

ATTENDANCE SHEET  
VILLAGE OF CHENEQUA PLAN COMMISSION MEETING  
MONDAY, FEBRUARY 11, 2019

Cary Meerschaut  
Print

Cary Meerschaut  
Sign

Patti Babe-Meerschaut  
Print

Patti & Babe-Meerschaut  
Sign

Clyde Surles  
Print

William Paul  
Sign

JOANN VILLAVICENCIO  
Print

Joann F. Villavicencio  
Sign

COLE LINCOLN  
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Cole Lincoln  
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## AGENDA

Village of Chenequa  
Monday, February 11, 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, February 11, 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 January 14, 2019
- 4) Review and consider revisions for a garage addition submitted by David & Michelle Varhol of 4940 N Maple Lane
- 5) Building Inspector's Report
- 6) Administrator's Report
- 7) Village Attorney's Report
- 8) Adjournment

Respectfully submitted by:  
Pamela Ann Little, Village Clerk

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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.

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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.

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NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE  
Village Clerk posted this agenda on Wednesday, February 6, 2019 @ 5:00 PM

Phone 262-367-2239 • [www.chenequa.org](http://www.chenequa.org)

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MINUTES OF MONDAY, JANUARY 14, 2019.

Unofficial until approved by the Plan Commission.  
Approved as written () or with corrections ( ) on 2-11-19.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, January 14, 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 – present  
Mr. Grunke / Member - present  
Mr. Pranke / Member – absent  
Mr. Gallagher / Member – present  
Mr. Enters / Member – present  
Mr. Gartner / Village Attorney – present  
Mr. Douglas / Administrator-Police Chief – present  
Ms. Little / Village Clerk – present

Call to Order  
Pledge of Allegiance

### **Public in Attendance**

Jason Luther, Jo Ann Villavicencio, Captain Dan Neumer, Dave Myers, Cody Lincoln, Gary and Patti Meerschaert

### **Public Comment**

None

### **Chairman's Report**

None

### **Approval of minutes from the Plan Commission meeting held on December 10, 2018**

Motion (Bellin/Grunke) to approve the minutes from the Plan Commission Board meeting held on December 10, 2018. *Motion carried*

### **Review and consider action on a Certified Survey Map submitted by Candace Dingmann on behalf of the Walig-Howard Trust of W332 N6287 County Road C, being a Part of the Northwest ¼ of the Northeast ¼ of Section 30, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County per Village Code 6.18(16) Extraterritorial Jurisdiction**

Administrator Douglas presented the application submitted by Ms. Dingmann on behalf of the Walig-Howard Trust. This is a merging of two lots on the west side of CTH C off of Okauchee Lake. The Town of Merton and Waukesha County have reviewed and approved the CSM. Final approval was recommended.

Motion (Bellin/Grunke) to recommend to the Village Board final approval of the Certified Survey Map submitted by Candace Dingmann on behalf of the Walig-Howard Trust. *Motion carried*

**Review and consider revisions to Village Code Section 6.3(2) Definition of Accessory Structure as it relates to showers and bathroom facilities; and Section 6.7(4)(i) Modifications to Legal Nonconforming Structures – Modification during its lifetime by an amount not to exceed a thirty (30) percent increase in either footprint or living area, whichever is less**

Attorney Gartner recapped what has been discussed and proposed to date. The definitions have stayed the same. The most significant change is the concept of allowing greater expansion of non-conforming structures. This primarily provides one additional option for some property owners with non-conforming structures. Procedures for the public hearing and approval process were then reviewed. This matter will be scheduled for approval by the Plan Commission and Village Board after a public hearing that will be set in February.

**Building Inspector's Report**

Gary Meerschaert introduced himself as the interim building inspector until a permanent inspector has been retained.

**Administrator's Report**

No report


**Village Attorney's Report**

No report

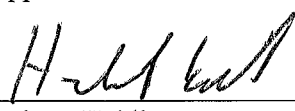
**Adjournment**

Motion (Gallagher/Surles) to adjourn the meeting of Plan Commission at 6:05 p.m. *Motion carried*

Respectfully submitted by:

  
\_\_\_\_\_  
Pamela Ann Little  
Village Clerk

Approved and Ordered Posted by:

  
\_\_\_\_\_  
Helmut Keidl  
Chairperson



**STAFF REVIEW**

**Date:** September 27, 2018                      **Meeting Date & Time:** Monday, October 8<sup>th</sup> at 6:00 P.M.  
**To:** Plan Commission, Village of Chenequa  
**From:** Planning Department  
**Subject:** Site Plan Review  
**Builder:** Ascent LLC  
**Owner:** David and Michelle Varhol  
**Location:** 4940 N. Maple Ln.  
**Project Description:** Detached Accessory Structure  
**Zoning District:** Residential Lot – Abutting a Lake

	<b>REQUIRED RES. DISTRICT</b>		<b>PROPOSED DET. STRUCTURE</b>	
<b>LOT AREA:</b>	4.5	acres	1.68	acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	118.8	L.F.
<b>YARD SETBACKS: Lake (East)</b>	75	ft. min.	450+	ft.
<b>Side (North)</b>	15	ft. min.	15	ft.
<b>Side (South)</b>	15	ft. min.	50	ft.
<b>Rear (West)</b>	25	ft. min.	180	ft.
<b>BUILDING HEIGHT:</b>	35	ft. max	25	ft.

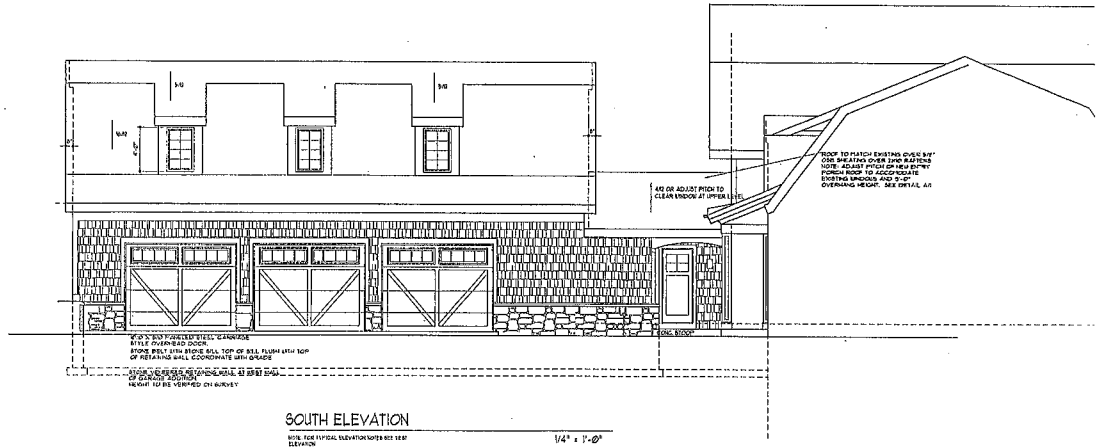
**COMMENTS:**

1. This is a legal non-conforming lot in that it does not meet the minimum lot width of one hundred fifty (150) feet per Sec. 6.5(5)(b) nor does it meet the lot area minimum of four and a half (4 ½) acres per Sec. 6.6(1).
2. The existing dwelling is a legal, non-conforming structure in that it does not meet the setback requirement to the North property line of fourteen and half (14 ½) feet per Sec. 6.5(4)(c)(i). The current North setback is ten (10) feet. As this is a non-conforming structure it is not permitted to be modified during its lifetime by an amount not to exceed thirty (30) percent in footprint or living area per Sec. 6.7(4)(i). This amount was met

during the permitted addition in 2002.

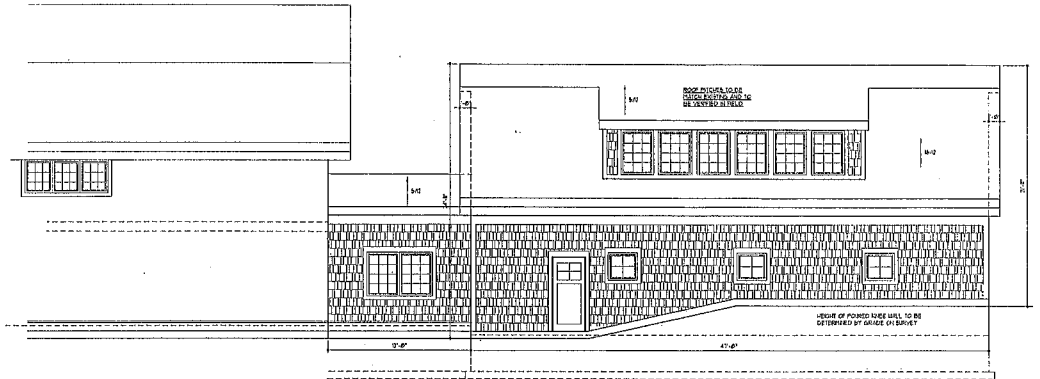
3. The applicant proposes to add a detached structure with a proposed one (1) inch separation to the existing dwelling. The Village of Chenequa does not currently have a structure line separation between buildings on one lot. Plan Commission needs to approve or deny the proposed one (1) inch separation. The proposed separation must be maintained for the lifetime of the structures or as long as the provisions of Sec. 6.7(4)(i) apply.
4. The applicant proposes a shower on the second floor. The definition of “accessory Structure” in Sec. 6.3(2) does not specifically deny or approve the addition of a shower in an accessory structure. Plan Commission shall approve or deny the proposed use.
5. The applicant will be required to submit a recertification of north building setback from a licensed land surveyor or landscape architect.
6. The proposed project meets all other requirements of the Village of Chenequa Zoning.
7. Exterior material specifications have been provided and needs approval from the Plan Commission.
8. An exterior light option has been submitted. This needs to be approved by the Plan Commission.
9. The owner is required to sign the Village of Chenequa Accessory Structures Acknowledgement form.
10. A building permit is required from the Building Inspector prior to start of construction.

c: Bob Douglas, Administrator  
Pamela Little, Clerk  
Ascent LLC, Builder  
David and Michelle Varhol, Applicant  
Jacob Lipke, SAFEbuilt



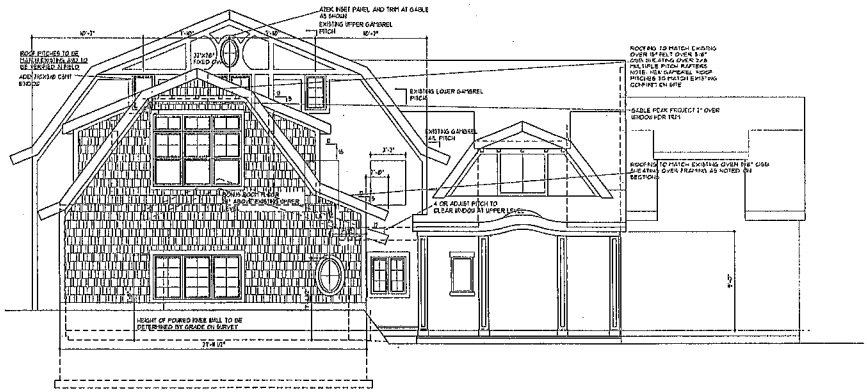
**SOUTH ELEVATION**  
NOTE: FOR TYPICAL ELEVATIONS SEE REF. ELEVATION.

1/4" = 1'-0"



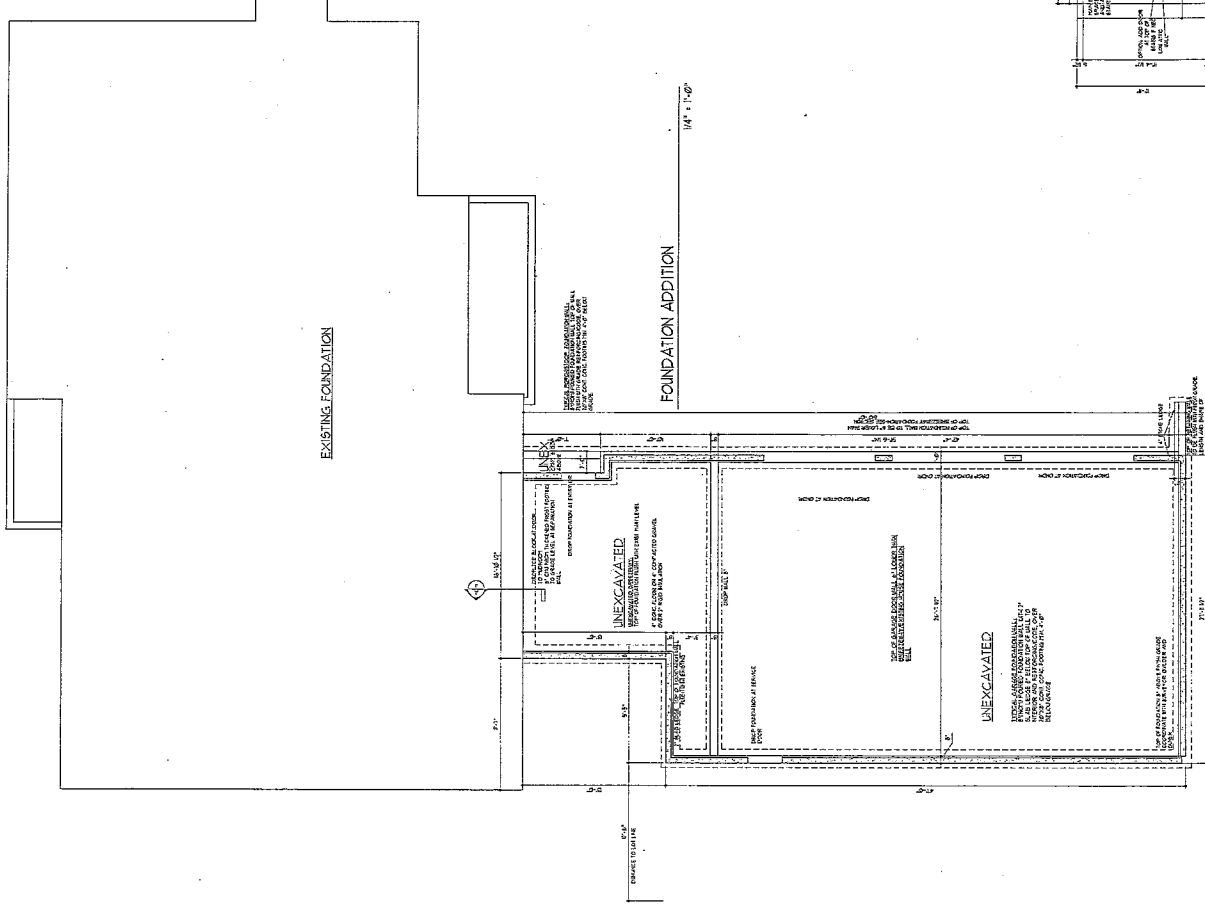
**NORTH ELEVATION**  
NOTE: FOR TYPICAL ELEVATIONS SEE REF. ELEVATION.

1/4" = 1'-0"



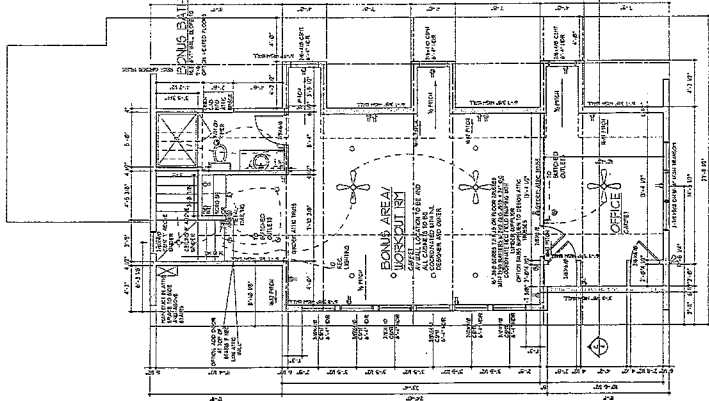
**WEST ELEVATION**  
NOTE: FOR TYPICAL ELEVATIONS SEE REF. ELEVATION.

1/4" = 1'-0"



NOTE: ALL LOCATIONS TO BE COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR.  
 ALL WORK SHALL BE COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR.  
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**GARAGE UPPER LEVEL**  
 1/4" = 1'-0"  
 1. NOTE: ALL LOCATIONS TO BE COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR.  
 2. ALL WORK SHALL BE COORDINATED WITH ARCHITECT AND MECHANICAL CONTRACTOR.  
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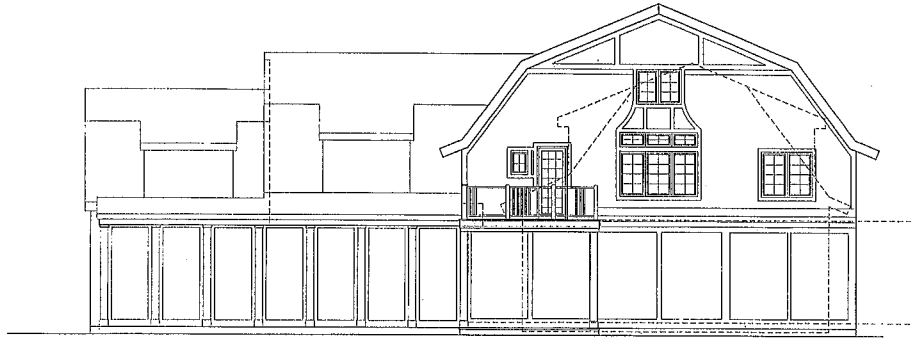
FOUNDATION PLAN  
 AND UPPER LEVEL PLAN  
 SCALE: 1/4" = 1'-0"

DAVID AND MICHELLE VARIOL  
 RESIDENCE  
 400 E. HICKS LANE, WASHINGTON, DC



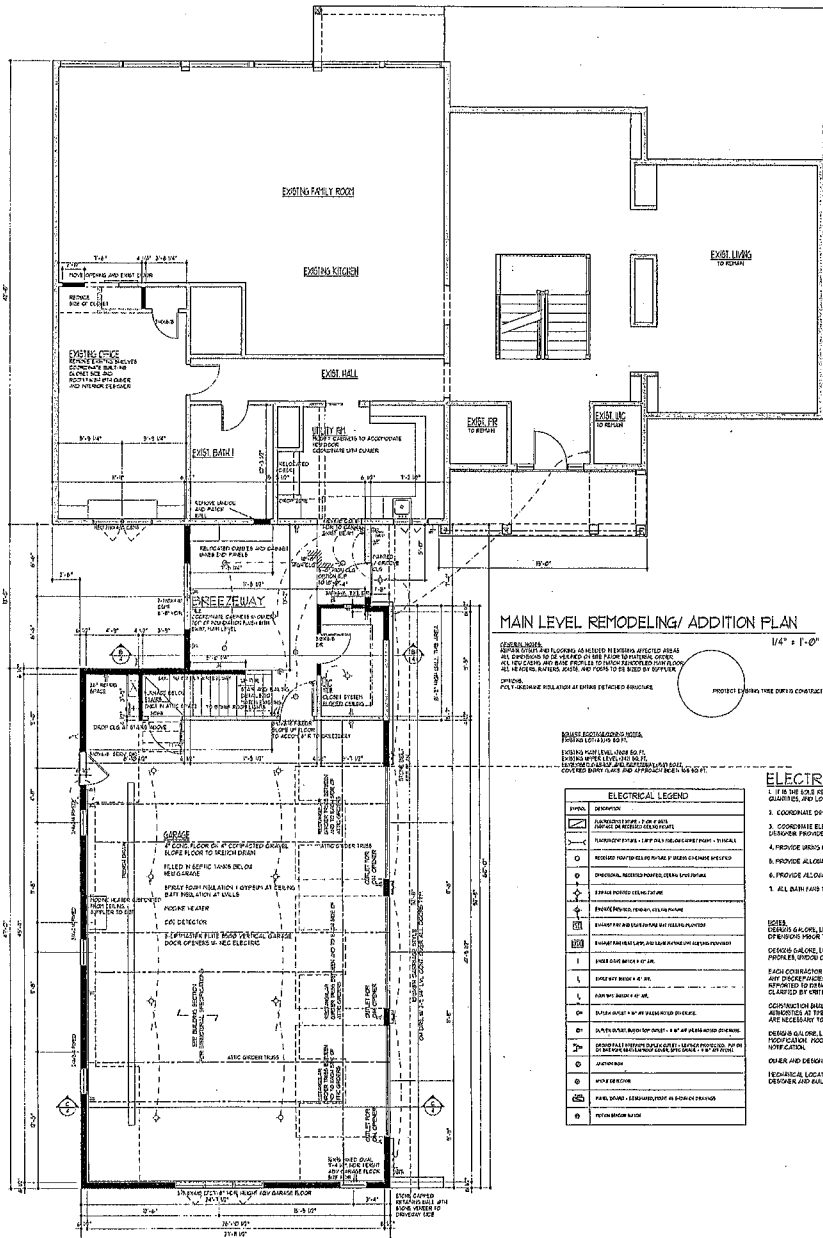
**DESIGNSGALORE, LLC**  
 RESIDENTIAL DESIGN  
 Gloria Lohrer, DESIGNER  
 C: 202-490-2260 | glorialohrer@gmail.com





**GARAGE NOT VISIBLE FROM LAKE SIDE (EAST)**

NOTE: FOR PLEASURE VIEWPOINTS SEE VIEW ELEVATIONS. SCALE: 1/4" = 1'-0"



**MAIN LEVEL REMODELING/ ADDITION PLAN**

SCALE: 1/4" = 1'-0"

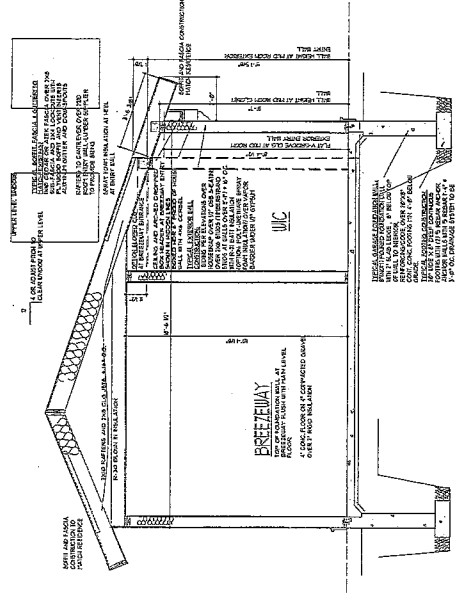
**GENERAL NOTES:**  
 1. ALL NEW WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
 2. ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.  
 3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE NATIONAL ELECTRICAL CODE (NEC).  
 4. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.  
 5. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT.  
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 8. ALL MATERIALS SHALL BE OF QUALITY AS SPECIFIED AND APPROVED BY THE ARCHITECT.

**ELECTRICAL LEGEND**

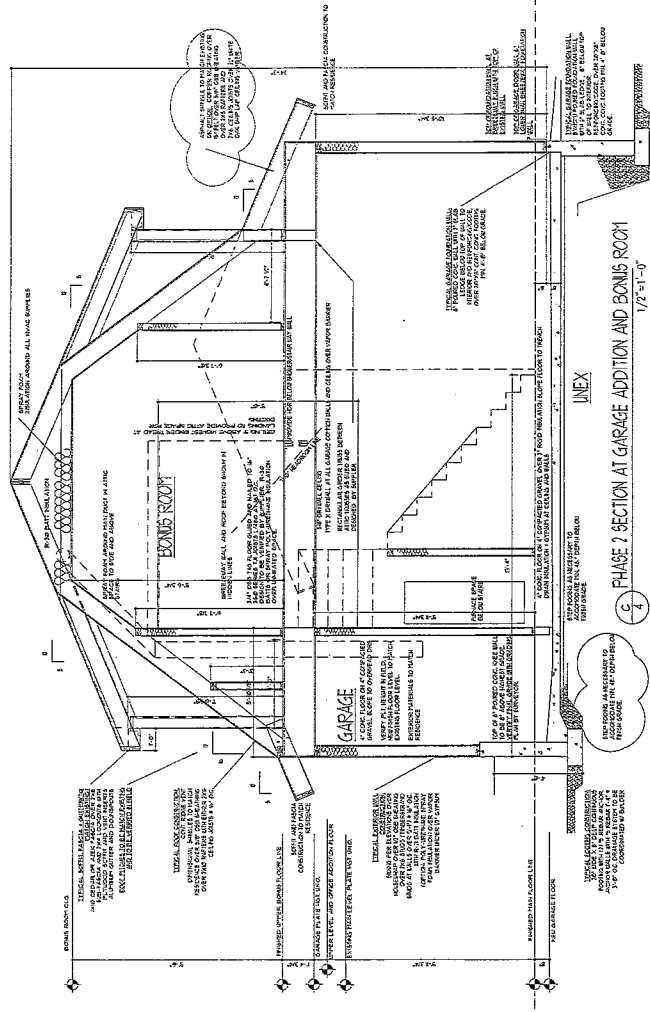
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[Symbol]	3-PHASE 90000V 3-PHASE 4-WIRE

**ELECTRICAL NOTES:**

1. THE OWNER IS RESPONSIBLE FOR THE ELECTRICAL CONTRACTOR TO VERIFY CODES, REGULATIONS AND LOCATIONS OF ELECTRICAL DEVICES PRIOR TO BEGINNING WORK.
  2. COORDINATE WITH OTHER TRADES AND QUANTITIES WITH OWNER.
  3. COORDINATE ELECTRICAL LOCATIONS WITH OWNER AND CONTRACTOR PRIOR TO BEGINNING WORK. ALLOWANCES FOR POSITIONING LED LIGHTING.
  4. PROVIDE ALLOWANCE FOR CABLE AND PANELE JACKS.
  5. PROVIDE ALLOWANCE FOR MOUNTING STEEL LINKS.
  6. PROVIDE ALLOWANCE FOR ALL WORK. COORDINATE WITH OTHER TRADES RECORDS.
  7. ALL DIMENSIONS TO BE ON FINISH.
- CONTRACTOR SHALL VERIFY TO ALL APPLICABLE CODES AND REGULATIONS PRIOR TO BEGINNING WORK. ALL DIMENSIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.**



PHASE 2 ADDITION SECTION  
1/2" = 1'-0"



PHASE 2 SECTION AT GARAGE ADDITION AND BONUS ROOM  
1/2" = 1'-0"

ALL WORK IS TO BE PERFORMED BY LICENSED TRADESPEOPLE AND SHALL BE SUBJECT TO INSPECTION BY THE LOCAL BUILDING DEPARTMENT. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS.

<b>470</b>	MAIN LEVEL PLAN SCALE: 1/4" = 1'-0"	DAVID AND MICHELLE VARIOL RESIDENCE	 DESIGN GALORE, LLC RESIDENTIAL DESIGN Georgia, Interior, Designer C: 282-480-2868   dlorialehr@gmail.com
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