AGENDA
Village of Chenequa
Monday, June 10, 2019 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, June 10, 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 May 13, 2019

4) Review and consider an application for a pool submitted by Lora B Wilson of 5871 N State Highway 83

5) Review and consider an updated landscape plan for the boathouse project at the Ruehlow residence, 32307 W Oakland Road

6) Review and consider adding a second level deck, a staircase and a bathroom to meet ADA compliance requirements at the Pine Lake Yacht Club facility

7) Review and consider revisions to Chapter 5 of the Village Code

8) Review and consider action on a Certified Survey Map submitted by Daniel & Karen Buehrle of N83 W31141 Kilbourne Road, being a Part of the Northeast ¼ of the Southeast ¼ of Section 9, Township 8 North, Range 18 East, Town of Merton, Waukesha County per Village Code 6.18(16) extraterritorial jurisdiction

9) Building Inspector’s Report

10) Administrator’s Report

11) Village Attorney’s Report

12) 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 amended agenda on Wednesday, June 5, 2019 before 3:00 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, May 13, 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 – absent
- Mr. Bellin / Member – present
- Ms. Surles / Member – present
- Mr. Grunke / Member – present
- Mr. Pranke / Member – absent
- Mr. Gallagher / Member – present
- Mr. Enters / Member – absent
- Mr. Meerschaert / Building Inspector – absent
- Mr. Gartner / Village Attorney – present
- Mr. Lincoln / Zoning Administrator-Forester – present
- Mr. Douglas / Administrator-Police Chief – absent
- Ms. Little / Village Clerk – present

Mr. Bellin chaired the Plan Commission in Mr. Keidl’s absence.

Call to Order
Pledge of Allegiance

Public in Attendance
Keith Kindred (Dorner), Wolfgang Dorner, Jason Pfeiffer (SCIT), Anne Seidel, Carol Manegold and Jo Ann F. Villavicencio

Public Comment
None

Chairman’s Report
None

Approval of minutes from the joint Plan Commission and Village Board meeting held on April 8, 2019
Motion (Surles/Grunke) to approve the minutes from the Plan Commission meeting held on April 8, 2019. Motion carried

Review and consider land division application to split lot CHQV0417991005 into two lots submitted by Wolfgang Dorner of 5158 N State Highway 83
Mr. Kindred presented the Dorner land division application for consideration. Parcel No. CHQV0417991005 consists of 42.72 acres. Mr. Dorner proposes to divide this parcel into two lots and
sell the northerly 25 +/- acres. Mr. Dorner has a verbal offer for the purchase of land and added that there are no future plans proposed for subdividing by the new property owner. Lot 2 identified on the CSM is approximately 18.05 acres; Lot 3 identified on the CSM is approximately 24.67 acres.

Mr. Lincoln advised all zoning requirements have been met and recommended approval of the CSM.

Motion (Grunke/Gallagher) to recommend final approval of the land division application to split lot CHQV0417991005 into two lots. Motion carried

**Building Inspector’s Report**
No report

**Administrator’s Report**
No report

**Village Attorney’s Report**
No report

**Adjournment**
Motion (Surles/Gallagher) to adjourn the meeting of Plan Commission at 6:04 p.m. Motion carried

Respectfully submitted by:  

Pamela Ann Little  
Village Clerk  

Approved and Ordered Posted by:  

Helmut Keidl  
Chairperson
Date: Thursday, 23rd of May, 2109

Meeting Date & Time: Monday, June 10th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Neuman Pools Inc.

Owner: Wilson

Location: 5871 STH 83

Project Description: Wilson Family Spa

Zoning District: Residence District – Lot Abutting a Lake

COMMENTS:

1. The applicant proposes to install an 82 sq. ft. spa at the new single family Wilson residence with pool deck installed by others, located at the southwest corner of dwelling.


3. The request spa and surrounding deck are considered “recreational area” as defined 6.3(36). Recreational area exceeds 100’ side setback requirements as defined 6.5(4)(c)(i).

4. Recreational area exceeds 75’ setback from lake frontage as defined in section 6.5(4)(a)(i).

5. Mechanicals for spa will be located in adjacent basement room designated for pool equipment, piping for drains, filter and jet systems will be installed underground.

6. A building permit is required from the Building Inspector prior to start of construction.

c: Bob Douglas, Administrator
    Pamela Little, Clerk
    Neuman Pools Inc., Architect or builder
    Romso Custom Homes LLC/Lora B. Wilson, Applicant
    Gary Meerschaert, SAFEbuilt
STAFF REVIEW

Date: May 23, 2018

Meeting Date & Time: Monday, June 10, 2019 at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Scott Byron & Co. Inc. Landscape Architecture

Owner: Kathy RueMow

Location: 32307 Oakland Rd.

Project Description: Landscape change for remodeled boathouse.

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

1. The applicant proposes landscape changes for existing boathouse remodel on Pine Lake.

2. This is a legal, non-conforming structure as it is located within seventy-five (75) feet of the shoreline.

3. The plans include 90 sq. ft. 4’ wide irregular flagstone walk from proposed dock to 4 step riser to 470 sq. ft. flagstone terrace located at the 30’ setback from shoreline. The terrace meets the setback requirements as outlined in section 6.5(4)(a)(i)B.

4. The plans include the addition of a 48” diameter gas fired pit with 18”-30” tall gun metal granite builder surround, pit is 6”-12” below terrace grade.

5. Prior proposed staircase to remain as outlined in previous accepted plan.

6. The proposed project meets all other requirements of the Village of Chenequa Zoning.

7. Proposed lighting includes interior lighting, recessed can lights in the soffit, and under stair lights. No lights will be attached to the exterior of the structure.

8. Exterior material examples have been provided and needs approval by the Plan Commission.
9. The proposed tree removal within seventy-five (75) feet of the shoreline is required to be approved by the Village Forester.

10. Rip-Rap repair permit will need to be obtained through the DNR.

11. A building permit is required from the Building Inspector prior to start of construction.

c: Bob Douglas, Administrator
Pamela Little, Clerk
Scott Bryon & Co. Inc., Landscape Architect
Kathy Ruehlow, Owner
Gary Meerschaert, SAFEbuilt
To: Plan Commission, Village of Chenequa  
From: Planning Department  
Subject: Site Plan Review  
Builder: Johnson Design Architecture  
Owner: Pine Lake Yacht Club  
Location: Pine Lake Uninhabited Island  
Project Description: Remodel of existing block structure to include deck and ADA compliant bathroom.  
Zoning District: Shoreland Wetland District

<table>
<thead>
<tr>
<th>Lot Area:</th>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>N/A</td>
<td>1.9792 acres</td>
</tr>
<tr>
<td>Yard Setbacks:</td>
<td>Lake (W) 30 ft. min.</td>
<td>28.1 ft.</td>
</tr>
<tr>
<td>Building Height:</td>
<td>N/A</td>
<td>9’-10” ft.</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to remodel existing block structure to add an AZEK composite deck over new roof structure of EPDM membrane on ¾” OSB sheathing on sleepers with ¾” per 1” slope on 2X12 joists @ 16” centers. Create a new ADA compliant bathroom to pump to new septic system to be located. 23’X18’ deck will have lannon stone stairs at grade level from upper elevation of island and stairs to lakefront grade with guard and handrails.

2. This is legal non-conforming structure located in a Shoreland Wetland District being modified which does not expand on current height, living area or footprint as allow in Chapter 6.7(4)(ii).

3. The proposed project meets all other requirements of the Village of Chenequa Zoning.

4. Guard and handrails shall be installed according to IBC 2015 with Wisconsin addendums as outlined in DSPS 362.
5. A building permit and final plans are required to be submitted to the Building Inspector prior to start of construction.

c:  Bob Douglas, Administrator
    Pamela Little, Clerk
    Johnson Design, Architect
    Johnson Design, Applicant
    Gary Meerschaert, SAFEbuilt
TO: Town of Merton Clerk

NOTICE OF: Conditional Approval of Certified Survey Map

DATE OF REVIEW: May 20, 2019

RE: Certified Survey Map for: Dan Buehrle
    File No. SCS-1319

LOCATION: Part of the NE ¼ of the SE ¼ of Section 9, T8N, R18E, Town of Merton. More specifically, the property is located at N83° W31141 Kilbourne Road.

TAX KEY NO's: MRTT 0324.994

OWNER: Dan Buehrle
        248 Fieldstone Road
        Delafield WI 53018

SURVEYOR: Matt O’Rourke
           Land Tech Surveying, LLC
           720 Industrial Court
           Hartland, WI 53029

DATE RECEIVED: April 4, 2019

DATE OF CSM: February 27, 2019

APPLICABILITY: The above subject Certified Survey Map has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of the Waukesha County Shoreland and Floodland Subdivision Control Ordinance as authorized by S.236.34 and S.236.45, Wisconsin Statutes.
REMARKS:

Conditional Approval of this Certified Survey Map (CSM) is based on the following conditions being satisfied prior to the Director affixing his signature to the Final Certified Survey Map:

1. All easements for any proposed or existing drainage ways, access, and utilities shall be shown on the CSM. Any related recorded documents #’s shall also be noted on the CSM.

2. The owner names of the adjacent properties shall be shown on the CSM.

3. The existing residence on Lot 1 is located within an area zoned EC Environmental Corridor and Lot 2 contains steep slopes and is entirely zoned EC Environmental Corridor. A building/disturbance envelope that does not exceed 15% of the lot area, not to exceed 32,670 square feet, must be depicted, on both lots. The existing disturbed areas on both lots shall be included in the envelope. In order to comply with the County’s Land Use Plan, the building envelopes shall exclude slopes of 12% or greater. If 12% or greater slopes cannot be avoided, they shall be designated on a site plan for review and approval by the Town and County.

4. The lot line between proposed Lots 1 and 2 shall be located a minimum of 35’ from all structures, in conformance with the Waukesha County Shoreland and Floodland Protection Ordinance.

5. The owners must apply to the Environmental Health Division of the Waukesha County Department of Parks and Land Use for a Preliminary Site Evaluation (PSE) of the existing septic system(s) on Lot 1. If a problem with the septic system on Lot 1 is discovered as a result of the PSE that problem must be resolved or a Sanitary Permit issued for a new septic system, prior to the Director affixing his signature to the Final Certified Survey Map.

6. There are several accessory structures to be razed on proposed Lot 2. These structures shall be removed prior to the County signing the CSM and documentation provided to our office that they have been removed. If the structures have already been removed, they should be removed from the CSM.

7. The Waukesha County Park and Open Space Plan calls for nonprofit ownership of lands adjacent to the Little Oconomowoc River. Please contact the Tall Pines Conservancy at 262-369-0500 or the Waukesha Land Conservancy at 262-875-3070 to determine their interest in acquiring said lands. Written documentation regarding their interest shall be submitted prior to resubmitting the CSM for County signatures. Access will need to be addressed as part of this acquisition.

8. The 100 year Floodplain note on Sheet 2 shall be corrected to reference FEMA FIRM Map No. 55133C0061G.

9. The location of the soil borings with a cross reference to the data must be shown on the Certified Survey Map.
10. If there are existing wells on the properties, or within 50 ft. of a septic or stormwater facility, please identify them on Sheet 1 of the Certified Survey Map.

11. Those areas of land identified as Primary Environmental Corridor/Wetlands/Floodplain on this Certified Survey Map shall be subject to the enclosed restrictions.

12. If there is an outstanding mortgage on the property, a Signature Certificate for the mortgage holder must be added to the Certified Survey Map.

13. Because the wetlands, floodplain and PEC are approximated, the following note shall be added to sheet 2, “If a future building/structure is proposed to be constructed in close proximity to the wetland/floodplain/primary environmental corridor, it may be necessary for the boundary to be field delineated. All setbacks required by the Waukesha County Shoreland and Floodland Protection Ordinance or Town of Merton at the time of development shall apply.”

14. The wetland boundary is hard to see on copied versions of the CSM. Please ensure the boundary is easy to read on the original document.

15. Please submit a revised Certified Survey Map for review and approval prior to contacting the County Planning & Zoning Division Office to schedule an appointment for the County signature on the Certified Survey Map.

SIGNED: 

Jacob A. Heermans
Jacob Heermans, Land Use Specialist
(262) 548-7790.

Reviewed and approved by Amy Barrows, Senior Planner.

cc: Dan Buehrle, Property Owner
    Matt O'Rourke, Surveyor
    Marilyn Haroldson, Town of Merton Planner
    Skylar Behn, Environmental Health
    Alan Barrows, Land Resources
    File

N:\PRKANDLU\Planning and Zoning\Certified Survey Maps\Review Letters\MERTON\1319 Dan Buehrle mrt.docx
SAMPLE: WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

Those areas of land identified as a Wetland, Floodplain and Primary Environmental Corridor Preservation Area on Page ___ of ___ of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling, removal of topsoil or other earthen materials are prohibited, except in conjunction with the construction of a residence and other permitted improvements in a designated pre-approved building envelope or with the specific approval of the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. If a designated building envelope is not shown on this CSM, or is modified, a deed restriction shall be recorded in the office of the Register of Deeds describing the permitted area of disturbance at time of Zoning Permit issuance.

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is limited to the area necessitated by the approved construction of a residence and other permitted improvements within a designated pre-approved building envelope. All other vegetation removal 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 thinnings, 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. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Primary Environmental Corridor and with approval from the Waukesha County Department of Parks and Land Use-Planning and Zoning Division.

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 shall be prohibited, unless introduced within the pre-approved building envelope as part of residential landscaping.

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. Ponds within slopes greater than 12% and wooded areas, are prohibited.

6. The construction of buildings within the Primary Environmental Corridor Preservation Area is prohibited, except as may be specifically provided for by a pre-approved building
envelope on the Certified Survey Map. Any alterations to such a designated pre-approved building envelope will require the approval of the Waukesha County Department of Parks and Land Use- Planning and Zoning Division. The construction of buildings within the wetland and floodplain shall be prohibited.
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, flood insurance studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Printed 6/7/2019
Currently a 11.3 acre parcel being divided into 2 lots. Lot 1 being 7.7 acres, Lot 2 being 3.5 acres.

WAUKEŠA CO. CERTIFIED SURVEY MAP NO.
BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

N. LINE OF THE SE 1/4 SEC. 9-8-18
N 89°35'05" W 2667.12' CSM 1760

E. 1/4 COR. SEC. 9-8-18 CONC.
MON. WITH SEWER PC BRS.

1/20" = 1' 0" OR 0.0.0 X 18" REBAR

LEGEND

- SECTION CORNER MONUMENT
- SET 0.75" O.D. X 18" REBAR
- WEIGHTING 1.502 LBS/FT.
- FOUND 1" BON PIPE OR NOTED
- OUTBUILDING
- SHED
- HOUSE
- EX. DRIVEWAY LOCATION
- APPROXIMATE FLOODPLAIN PER GIS
- APPROXIMATE WETLANDS PER GIS
- APPROX. ENVIRON. CORR. PER GIS

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O’RDUKE, 8-2771 SHEET 1 OF 8
NOTES:
- VERTICAL DATUM IS NAVD 88 (GEOD 12A)
- THE ENTIRE PROPERTY IS WITHIN THE WAUKESHA COUNTY SHORELAND & FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL BOUNDARY
- 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.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR ON 10/2/2018 AND FEBRUARY 14, 2019, AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. ELEVATION VARIES.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 5513300610, AVERAGE FLOODPLAIN ELEVATION BETWEEN CROSS SECTIONS ELEV = 913.9 2' ABOVE = 915.9.
- IF A BUILDING/STRUCTURE IS PROPOSED TO BE CONSTRUCTED IN THE CLOSE PROXIMITY TO THE WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR, IT MAY BE NECESSARY FOR THE BOUNDARY TO BE FIELD DELINATED ALL SETBACKS REQUIRED BY THE WAUKESHA COUNTY SHORE LAND AND FLOOD LAND PROTECTION ORDINANCE OR TOWN OF MERTON AT THE TIME OF DEVELOPMENT SHALL APPLY.
- THESE LOTS SHALL NOT BE FURTHER DIVIDED.
WAWKESHA CO. CERTIFIED SURVEY MAP NO.
BEING A PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST, 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 A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST; THENCE N 88°35'05" W, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, 829.51 FEET TO THE POINT OF BEGINNING; THENCE S 35°08'55" W, 17.07 FEET TO THE CENTER LINE OF KILBOURNE ROAD; THENCE ALONG SAID CENTER LINE THE FOLLOWING 6(SIX) COURSES: (1.) THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 79.19 FEET, A RADIUS OF 240.28 FEET, A DELTA ANGLE OF 18°53'00", AND A CHORD BEARING S 65°45'08" E FEET, 78.83 FEET; (2.) THENCE S 75°11'39" E, 100.00 FEET; (3.) THENCE S 63°35'37" E, 60.21 FEET; (4.) THENCE S 05°05'56" E, 319.56 FEET; (5.) THENCE S 05°29'52" E, 66.83 FEET; (6.) THENCE S 04°06'05" E, 22.69 FEET BEING THE TERMINUS OF SAID COURSE; THENCE S 43°48'00" W, 180.21 FEET; THENCE N 82°47'16" W, 434.25 FEET TO THE BEGINNING OF A MEANDER LINE OF THE LITTLE OCONOMOWOC RIVER SAID POINT LYING N 82°47'16" W, 31 FEET MORE OR LESS FROM THE CENTERLINE OF SAID RIVER; THENCE CONTINUING N 82°47'16" W, ALONG THE MEANDER LINE, 72.48 FEET; THENCE S 19°12'05" W, ALONG THE MEANDER LINE, 473.35 FEET TO THE END OF SAID MEANDER LINE LYING N 01°40'08" E, 29 FEET MORE OR LESS FROM THE CENTERLINE OF SAID RIVER, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE N 01°40'08" E, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1032.55 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE S 88°35'05" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 504.05 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 463,413 SQUARE FEET OR 10.6 ACRES MORE OR LESS INCLUDING THE LANDS LYING BETWEEN THE MEANDER LINE HEREIN DESCRIBED AND THE CENTER OF THE LITTLE OCONOMOWOC RIVER.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF R.J. DANIEL AND KAREN M. BUEHRLE AND THAT THIS 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, AND THE VILLAGE OF CHENEQUA (EXTRATERRITORIAL) IN SURVEYING, DIVIDING, DEDICATING AND MAPPING THE SAME.

DATED THIS ___ DAY OF __________________, 20___

_______________________________
MATTHEW T. O'ROURKE, S-2777
WETLAND/FLOODPLAIN/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION RESTRICTIONS

These areas of land identified as a Wetland, Floodplain and Primary Environmental Corridor Preservation Area on Page 1 of 7 of this Certified Survey Map shall be subject to the following restrictions:

1. Grading, filling, removal of topsoil or other earthen materials are prohibited, except in conjunction with the construction of a residence and other permitted improvements in a designated pre-approved building envelope or with the specific approval of the Waukesha County Department of Parks and Land Use—Planning and Zoning Division. If a designated building envelope is not shown on this CSM, or is modified, a deed restriction shall be recorded in the office of the Register of Deeds describing the permitted area of disturbance at time of Zoning Permit issuance.

2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is limited to the area necessary by the approved construction of a residence and other permitted improvements within a designated pre-approved building envelope. All other vegetation removal 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. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Primary Environmental Corridor and with approval from the Waukesha County Department of Parks and Land Use—Planning and Zoning Division.

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 shall be prohibited, unless introduced within the pre-approved building envelope as part of residential landscaping.

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. Ponds within slopes greater than 12% and wooded areas, are prohibited.

6. The construction of buildings within the Primary Environmental Corridor Preservation Area is prohibited, except as may be specifically provided for by a pre-approved building envelope on the Certified Survey Map. Any alterations to such a designated pre-approved building envelope will require the approval of the Waukesha County Department of Parks and Land Use—Planning and Zoning Division. The construction of buildings within the wetland and floodplain shall be prohibited.
WAUKESHA CO. CERTIFIED SURVEY MAP NO.
BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN
OF MERTON, WAUKESHA COUNTY, WISCONSIN

OWNERS CERTIFICATE:
AS OWNERS WE R.J. DANIEL AND KAREN M. BUEHRLE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE
SURVEYED, DIVIDED, DEDICATED 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
THE VILLAGE OF CHENEQUA (EXTRATERRITORIAL)
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS ____ DAY OF ____________, 20____

R.J. DANIEL BUEHRLE

KAREN M. BUEHRLE

STATE OF WISCONSIN )SS
COUNTY OF ___________)  
PERSONALLY CAME BEFORE ME THIS _______ DAY OF ____________, 20____, THE ABOVE NAMED R.J.
DANIEL AND KAREN M. BUEHRLE, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, ________, COUNTY, WI

PRINT NAME, ________________

MY COMMISSION EXPIRES. ________________
WAUKESHA COUNTY CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 18 EAST, TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN

TOWN OF MERTON PLANNING COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF MERTON PLANNING COMMISSION, THIS ___ DAY OF __________________, 20__.

TIM KLINK, CHAIRMAN

DONNA HANN, TOWN CLERK

TOWN OF MERTON BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF MERTON TOWN BOARD, THIS ___ DAY OF __________________, 20__.

TIM KLINK, CHAIRMAN

DONNA HANN, TOWN CLERK

VILLAGE OF CHENEQUA PLAN COMMISSION APPROVAL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF CHENEQUA PLAN COMMISSION, THIS ___ DAY OF __________________, 20__.

TITLE: ___________________________  TITLE: ___________________________
SIGNATURE: ___________________________  SIGNATURE: ___________________________
PRINT NAME: ___________________________  PRINT NAME: ___________________________

VILLAGE OF CHENEQUA BOARD APPROVAL (EXTRATERRITORIAL)

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF CHENEQUA BOARD, THIS ___ DAY OF __________________, 20__.

TITLE: ___________________________  TITLE: ___________________________
SIGNATURE: ___________________________  SIGNATURE: ___________________________
PRINT NAME: ___________________________  PRINT NAME: ___________________________

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

JDBE18145
SHEET 8 OF 8