



AGENDA

Village of Chenequa Plan Commission
Monday, February 12, 2024 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 12, 2024 utilizing Zoom Communications. 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. Approval of minutes from the Plan Commission meeting held on January 8, 2024.
3. Review and consider action on proposed landscape plan at 31927 W Apple Lane, Owen and Kimberly Sullivan. (Tax Key No. 0417986002).
4. Review and consider action on proposed landscape plan at 4724 N Pinecrest Drive, Curt Culver. (Tax Key No. 0737997004).
5. Review and consider action on proposed accessory structure at 7285 N State Road 83, Travis Theisen. (Tax Key No. 0351970002).
6. Review and consider action on proposed remodel of an existing non-conforming dwelling at 32016 County Road K, Carl and Mary Alice Eschweiler. (Tax Key No. 0368988002).
7. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk - Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/88023284165?pwd=TEtkZlBOV2taSW1lLzNwR2VyTGxPZz09>

Meeting ID is 880 2328 4165 and the Passcode is 525265

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 Thursday, February 8, 2024 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES

OF MONDAY, January 8, 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, January 8, 2024 at 6:00 p.m. utilizing Zoom Communications. The following Members were in attendance:

Ms. Villavicencio / Chairperson - present
Mr. Bellin / Member - present
Ms. Surles / Member – absent
Mr. Pranke / Member – absent
Mr. Enters / Member – absent
Ms. Benz / Member - present
Mr. Carroll / Member - present
Mr. Luljak / Village Attorney Representative – absent
Ms. Miller / Village Attorney Representative – present
Mr. Gartner / Village Attorney Representative - present
Mr. Lincoln / Zoning Administrator-Forester – present
Mr. Neumer / Administrator-Police Chief – present
Mr. Carney / Police Captain – present
Ms. Braunschweig / Village Clerk – present

Call to Order

Pledge of Allegiance

Public in Attendance

Heidi von Hagke, Carol Manegold, EJ Kubick, George Rolfs, Sue Touchett, Deborah McNear, Timothy Fredman

Public Comment

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

Debbie McNear spoke against the increased size of accessory structures that need larger septic systems. She spoke in favor of size restrictions on accessory structures. She spoke in favor of a monthly dashboard of building permits. She spoke against privacy fences and spoke in favor of natural fences.

Approval of minutes from the Plan Commission meeting held on December 11, 2023.

Motion (Benz/Bellin) to approve the minutes of the December 11, 2023 Plan Commission meeting, as presented. *Motion carried.*

Review and consider action on Extraterritorial Certified Survey Map, Certified Survey to Combine two lots; W321N7631 Silver Spring Lane, Hartland, Thomas and Jane Kammerait – MRTT0353-014-001.

Motion (Benz/Carroll) to approve Extraterritorial Certified Survey Map, Certified Survey to Combine two lots; W321N7631 Silver Spring Lane, Hartland, Thomas and Jane Kammerait – MRTT0353-014-001. *Motion carried.*

Adjournment

Motion (Carroll/Benz) to adjourn the Plan Commission meeting at 6:05 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: February 6, 2024

Meeting Date & Time: Monday, February 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Scott Byron

Owner: Owen and Kimberly Sullivan

Location: 31927 W Apple Lane

Project Description: Proposed Revision to a Previously Approved Landscape Plan

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

Proposed Landscaping

1. Scott Byron and Company have recently submitted an updated landscape plan on behalf of the Sullivan family.
2. A complete landscape and grading plan with a photo book of sample materials and proposed plantings is provided in the Plan Commission and Village Board packet.
3. The landscaping plan includes:

Within 75' of the water

- One at grade patio near the house
 - o The patio is proposed to be constructed from “irregular eden flagstone”
 - o In total, the patio is approximately 1500 square feet. Approximately 500 square feet is within the 75' setback of Pine Lake
- One uncovered stairway/path down to the water.
 - o The pathway is proposed to be constructed of bluestone chip gravel with field stone steps
 - o The proposed path is less than 4' in width
- One terrace/firepit along the pathway down to the water.
 - o The proposed terrace will be constructed from “irregular eden flagstone”
 - o The perimeter of the terrace is proposed to be planted with a

sedge/perennial vegetated mat.

- The proposed terrace is approximately 170 square feet.

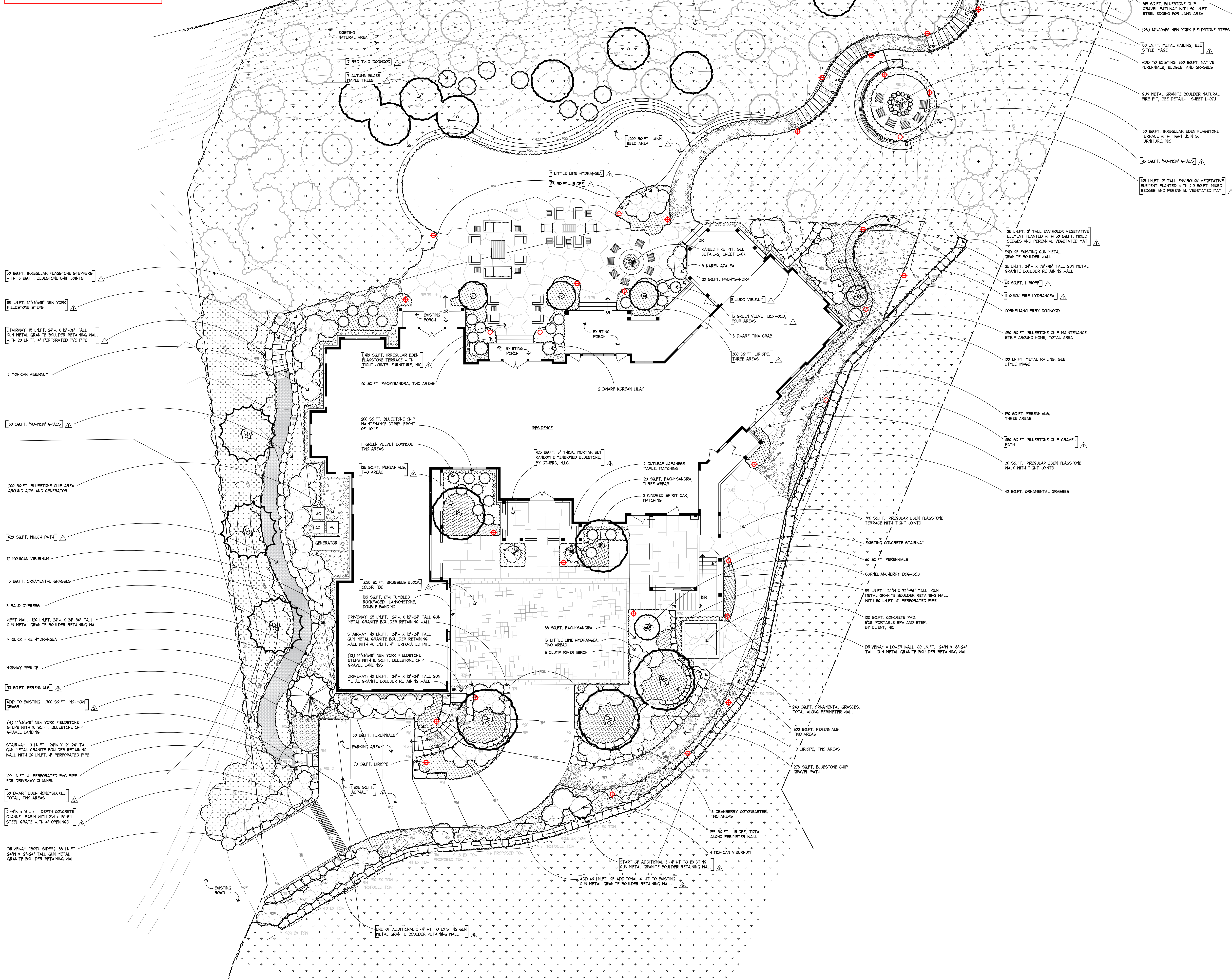
Beyond the 75' Setback

- Aside from the aforementioned 1500 square foot patio on the lakeside of the dwelling, there is one additional flagstone patio along the east side of the dwelling.
 - Also, along the east side of the dwelling, is a proposed 10'x10' concrete pad to accommodate for an 8'x8' spa.
 - Up near the entryway of the home, there is a patio/walkway space that is proposed to be constructed of a bluestone material.
 - Additionally, there are several mulch and bluestone gravel paths around the house. Where steps are required, "New York fieldstone" is proposed.
4. The landscape plan also proposes 33 fully shielded pathway lights around the property.
- a. A spec sheet for the proposed landscape light is provided in the packet
 - b. The proposed lumen output per fixture is 105
 - c. The color temperature of these fixtures is 3,000K

New Driveway

1. The applicants also propose to modify the previously approved driveway
2. The proposed driveway materials are proposed to be a mix of asphalt and block pavers
3. On average, the driveway is approximately 16' wide
4. The proposed driveway does not exceed the 12% grade maximum requirement as specified in 5.23
5. A building permit is required from the Building Inspector prior to start of construction

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Owen and Kimberly Sullivan, Owner
Cody Lincoln, Zoning Administrator



CHENEQUA WISCONSIN

31927 WEST APPLE LANE

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
①	11.10.23	SCS	LANDSCAPE
②	12.01.23	SCS	LANDSCAPE
③	1.10.24	SCS	LANDSCAPE
④	1.18.24	SCS	LANDSCAPE
⑤	1.19.24	SCS	LANDSCAPE
⑥	1.20.24	SCS	LANDSCAPE



30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277

DATE:	08.16.23
-------	----------

DESIGN:	SCS
DRAWN BY:	SCS

DRAWN BY:	SCS
APPRO'D:	JRK

CLIENT:	SULLIVAN
---------	----------

SHEET TITLE
LANDSCAPE

LANDSCAPE
TEAM

PLAN

SHEET NO. _____

L-03.1

JOB NO. 02 174

23-174

Type:

Model:

Encapsulated Bi-Pin LED Lamps

SPECIFICATIONS

BASE: G4 or GY6.35 bi-pin base.

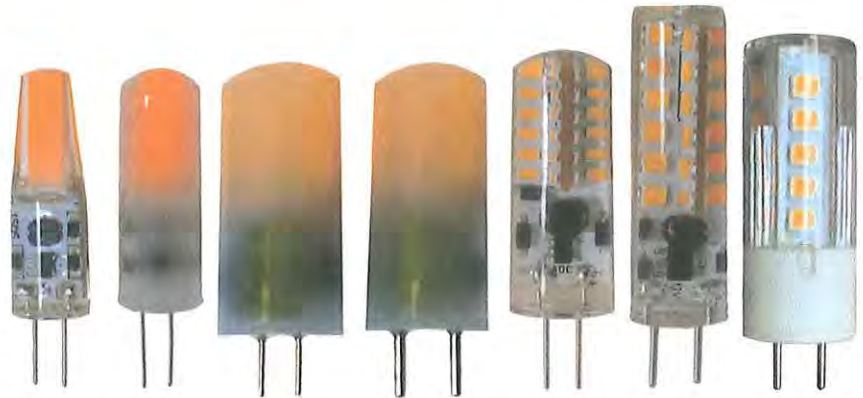
VOLTAGE: 12V AC/DC.

CRI: 80+

WEATHERPROOF: IP65 (weatherproof)

WARRANTY: Five years.

Encapsulated bi-pin lamps from Dauer offer very durable 360° illumination for deck lights, path lights, step lights, wall washers, and more. Warm and cool white color temperatures and wildlife-safe amber are available. IP65 weatherproof rated. Warrantied for 5 years, average rated life is 25,000 hours.



2W
487170/
487173
2700K
and
3000K

2W
487172
(frosted)
2700K
and
3000K

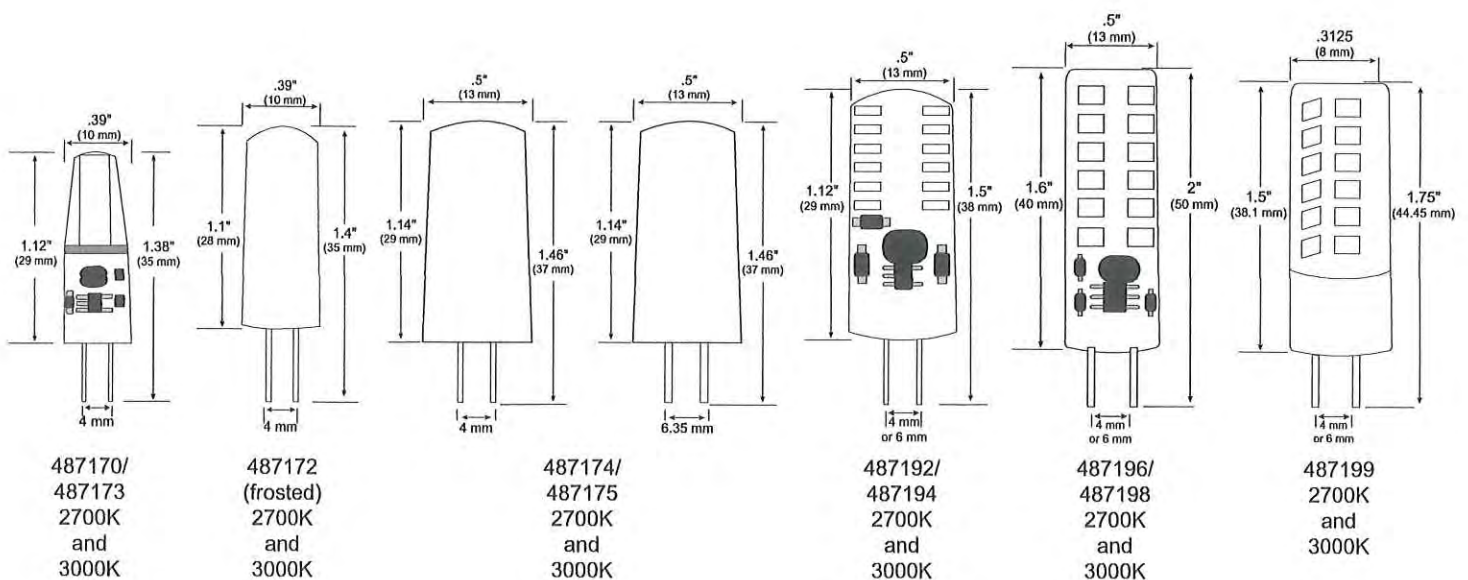
3W
487174/
487175
2700K
and
3000K

3W
487192/
487194
2700K
and
3000K

4W
487196/
487198
2700K
and
3000K

4W
487199
2700K
and
3000K

DIMENSIONS:



LED LAMP ORDERING CODES

CODE	DESCRIPTION	WATTAGE	COLOR TEMP.	NO. OF DIODES	LUMENS	EFFICACY	BASE
487170-2700K	LED-ENC-G4-2COB-12V-2700K-C	2W	2700K	2	210	105 lm/W	G4
487170-3000K	LED-ENC-G4-2COB-12V-3000K-C	2W	3000K	2	210	105 lm/W	G4
487172-2700K	LED-ENC-G4-2COB-12V-2700K-F	2W	2700K	2	210	105 lm/W	G4
487172-3000K	LED-ENC-G4-2COB-12V-3000K-F	2W	3000K	2	210	105 lm/W	G4
487173-2700K	LED-ENC-GY6.35-2COB-12V-2W-2700K-C	2W	2700K	-	210	105 lm/W	GY.6.35
487173-3000K	LED-ENC-GY6.35-2COB-12V-2W-3000K-C	2W	3000K	-	210	105 lm/W	GY.6.35
487174-2700K	LED-ENC-G4-3COB-12V-3W-2700K-C	3W	2700K	-	300	100 lm/W	G4
487174-3000K	LED-ENC-G4-3COB-12V-3W-3000K-C	3W	3000K	-	320	106 lm/W	G4
487175-2700K	LED-ENC-GY6.35-3COB-12V-3W-2700K-C	3W	2700K	-	300	100 lm/W	GY.6.35
487175-3000K	LED-ENC-GY6.35-3COB-12V-3W-3000K-C	3W	3000K	-	320	106 lm/W	GY.6.35
487192-2700K	LED-ENC-G4-2835SMD-12V-3W-2700K	3W	2700K	48	230	77 lm/W	G4
487192-3000K	LED-ENC-G4-2835SMD-12V-3W-3000K	3W	3000K	48	230	77 lm/W	G4
487194-2700K	LED-ENC-GY6.35-2835SMD-12V-3W-2700K	3W	2700K	48	230	77 lm/W	GY.6.35
487194-3000K	LED-ENC-GY6.35-2835SMD-12V-3W-3000K	3W	3000K	48	230	77 lm/W	GY.6.35
487196-2700K	LED-ENC-G4-2835SMD-12V-4W-2700K	4W	2700K	48	280	70 lm/W	G4
487196-3000K	LED-ENC-G4-2835SMD-12V-4W-3000K	4W	3000K	48	280	70 lm/W	G4
487198-2700K	LED-ENC-GY6.35-2835SMD-12V-4W-2700K	4W	2700K	48	280	70 lm/W	GY.6.35
487198-3000K	LED-ENC-GY6.35-2835SMD-12V-4W-3000K	4W	3000K	48	280	70 lm/W	GY.6.35
487199-2700K	LED-ENC-GY6.35-SMD2835-12V-4W-2700K-HO	4W	2700K	39	440	110 lm/W	GY.6.35
487199-3000K	LED-ENC-GY6.35-SMD2835-12V-4W-3000K-HO	4W	3000K	39	440	110 lm/W	GY.6.35



STAFF REVIEW

Date: February 6th, 2023 **Meeting Date & Time:** Monday, February 12th 2024 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Scott Byron and Company

Owner: Curt and Sue Culver

Location: 4724 N Pinecrest Drive

Project Description: Landscape Plan

Zoning District: Residence District- Lot Abutting Lake

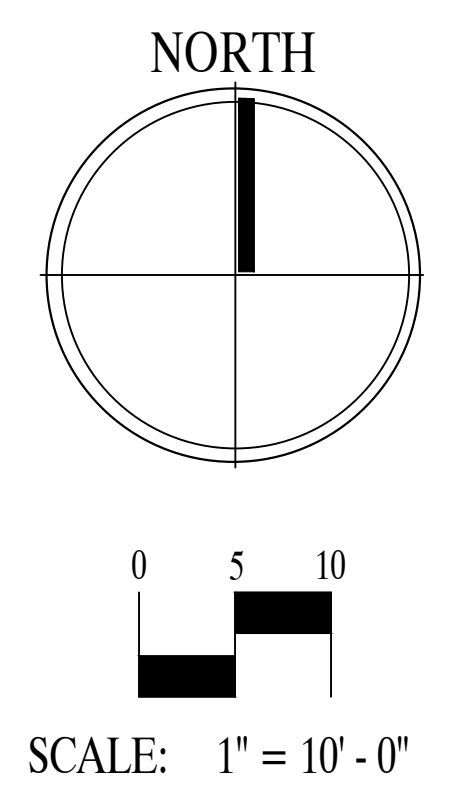
	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	4.5	Acres	4.68	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	150	L.F.

COMMENTS:

1. The applicants propose to install hardscaping and soft scaping around the existing primary dwelling.
2. This is a legal conforming lot
3. This proposed project includes:
 - a. Re- tuckpointing the existing brick walkway up to the primary residence entrance.
 - b. Adding a flagstone walkway with granite boulder steps along the north property boundary (see photo book for samples)
4. Planting an assortment of trees, shrubs and grasses around the property (See landscape plan prepared by Scott Byron)
5. Photos of materials to be used have been supplied in your packets.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk

Paul Launer, Lake Country Inspections
Curt and Sue Culver, Owner
Cody Lincoln, Zoning Administrator



CULVER RESIDENCE
4724 PINECREST DRIVE
HARTLAND, WISCONSIN

REVISIONS			
NO.	DATE	BY:	DESCRIPTION
△	-	-	-



**Landscape Architecture
Contracting and Maintenance**

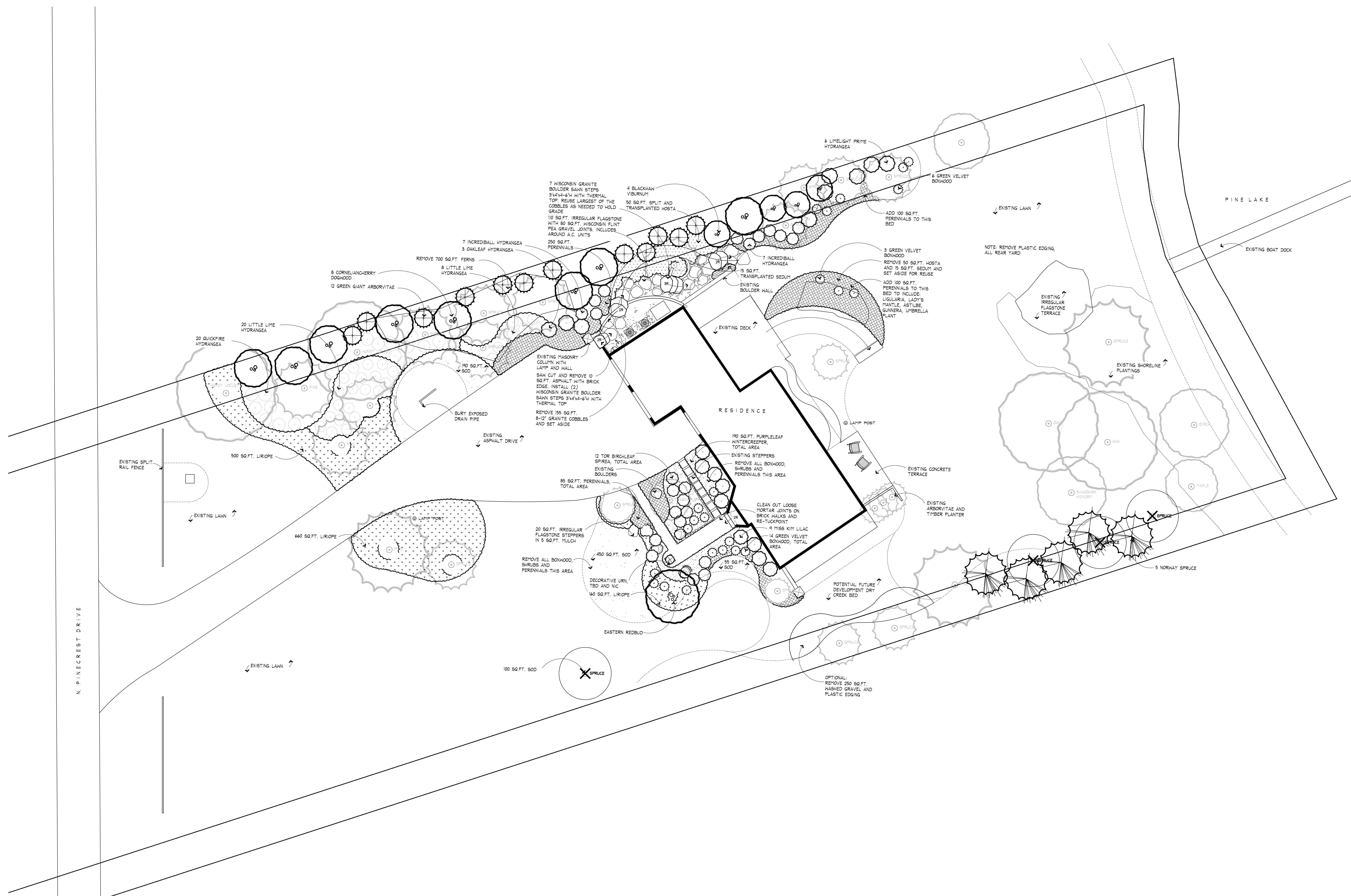
**30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277**

DATE:	10.03.23
DESIGN:	MKM
DRAWN BY:	MKM
APPR'D:	JRK
CLIENT:	CULVER

SHEET TITLE

LANDSCAPE
PLAN

SHEET NO.	L-03.1
JOB NO.	23-187





Art in harmony
with nature.

Landscape Architecture, Contracting and Maintenance

SAMPLE IMAGES

Prepared for
The Culver Residence
4724 Pinecrest Dr
Hartland, WI 53058

October 25, 2023



Ornamentals

'Golden Glory' Corneliancherry Dogwood

Redbud

Corneliancherry Dogwood 'Golden Glory'



Redbud



Evergreens

Green Giant Arborvitae

Green Velvet Boxwood

Norway Spruce

Green Giant Arborvitae



Green Velvet Boxwood



Norway Spruce



Shrubs

Blackhaw Viburnum

Incrediball Hydrangea

Limelight Prime Viburnum

Little Lime Hydrangea

‘Miss Kim’ Lilac

Oakleaf Hydrangea

Quick Fire Hydrangea

Tor Birchleaf Spirea

Blackhaw Viburnum



Incrediball Hydrangea



Limelight Prime Hydrangea



Little Lime Hydrangea



'Miss Kim' Dwarf Lilac



Oakleaf Hydrangea



Quickfire Hydrangea



Birchleaf Spirea



Groundcovers

Liriope

Pachysandra

Liriope
(Creeping Lilyturf)



Purpleleaf Wintercreeper



Perennials

Astilbe

Lady's Mantal

Ligularia

Astilbe (Various)



'Peach Blossom'



'Purple Candles'



'Maggie Daley'



'Fanal'



'Pumila'



'White Gloria'

Lady's Mantle



Ligularia 'Britt-Marie Crawford'



Image Photos

Wisconsin Boulder Slab Steps

Irregular Flagstone Steppers with Pea Gravel

Perennial Borders

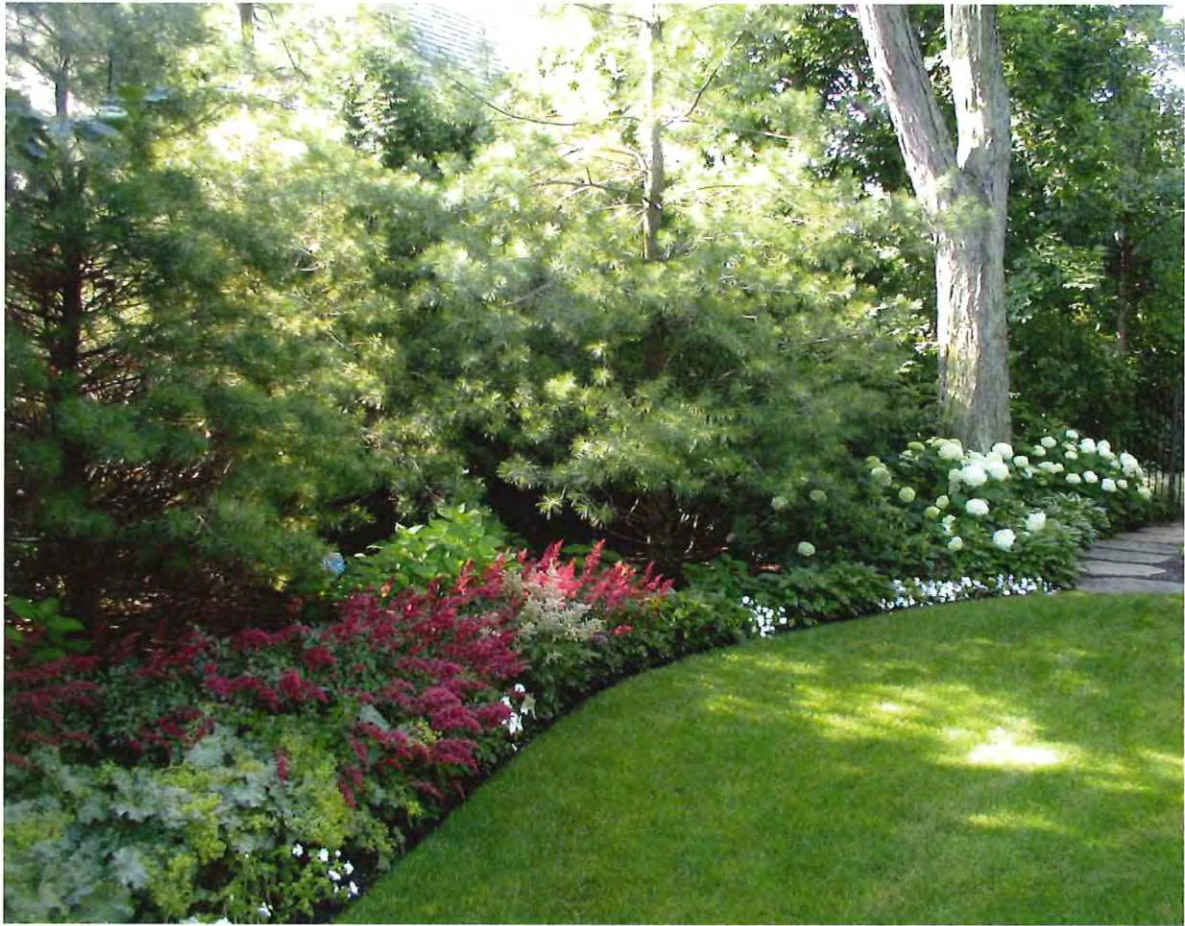




















STAFF REVIEW

Date: February 6, 2024

Meeting Date & Time: Monday, February 12th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Builder: Regency Design Group

Owner: Travis Theisen

Location: 7285 N STH 83

Project Description: New Accessory Structure

Zoning District: Residence District – Lot Abutting a Lake

ACCESSORY STRUCTURE:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	5.3	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	210	L.F.
YARD SETBACKS: Side(North)	14.5	ft. min.	26.5	ft.
Lake (West)	75	ft. min.	250+	ft.
Rear (East)	75	ft. min.	600+	ft.
Side (South)	14.5	ft. min.	103.8	ft.
BUILDING HEIGHT:	35	ft. max	29	ft.

Proposed Accessory Structure

1. The applicant proposes to construct a two-story accessory structure.
2. The dimensions of this proposed accessory structure are 36.5'x 65'
3. As proposed, this structure will not have plumbing incorporated
4. There are no cooking or sleeping quarters proposed for this structure
5. 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).

6. This structure is proposed to be sheathed with green lap siding to match the existing dwelling. (See color rendering)
7. An exterior light option has not been submitted
8. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk
Paul Launer, Lake Country Inspections
Travis Theisen, Owner
Cody Lincoln, Zoning Administrator

Regency Design Group

N.A.
N.A
N.A.
N.A

Project Manager:

N.A
N.A
N.A

Design Coordinator:

Jack Bertram
262.825.6958
jackbertram1245@gmail.com



Scope / Project Information:

Detached Garage Addition

- Additional Car Space and Storage

Zoning / Code / Ordinance / AHJ Information:

- City of Chenequa

- Waukesha County

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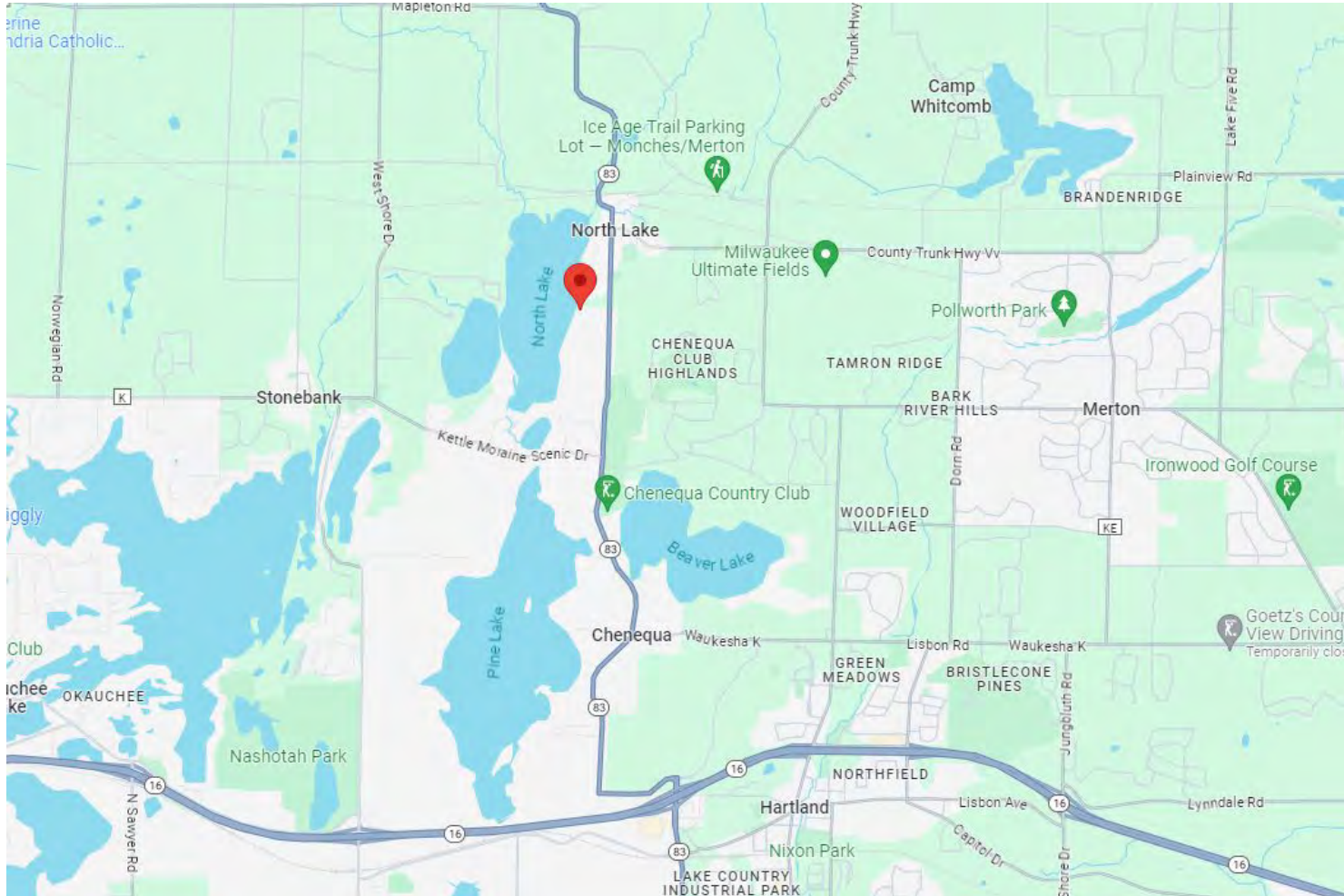
XXX

TheTr
Theisen Garage Addition

7285 WI-83, Hartland, WI 53029

TheTr
Theisen Garage Addition
7285 WI-83, Hartland, WI 53029
XXX

Site
Map



Vacinity
Map

We (I) approve of the Pre-design / Site Analysis documents and authorize Regency Architectural Inc. to move forward to the Schematic Design Phase.

Signature of Homeowner: _____ Date _____
Signature of Homeowner: _____ Date _____

Client Approval

General Contractor:

Company
Address
Address
number
website
Contact Name
Contact Number
Contact Email

Electrical Contractor:

Company
Address
Address
number
website
Contact Name
Contact Number
Contact Email

Civil Engineer:

Company
Address
Address
number
website
Contact Name
Contact Number
Contact Email

HVAC/Plumbing:

Company
Address
Address
number
website
Contact Name
Contact Number
Contact Email

Structural Engineer:

Company
Address
Address
number
website
Contact Name
Contact Number
Contact Email

Design /
Construction
Team

- GENERAL

G-001 COVER SHEET
G-002 GENERAL INFORMATION

- CIVIL

- STRUCTURAL

- MECHANICAL

- ELECTRICAL

- ARCHITECTURAL

A-09 SITE PLAN
A-010 FOUNDATION PLAN
A-111 FIRST LEVEL PLAN
A-112 MAIN LEVEL DIMENSION PLAN
A-121 SECOND LEVEL PLAN
A-122 SECOND LEVEL DIMENSION PLAN
A-191 ROOF PLAN
A-201 EXTERIOR ELEVATION / VIEWS
- N/S
A-202 EXTERIOR ELEVATION / VIEWS
- E/W
A-301 BUILDING SECTIONS
A-302 BUILDING SECTIONS
A-321 WALL SECTIONS
A-501 DETAILS
A-601 WINDOW SCHEDULE AND DETAILS
A-611 DOOR SCHEDULE AND DETAILS
A-901 3D VIEWS
A-902 RENDERINGS

Drawing
Index

ISSUED
PRINTED 1/7/2024 7:47:10 PM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

XXX

Signature

Date 11/28/23_Reg. No. #####

SEAL

PROJECT 2301

COVER SHEET

SHEET TITLE

G-001


SHEET NO.

ABBREVIATIONS

HATCH / MATERIAL SYMBOLS LEGEND

TAG SYMBOLS

ELECTRICAL LEGEND

 DEMOLITION LEGEND

 LANDSCAPE LEGEND

	XXX
--	-----

3, Hart

I hereby certify that this plan,

XXX
Name _____

PROJECT 2301

CHECKED BY _____

GENERAL

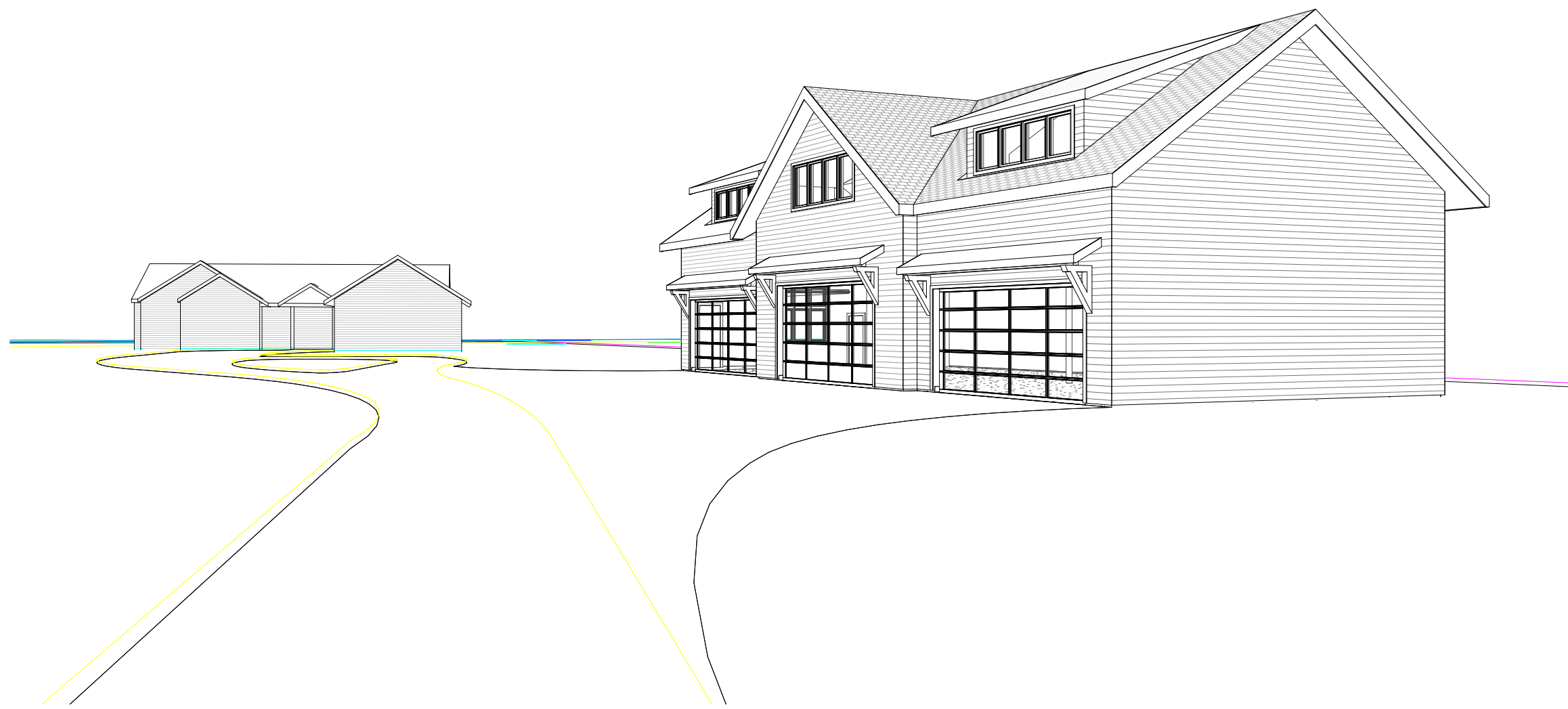
SHEET TITLE _____



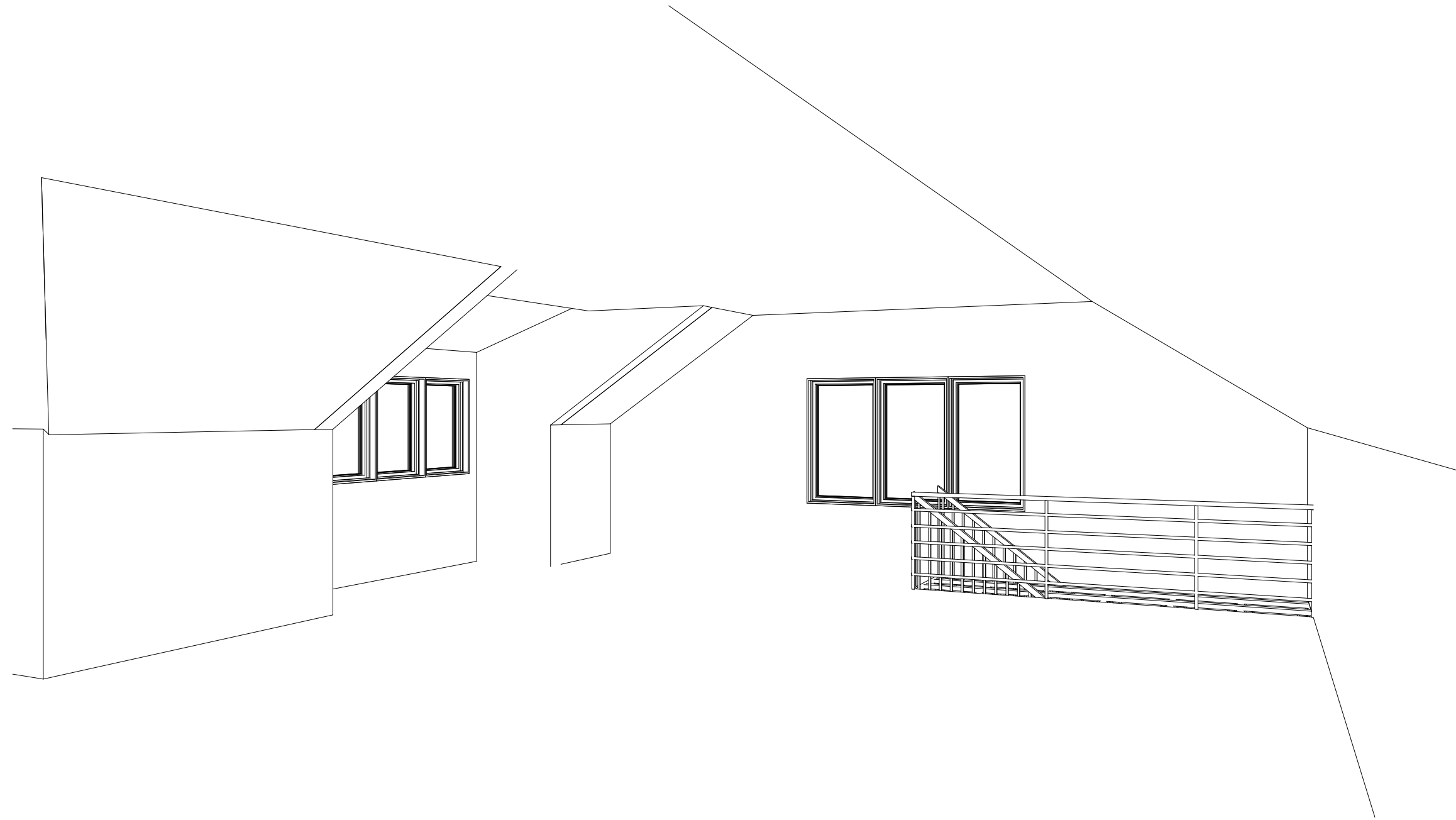
1 3D View 2
A-901



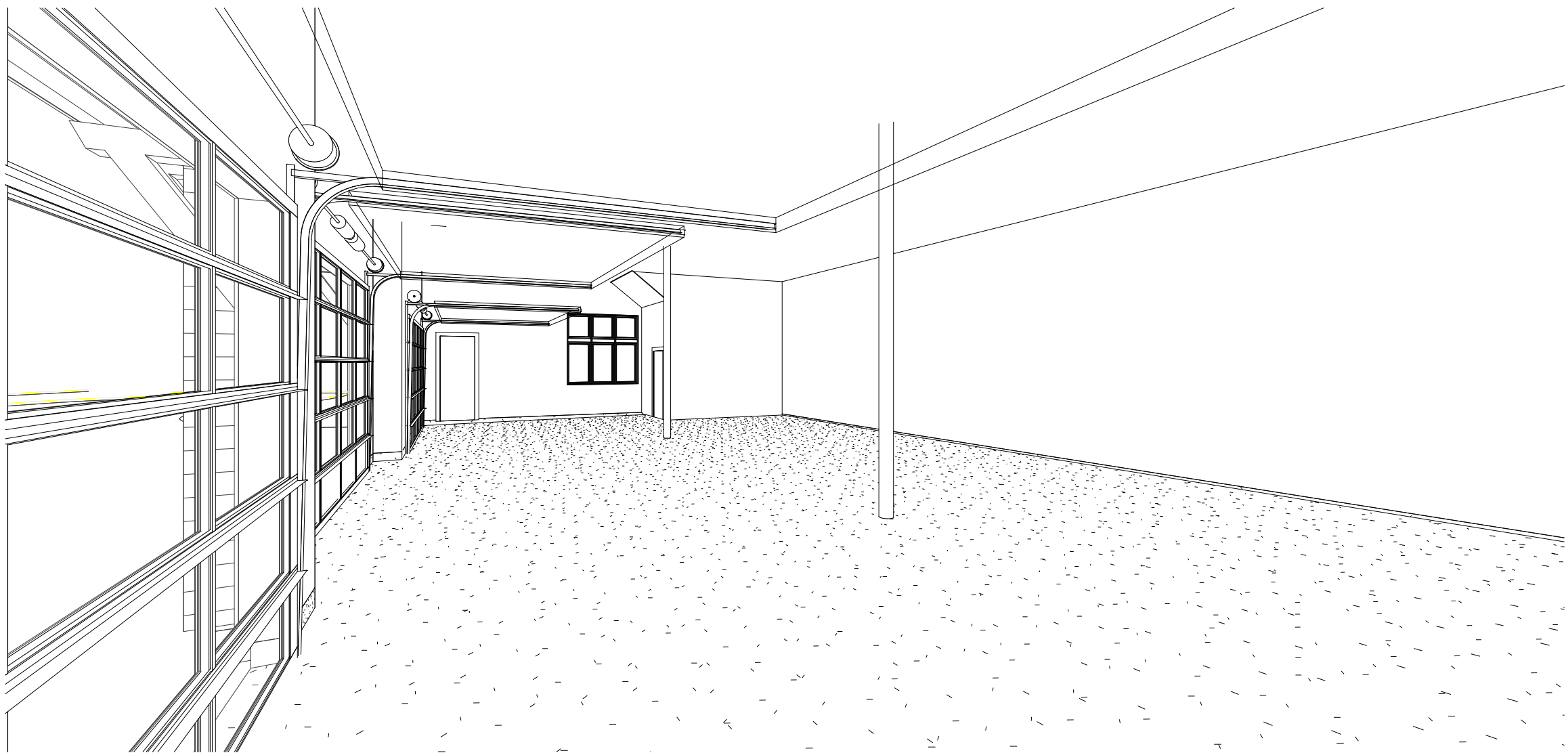
3 3D View 4
A-901



2 3D View 3
A-901



4 3D View 7
A-901



5 3D View 1
A-901

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7285 WI-83, Hartland, WI 53029
The Tr
Garage Addition
XXX

00/00/0000 PCR

ISSUED

PRINTED 1/7/2024 7:47:14 PM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

XXX
Name

Signature

Date 11/28/23_Reg. No. #####

SEAL

PROJECT 2301

DRAWN BY XXX

CHECKED BY XXX

3D VIEWS

SHEET TITLE

A-901

SHEET NO.



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7285 WI-83, Hartland, WI 53029
The Tr
Garage Addition
XXX

00/00/0000 PCR

ISSUED

PRINTED 1/7/2024 7:47:14 PM

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Wisconsin.

XXX
Name

Signature

Date 11/28/23_Reg. No. #####

SEAL

PROJECT 2301

DRAWN BY XXX

CHECKED BY XXX

RENDERINGS

SHEET TITLE

A-902

SHEET NO.



STAFF REVIEW

Date: February 6, 2024

Meeting Date & Time: Monday, February 12th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Galbraith Carnahan Architects

Owner: Carl and Mary Alice Eschweiler

Location: 32016 W County Road K

Project Description: Proposed Remodel/Addition to a Legal-Nonconforming Structure

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

Proposed New Dwelling

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	12.65	acres
LOT WIDTH: AVERAGE	150	L.F. min.	384	L.F.
YARD SETBACKS: Lake (East)	75	ft. min.	68'	ft.
Rear (South)	75	ft. min.	250+	ft.
Lake (North)	75	ft. min.	17.5	ft.
Side (West)	10	ft. min.	79.6	ft.
BUILDING HEIGHT:	40	ft. max	19	ft.
Living Area Square Footage	13,000	sq ft max	975	sq ft

1. The applicant has submitted plans to modify and add-on to an existing legal non-conforming dwelling on the shore of Cornell Lake.
 - a. This structure is legal-nonconforming because it currently lies partially within the 75' riparian setback.
 - b. This structure is also nonconforming because it is the second structure with cooking and sleeping facilities on the property.
 - i. 6.7(4)(c) states: *"In addition, a legal nonconforming structure which is nonconforming solely because it is located in part within the shoreline buffer zone and because portions of it are seventy-five (75) feet or less*

from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may be modified to increase either its footprint, living area or height where all modifications and all changes constituting either a building or structure alteration or reconstruction take place outside of the shoreline buffer zone or more than seventy-five (75) feet from the ordinary high water mark. No such modification shall expand the nonconformity within the shoreline buffer zone.”

- c. Page A001 provided by Galbraith Carnahan Architects depicts the portion of the structure that is partially within the 75’ setback from the OHWM of Cornell Lake.

Addition

1. The proposed addition is vestibule entryway.
2. The addition portion is proposed to be 23 square feet in total.
3. New siding will be conventional lap siding to match the existing dwelling
4. The addition is outside the 75’ setback from Cornell Lake.
5. See A200 in the provided plans for material sample photos

Modifications

1. Aside from the addition portion of the project, the applicants are also seeking permission to modify the existing cottage structure. These modifications include:
 - a. Closing-in and conditioning the screened in porch on the lakeside of the home
 - b. Modifying the roof structure on the porch from a flat roof to a vaulted roof with asphalt shingles
 - c. Closing-in and conditioning the area beneath the porch on the lakeside of the home
 - d. Conditioning a. and c. listed above would change the use of these spaces to “living area” according to 6.3(27). This modification would violate **6.7(4)(b)**

6.7(4)(b) *A legal nonconforming structure that is located within the shoreline buffer zone or seventy-five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may, at the option of the owner, be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure. The roof of a legal nonconforming structure that is located within the shoreline buffer zone may be used as a deck if the structure has a flat roof with no side walls or screens; provided that the roof must pitch away from the lake and that open handrails under three and one-half (3½) feet tall may be constructed on the roof of the structure. Notwithstanding anything to the contrary herein, an owner may increase the height of a nonconforming accessory structure if necessary to address modifications or repairs to the accessory structure’s roof so long as such modification or repair does not increase the accessory structure’s useable area.*

- e. Installation of new windows and doors around the project area of these modifications

2. Page A900 represents an as viewed from the lake drawing
3. See A200 in the provided plans for material sample photos

Landscape

4. The applicant also proposes to remove the existing block wall on the west side of the structure and replace it with a new wall
 - a. The new wall will be constructed of fieldstone (see sample photo on G100)
 - b. The new wall will also incorporate stone steps (see sample photo on G100)
 - c. yard setback
5. There are currently no proposed trees to be removed within the 75' setback of Pine Lake
6. If one acre or more of land is to be disturbed, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.

General Notes

1. The home remains greater than fifty (50) feet to any existing single-family structure which complies with Sec. 6.5(4)(c)(i).
2. This dwelling has 975 square feet of livable space in total.
3. If it is determined the building site grading plan needs further review for storm water management, a storm water and grading plan shall be reviewed by an engineer of the Village's choice and paid for by the applicant.
4. A sanitary permit shall be obtained from Waukesha County prior to permit issuance. You may obtain the application at www.waukeshacounty.gov/eh.
5. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Carl and Mary Alice Eschweiler, Owner
Galbraith Carnahan Architects
Cody Lincoln, Zoning Administrator

ESCHWEILER COTTAGE

32016 W. COUNTY ROAD K CHENEQUA WI. 53029



EXISTING CONSTRUCTION



PROPOSED CONSTRUCTION

PERSPECTIVES USED TO CONVEY GENERAL LOOK OF THE DESIGN.
SEE SUBSEQUENT DRAWINGS FOR DETAILS AND DIMENSIONS.

ABBREVIATIONS

# & @	Found OR Number And At	D	Double
ACCT	Acoustic Ceiling Tile	DEMO	Demolish or Demolition
AD	Area Drain	DIA	Diameter
ALUM	Aluminum	DIM	Dimension
ANOD	Anodized	DIMS	Dimensions
APPROX	Approximately	DISP	Dispenser
B	Bank Equipment Supplier	DN	Down
BES	Blocking	DR	Door
BLKGD	Bulkhead	DS	Downspout
BRG	Bearing	DTL	Detail
BSMT	Basement	DWG	Drawing
BT	Base Tie	EA	Each
BYND	Beyond	EIPS	Exterior Insulation Finish System
BO	Bottom Of	EJ	Expansion Joint
BOT	Bottom	EL	Elevation
C	Cabinet	ELEC	Electrical
CIP	Cast In Place	ELEV	Elevator or Elevation
CHNL	Channel	EPDM	Ethylene Propylene Diene M-Class (Roofing)
CJ	Channel Joint	EQ	Equal
CL	Closet	ETR	Existing To Remain
CLG	Ceiling	EXT	Existing
CLR	Clear	EXP	Expansion
CM	Construction Manager	EXPJT	Expansion Joint
CNU	Concrete Masonry Unit	EXT	Exterior
COL	Column	F	Floor Drain or Fire Department
COMPR	Compressible	FE	Fire Extinguisher
CONC	Concrete	FEK	Fire Extinguisher Cabinet
CONC BLK	Concrete Block	FIN FLR	Finished Floor
CONT	Continuous	FIXT	Fixture
CONTR	Contractor	FLR	Floor
CPT	Carpet	FLSHG	Flooring
CRS	Courtesy	FM	Filled Metal
CT	Ceramic Tile	FO	Face Of
CTB	Ceramic Tile Base	FT	Foot
CTYD	Courtyard	FTG	Footing
		FND	Foundation

G		N	Not In Contract
GA	Gauge	NO	Number
GALV	Galvanized	NOM	Nominal
GB	Grab Bar		
GWB	Gypsum Wall Board	O	On Center
H		OC	Opposite Hand
HC	Hollow Core	OPNG	Opening
HWD	Hardwood	OZ	Ounce
HDR	Header		
HI	High	P	Pre-Cast Concrete
HM	Hollow Metal	PCC	Pre-Cast Concrete
HORIZ	Horizontal	PLUMB	Plumbing
HP	High Point	PLAM	Plastic Laminate
HR	Hour	PLUMB	Plumbing
HT	Height	PLYWD	Plywood
HRDB	Hardboard	PASH	Pole & Shelves / Shelf
HVAC	Heating, Ventilating, And Air Conditioning	PREFN	Prefinished
I		PT	Pressure Treated
IRCWB	Impact Resistant Gypsum Wall Board	PT	Paint or Painted
ILO	In Lieu Of	PVC	Polyvinyl Chloride
INSTR	Instructions		
INSUL	Insulated or Insulation	R	Rubber Base
INT	Interior	RB	Rubber
J		RBR	Reflected Ceiling Plan
JNT	Joint	RD	Roof Drain
		REF	Refrigerator
		REINF	Reinforced
		REDD	Required
		RM	Room
		S	Sheathing
MAX	Maximum	SHTHG	Sheet Flooring
M	Manufacturer	SIM	Similar
MC	Masonry Opening	SPEC	Specified OR Specification
MECH	Mechanical	SPK	Sprinkler or Speaker
MECBR	Membrane	SS	Stainless Steel
MICRO	Microwave	ST	Stain
MIN	Minimum	STC	Sound Transmission Coefficient
MISC	Miscellaneous	STL	Steel
MROW	Moisture Resistant Dry Wall	STRUCT	Structure or Structural
MRGBW	Moisture-Resistant Gypsum Wall Board		
MTR	Metal		
MTR	Mortar		
MTR	Mortar		

T&G	Tongue And Groove	U	Unless Noted Otherwise
TELE	Telephone	UNO	Underside
TLT	Toilet	US	
TO	Top Of	V	Vinyl Base
TOC	Top Of Concrete	VCT	Vinyl Composition Tile
TOS	Top Of Steel	VERT	Vertical
TPD	Toilet Paper Dispenser	VIF	Verify In Field
T.D	Telephone/Data	VP	Vision Panel
TYP	Typical	VWC	Vinyl Wall Covering
W			
W	With		
WD	Wood		
WDW	Window		

SYMBOL KEY

--- A ---	COLUMN GRID LINE - SEE STRUCTURAL DRAWINGS	(100A)	DOOR NUMBER - SEE DOOR SCHEDULE.
ROOM NAME 100	ROOM NAME & NUMBER	A	WINDOW TYPE - SEE WINDOW SCHEDULE.
A200	ELEVATION TAG		NEW DOOR - SEE DOOR SCHEDULE
A300	SECTION TAG		EXISTING DOOR - SEE DOOR SCHEDULE
A100	DRAWING TITLE		INTERIOR ELEVATION TAG I.E. ELEVATION ON SHEET A400 DETAILS 1, 2, 3, 4
B	WALL TAG		DETAIL TAG I.E. DETAIL 1 ON SHEET A500
8'-0"	HEIGHT TAG		T.O. FOUND. = SPOT ELEVATION MARKER

SHEET INDEX

ID	NAME
G100	COVER SHEET
A001	ARCHITECTURAL SITE PLAN
A101	BASEMENT FLOOR PLAN
A102	FIRST FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A300	VIEW FROM LAKE



6404 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

CONSULTANTS:

ESCHWEILER COTTAGE
32016 W. COUNTY ROAD K CHENEQUA WI. 53029

DRAWING ISSUE
PLAN COMMISSION

DATE
12.19.23

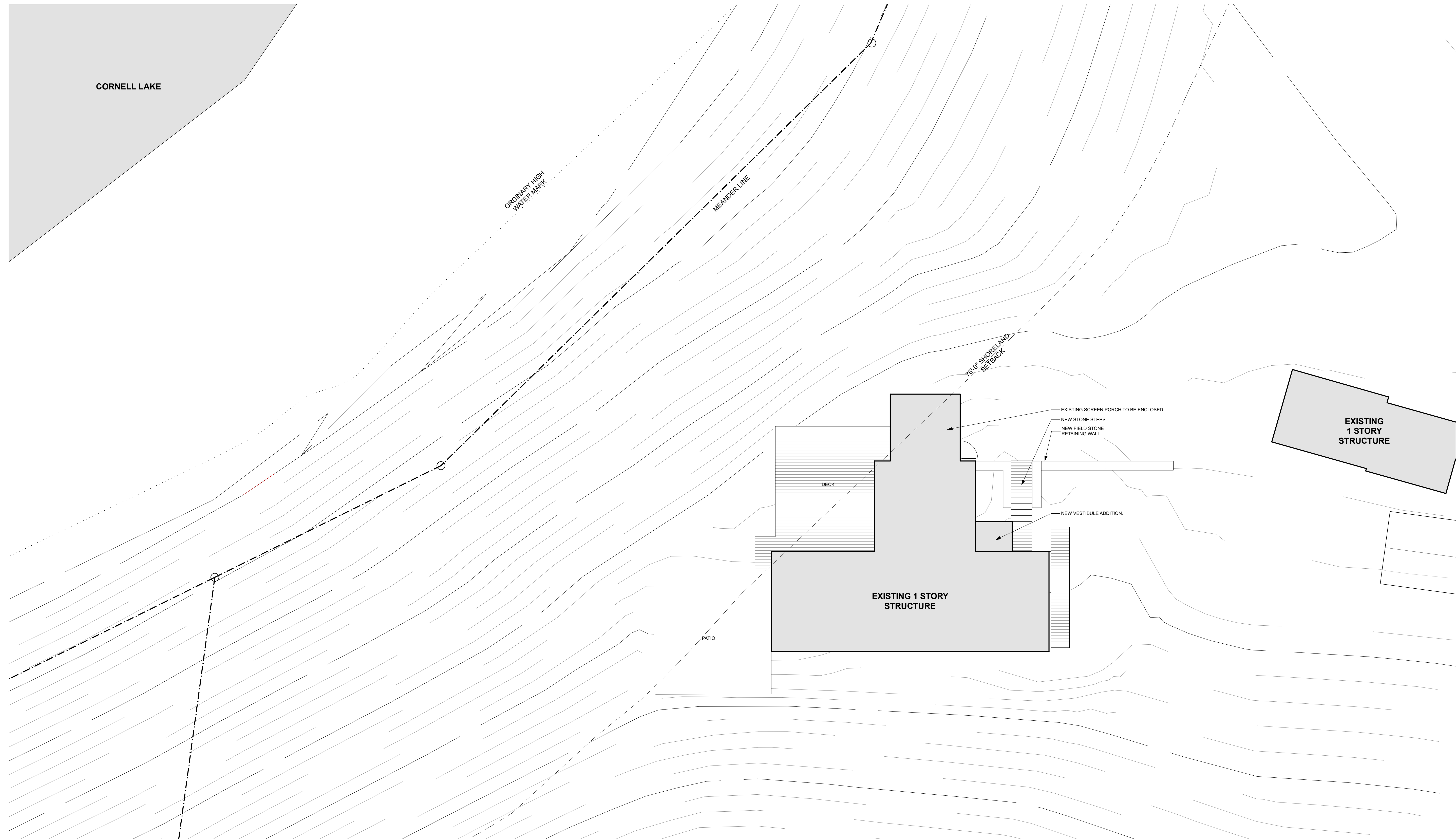
PROJECT # 23.02


COVER SHEET

G100

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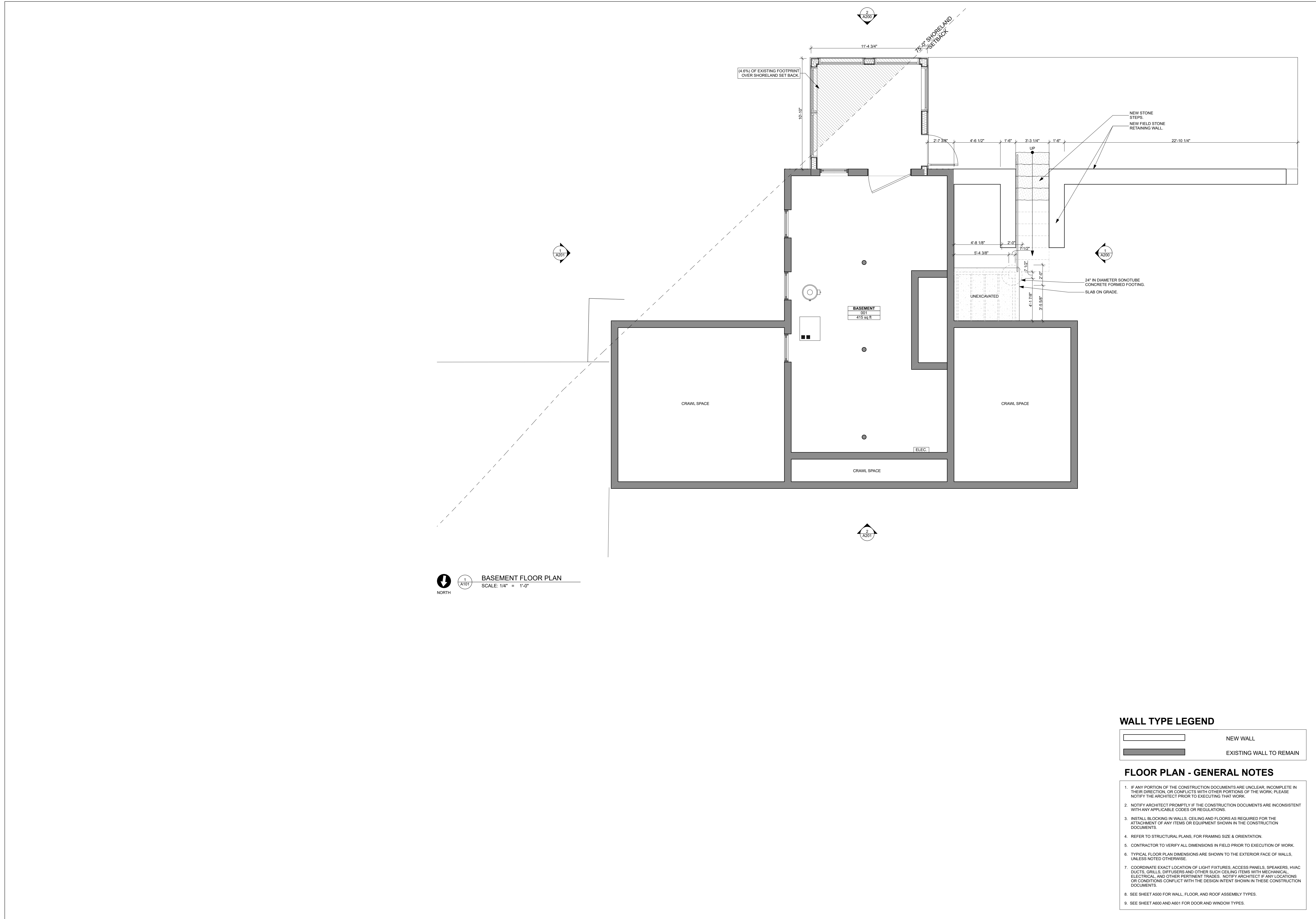
NOT FOR CONSTRUCTION



 **ARCHITECTURAL SITE PLAN**
SCALE: 1/8" = 1'-0"

SITE PLAN - GENERAL NOTES

1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.



NOT FOR CONSTRUCTION



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Milwaukee, Wisconsin 53213
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www.galbraithcarnahan.com

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BASEMENT FLOOR
PLAN

A101

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VIEW OF COTTAGE FROM LAKE.

ESCHWEILER COTTAGE

32016 W. COUNTY ROAD K CHENEQUA WI. 53029