued of the allowable size of an accessory structure.

Discussion ensued to send the ordinance back to the committee and rework, number of structures, size, lake shore to the lot.

Attorney Gartner advised on a motion to hold to the call of the chair and go back to the committee and circulate to members of the committee.

Motion (Carroll/Enters) Refer the ordinance back to committee and hold to the call of the chair. *Motion carried.*

Adjournment

Motion (Pranke/Enters) to adjourn the Plan Commission meeting at 7:07 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: January 6, 2025

Meeting Date & Time: Monday, January 13th, 2025 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Redleaf Homes

Owner: Dennis and Kim Doyle

Property Address: 7131 N State Road 83

Project Description: Construction of single-family dwelling

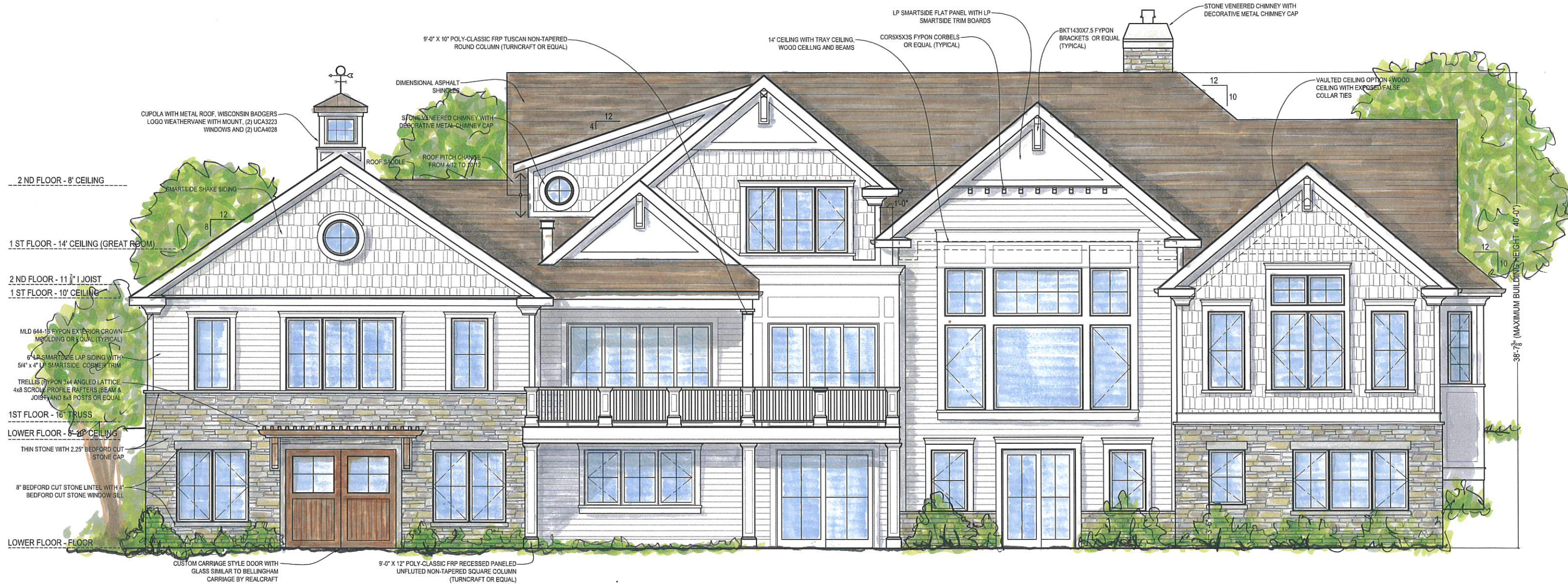
Zoning District: Residence District- Lot Abutting Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	3	acres	3.07	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	165	L.F.
YARD SETBACKS: Lake (West)	75	ft. min.	303.50	ft.
Rear (East)	25	ft. min.	356.89	ft.
Side (North)	23	ft. min.	28.49	ft.
Side (South)	23	ft. min.	28.19	ft.
BUILDING HEIGHT:	40'	ft. max	38.62	ft.

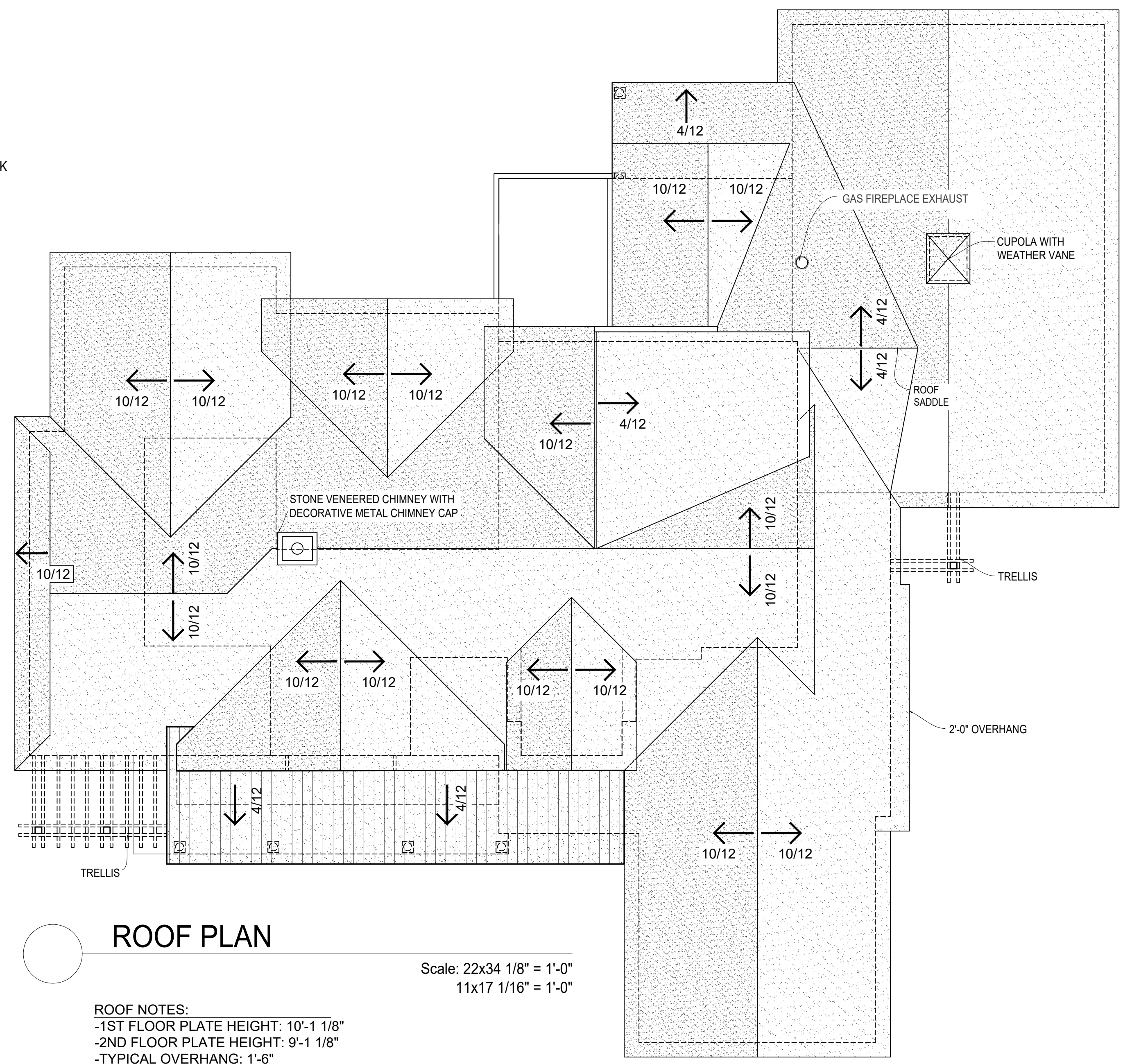
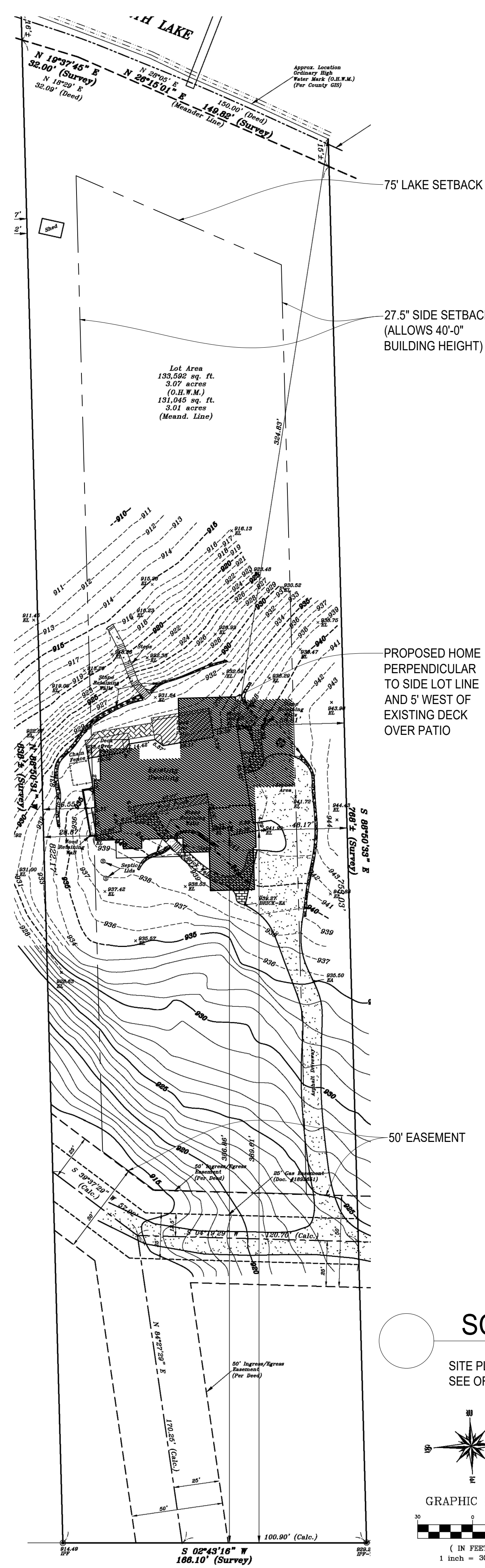
COMMENTS:

1. The applicant proposes to raze an existing primary residence on the property and construct a new single-family dwelling.
2. The total living area of this proposed dwelling is 8,477 square feet. Including unfinished spaces this dwelling is 11,912 square feet in total.
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. Two exterior light selections have been provided.
 - a. Wall mounted fixture
 - i. There are 9 proposed wall mounted outdoor fixtures
 - ii. These fixtures are 2700K and 275 lumens each
 - iii. These fixtures have an integrated led that is recessed into the metal housing on top.
 - b. Soffit lighting
 - i. The applicant proposes 34 soffit mounted fixtures
 - ii. These fixtures are 2700K and 500 lumens each
 - iii. The lighting element on these fixtures are recessed into the housing. If these fixtures produce light trespass or glare additional shielding may be required.
 6. A site grading plan has also been submitted by Metropolitan Survey Service, Inc and is provided in the packet.
 - a. Included in this grading plan is a retaining wall on the north west side of the proposed dwelling.
 - i. As proposed, this retaining wall is 10' off the north property boundary
 - ii. This retaining wall will be approximately 4.5' tall at the highest point
 - iii. The retaining wall stone material will match the stone that is proposed to be used on the house.
 - b. Additionally, the provided grading plan shows the proposed changes around the new proposed dwelling. The most significant grade changes will be on the roadside of the proposed dwelling.
 - c. This roadside grade change will result in a change in driveway pitch. As proposed, the new driveway does not exceed 12%. This is compliant with 5.23(4)(a).
 7. As proposed this proposed home is 58' from the neighboring dwelling to the north. This exceeds the 50' minimum setback requirement as specified in 6.5(4)(c)(i).
 8. A building permit is required from the Building Inspector prior to start of construction.
 9. Less than one acre of land is proposed to be disturbed, a DNR land disturbance permit is not required.
 10. A stormwater management plan for this proposed dwelling is included on the plans.
 11. The proposed project meets all other requirements of the Village of Chenequa Zoning.
- c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Dennis and Kimberly Doyle, Owner
Steve O'Claire, Redleaf Homes



PROPOSED DOYLE RESIDENCE - LAKE ELEVATION



ROOF PLAN

Scale: 22x34 1/8" = 1'-0"
11x17 1/16" = 1'-0"

ROOF NOTES:
-1ST FLOOR PLATE HEIGHT: 10'-1 1/8"
-2ND FLOOR PLATE HEIGHT: 9'-1 1/8"
-TYPICAL OVERHANG: 1'-6"

SCHEMATIC SITE PLAN

Scale: N.T.S.

SITE PLAN IS DIAGRAMMATIC IN NATURE. SEE OFFICIAL SURVEY FOR HOUSE PLACEMENT AND DETAILS.

GRAPHIC SCALE
1 inch = 30 ft.

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

⊙ Denotes Iron Pipe Found
○ Denotes Iron Pipe Set

SHEET INDEX

T-1	SCHEMATIC SITE PLAN, ROOF PLAN, BUILDING INFORMATION, SHEET INDEX AND NOTES
A-0	LOWER LEVEL FLOOR PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	FRONT AND SIDE ELEVATIONS
A-4	LAKE AND GARAGE ELEVATIONS
A-5	CROSS SECTION 1
A-6	CROSS SECTION 2
A-7	CROSS SECTIONS 3, 4 & 5

PLAN NOTES:

- SEE SHEET A-0 FOR STRUCTURAL INFORMATION.
- ALL MECHANICAL LOCATIONS ARE SCHEMATIC. VERIFY LOCATIONS WITH CONSTRUCTION MANAGER AND OWNER BEFORE INSTALL.
- DO NOT SCALE DIMENSIONS FROM DRAWING.
- PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIPMENT, APPLIANCES, AND ELECTRICAL COMPONENTS ARE SUBJECT TO FIELD ADJUSTMENT.
- CONSTRUCTION MEANS AND METHODS MUST FOLLOW ANY APPLICABLE CODES.
- ANY MAJOR DEVIATIONS FROM PLAN MUST BE APPROVED BY RED LEAF HOMES.
- ALL INTERIOR WALLS ARE 4 1/2" UNLESS NOTED OTHERWISE (U.N.O.).
- ALL EXTERIOR WALLS ARE 6 1/2" UNLESS NOTED OTHERWISE (U.N.O.).

DRAWING SCOPE:
THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT INCLUDING THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF STRUCTURAL, MECHANICAL, AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF WORK INTENDED.

CONSTRUCTION NOTES:

- THE GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE FINAL MATERIALS, METHODS OF CONSTRUCTION AND WARRANTY OF PRODUCT FOR THIS DWELLING.
- PROVIDE DRAIN TILE AROUND PERIMETER OF ENTIRE NEW BASEMENT CONSTRUCTION. CONNECT SUMP. COORDINATE FINAL SUMP LOCATION WITH OWNER PRIOR TO PLACEMENT.
- STEP FOOTING AND FOUNDATION WALL AS REQUIRED. COORDINATE WITH EXISTING GRADES AND PLAN NOTES.
- ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF PADS TYP. (FINE OR MEDIUM CLAY SOILS.)
- COORDINATE ALL FLOOR AND WALL FINISH REQUIREMENTS WITH OWNER.
- PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS ON ALL OVERHANGS. COORDINATE LOCATION OF DOWNSPOUTS WITH OWNER.
- COORDINATE ALL MECHANICAL ROOF PENETRATIONS.
- SITE GRADING TO BE COORDINATED WITH OWNER. EGRESS WINDOW LOCATIONS, FOUNDATION WALL HEIGHTS, AND STONE HEIGHTS WILL NEED TO BE VERIFIED. SITE GRADING IS NOT DEPICTED IN THIS SET OF PLANS.
- PROVIDE 20x30 ATTIC ACCESS HATCHES TO ALL ATTIC SPACES. COORDINATE LOCATIONS WITH OWNER.
- WINDOW MANUFACTURER AND STYLE TO BE CHOSEN BY OWNER. WINDOW SIZES INDICATED ARE THE FRAME SIZE. EACH MANUFACTURER'S DIMENSIONS VARY. SELECTED WINDOWS SHOULD BE AS CLOSE AS POSSIBLE TO NOTED DIMENSIONS.
- FINAL STRUCTURAL SIZING OF FRAMING MEMBERS TO BE THE RESPONSIBILITY OF THE LUMBER SUPPLIER.
- ALL WOOD BLOCKING IN CONTACT W/ CONCRETE TO BE PRESSURE TREATED. COORDINATE ADDITIONAL STRUCTURE FOR STORAGE/STORM ROOM WITH OWNER.

Design/Build

RED LEAF HOMES

17035 W. GREENFIELD AVENUE
NEW BERLIN, WI 53151
P: 414-248-5636
E: STEVE@REDLEAFWI.COM

Sheet Title

SCHEMATIC SITE PLAN, ROOF PLAN, BUILDING INFORMATION, SHEET INDEX AND NOTES

PLAN COMMISSION REVIEW NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
	10-15-2024	BID PLANS
P	11-14-2024	CONCEPT ELEVATIONS
Q	12-10-2024	REVISED BID PLANS
R	12-12-2024	REVISED BID PLANS
S	12-13-2024	REVISED BID PLANS
T	12-16-2024	PLAN COMMISSION REVIEW

DOYLE RESIDENCE

NEW CONSTRUCTION

7131 N STATE ROAD 83
HARTLAND, WI 53029

Sheet No.

T-1



FRONT (ROAD) ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"



SIDE (GARAGE/SPORT COURT ELEVATION)

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

Sheet Title

FRONT AND SIDE ELEVATIONS

**PLAN COMMISSION REVIEW
NOT FOR CONSTRUCTION**

Revisions

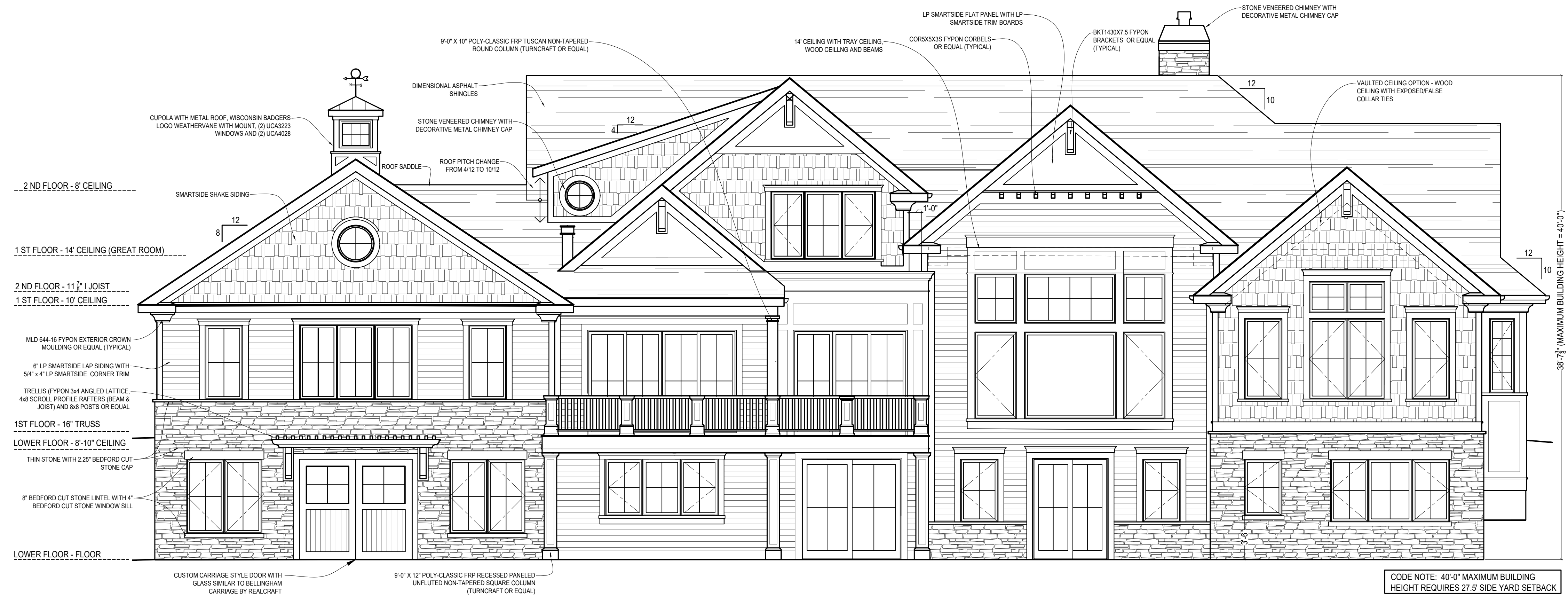
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R	12-12-2024	REVISED BID PLANS
S	12-13-2024	REVISED BID PLANS
T	12-16-2024	PLAN COMMISSION REVIEW

DOYLE RESIDENCE
NEW CONSTRUCTION

7131 N STATE ROAD 83
HARTLAND, WI 53029

Sheet No.

A-3



LAKE ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

CODE NOTE: 40'-0" MAXIMUM BUILDING HEIGHT REQUIRES 27.5' SIDE YARD SETBACK



SIDE (MASTER SUITE) ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

LAKE AND SIDE ELEVATIONS

PLAN COMMISSION REVIEW
NOT FOR CONSTRUCTION

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S	12-13-2024	REVISED BID PLANS
T	12-16-2024	PLAN COMMISSION REVIEW

DOYLE RESIDENCE
NEW CONSTRUCTION

7131 N STATE ROAD 83
HARTLAND, WI 53029

A-4

PLAT OF SURVEY

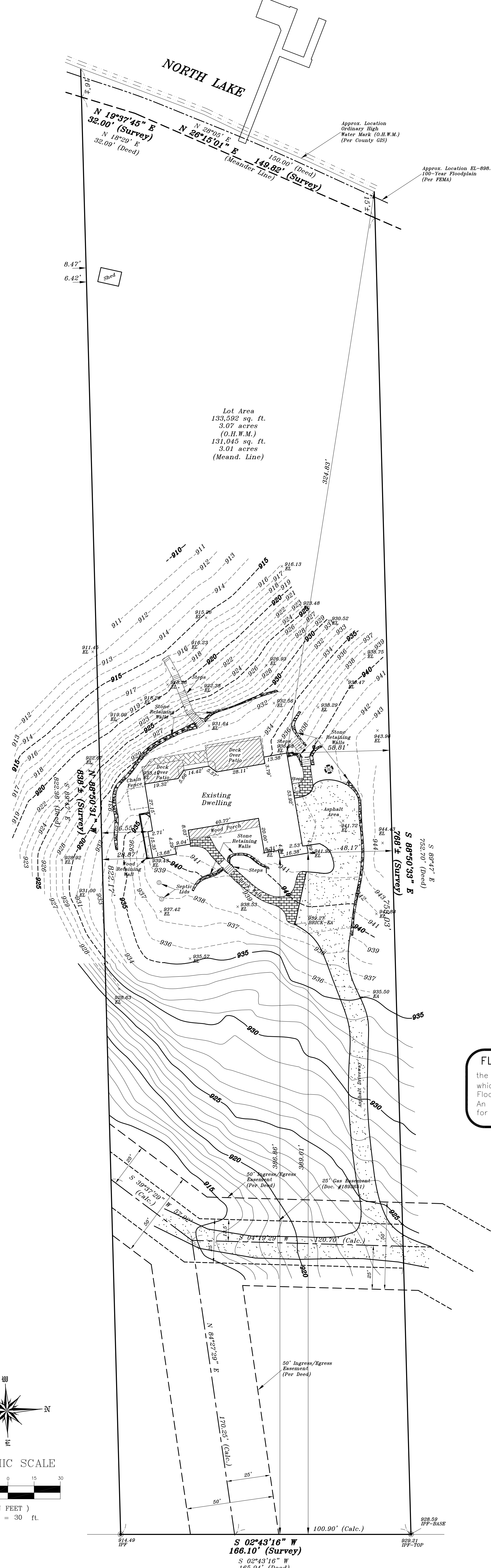
LOCATION: 7131 North State Road 83, Hartland, Wisconsin

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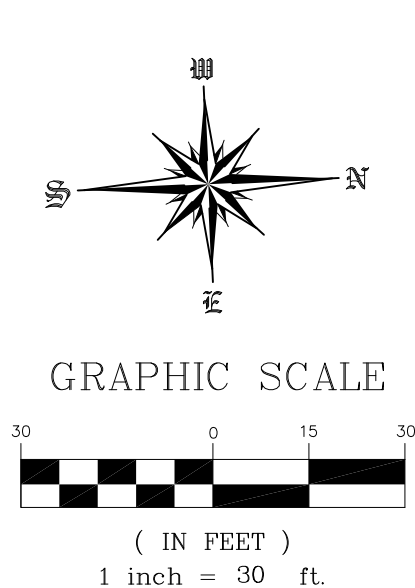
June 21, 2023

Survey No. 114381



FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0044G which has an effective date of 11/5/2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTE: Boundary Based Upon Plat of Survey by LandTech Land Surveying @ Land Planning, Dated September 16, 2020.



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PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set



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

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SIGNED *Dennis C. Sauer*
Dennis C. Sauer
Professional Land Surveyor S-2421

PLAT OF SURVEY

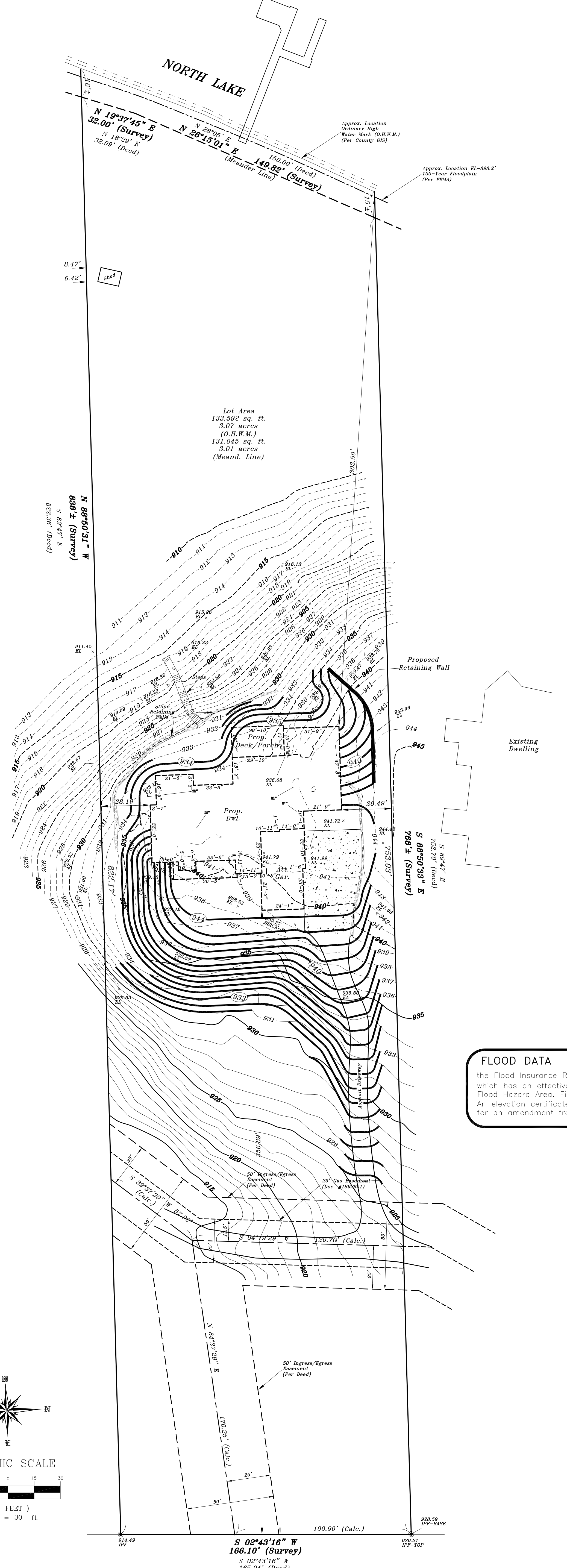
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June 21, 2023
October 25, 2024 Added Proposed Grading Plan
January 3, 2025 Revised Proposed Grading Plan

Survey No. 114381



Lot Area
133,592 sq. ft.
3.07 acres
(O.H.W.M.)
131,045 sq. ft.
3.01 acres
(Meand. Line)

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0044G which has an effective date of 11/5/2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTE:
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--940-- Denotes Existing Contour
-940- Denotes Proposed Contour

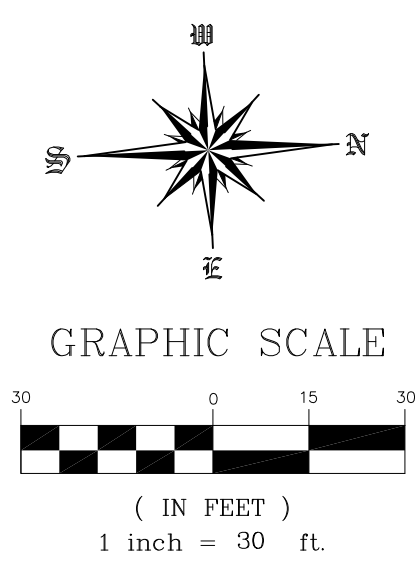
Prop. Gar. Slab [944.67']
Prop. T.O.W. [945.0']
Prop. Fin. Yd. Gr. [935.33']
[944.33']
(Per Gr. Plan)

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

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SIGNED Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421

ROOFING INFORMATION: See Exterior Elevations for all roof material locations.

-Asphalt Shingles: GAF Timberline Dimensional HD per Build Contract

Color: Weathered Wood

-Metal: Horizon-Loc (Central States) per Build Contract

Color: Bronze

FASCIA & SOFFIT:

Material: Per Build Contract

Color: Snowbound

GUTTER INFORMATION: Prefinished K-Style 5" Aluminum seamless per Build Contract

Color: ABC Rainware Bronze

DOWNSPOUT INFORMATION: Rectangular per Build Contract

Color: ABC Rainware Bronze

DECORATIVE BRACKETS, CORBELS & DENTAL TRIM

Material: Composite

Texture: Cedar

Paint Color: White

TONGUE & GROOVE: Front & Rear porch ceilings per Build Contract

Texture: Smooth

Paint/Stain: Charwood

TRELLIS: Front, Side & Rear

Texture: Rough

Paint/Stain: Charwood

ROUND COLUMNS:

Material: Composite, Round

Color: Snowbound

SIDING INFORMATION: See Build Contract and Exterior Elevations for locations.

-Fascia & Soffit: LP SmartSide Pre-vented Soffit & Fascia per Build Contract

Color: Snowbound

-Lap Siding: 6" SmartSide Lap

Texture: Cedar

Color: Snowbound

-Shake Siding: LP SmartSide Shake Siding

Texture: Match Lap Siding

Color: Snowbound

-Corner Trim: 4" SmartSide Trim

Texture: Match Lap Siding

Color: Match Lap Siding

-Window & Door Trim: 4" SmartSide Trim

Texture: Match Lap Siding

Color: Match Lap Siding

MASONRY INFORMATION – EXTERIOR STONE:

-Halquist Collection: Boulder

Color: Blend – Lisbon Gray & Boulder

Type: Thin stone/brick (veneer)

Full weight, Brick ledge required in Foundation

-Mortar: Racked Slightly Racked Flush

Concave Dry (Not recommended for WI exterior use)

Color: Standard Grey, Included in contract

Sills: Standard Bedford Cut Stone

Color: Grey

Thickness: Standard 2 ¼"

Front edge: Rockface

WINDOW INFORMATION: Anderson 400 Casement

*Options may vary based on brand selected

-Exterior Finish: White

-Divided Lite Information:

****Pattern:** See Elevations

****Style:** Simulated Divided Lite

****Standard Ogee Bar Profile:** 7/8"

****Contemporary Square Sticking:** 7/8"

-Glass/Glazing: See Window Quote for details

-Specialty Glass: None

-Exterior Aluminum Screen: ■ Full

-Interior Finish:

1st Floor: Stain/Paint , Color: Paint grade

2nd Floor: Stain/Paint , Color: Paint grade

Lower Level: Stain/Paint , Color: Paint grade

PATIO/SLIDING DOOR INFORMATION: Anderson Sliding Door

-Exterior Finish: Match Windows

-Exterior Casings and/or Subsills: Match Windows

-Divided Lite Information:

****Pattern:** See Elevations

****Style:** Simulated Divided Lite

****Standard Ogee Bar Profile:** 7/8"

****Contemporary Square Sticking:** 7/8"

-Glass/Glazing: See Window Quote for details

-Specialty Glass: None

-Automation: See Window Quote for details

FRONT DOOR INFORMATION:

-Manufacturer/Style/Collection: Simpson #7504, Double with full glass panel side lite each side

-Material: Douglas Fir

-Glass: Clear

-Locking Mechanism: PanoLock Multipoint per Build Contract

GARAGE DOOR INFORMATION: (2) 18'-0" x 8'-0" CHI Overhead Doors

- Panel Style:** Shoreline
- Panel Design-Top Section:** Madison
- Glass Option:** Plain/Clear
- Panel Design-Bottom Section Style Number:** 34
- Color:** Walnut
- Exterior Hardware (Permanent):** Spade

DECK INFORMATION:

- Type:** Timber Tek Legacy **Color:** Costline
- Baluster:** Traditional **Color:** White
- Handrail:** Traditional **Color:** White

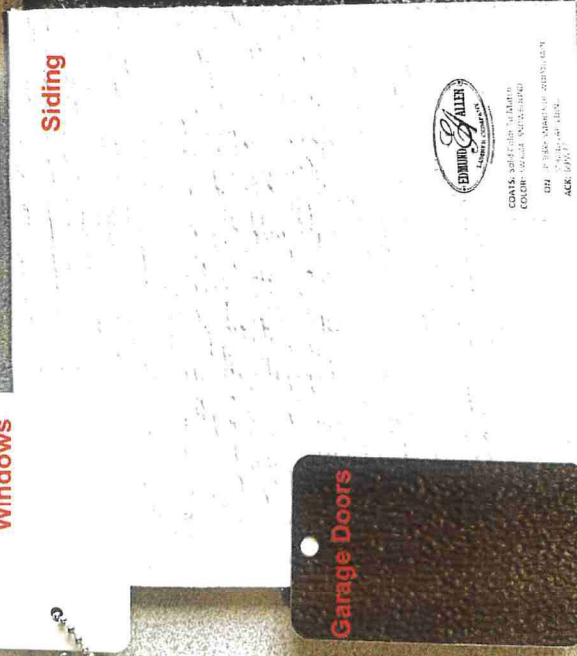
Exterior trim details and deck railings



Windows



Siding



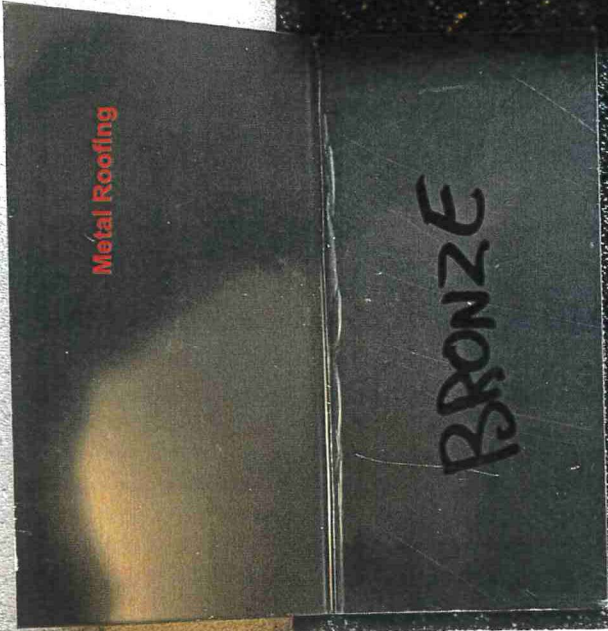
Garage Doors



Exterior Cedar Treatments



Metal Roofing



Decking



Roofing / Shingles





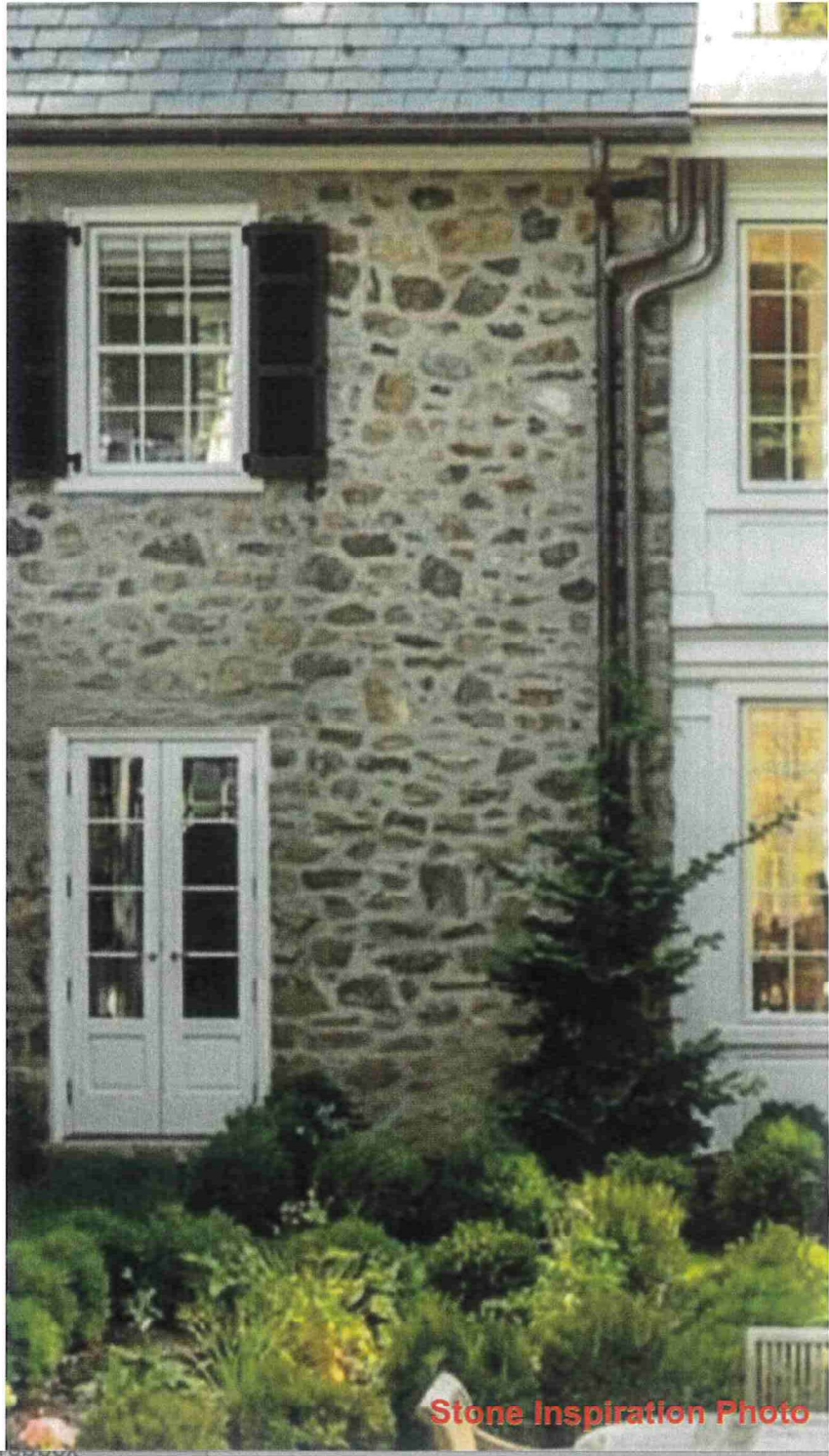
© LIVE

LISBON GREY | BOULDER

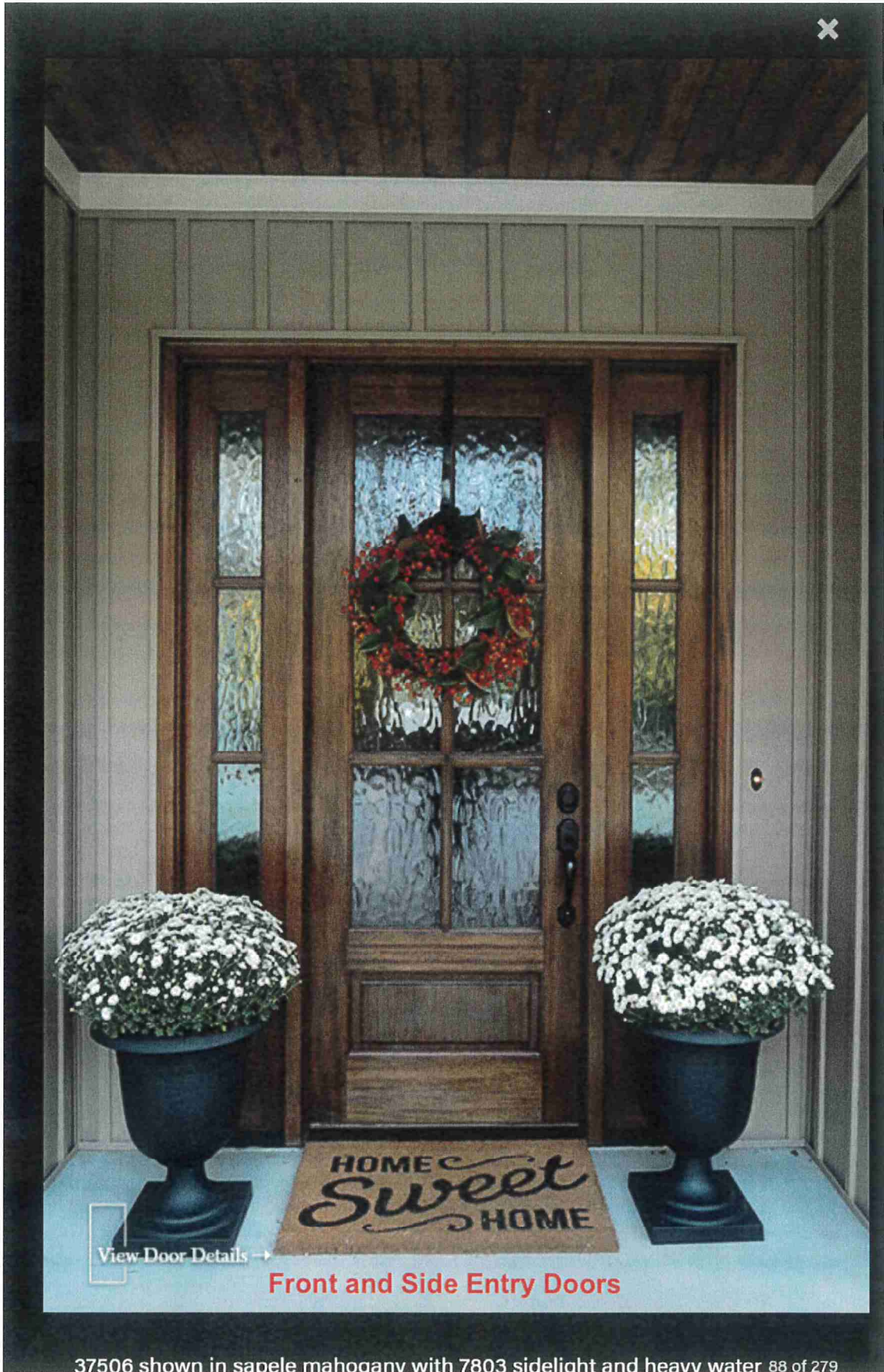
Halquist Stone Mix



NIAGARA BOULDERS | BOULDER



Stone Inspiration Photo



[View Door Details →](#)

Front and Side Entry Doors



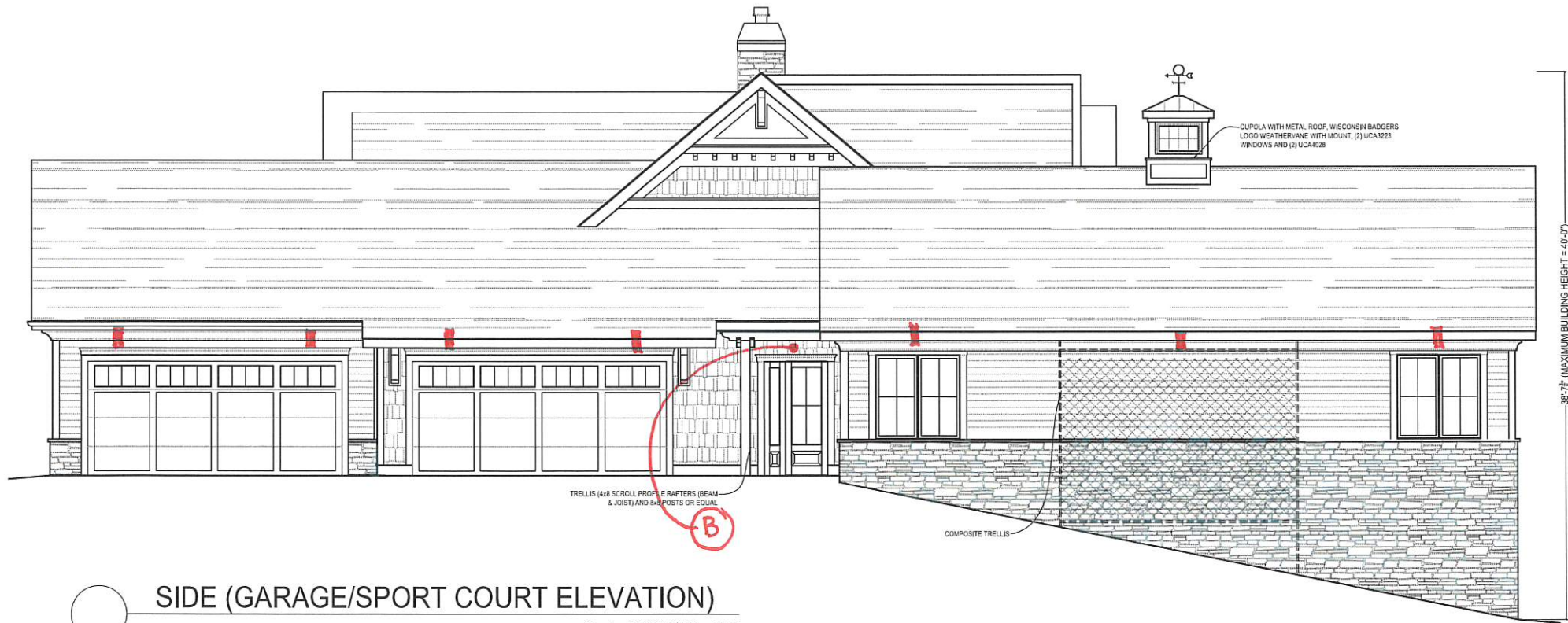






FRONT (ROAD) ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"



SIDE (GARAGE/SPORT COURT ELEVATION)

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

LIGHT FIXTURE NOTES:

- ALL EXTERIOR SOFFIT LIGHTS TO BE LEDVANCE LUMINAIRES.
- ALL EXTERIOR WALL MOUNTED FIXTURES TO BE DARK SKY COMPLIANT; SOREN B8907-TBK.

LIGHT FIXTURE KEY

- SOFFIT LIGHT
- WALL MOUNTED LIGHT FIXTURE

Sheet Title

FRONT AND SIDE ELEVATIONS
EXTERIOR LIGHTING PLAN
12-17-2024
PLAN COMMISSION REVIEW
NOT FOR CONSTRUCTION

Revisions

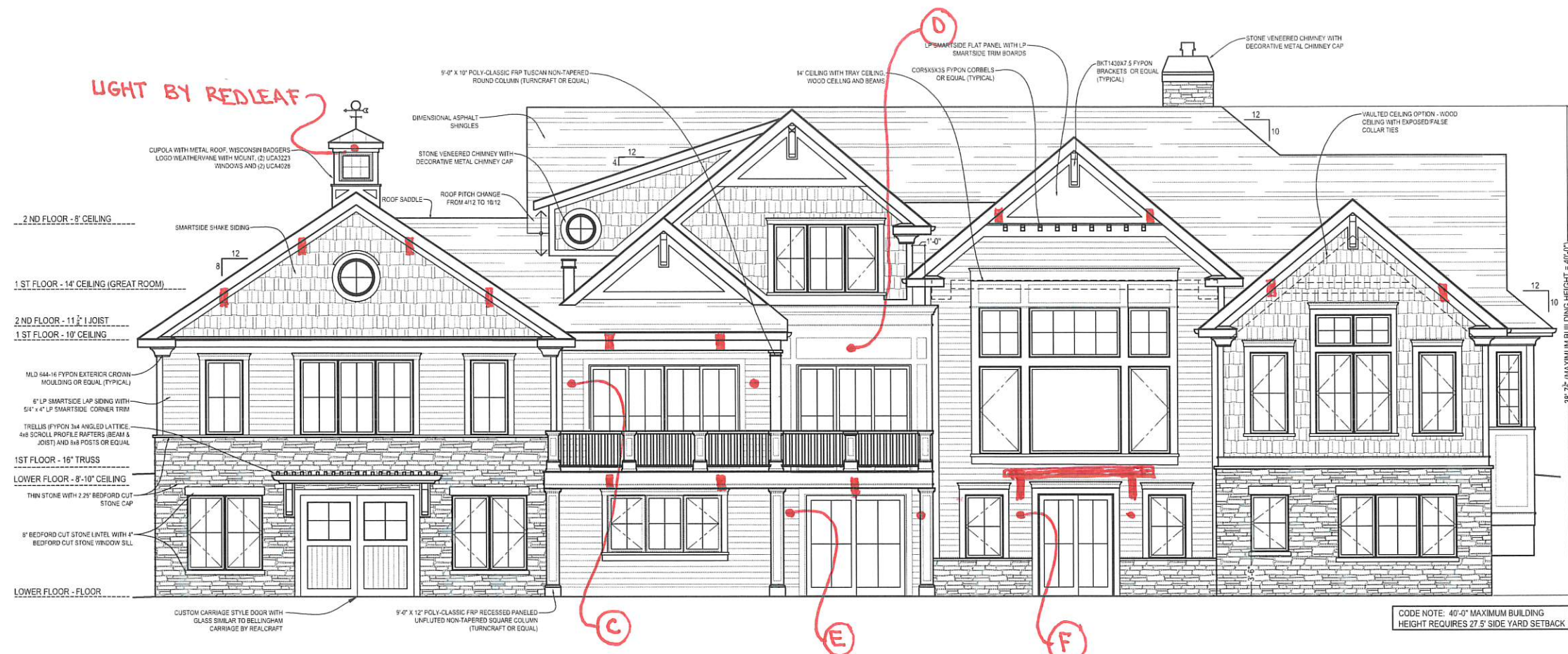
No.	Date	Description
	10-15-2024	BID PLANS
P	11-14-2024	CONCEPT ELEVATIONS
Q	12-10-2024	REVISED BID PLANS
R	12-12-2024	REVISED BID PLANS
S	12-13-2024	REVISED BID PLANS
T	12-16-2024	PLAN COMMISSION REVIEW

DOYLE RESIDENCE
NEW CONSTRUCTION

7131 N STATE ROAD 83
HARTLAND, WI 53029

Sheet No.

A-3



LAKE ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

CODE NOTE: 40'-0" MAXIMUM BUILDING HEIGHT REQUIRES 27.5' SIDE YARD SETBACK



SIDE (MASTER SUITE) ELEVATION

Scale: 22x34 3/16" = 1'-0"
11x17 3/32" = 1'-0"

Design/Build



17035 W. GREENFIELD AVENUE
NEW BERLIN, WI 53151
P: 414-248-5636
E: STEVE@REDLEAFWI.COM

Sheet Title

LAKE AND SIDE ELEVATIONS
EXTERIOR LIGHTING PLAN
PLAN COMMISSION REVIEW
NOT FOR CONSTRUCTION

Revisions

No.	Date	Description
	10-15-2024	BID PLANS
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DOYLE
RESIDENCE
NEW CONSTRUCTION

7131 N STATE ROAD 83
HARTLAND, WI 53029

Sheet No.

A-4

SOREN

B8907-TBK

This timeless silhouette, which is made of EPM material and is part of the Troy Elements collection, can withstand a multitude of outdoor elements in style. The Soren family offers a sleek yet familiar silhouette in wall sconce, lantern, and post configurations. *SKUs B8905-TBK, B8906-TBK, B8907-TBK, and B8908-TBK are Dark Sky Compliant and feature integrated LED

FINISHES

TEXTURE BLACK (TBK)

DIMENSIONS

Height: 23"

Width/Diameter: 11"

Canopy/Backplate: 0"

Hanging Type:

Product Weight: 7.98lb

GLASS

Attachment:

Glass 1: Glass

Glass 2:

LAMPING



Bulb 1

Bulb Included: N/A

Socket: Integrated LED

Bulb: 1 • 9 Watt Max

Voltage: 120V

UL Rating: ETL Wet

Gem Box: Not Required

CRI: 90

Color Temp.: 2700k

Lumens: 275

Title 24: No

Field Serviceable: Yes

SHIPPING

Carton 1: 28" x 15" x 17"

Carton 1 Weight: 12lb

Shipping Method: Ground



LEDVANCE Luminaires

SELECTABLE SCREW-BASE DOWNLIGHT

PERFORMANCE CLASS

Application

The LEDVANCE RT Screw Base Downlights are ideal for retrofit applications in bedrooms, kitchens or bathrooms using 4", 5" or 6" housings.

Benefits and Features

- Optional selectable lumen package changed via the switch located on the back of the luminaire:
 - RT4 offers 500, 600, or 700lm
 - RT5/6 offers 750, 1050, or 1300lm
- All color temperatures available in only one product. 2700K, 3000K 3500K, 4000K and 5000K can be easily changed via switch located on the back of the luminaire
- Adjustable torsion springs in the 5/6" versions
- Integrated white trim, smooth or baffle reflector, E26 medium base socket adapter
- Color trim rings available as optional accessory
- No warm-up time, instant-on with full light output and consistent lamp to lamp color
- CRI >90
- Energy savings up to 89%

Electrical

- 120VAC
- Power Factor >0.9
- THD <20%
- Phase-cut dimmable

Rated Life

- 50,000 hours (L₇₀)

Warranty

- 5-year
- NLB Trusted Warranty Program

Ambient Operating Range

- -4°F to +102°F (-20°C to +40°C)

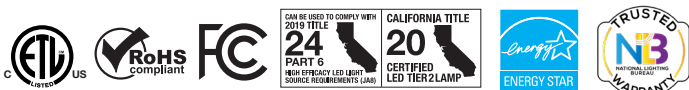


Wattage Comparison

Traditional Source	Traditional System Wattage	LED System Wattage	Energy Savings
Incandescent	40	5	87%
Incandescent	55	6	89%
Incandescent	65	7	89%
Incandescent	65	7.5	88%
Incandescent	75	11	85%
Incandescent	100	14	86%

Certifications and Listings

- cETLus
- RoHS
- FCC
- ENERGY STAR®
- Wet rated
- Title 24
- Title 20



PLAT OF SURVEY

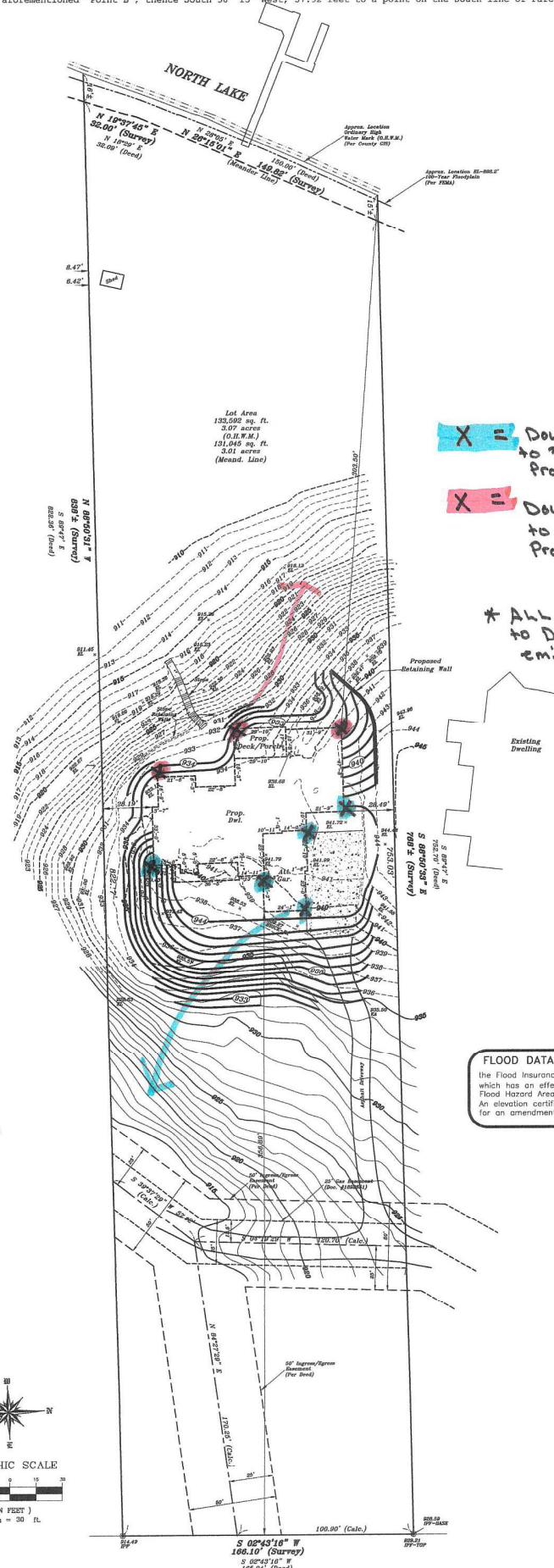
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June 21, 2023

Survey No. 114381



X = Downspout Connections to Front (Road) Side of Property.

X = Downspout Connections to Rear (Lake) Side of Property

* All downspout Drains to Daylight and/or Pop-up emitter as needed

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0044C which has an effective date of 11/5/2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

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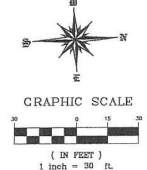
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Prop. Gar. Slab 944.07'
 Prop. T.O.F. 945.07'
 Prop. Fin. 1st Gr. 943.33'
 Prop. Fin. 2nd Gr. 944.33'
 (Per Gr. Plan)

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

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BONDED
 Dennis C. Saur
 Professional Land Surveyor 5-3421

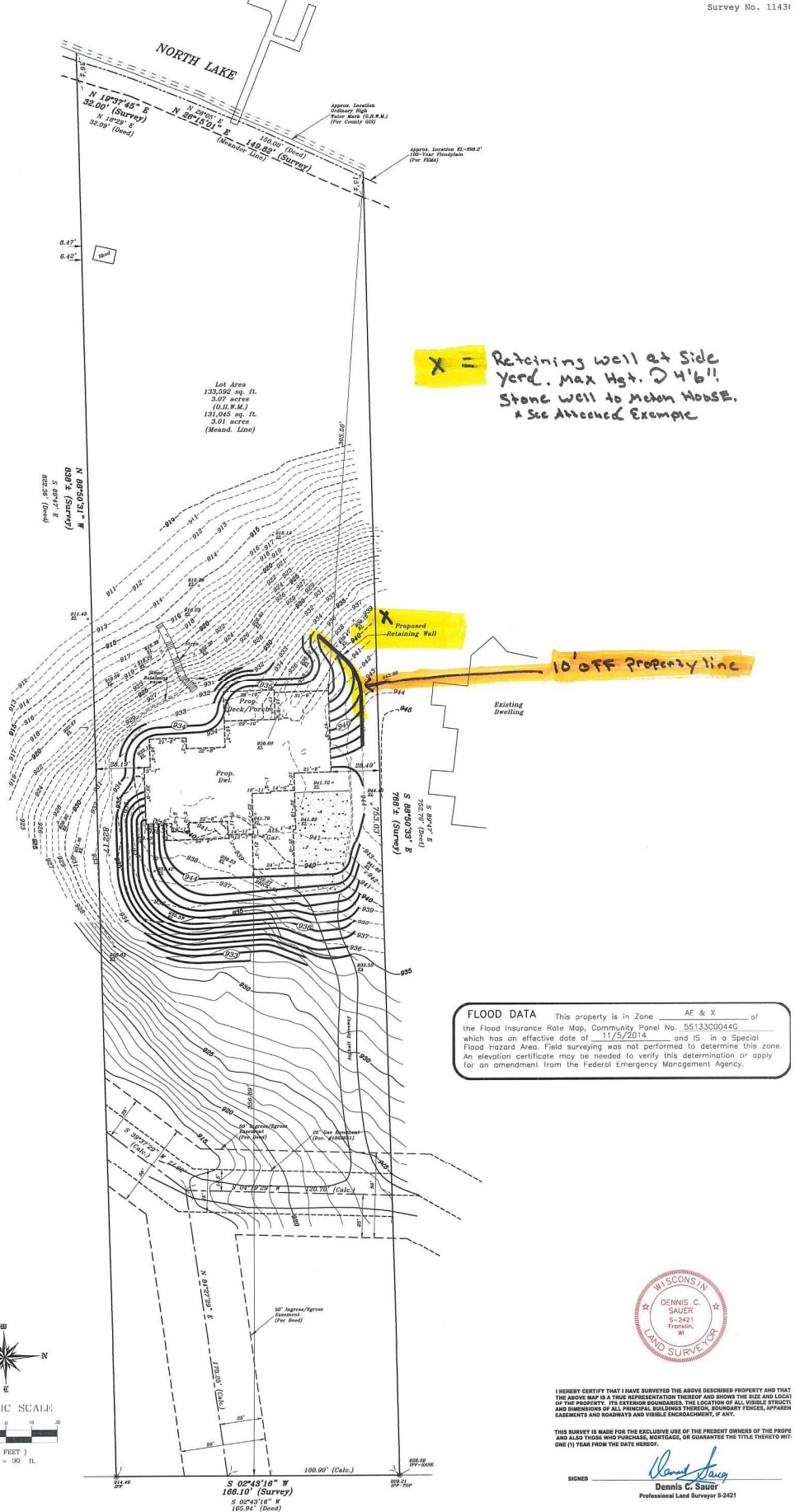
PLAT OF SURVEY

LOCATION: 7131 North State Road 83, Hartland, Wisconsin

LEGAL DESCRIPTION: All that part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Government Lot 1, in Township 8 North, Range 18 East, in the Village of Chenequa, Waukesha County, Wisconsin, bounded and described as follows: Commencing at a point on the North Quarter line of Section 21, said point being South 01° 27' West of and 454.83 feet distant from the North Quarter corner of said Section; thence South 89° 47' West, parallel to the North line of the Section, 696.59 feet; thence South 01° 27' West, parallel to the aforementioned North Quarter line, 171.77 feet; thence South 89° 47' West, 110.00 feet; thence South 01° 27' West, 171.77 feet to the place of beginning of the parcel hereinafter described; thence continuing South 01° 27' West, 165.94 feet, thence South 89° 47' West, 822.36 feet to the Shore of North Lake; thence North 18° 29' East along said shore North 28° 05' East, 150.00 feet; thence North 89° 47' East, 752.70 feet to the place of beginning, ALSO KNOWN AS Parcel 6 of Certified Survey Map No. 00024, recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on March 4, 1911 in Volume 1 of CSMs, Pages 28-29 as Document No. 518884, being a part of the Northwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 21, Township 8 North, Range 18 East, in the Village of Chenequa, Waukesha County, Wisconsin, as corrected by affidavit recorded April 29, 1960 as Document No. 521979. Also a right-of-way for purposes of egress and entrance over a strip of land 50 feet in width, the centerline of which begins at a point on the North Quarter line of Section 21, said point being South 01° 27' West of and 362.65 feet distant from the North Quarter corner of said Section; thence South 87° 25' West, 189.23 feet; thence South 71° 28' West, 156.24 feet; thence North 73° 29' West, 201.71 feet; thence South 88° 53' West, 143.98 feet; thence South 60° 27' West, 163.50 feet; thence South 31° 04' West, 338.68 feet; thence South 02° 57' West, 15.84 feet to a point on the North line of Parcel 6, said point also being the termination of the above described right-of-way. Also reserving a 50 foot right-of-way beginning at the point of termination on the North line of Parcel 6, thence South 02° 57' West, 120.70 feet to a point to be called "Point B" for future reference; thence North 83° 05' East, 170.25 feet to a point on the East line of Parcel 6, said point also being a termination of the above described right-of-way. Also commencing at the aforementioned "Point B"; thence South 38° 15' West, 57.92 feet to a point on the South line of Parcel 6, said point also being a termination of the above described right-of-way.

June 21, 2023

Survey No. 11431



X = Retaining well at Side Yard. Max Hgt. 2'4" 1/2"
Stone well to Match House.
* See Attached Example

Proposed Retaining Wall
10' OFF Property line

FLOOD DATA This property is in Zone AE & X of the Flood Insurance Rate Map, Community Panel No. 55133C0044G, which has an effective date of 11/27/2014 and is in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTE: Boundary Based Upon Plat of Survey by LandTech Land Surveying @ Land Planning, Dated September 16, 2020.

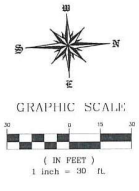
---010--- Denotes Existing Contour
-010- Denotes Proposed Contour

Prop. Gar. Slab 944.67'
Prop. Fin. 944.33'
Prop. T.O.M. 945.0'
(Per Gr. Plan)

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

METROPOLITAN SURVEY SERVICE, INC.

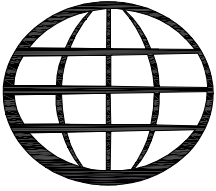
PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
Franklin, Wisconsin 53132
PHONE (414) 529-5380
surveys@metropolitansurvey.com
www.metropolitansurvey.com
① - Denotes Iron Pipe Found
○ - Denotes Iron Pipe Set



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

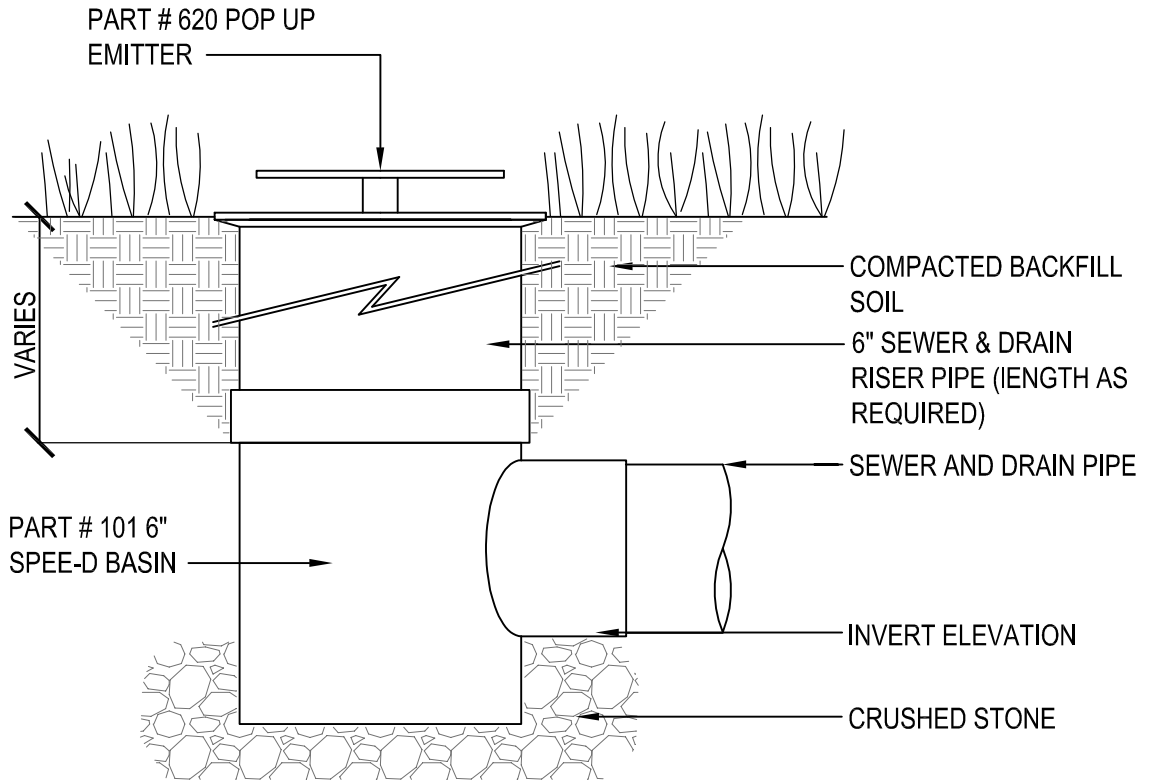
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREON.

SIGNED *Dennis C. Sauer*
Dennis C. Sauer
Professional Land Surveyor S-2421



NDS®
 We put water in its place

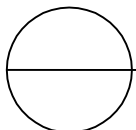
NDS, INC.
 851 NORTH HARVARD AVE.
 LINDSAY, CA 93247
 TOLL FREE: 1-800-726-1994
 PHONE: (559) 562-9888
 FAX: (559) 562-4488
 www.ndspro.com



SECTION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.



DRAINAGE EMITTER

TYPICAL POP-UP DRAINAGE EMITTER (SPEE-D BASIN)



Town of Merton
Town Board Meeting
Minutes of December 9, 2024

- Meeting Called to Order by Chairman Klink at 6:30 pm
- Pledge of Allegiance led by Chairman Klink
- Minutes- Minutes of November 11, 2024 - Public Hearing, Meeting of Electors.
A motion to approve the minutes was made by Fleming/Olson. Motion carried.

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

Citizen Comments and Concerns: Chief Wraalstad presented the call report for the board.

Old Business: None

New Business:

Consider/Act on the Certified Survey Map to combine 3 parcels of record with separate tax keys, on Forest Drive, Hartland Wi, (Lots 9, 11, and 11 in Moose Hills Subdivision), as requested by Andrew Miner, TAX KEYS MRTT 0367-009, MRTT0367-010 AND MRTT 0367-011 and approved by the Plan Commission on August 21, 2024. Chairman Klink reviewed the request. Supervisor Morris stated the DPW Director spent a lot of worked on this request. A motion to approve the CSM to combine 3 parcels of record with separate tax keys, on Forest Drive, Hartland Wi, (Lots 9, 11, and 11 in Moose Hills Subdivision), as requested by Andrew Miner, TAX KEYS MRTT 0367-009, MRTT0367-010 AND MRTT 0367-011 was made by Herrick/Olson. Motion Carried.

Consider/Act on Western Lakes Contract with the Village of Hartland for Town of Merton Residents. Chief Bowen reviewed the contract with the Village of Hartland for Town of Merton Residents. Supervisor Morris asked about Capital Improvement which Chief Bowen stated is included in the Village of Hartland Contract. The Village of Merton is different because the Town of Merton owns a share of the equipment at the Village of Merton Fire Department. A motion to approve the Western Lakes Contract with the Village of Hartland for the Town of Merton Residents was made by Herrick/Morris.

Clerk, Board, Highway, Treasurer and Attorney Reports. DPW Director Griffin stated that the speed study for Dorn Road should be done in January of 2025. The Rail Road is requesting the Town to paint the roads by all 6 rail road crossings in the Town of Merton. Supervisor Fleming asked about the new no parking signs by the post office the cross walk fading, and thanked Corey Oil for the lights located at the Town Center on Hwy 83. Supervisor Morris stated that there is a library meeting at Waukesha County on Tuesday, December 10. Clerk Hann stated that tax bills should be mailed out by Waukesha County the end of the week, however they

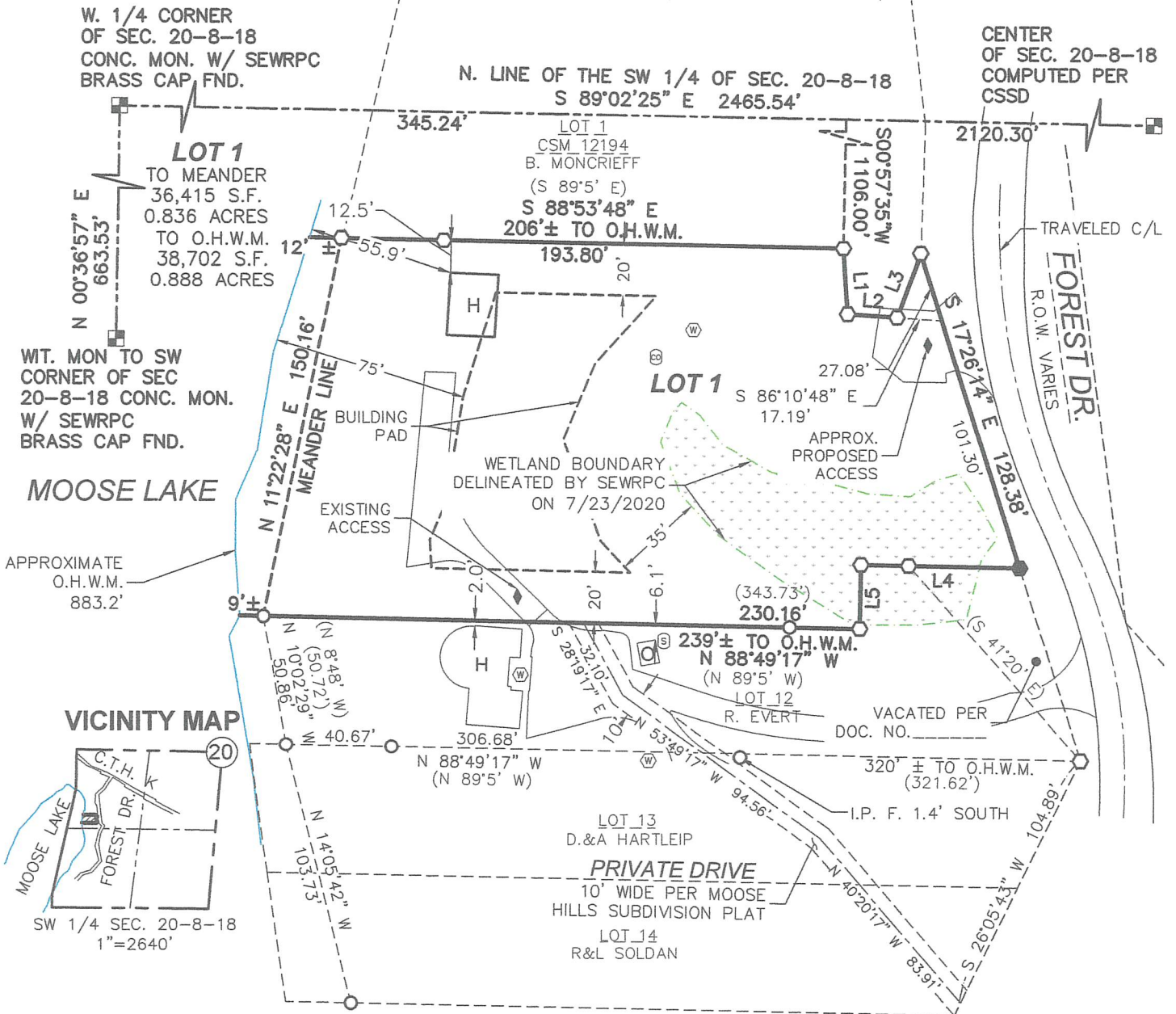
Vouchers as Presented - A motion to approve the vouchers as presented was made by Morris/Herrick. Motion carried.

Adjourn - A motion to adjourn was made by Morris/Herrick. Motion carried. Meeting adjourned at 7:09 p.m.

Respectfully Submitted
Donna Hann, Town Clerk

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10 AND 11 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 & 6, AND VACATED FOREST DRIVE PER DOCUMENT NO _____ BEING PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 20, T.8N., R18E. LOCATED ON MOOSE LAKE IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

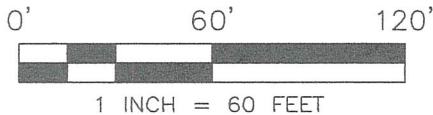


LINE	BEARING	DISTANCE
L1	S 03°47'03" E	25.46'
(L1)	(S 00°55' W)	(25')
L2	S 86°10'48" E	19.28'
(L2)	(S 89°05' E)	(21.4')
L3	N 20°05'43" E	26.29'
L4	N 88°49'17" W	61.19'
(L4)	(N 89°05' W)	
L5	S 01°10'43" W	25.00'
(L5)	(S 00°55' W)	



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE NORTH LINE OF THE SW 1/4 OF SEC. 20-8-18 MEASURED AS S89°02'25"E.

VERTICAL DATUM IS NAVD 88 GEOID(12A)

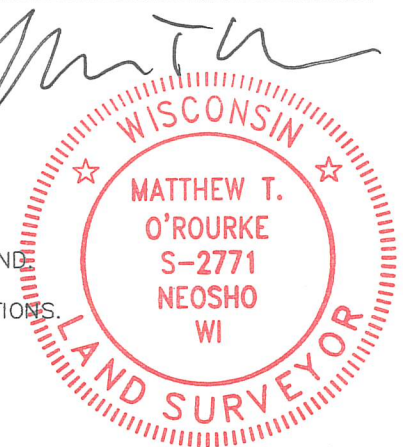


- SEE SHEET 2 FOR CONTOURS, AND ENVIRONMENTAL ELEMENTS AND LEGEND
- SEE SHEET 3 FOR NOTES.
- SEE SHEET 4 FOR WETLAND RESTRICTIONS.



LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

PREPARED FOR:
ANDREW AND MICHELLE MINER
2765 LANCASTER COURT
BROOKFIELD, WI 53045

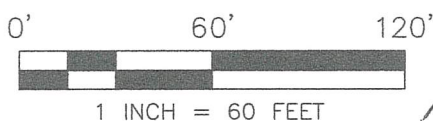
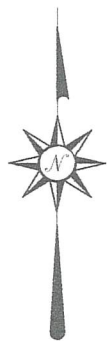
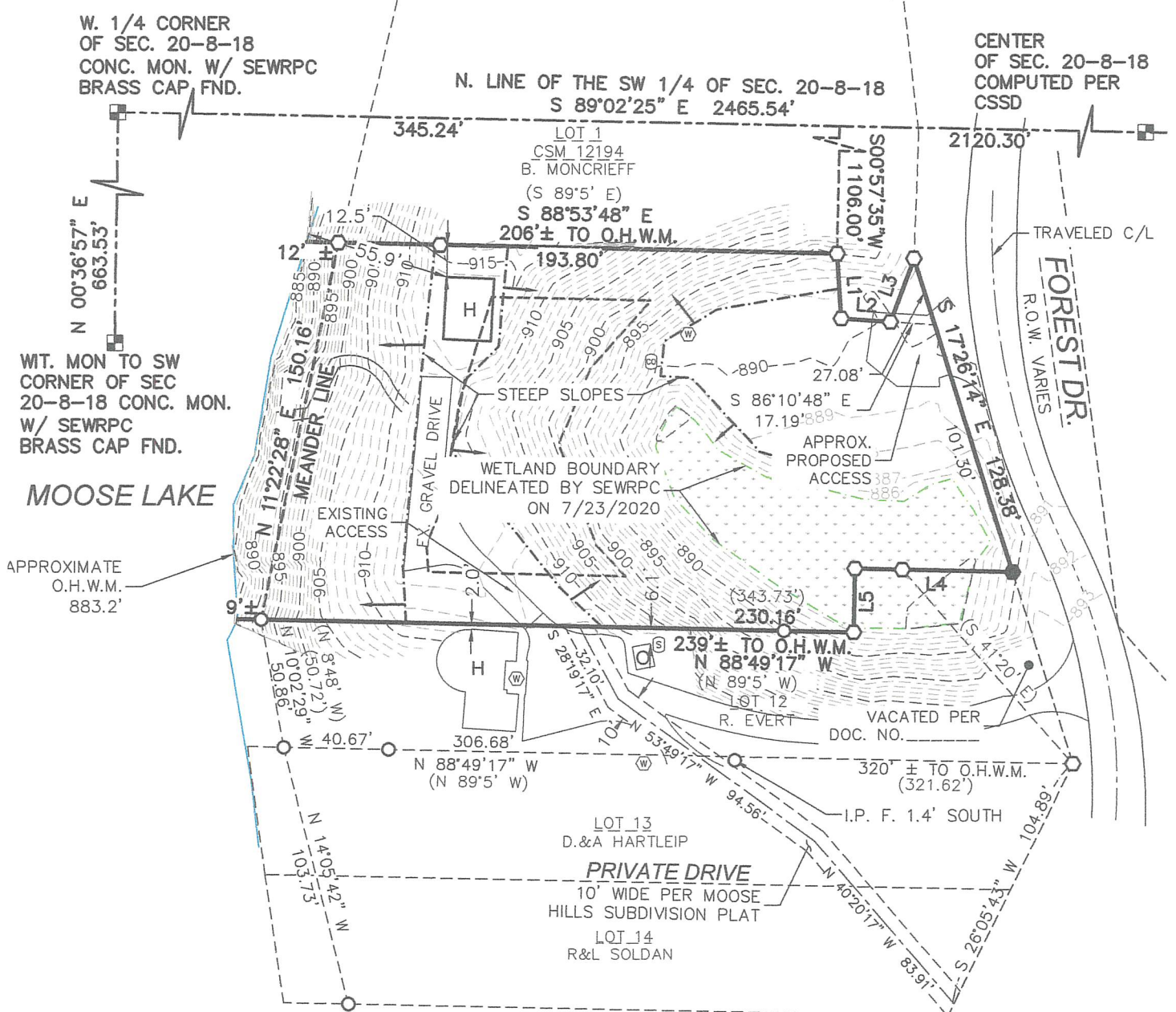


10-20-2024

REV: 10/18/2024
DATED 07/29/2024
JOB# 24044


WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10 AND 11 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 & 6, AND VACATED FOREST DRIVE PER DOCUMENT NO _____ BEING PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 20, T.8N., R18E. LOCATED ON MOOSE LAKE IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.



LEGEND

- SECTION CORNER MONUMENT
- FOUND 3/4" REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- ⊙ WELL
- ⊙ SEPTIC VENT
- ⊙ SEPTIC CLEANOUT
- OUTBUILDING
- H HOUSE
- ◆ DRIVEWAY LOCATION AS NOTED
- - - - - EXISTING CONTOUR
- ▨ WETLANDS


WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO
WI
LAND SURVEYOR
 10-28-2024

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10 AND 11 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 & 6, AND VACATED FOREST DRIVE PER DOCUMENT NO _____ BEING PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 20, T.8N., R18E. LOCATED ON MOOSE LAKE IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOTS 9, 10, AND 111 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 AND 6, AND VACATED FOREST DRIVE PER DOCUMENT NO. _____ BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWN 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 20 THENCE S 89°02'25" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, 345.24 FEET; THENCE S 00°57'35" W, 1106.00 FEET TO THE NORTHEAST CORNER OF LOT 9 OF MOOSE HILLS SUBDIVISION; THENCE ALONG THE SOUTH LINE OF CSM 12194 FOR THE FOLLOWING 2 COURSES 1.: THENCE S 03°47'03" E, ALONG THE 25.46 FEET; 2. THENCE S 86°10'48" E, 19.28 FEET; THENCE N 20°05'43" E, 26.29 FEET TO THE WEST RIGHT-OF-WAY OF FOREST DRIVE; THENCE S 17°26'14" E, ALONG THE WEST RIGHT-OF-WAY OF FOREST DRIVE, 128.38 FEET TO THE EXTENSION OF THE SOUTH LINE OF LOT 11 OF MOOSE HILLS SUBDIVISION; THENCE N 88°49'17" W, ALONG SAID EXTENSION AND THE SOUTH LINE OF LOT 11 OF MOOSE HILLS SUBDIVISION, 61.19 FEET; THENCE ALONG THE SOUTH LINE OF LOT 11 OF MOOSE HILLS SUBDIVISION FOR THE FOLLOWING 2 COURSES 1.: THENCE S 01°10'43" W, 25.00 FEET; 2.: THENCE N 88°49'17" W, 230.16 FEET TO THE BEGINNING OF A MEANDER LINE, SAID POINT LYING S 88°49'17" E, 9 FEET MORE OR LESS THE ORDINARY HIGH WATER MARK OF MOOSE LAKE; THENCE N 11°22'28" E, ALONG A MEANDER LINE 150.16 FEET TO THE END THE MEANDER LINE SAID POINT LYING S 88°53'48" E, 12 FEET MORE OR LESS THE ORDINARY HIGH WATER MARK OF MOOSE LAKE, ALSO BEING THE SOUTH LINE OF LOT 1 OF CSM 12194; THENCE S 88°53'48" E, ALONG THE SOUTH LINE OF LOT 1 OF CSM 12194, 193.80 FEET TO THE POINT OF BEGINNING.

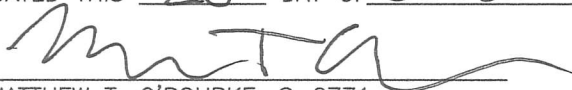
DESCRIBED LANDS HAVING AN AREA OF 38,702 SQUARE FEET OR 0.888 ACRES MORE OR LESS, INCLUDING THE LANDS LYING BETWEEN THE MEANDER LINE AND ORDINARY HIGH WATER MARK OF MOOSE LAKE.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF ANDREW AND MICHELLE MINER. OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF WAUKESHA COUNTY, THE TOWN OF MERTON IN SURVEYING, AND VILLAGE OF CHENIQUA (EXTRATERRITORIAL) MAPPING THE SAME.

DATED THIS 28 DAY OF OCTOBER, 2024.


MATTHEW T. O'ROURKE, S-2771



NOTES:

- CONTOURS SHOWN PER FIELD SURVEY DONE BY LANDTECH SURVEYING, LLC. 11/10/2020.
- WETLANDS DELINEATED BY SEWRPC 7/23/2020.
- ANY LANDS 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 1 IS LOCATED ENTIRELY WITHIN THE WAUKESHA COUNTY SHORELAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR ON 3/12/2024 AND IS FOR REFERENCE PURPOSES ONLY.
- ENTIRE PARCEL IS CrF SOIL TYPE PER WAUKESHA COUNTY GIS.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10 AND 11 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 & 6, AND VACATED FOREST DRIVE PER DOCUMENT NO _____ BEING PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 20, T.8N., R18E. LOCATED ON MOOSE LAKE IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS ANDREW AND MICHELLE MINER, WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: WAUKESHA COUNTY, TOWN OF MERTON AND VILLAGE OF CHENIQUA (EXTRATERRITORIAL).

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS 23 DAY OF November, 2024.

Andrew J. Miner
ANDREW MINER

Michelle Miner
MICHELLE MINER

STATE OF WISCONSIN)
COUNTY OF Waukesha)

PERSONALLY CAME BEFORE ME THIS 23rd DAY OF November, 2024, THE ABOVE NAMED ANDREW AND MICHELLE MINER TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, Waukesha, COUNTY, WI

PRINT NAME, Kailie Stelter

MY COMMISSION EXPIRES. 4-11-2027

K. Stelter



10-28-2024

K. Stelter
Notary Public
State Of Wisconsin

WETLAND RESTRICTIONS

THOSE AREAS IDENTIFIED AS A WETLAND PRESERVATION AREA ON PAGE 2 OF 4 OF 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.

WAUKESHA CO. CERTIFIED SURVEY MAP NO. _____

LOTS 9, 10 AND 11 IN MOOSE HILLS A SUBDIVISION OF A PART OF GOVERNMENT LOTS 5 & 6, AND VACATED FOREST DRIVE PER DOCUMENT NO _____ BEING PART OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 20, T.8N., R18E. LOCATED ON MOOSE LAKE IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

TOWN PLAN OF MERTON PLAN COMMISSION APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE TOWN OF MERTON, THIS 21 DAY OF August, 2024.

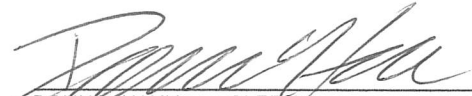

TIM KLINK - CHAIRPERSON


HOLLY CLAAS - RECORDING SECRETARY

TOWN BOARD OF MERTON APPROVAL

APPROVED BY THE TOWN BOARD OF THE TOWN OF MERTON, THIS 9th DAY OF December, 2024.


TIM KLINK - CHAIRPERSON


DONNA HANN - CLERK

VILLAGE OF CHENEQUA VILLAGE BOARD (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF CHENEQUA VILLAGE BOARD THIS _____ DAY OF _____, 20____.

JO ANN VILLAVICENCIO, VILLAGE PRESIDENT

PAMELA ANN LITTLE- VILLAGE CLERK

VILLAGE OF CHENEQUA VILLAGE PLAN COMMISSION

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF CHENEQUA VILLAGE BOARD THIS _____ DAY OF _____, 20____.


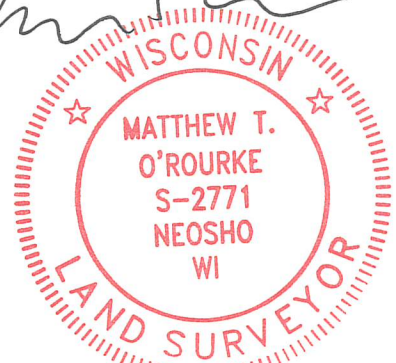
JO ANN VILLAVICENCIO, VILLAGE PRESIDENT

PAMELA ANN LITTLE- VILLAGE CLERK

WAUKESHA COUNTY DEPARTMENT OF PARKS & 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 _____, 20 _____.

DALE R. SHAVER, DIRECTOR

10-28-2024