



AGENDA

Village of Chenequa Plan Commission
Monday, July 8, 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, July 8, 2024, 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 June 10, 2024.
3. Review and consider action on a landscape and outdoor lighting plan for new primary residence at 7149 N. State Road 83 as submitted by Peter and Elizabeth Gottsacker (Tax Key No. CHQV 370-997-001).
4. Adjournment.

Respectfully submitted by:

Deanna Braunschweig, Village Clerk - Treasurer

To participate via Zoom:

<https://us02web.zoom.us/j/89401662323?pwd=1a6GCDsd0zyDW4awZ9vPxon7lNrJdw.1>

Meeting ID is 894 0166 2323 and the Passcode is 988480

Or Dial: 301 715 8592 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 Monday, July 1, 2024 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES

OF MONDAY, June 10, 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, June 10, 2024 at 6:00 p.m. utilizing Zoom Communications and in person.

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

Call to Order.

Pledge of Allegiance

Public in Attendance

Kurt Rosmos, Dan Groskopf, Deborah McNear, Judy Hansen, Anne Seidel, Fred Seidel, Carol Manegold, Heidi von Hagke, Ted Rolfs, Peter Feichtmeier, JoJo Gehl Neumann, Beth Gottsacker, Peter Gottsacker, Sergeant Nelson, John Paul Mesching, Andrea Rendleman, Julie Rolfs, Bob Fiedler, Sue Touchett, Richard Grunke, E.J. Kubick

Public Comment

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

Judy Hansen commented on the lake levels getting close to no wake. She requested that the board revisit what that level should be. The waves from the wake boards have the potential to damage piers. The current slow no wake is 902.3. The lake was 902.8 today.

Judy Hansen commented in favor of separating the time of proposals between the Plan Commission and Village Board. The paperwork gets to the members a few days before the meeting and there should be timing separation between the Village Board and Plan Commission meetings.

Ann Seidel commented to revisit 5.2, fences regulated ordinance and policy. She read a portion of the ordinance and commented that the ordinances contradict each other. She spoke in favor of the fence permits coming before the Plan Commission and Village Board.

The on-line attendees could not hear. The sound was corrected for the on-line attendees.

Ted Rolfs commented in favor of a longer review time frame of when the board members receive information. He commented that the members need to go out and look at the projects. He reported that a board member did review a project with permission from the property owner.

Approval of minutes from the Plan Commission meeting held on May 13, 2024.

Motion (Benz/Enters) to approve the minutes from the Village Board meeting of May 13, 2024, as presented. *Motion carried.*

Review and consider action on modification to a previously approved accessory structure addition / remodel plan at 31986 W. Treasure Island Drive as submitted by Pine Cove Hollow LLC (Tax Key No. CHQV 416-994-001).

Lincoln introduced the item. Kurt Rosmos was in attendance. In December of 2023, the applicant received Village approval to add-on to an existing accessory structure at 31986 W. Treasure Island Drive.

The applicant is now applying to modify the roof structure of the existing and addition portion of the garage. The modification will result in a 20-inch height increase of the roof's peak. Because of this height increase, the applicant will be removing an existing cupula structure from the roof. Without the cupula, the measured height of the new roof structure will actually be reduced by approximately 3.2 feet. The applicant is looking to modify the windows on the north elevation of the structure. These modifications include: replacing a single double hung window with three dormer windows ganged together, replacing three double hung windows and an awning window with three awning windows ganged together. The changes were in the packet.

Motion (Carroll/Enters) recommend approval of modification to a previously approved accessory structure addition / remodel plan at 31986 W. Treasure Island Drive as submitted by Pine Cove Hollow LLC (Tax Key No. CHQV 416-994-001). *Motion carried.*

Review and consider action on a new primary residence at 7149 N. State Road 83 as submitted by Peter and Elizabeth Gottsacker (Tax Key No. CHQV 370-997-001).

Lincoln introduced the item. Colby Construction, Vetter Architects, and the Gottsacker family were in attendance. The applicant proposes to construct a new single-family dwelling on a 2.5-acre wooded parcel situated on the east shore of North Lake. The proposed dwelling has a total of 8,354 square feet of total living area. Including livable and unfinished areas, this structure is a total of 11,672 square feet. Building material sample photos have been provided in the packet. Portions of the proposed roof are to be matte black standing seam steel. As proposed, these roof portions pitch away from the lakefront. Exterior lighting options have been provided.

When used in conjunction with a correct color temperature bulb between 2,200K and 3,000K, these light options are compliant with section 5.24 outdoor lighting ordinance. The location of the lights is included in the packet.

The new proposed dwelling is greater than 50' from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

The proposed driveway location was shown. The proposed driveway width is greater than 12 feet and the pitch is 10.5%. As proposed, the driveway meets the requirements of 5.23.

The trees that have been flagged for removal are included in the packet. Currently, there are no trees proposed to be removed within the 75-foot setback of North Lake.

There is an old cabin structure situated on the property near the lakefront. This cabin structure is a legal-nonconforming accessory structure that does not have any cooking or sleeping facilities within. The proposed project meets all other requirements of the Village of Chenequa Zoning.

A landscape plan has not yet been submitted, a plan will need to be approved by the Plan Commission and Village Board.

Motion (Kriva/Enters) to recommend approval of the proposed new primary residence at 7149 N. State Road 83 as submitted by Peter and Elizabeth Gottsacker (Tax Key No. CHQV 370-997-001).

Motion carried.

Review and consider action on certified survey map, combining of Lots 6 and 7 Darrah's Point, MRTT 0364-031 and MRTT 0364-032, David and Cathi Simon, Town of Merton. (Tax Key No. MRTT 0364-031 and MRTT 0364-032, Extraterritorial Jurisdiction).

Lincoln introduced the item. The extraterritorial item was approved by the Town of Merton.

Motion (Benz/Enters) to recommend certified survey map, combining of Lots 6 and 7 Darrah's Point, MRTT 0364-031 and MRTT 0364-032, David and Cathi Simon, Town of Merton. (Tax Key No. MRTT 0364-031 and MRTT 0364-032, Extraterritorial Jurisdiction). *Motion carried.*

Review and consider action on certified survey map to add a strip of land to existing parcel, at N67W33525 County Road K, MRTT 0363-099-001, Roadhouse Customs LLC, Tom Evert, Town of Merton. (Tax Key No. MRTT 0363-099-001, Extraterritorial Jurisdiction).

Lincoln introduced the item. The extraterritorial item was approved by the Town of Merton.

Motion to recommend (Carroll/Kriva) certified survey map to add a strip of land to existing parcel, at N67W33525 County Road K, MRTT 0363-099-001, Roadhouse Customs LLC, Tom Evert, Town of Merton. (Tax Key No. MRTT 0363-099-001, Extraterritorial Jurisdiction). *Motion carried.*

Review and consider action on Ordinance 06-10-2024-01, Pier Regulation.

Debbie McNear gave an introduction to the pier ordinance regulation. This ordinance is specific for Pine Lake. The ordinance was initiated by Pine Lake property owners for those that have piers that are not in the DNR standards. The goal is to maintain navigable water and maintain the shoreline.

After approval the ordinance will be reviewed and approved by the DNR.

The ordinance establishes a pierhead line of eighty feet waterward from the ordinary high-water mark of Pine Lake. This was directed to riparian owners with an ordinary high-water mark.

The island, Pine Yacht Club, does not have an ordinary high-water mark; this ordinance does not apply to them.

Debbie McNear reviewed the details of the ordinance.

There is a ban on multi-level piers.

Permanent and seasonal piers are treated the same. The DNR will not change the 200 square foot loading platform. If you want a 350 square foot party patio at the end of your pier, it will be denied. The DNR advises that the piers are the riparian land owner's access for loading and unloading.

A roof structure would be denied by the DNR.

Debbie McNear spoke in favor a pier tab on the village website with links to educate of the DNR rules.

Attorney Gartner advised that the ordinance creates the pier head line, minimal requirements, and allows for another set of eyes on pier applications. The ordinance gives the Village permitting approval over changes to an existing pier. Attorney Gartner pointed out the definition of repair as stated in the ordinance. Once adopted the Clerk and Zoning Forester will come up with a standard form.

Extending beyond the 80 feet is only for those that have a condition of their property that they need to go beyond the 80 feet; must be specific to the property.

Discussion ensued of two adjacent property owners that may apply at the same time, create some kind of minimum between property owners. Discussion ensued of a minimum distance net of any object that is installed, put into the water. Discussion ensued of the property set back, that anything that is put adjacent to the neighboring lot would have to be in the property set back. Discussion ensued of a sliding scale. The 12-foot set back is included in the ordinance.

Motion (Kriva/Enters) to progress Ordinance 06-10-2024-01, Pier Regulation, subject to the 12-foot set back. *Motion carried.*

Adjournment

Motion (Benz/Carroll) to adjourn the Plan Commission meeting at 6:39 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Deanna Braunschweig, Village Clerk

Jo Ann F. Villavicencio, Chairperson



STAFF REVIEW

Date: June 28th, 2024

Meeting Date & Time: Monday, July 8th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Land Works

Owner: Peter and Elizabeth Gottsacker

Location: 7149 N State Road 83

Project Description: Proposed Landscape Plan and Lighting Plan

Zoning District: Residence District - Lot Abutting a Lake

COMMENTS:

Proposed Landscaping

1. Land works has recently submitted a landscape and lighting plan on behalf of the Gottsacker family.
2. A complete landscape and grading plan is provided in the Plan Commission and Village Board packet.
3. All proposed landscaping and landscape lighting is currently beyond the 75' setback from the OHWM of North Lake.
4. Landscaping includes;
 - One at grade patio on the lakeside of dwelling
 - o This patio is entirely outside the 75' shoreland buffer setback.
 - o The patio is proposed to be constructed from "Full Range Bluestone"
 - o On this patio, the applicant is proposing to construct a firepit structure
 - One at grade patio on the North side of the dwelling (with hot tub)
 - o The applicant is proposing to install an at grade patio labeled as a "Tranquility Terrace" on provided plans.
 - o This patio is proposed to be constructed from "Full Range Bluestone"
 - o Included with this patio, the applicant is proposing an 8'X10' in ground hot tub.

- Roadside
 - Roadside the applicant is proposing a driveway court with a bluestone paver walkway.
 - There is an additional small covered patio shown on the plans near the courtyard. (This patio will also be constructed from “Full Range Bluestone”)
 - Headed southward from the courtyard, the applicant proposes a bluestone path with gravel infill between the pavers.

- Retaining walls
 - The applicant is proposing several “Snapped Limestone” retaining walls around the perimeter of the structure.
 - These retaining walls are outside of the 75’ setback from North Lake
 - These retaining walls do not encroach on the minimum side yard setback requirements.

- Stormwater management
 - Around the perimeter of the home the applicant will be installing a “Gravel Maintenance Strip” with perforated PVC pipe to capture storm water. This is in replacement to a traditional gutter system.

5. Proposed Lighting

- a. The landscape plan also proposes 40 fully shielded pathway lights around the property.
 - i. A spec sheet for the proposed landscape light is provided in the packet
 - ii. The proposed lumen output per fixture is 90
 - iii. The color temperature of these fixtures is 2,700K
- b. The applicant also proposes to install 6 under coping lights around the lakeside patio.
 - i. These lights will be build into the masonry and downward facing
 - ii. The total lumen output per fixture is 52
 - iii. The color temperature of these fixtures is 2700K

c: Dan Neumer, Administrator
 Deanna Braunschweig, Clerk
 Paul Launer, Lake Country Inspections
 Peter and Elizabeth Gottsacker, Owner
 Cody Lincoln, Zoning Administrator



Peter and Beth Gottsacker
W314 N7155 HWY 83
Hartland, WI 53029

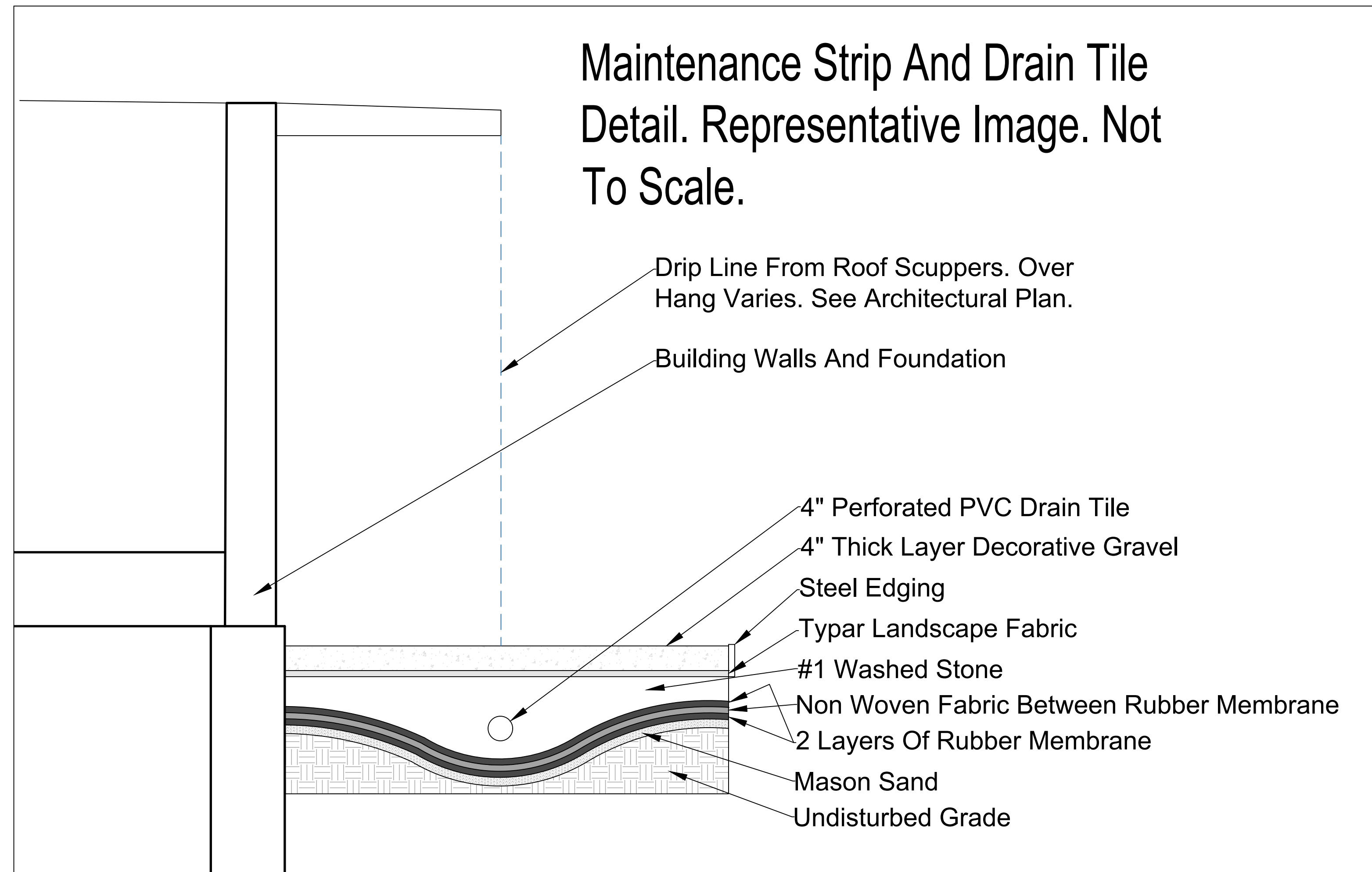


Details & Specifications

LA Name:
Brian Zimmerman - PLA, ASLA
Drafted By:
Lori Hake, Peter Yank
Date:
06.13.2024
Revisions:
00.00.0000

Sheet Number:
L-300

Maintenance Strip And Drain Tile Detail. Representative Image. Not To Scale.



Coping Light Specifications

LF LED Wall Light DESIGNER PREMIUM

PROJECT _____
CATALOG # _____
TYPE _____
NOTES _____

The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

Quick Facts

- Die-cast brass housing
- Natural, powder coated, or antiqued brass finishes
- Lumileds® Integrated LEDs
- Compatible with Luxon® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

LF LED Wall Light PHOTOMETRICS

LF-1LED - Illuminance at a Distance

Distance	Center Beam fc	Beam Width	
Feet (Meters)	Foot-Candles (Lux)	Vertical : 100.7°	Horizontal : 107.0°
1' (0.3 m)	37 fc (398 lx)	2.4 ft (0.7 m)	2.7 ft (0.8 m)
2.0' (0.6 m)	9.3 fc (100 lx)	4.8 ft (1.5 m)	5.4 ft (1.6 m)
3' (0.9 m)	4.1 fc (33 lx)	7.2 ft (2.2 m)	8.1 ft (2.5 m)
4.0' (1.2 m)	2.3 fc (25 lx)	9.6 ft (2.9 m)	10.8 ft (3.3 m)
5.0' (1.5 m)	1.5 fc (16 lx)	12.1 ft (3.7 m)	13.5 ft (4.1 m)
6.0' (1.8 m)	1 fc (11 lx)	14.5 ft (4.4 m)	16.5 ft (5.0 m)

LF ZDC - Illuminance at a Distance

Distance	Center Beam fc	Beam Width
Feet (Meters)	Foot-Candles (Lux)	
1'	37 fc	2.4 ft x 2.7 ft
2.0'	9.3 fc	4.8 ft x 5.4 ft
3'	4.1 fc	7.2 ft x 8.1 ft
4.0'	2.3 fc	9.6 ft x 10.8 ft
5.0'	1.5 fc	12.1 ft x 13.5 ft
6.0'	1 fc	14.5 ft x 16.5 ft

LF LED Wall Light SPECIFICATIONS

Output	1LED
Total Lumens†	95
Input Voltage	10 to 15V
Input Power (W)	1.9
VA	2.2
Efficacy (Lumens/Watt)	52
Color Rendering Index (CRI)	84
Max Candela	38
Dimming	PWM, Phase**
Luxon Compatibility	
Default	Zoning
ZD Option	Zoning/Dimming
ZDC Option	--
Minimum Rated Life (L70 B10)	L70 (hrs) 72,000
BUG Rating	80-UD-G0

† Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K).
** For optimal performance, use a trailing-edge, phase-cut dimmer.

Path Light Specification

MARKET™ PATH LIGHT
LINE VOLTAGE (120V)

Standard height: for most applications.
MARKET™ 6" WIDE PATH LIGHT LINE VOLTAGE STANDARD HEIGHT
EX-7106-A24-1D-19

Extended height: for placement among taller plantings.
MARKET™ 6" WIDE PATH LIGHT LINE VOLTAGE EXTENDED HEIGHT
EX-7106-A24-1D-27

Medium base screw-in socket (1) accepts 60 W max incandescent or compact fluorescent/LED equivalents.

Available Finishes:
Architectural Bronze | Verdigris Patina | Antique Copper

1/2" NPT Male tapered thread connects to standard landscape light fittings.

Hidden, clear tempered glass protects lamp.

UL listed for exterior location.

Durably constructed of solid brass.

NEW CLASSICS™
Handmade in USA

Bulbs For Path Lights

LED LAMP SPECIFICATIONS

FEIT ELECTRIC

Soft White 2700K

Ideal For
Ceiling Fans | Lanterns

Features

- Instant On, to Full Brightness
- Suitable For Damp Locations
- Dimmable
- ETL Listed
- FCC Compliant
- RaHS Compliant
- 100% Mercury Free
- 3 Year Warranty
- Soft White
- UL 20 Compliant

Benefits

- Full Range Dimming
- Energy Efficient: Up to 88% less energy than standard incandescent
- No Ultraviolet - Safe for artwork
- Color Consistency
- Low Heat
- Durable
- Long Life

Specifications

Item Number	Input Power (watts)	Incandescent Equiv. (watts)	Input Line Voltage
BPA1540W927CAFL2/8P	5	40	120
Base Type	Lumens	Lumen Efficiency (lm/w)	CCT
E26	450	90	2700K
CRI	Beam Angle	MOL	Diameter
90+	N/A	3.2"	1.85"
Life Hours	Minimum Starting Temperature		
15,000	-13°F		

Feit Electric Company 4901 Gregg Rd. Pico Rivera, CA 90660 1.800.543.Feit www.feit.com

Gottsacker Materials



Bluestone Paving



Mountain Crest 8" Snapped Wall Stone



Hot Tub Styling Image

