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, May 13, 2019, at the Village Hall, 31275 W County Road K, Chenequa. Legal requirements have been met. The following matters will be discussed, with possible actions, as well as any other matters that may come before the Commission:

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) Chairman's Report

3) Approval of minutes from the Plan Commission meeting held on April 8, 2019

4) Review and consider land division application to split lot CHQV0417991005 into two lots submitted by Wolfgang Dorner of 5158 N State Highway 83

5) Building Inspector's Report

6) Administrator's Report

7) Village Attorney's Report

8) Adjournment

Respectfully submitted by:
Pamela Ann Little, Village Clerk

It is possible that members of and possibly a quorum of members of the Village Board may be in attendance at the above-stated meeting to gather information. No action will be taken by the Village Board at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Request 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.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE
Village Clerk posted this agenda on Wednesday, May 8, 2019 @ 5:00 PM

Phone 262-367-2239 • www.chenequa.org
The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, April 8, 2019. The Plan Commission convened at 6:00 p.m. at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. The following Members were in attendance:

Mr. Keidl / Chairperson – present  
Mr. Bellin / Member – present  
Ms. Surles / Member – absent  
Mr. Grunke / Member - present  
Mr. Pranke / Member – present  
Mr. Gallagher / Member – absent  
Mr. Enters / Member – present  
Mr. Meerschaert / Building Inspector - absent  
Mr. Gartner / Village Attorney – present  
Mr. Lincoln / Zoning Administrator-Forester - present  
Mr. Douglas / Administrator-Police Chief – present  
Ms. Little / Village Clerk – present

Call to Order  
Pledge of Allegiance

Public in Attendance  
Jo Ann Villavicencio, Dan Neumer, Richard Sherer, Carol Manegold, Carrie Gindt, Scot Banholzer and Jason Luther

Public Comment  
None

Chairman’s Report  
None

Approval of minutes from the joint Plan Commission and Village Board meeting held on March 11, 2019  
Motion (Bellin/Enters) to approve the minutes from the joint Plan Commission and Village Board meeting held on March 11, 2019. Motion carried

Review and consider application for a pool submitted by Barry and Mary Belanger of 6101 N Oakland Hills Road  
Zoning Administrator Lincoln reported Applicants propose to install a 20x20 in-ground pool with hardscaped patio area and fencing. The proposed project meets all zoning requirements; applicant is aware zoning requirements for Sections 5.20(2)(a)-(c) and Section 5.20(3) must be met. Final approval was recommended.
Motion (Grunke/Enters) to recommend final approval of the application for a pool to the Village Board. 
Motion carried

**Review and consider application for a new residence and boathouse renovation submitted by Jeff and Sarah Joerres of 31745 W Muscovy Road**
Mr. Sherer presented the Applicants proposal. The main dwelling is currently connected to the boathouse. The main dwelling will be razed and a new single family residence will be erected. The boathouse will be converted back into a boathouse/accessory structure which will then be reduced in size by approximately 50% (approximate square footage will be 2500 sq. ft.). The original barn will remodeled and renovated.

Zoning Administrator Lincoln advised the boathouse will have running water with a sink and bathroom facility and an entertainment area. It will not be a residence. The main residence will be behind the 75 foot setback. All zoning requirements have been met. Mr. Lincoln was on the property a few weeks ago to issue a cutting permit. Landscape and lighting plans were not submitted. Mr. Lincoln proposed recommending approval to the Village Board on the application; however, no permits would be issued until landscape and lighting plans were brought back before the Plan Commission & Village Board by the August 12th meeting date.

Motion (Grunke/Enters) to recommend approval to the Village Board of the application for a new residence, boathouse renovation and barn remodel with permits being contingent upon landscape and lighting plans being brought back for approval to the Plan Commission and Village Board by August 12, 2019. Motion carried

**Building Inspector’s Report**
No report

**Administrator’s Report**
No report

**Village Attorney’s Report**
No report

**Adjournment**
Motion (Pranke/Bellin) to adjourn the meeting of Plan Commission at 6:14 p.m. Motion carried

Respectfully submitted by:                             Approved and Ordered Posted by:

Pamela Ann Little                                          Helmut Keidl
Village Clerk                                                  Chairperson
STAFF REVIEW

Date: April 23, 2019  Meeting Date & Time: Monday, May 13, 2019 at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Owner: Wolfgang C Dorner Revocable Trust & Wolfgang C Dorner

Location: 5158 Hwy 83, Chenequa, WI

Project Description: Land Division of CHQV0417991005 – 42.7628 Acres

Zoning District: Residential

COMMENTS:

1. The applicant proposes a land division of plat identified as CHQV0417991005 in the Village of Chenequa, Waukesha County, WI as follows: Lot 1 CSM 10720, Lot 2 – 18.02 acres and Lot 3 – 24.67 acres.

2. Pursuant to Zoning Code Chapter 6.16(1) owner of land(s) is within the Village and is proposing to make a land division thereof two or more parcels or lot to sell, transfer or convey a part but not all the parcel.

3. Owner has provided a preliminary CSM with external boundaries of the land to be divided, proposed boundaries of parcels, area of parcels, and ingress/egress easement identified as separate document #3620282. CSM also identifies a 33’ ROW at northwest corner of Lot 3 in addition to southwest west corner of Lot 2, additionally there is a septic easement of twenty (20) feet by forty (40) feet for the benefit of Lot 1 CSM 10720.

4. Existing structures have been identified as an existing tower in designated Lot 3, no height, setback approximately +200’ from east lot line and +200’ from west lot line. Existing barn in Lot 2 is located 51’ from proposed ingress/egress easement.

5. Lots meet minimum requirements pursuant to Chapter 6.5(5)(a) lot requirements of an average width of not less than two hundred (200) feet and shall contain at least five (5) acres.
6. Attachments:
   a) Sheets 1 through 7 as presented by SEH Inc. Project #: DORNW_149485.

c: Bob Douglas, Village Administrator
   Pamela Ann Little, Village Clerk
   Wolfgang Dorner, Applicant
   Gary Meerschaert, SAFEbuilt
CERTIFIED SURVEY MAP NO.


SURVEYOR:
KEITH A. KINDRED, PLS S-2082
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8962
KINDRED@SEHINC.COM

SURVEY FOR:
WOLFGANG DORNER
PO BOX 605
HARTLAND, WI 53029

LEGEND
- CONC. MON. W/ BRASS CAP FND.
- 1' IRON PIPE FOUND
(UNLESS OTHERWISE STATED)
- 5/8 REBAR, 18' LONG,
WT. = 1.50 LBS./LIN. FT. SET
- WELL

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE NORTH LINE OF THE NE 1/4 OF SECTION 33-8-18 AS N89°51'46"E.

S.T.H. "83"}

LOT 3
1,074,750 SF
24.67 AC

TEMPORARY 66' INGRESS/EGRESS EASEMENT BY SEPARATE DOCUMENT (SEE DETAIL ON SHEET 4 OF 7)

LOT 2
786,325 SF
18.05 AC

SEH
PROJECT NO. DORNW_149485
THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

MARCH 27, 2019
CERTIFIED SURVEY MAP NO.
BEING A PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

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LOT 3
1,074,750 SF
24.67 AC

LOT 2
786,325 SF
18.05 AC

SCALE IN FEET
0 100 200

MARCH 27, 2019
CERTIFIED SURVEY MAP NO.  
BEING A PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4  
AND THE NW 1/4 OF THE SE 1/4 OF  
SEC. 33, T.8N., R.18E.,  
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that part of the NW 1/4 and the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, all located in the T.8N., R.18E., Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 Corner of Section 33, T.08N., R.18E.; Thence N89°51'46"E, along the North line of the NE 1/4 of said Section 33, a distance of 1037.16 feet; thence SOO°08'14"E, 83.53 feet to the point of beginning.

Thence SO3°49'00"E, 152.00 feet; thence S52°23'48"E, 155.00 feet; thence N89°46'45"E, 159.00 feet; thence S01°06'25"W, 681.49 feet; thence S89°43'40"W, along South line of the NE 1/4, a distance 616.36 feet; thence S00°16'20"E, 132.49 feet; thence S89°42'16"W, 495.00 feet, to the centerline of S.T.H. "83"; thence N02°12'00"W, 16.61 feet; thence continuing along said centerline 252.15 feet along the arc of a curve to the left with a radius of 440.00 feet, whose chord bears N14°52'08"W, 258.29 feet; thence N62°21'53"E, 33.15 feet; to the South corner of Lot 1 CSM 10720 and the Right-of-way of S.T.H. "83"; thence continuing N62°21'53"E, along the south property line of said CSM, 57.67 feet; thence 59.40 feet along the arc of a curve to the left with a radius of 67.00 feet, whose chord bears N36°58'09"E, 57.47 feet; thence N11°34'25"E, along the East property line of said Lot 1, a distance of 113.62 feet; thence 180.70 feet along the arc of a curve to the right with a radius of 133.00 feet, whose chord bears N50°29'48"E, 167.12 feet; thence N89°25'11"E, along the South property line of said Lot 1, a distance of 97.54 feet; thence N00°34'49"W, along the East property line of said Lot 1, a distance of 319.47 feet; thence N67°39'56"W, along the Northeast property line of said Lot 1, a distance of 357.95 feet; thence N00°18'24"W, 420.91 feet; thence N89°27'48"E, 357.75 feet; thence N30°19'22"E, 700.50 feet; thence S89°27'48"W, 339.46 feet; thence N44°46'46"E, 75.05 feet; thence N45°13'12"W, 74.15 feet; thence S45°00'00"W, 151.95 feet; thence S89°27'48"W, 47.54 feet, to the centerline of S.T.H. "83"; thence N45°30'00"E, along said centerline, 261.65 feet; thence N30°18'00"E, 119.00 feet, to the point of beginning.

Said lands contain 1,861,075 Sq.Ft. (42.72 acres)

That I have made such survey, land division and Certified Survey Map by the direction of Wolfgang Dorner, owners of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Chenequa in surveying, dividing and mapping the same.

Dated this 27th day of March, 2019.

[Signature]
Keith A. Kindred, PLS 5-2082
CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

OWNER'S CERTIFICATE:

As owner, I hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Chenequa

WITNESS the hand and seal of said owner this day of .

In Presence of:

Wolfgang Dorner

STATE OF WISCONSIN)

) SS

Personally came before me this day of , 20, the above named Wolfgang Dorner to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

County, Wisconsin

My Commission Expires

MARCH 27, 2019
CERTIFIED SURVEY MAP NO. ____________
BEING A PART OF THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Chenequa, Wolfgang Dorner, owner, is hereby
approved by the Village Board.

Date: ____________________________  Signed: _________________________________________
Jo Ann Villavicencio, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of
the Village of Chenequa.

Date: ____________________________  Signed: _________________________________________
Pamela Ann Little, Village Clerk

PLANNING COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Chenequa, Wolfgang Dorner, owner, is hereby
approved by the Planning Commission.

Approved as of the __________ day of ______________________, 20__

Date: ____________________________  Signed: _________________________________________
Helmut Keldi, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Planning
Commission of the Village of Chenequa.

Date: ____________________________  Signed: _________________________________________
Pamela Ann Little, Village Clerk

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

MARCH 27, 2019
KEITH A. KINSEER
S-792
WAUKESHA, WI

PROJECT NO. DORNW_149489  THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE  SHEET 7 OF 7