



## AGENDA

Village of Chenequa Plan Commission  
Monday, June 9, 2025 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 9, 2025, 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 May 12, 2025.
3. Review and consider action on a proposed accessory structure at 31035 W Chequamegon Drive submitted by Patrick and Rachel English (Tax Key No. CHQV0400985)
4. Review and consider action on proposed entryway pillar replacement at 6067 N State Road 83 submitted by Betz Larry RKF LLC (Tax Key No. CHQV0398988)
5. Review and consider action on a proposed landscape plan at 6354 N Brumder Road submitted by Jason Luther and Julie Sullivan (Tax Key No. CHQV0401998)
6. Review and consider action on a proposed fence at 5445 N State Road 83 submitted by Thomas and Kim Schubert (Tax Key No. CHQV0418992)
7. Review and consider action on a proposed primary dwelling and landscape plan at 4744 N Pinecrest Drive submitted by Pine Lake Property LLC (Tax Key No. CHQV0737997003)
8. Review and consider action on a proposed land division at 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999001)
9. Review and consider action on extraterritorial certified survey map to combine two parcels on Lakewood Drive and CTH K, Hartland, Brian Mullet / Man Cave Properties LLC N56W30656 CTH K, Hartland, MRTT 0395-978 & MRTT 0395-977.
10. Review and consider action on Ordinance 2025-06-09-01, An Ordinance Creating Sections 6.5 (4) (a) (i) (A) and 6.5 (6) (a) (i) (B), creating an exception for the modification of legal nonconforming structures within the shoreline buffer zone and between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof.
11. Adjournment.

Respectfully submitted by:  
Deanna Braunschweig, Village Clerk – Treasurer

**To participate via Zoom:**

<https://us02web.zoom.us/j/84134617240?pwd=fbKuAJdIrjkAyX9qoaHa3p5YXDzqX9.1>

**Meeting ID is 841 3461 7240 and the Passcode is 262357**

**Or Dial: 309 205 3325 US**

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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 the Village Board or 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 Wednesday, June 4, 2025 by 4:30 PM**

## VILLAGE OF CHENEQUA

### VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, May 12, 2025

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, May 12, 2025, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present  
Ms. Surles / Member – present on-line  
Mr. Pranke / Member – present on-line  
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 – present  
Mr. Carney / Police Captain – present  
Ms. Braunschweig / Village Clerk – present

#### **Call to Order.**

#### **Pledge of Allegiance**

#### **Public in Attendance**

Richard Grunke, Debbie McNear, EJ Kubick, Tim Fredman, JoJo Gehl Neumann, Jason Luther

Jamie Mallinger, Toby Keidl, Sue Touchett

#### **Public Comment**

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

None.

#### **Approval of minutes from the Plan Commission meeting held on April 14, 2025.**

Motion (Kriva/Benz) to approve the minutes from the Plan Commission meeting of April 14, 2025, as presented. *Motion carried.*

#### **Review and consider action on a proposed exterior modification at 32377 W Oakland Road submitted by Judy Hansen. (Tax Key No. 404-993)**

Director Lincoln introduced the proposal. Kent Johnson was present in the gallery.

Judy Hansen is proposing to make several minor modifications to the existing dwelling on Pine Lake, as detailed in the plans. These plans highlight new window/door systems on the lakeside elevation. Along the east elevation the applicant proposes to replace an existing window with three larger double hung windows. On the same elevation, the plans also propose to remove an existing 23"x48" window.

These modifications do not alter the footprint or overall size of the house. It will look as it does now. This will allow more natural light inside. Kent Johnson reported that there may be a future item for a porch.

**Motion (Enters/Carroll) to recommend proposed exterior modification at 32377 W Oakland Road submitted by Judy Hansen. (Tax Key No. 404-993). Motion carried.**

**Review and consider action on proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. (Tax Key No. 399-994)**

JoJo Gehl Neumann came to the podium and reported on the modifications as in the packet.

In September of 2023, John and JoJo Neumann received approval from the Village board for an addition/remodel project at 5777 N State Road 83. Since these plans were originally approved, the builder has made some minor modifications. These changes will need to be approved.

The changes proposed will affect the exterior appearance of the home. The plan set as proposed and provided shows elevations of both “Approved by Chenequa” and “Proposed Elevations”. The respective changes are circled or highlighted in red in the presented packet. All proposed changes involve replacing previously approved stone with either wood siding or metal siding. These changes shown do not result in an increased footprint, living area or structure height. Photo samples of the proposed new materials were included in the packet.

**Motion (Pranke/Benz) to recommend proposed exterior modifications to a previously approved addition/remodel at 5777 N State Road 83 submitted by John and JoJo Neumann. (Tax Key No. 399-994). Motion carried.**

**Review and consider action on a proposed accessory structure and grading plan at 6078 N Oakland Hills Road submitted by Toby and Deanne Keidl (Tax Key No. 402-991)**

Toby Keidl was present on-line. The applicant proposes to construct a single-story accessory structure. The dimensions of this proposed accessory structure are 40’x 72’. The total square footage of this structure is 2,880. The building plans accommodate for a future bathroom and mechanical room. This structure is proposed to be sheathed with a “surrey beige” steel siding with a “territone brown” steel roof. The primary dwelling on the property has a stucco finish. While the exterior color of the proposed accessory structure is similar, the materials are different. There are currently no known accessory structures on the property. 6.5(c) specifies that “The maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed two percent of the total lot area.

The maximum allowable footprint of all accessory buildings on this property is 7,161 square feet.

There are no cooking or sleeping quarters proposed for this structure. 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).

Two exterior light options have been submitted. Wall Lanterns (5) and Soffit Lighting (2). The proposed wall lantern has a fully shielded light source that complies with 5.24. The light bulb selected must have a color temperature between 2,200K and 3,000K as required in 5.24(5). The proposed soffit lighting is fully recessed and is proposed to be placed under the covered entryway. These fixtures are proposed to be 600 lumens each with a color temperature of 3,000 K. The lighting was to minimize the exposure and lessen upward facing lighting.

The site for the proposed accessory structure is currently on a hill. To accommodate for the accessory structure there will be grading required to create a suitable building site.

As shown on the landscape grading plan, as much as 7' of fill will be added to accommodate for the grade change. There is a wetland in close proximity to this project area. A wetland delineation was completed and has been included on the survey. Grading limits as proposed do not infringe on the wetland.

**Motion (Carroll/Kriva) to recommend proposed accessory structure and grading plan at 6078 N Oakland Hills Road submitted by Toby and Deanne Keidl (Tax Key No. 402-991). Motion carried.**

**Adjournment**

Motion (Benz/Kriva) to adjourn the Plan Commission meeting at 6:13 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

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Deanna Braunschweig, Village Clerk

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Jo Ann F. Villavicencio, Chairperson



## STAFF REVIEW

**Date:** June 3, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup> at 6:00 P.M.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Builder:** Colby Construction

**Owner:** Patrick and Rachel English

**Location:** 31035 Chequamegon Drive

**Project Description:** Proposed Accessory Structure

**Zoning District:** Residence District - Lot Abutting a Lake

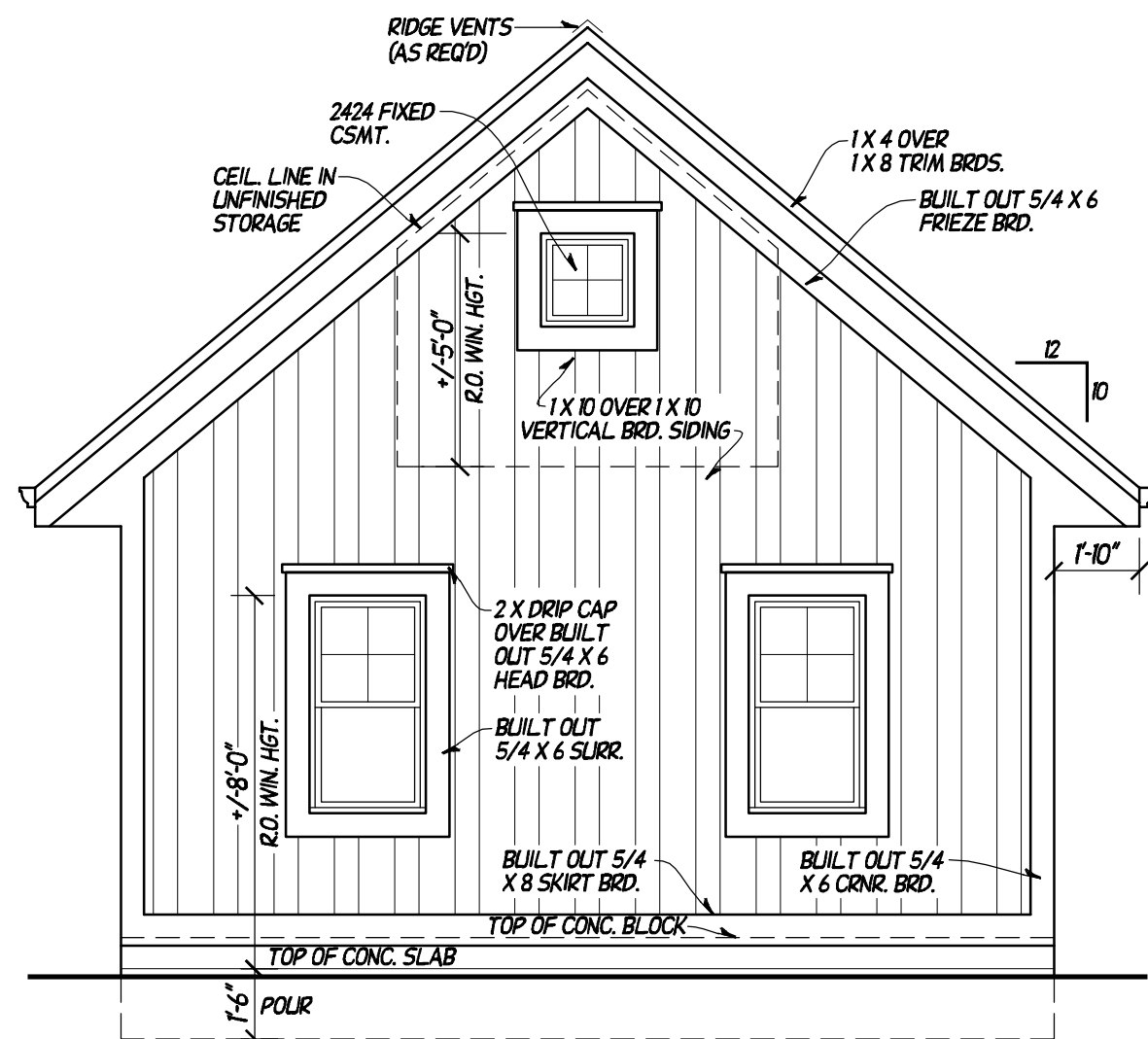
	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
<b>LOT AREA:</b>	2	acres	4.14	acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	251	L.F.
<b>YARD SETBACKS: Lake (North)</b>	75	ft. min.	300+	ft.
<b>Side (East)</b>	10.2	ft. min.	15.5	ft.
<b>Side (West)</b>	10.2	ft. min.	200+	ft.
<b>Rear (South)</b>	25	ft. min.	25.16	ft.
<b>BUILDING HEIGHT:</b>	35	ft. max	20.33	ft.

## COMMENTS:

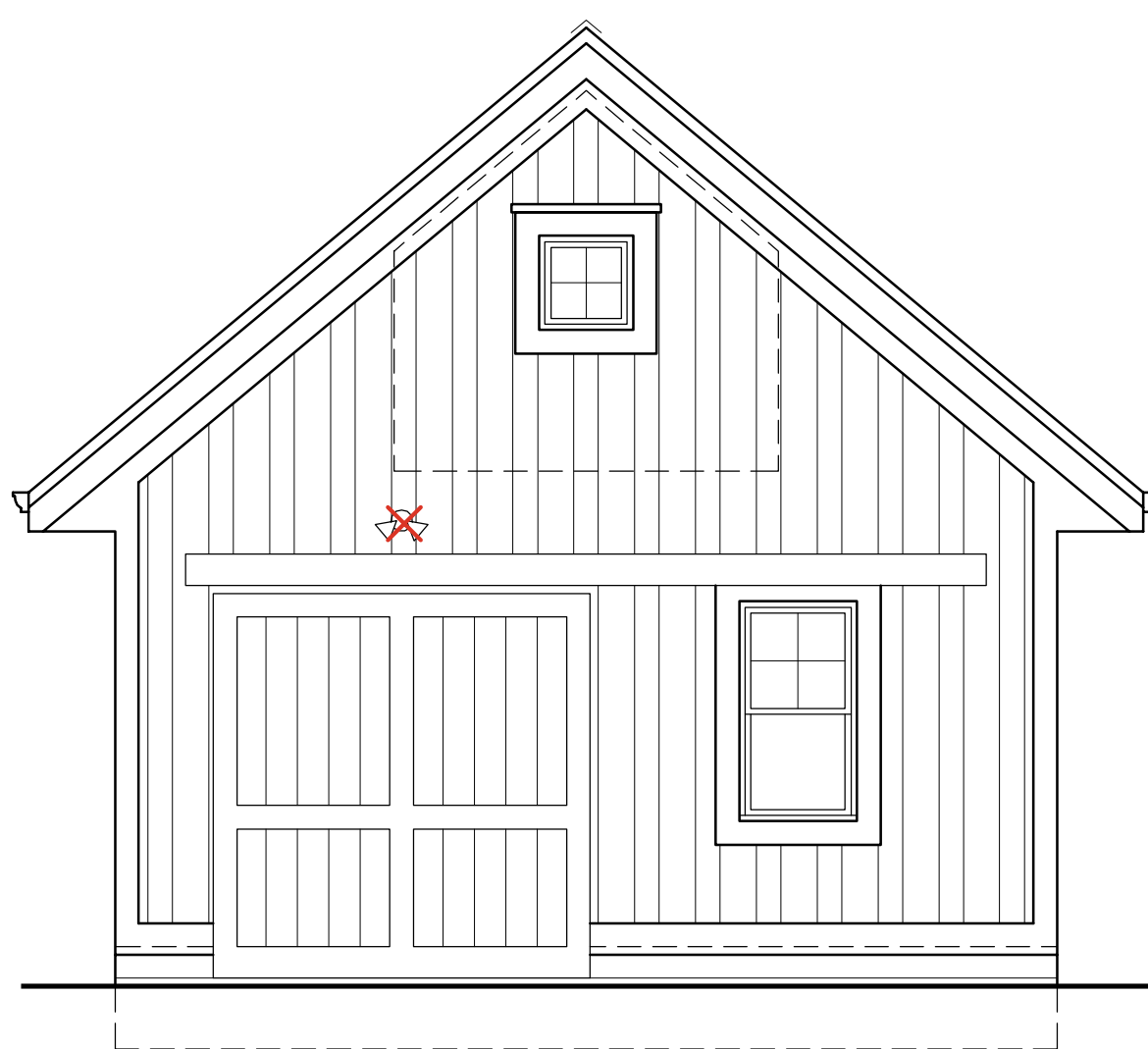
1. The applicant proposes to raze an existing accessory structure and build a new one in its place.
2. The new proposed accessory structure will be 600 square feet.
1. 6.5(c) specifies that "The maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed two percent of the total lot area".
  - a. The maximum allowable footprint of all accessory buildings on this property is 3,606 square feet

- b. The total footprint of the two accessory buildings on the property will be 683 square feet.
- 2. The proposed accessory structure would be over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with Sec. 6.5(4)(c)(i).
- 3. Exterior finishes are detailed in supplied packet.
- 4. For exterior lighting, the applicant proposes to install three 2700K (8W) soffit lights.
- 5. A building permit is required from the Building Inspector prior to start of construction.

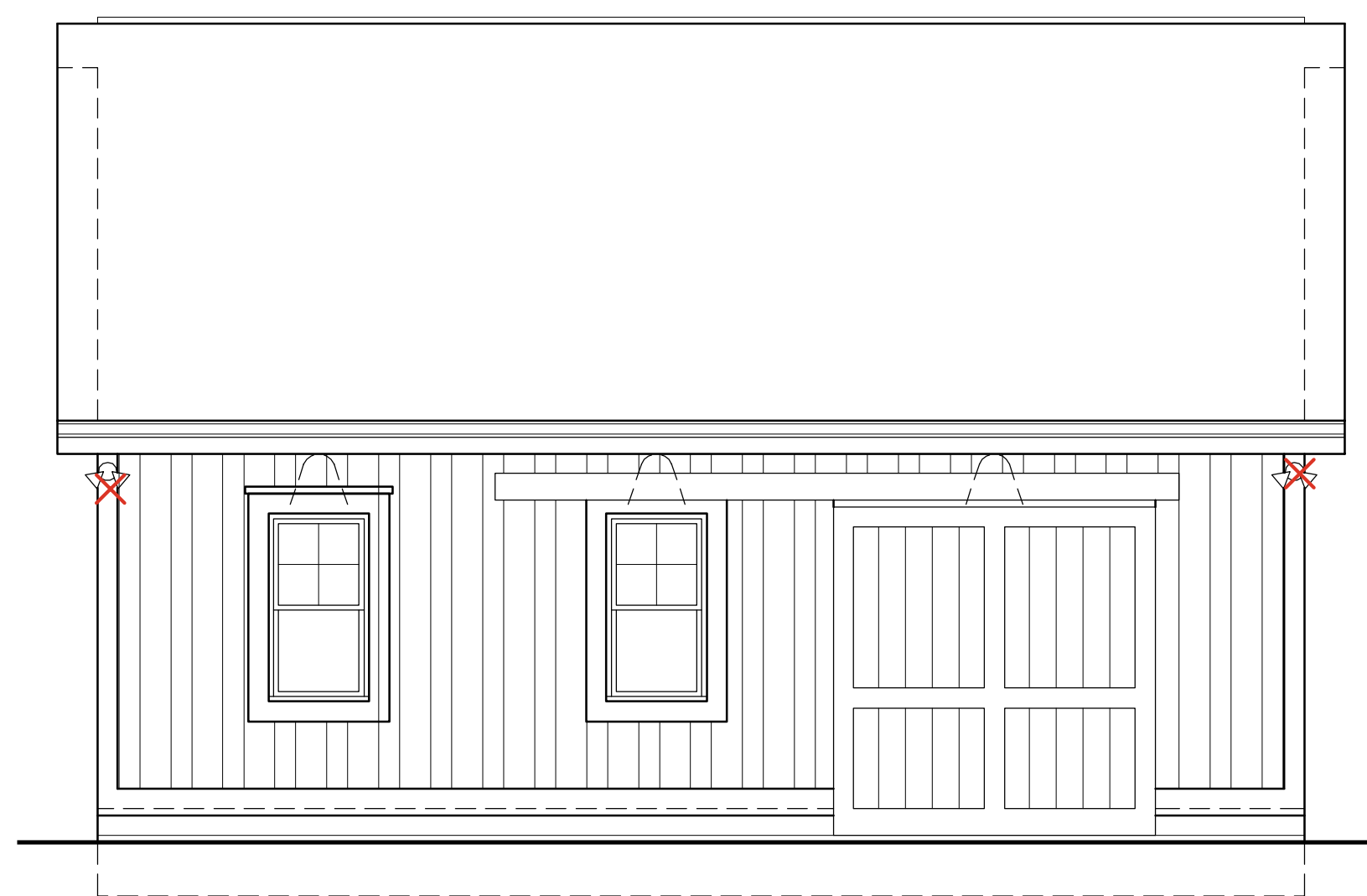
c: Dan Neumer, Chief/Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Colby Construction, Builder  
Patrick and Rachel English, Owners  
Cody Lincoln, Zoning Administrator



**RIGHT ELEVATION  
(SOUTH)**  
SCALE: 1/4"=1'-0"



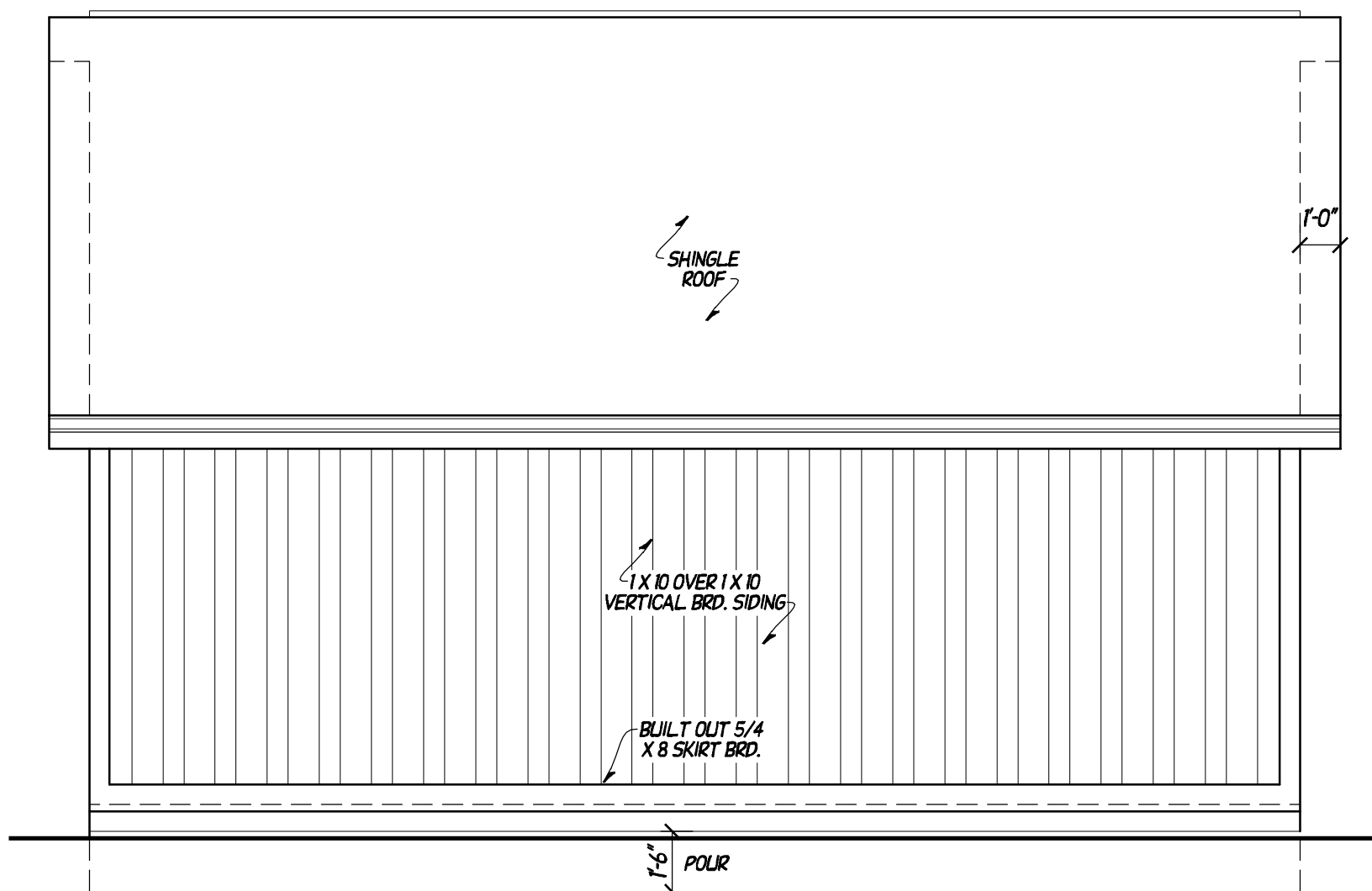
**LEFT ELEVATION  
(NORTH) DR. CLOSED**  
SCALE: 1/4"=1'-0"



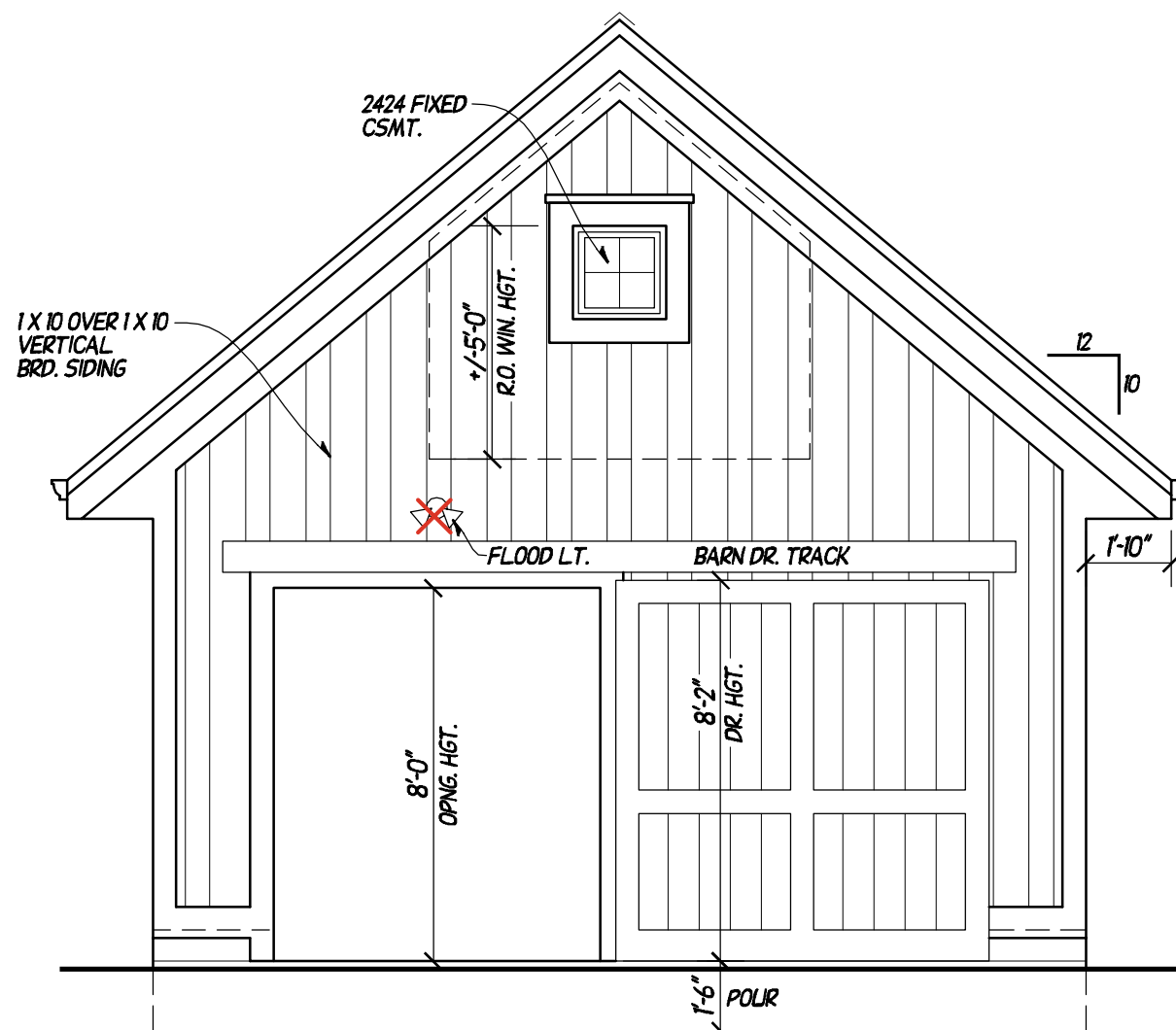
**FRONT ELEVATION  
(WEST) DR. CLOSED**  
SCALE: 1/4"=1'-0"

**EXTERIOR MATERIAL NOTES:**

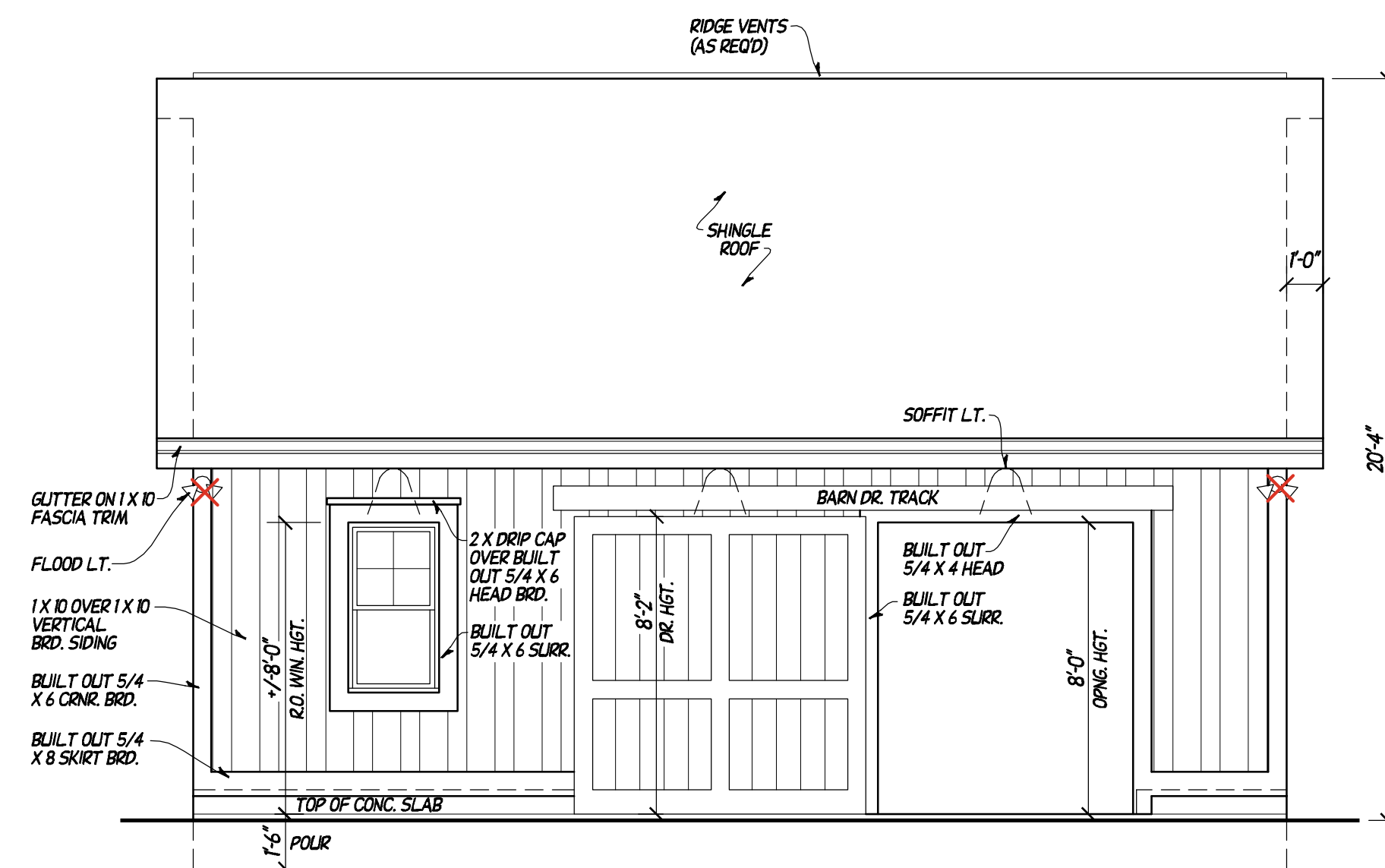
- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL VERTICAL SIDING TO BE 1X10 LP SMARTSIDE BRDS.
- ALL TRIM BRDS. TO BE LP SMARTSIDE.
- ALL SHINGLE ROOF TO BE DIMENSIONAL ASPHALT SHINGLES.
- ALL SOFFITS TO BE COMPOSITE PANEL W/ EAVE VENTS.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- EXTERIOR COLORS TO MATCH EXIST. HOUSE



**REAR ELEVATION  
(EAST)**  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION  
(NORTH) DR. OPEN**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION  
(WEST) DR. OPEN**  
SCALE: 1/4"=1'-0"

THESE CONSTRUCTION DOCUMENTS AND ANY REPRODUCTION THEREOF ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY OTHER PRODUCT OR SERVICE THAT IS SPECIFICALLY IDENTIFIED IN THESE DOCUMENTS IS THE PROPERTY OF ITS RESPECTIVE OWNER. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THESE DOCUMENTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

**BUILDER**  
**COLBY CONSTRUCTION**  
709 MILWAUKEE STREET, SUITE A  
DELAWARE, WI 53028  
PHONE: (262) 444-4700  
FAX: (262) 444-4400

**OWNER & PROJECT LOCATION**  
**MR. & MRS. PATRICK & RACHEL ENGLISH**  
3005 W. CHEQUAMEGON DR.  
HARTLAND, WI 53029

**COMPLETION DATE**  
FINAL-1 5/4/23 (A05-15)  
**REVISIONS**  
FINAL-2 5/17/25 (A05-15)

**DESIGNED BY**  
B. TOM  
**DRAWN BY**  
M.I.V.  
**CHECKED**  
B. TOM

**ADS**  
ARCHITECTURAL  
DEVELOPMENT  
SERVICES  
INC.  
www.architecturaldevelopmentalservices.com  
150 NORTH SUNNY SLOPE RD STE 260  
BROOKFIELD, WI 53005  
(262) 787-1701

**JOB NUMBER**  
**161420-D**  
**SHEET NO.**  
**1 OF 2**

# PLAT OF SURVEY

**LEGAL DESCRIPTION:**  
(PER TRUSTEE'S DEED 3583415)

Commencing at a point on the shore of Beaver Lake on the East line of the said quarter section, distant North 1° 18' East, 1193.40 feet from the stone marking the Southeast corner of the said Section and distant North 1° 18' East, 34.45 feet from the meander stone set on said East line; running thence North 88° 42' West, 8.0 feet; thence North 56° 54' West, 53.50 feet on a meander along the shore of the said Lake; and thence North 3° 25' 22" East, 58.85 feet on a meander on said shore; thence South 50° 00' 18" East, 146.15 feet; thence North 72° 33' 12" East, 149.50 feet; thence South 12° 13' 51" East 560.08 feet; thence South 85° 05' East, 272.50 feet; thence North 12° 02' 5" East, 39.70 feet; thence North 74° 53' 16" East, 142.15 feet; thence East 12 feet more or less to the East quarter section line; thence North 1° 18' East, 129 feet more or less to the point of commencement

TOGETHER WITH an eement for purposes of ingress and egress over and upon the roadway as now situated, running in an easterly and westerly direction leading to the above described property from State Trunk Highway No. 83, said roadway being located between the above described property and said State Trunk Highway No. 83 and comprising a portion of that certain property adjoining the property above described, which, adjoining property was the subject of a land contract between Edwin W. Colman and Helga J. Elsner in which contract said Helga J. Elsner was the vendor and said Edwin W. Colman was the purchaser; entered into under date of September 13, 1948, and recorded 111 the Office of the Register of Deeds for Waushara County, Wisconsin, in Volume 479 of Deeds on Page 1, as Document No. 318909.

**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

PROPERTY ADDRESS:  
PAT & RACHEL ENGLISH  
31035 W. CHEQUAMEGON DRIVE  
VILLAGE OF CHENEQUA, WIS.

UNPLATTED LANDS  
31050 W. THOMPSON LN, LLC  
DOC 4365278

BEAVER LAKE

ORDINARY HIGH WATER LINE = 910.5 (OHWM)

LOT AREA

179,851 SF  
4.13 AC  
TO O.H.W.M.  
180,023 SF  
4.13 AC  
TO WATERS EDGE

UNPLATTED LANDS  
PREMIER ELKSTONE 21 LLC  
DOC 4108395

1/4 COR.)

EAST LINE OF SE 1/4 SECTION 28-8-18  
S1°09'44"W 1157.85'  
DEEDED AS N01°18'E 1193.40' FROM PIPE TO S

SCALE: 1" = 30'



A horizontal graphic scale bar with alternating black and white segments. It is marked with '0', '15'', '30'', and '60'' at regular intervals.

BEARINGS ARE REFERENCED TO THE WISCONSIN  
STATE PLANE COORDINATE SYSTEM, SOUTH  
ZONE (NAD 1927) GRID NORTH ON  
THE EAST LINE OF THE SE 1/4 OF  
SECTION 28-8-18  
AS S01°09'44"W.

NOTES:

THIS SURVEY PREPARED ON FEBRUARY 12, 2021 WAS UPDATED TO SHOW PROPOSED BARN AND SHED ONLY. NO FIELD WORK WAS COMPLETED.



WISCONSIN  
★ KEITH A. KINDRED ★  
S-2082  
OSHKOSH, WI

MAY 8, 2025

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY

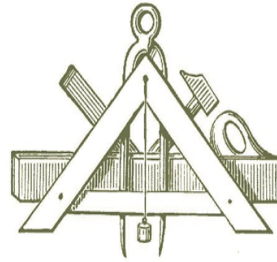
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



SEH 501 MAPLE AVE., DELAFIELD, WI 53018 262-646-6855  
PATH: X:\AE\C\COLBC\156827\9-SURVEY\92-CAD\10-C3D\COLBC\_156827\_POS-2025.DWG

**COLBY CONSTRUCTION**

COMPANY, INCORPORATED



# English - Barn

## for Permit Application

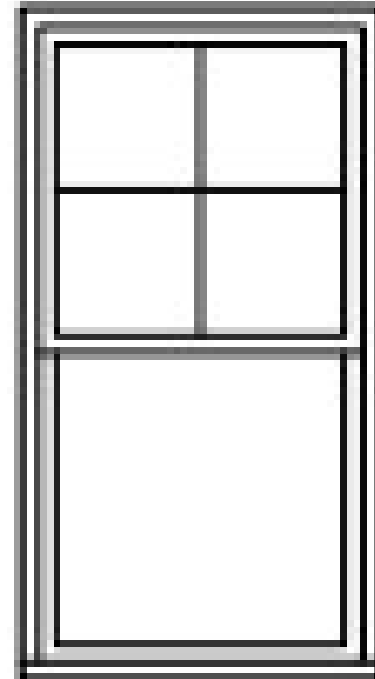
# Roofing – To Match the House

- Asphalt Shingle: GAF – Pewter Grey
- Gutters / Downspouts: K-Style Pre-Finished 5" gutters with 3" x 4" downspouts with 4' extension



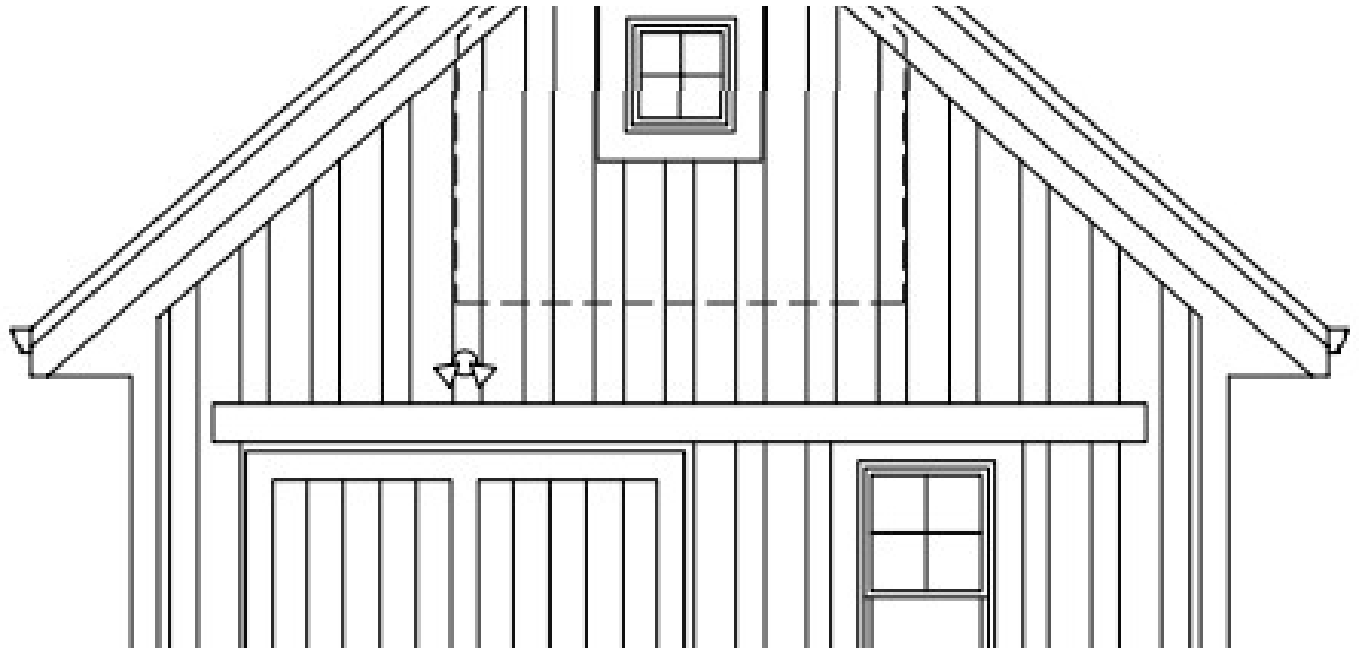
# Windows

- Windows: Marvin – Ultimate
  - Double Hung
    - White Frame/Gunmetal sash (same as house)
    - Bare pine interior
    - 7/8" SDL – with spacer bar



# Siding - (Color to Match House)

- Siding: Composite Boards (Vertical 1 x 10) – Paint to match House
- Trim: Composite – Paint to match House



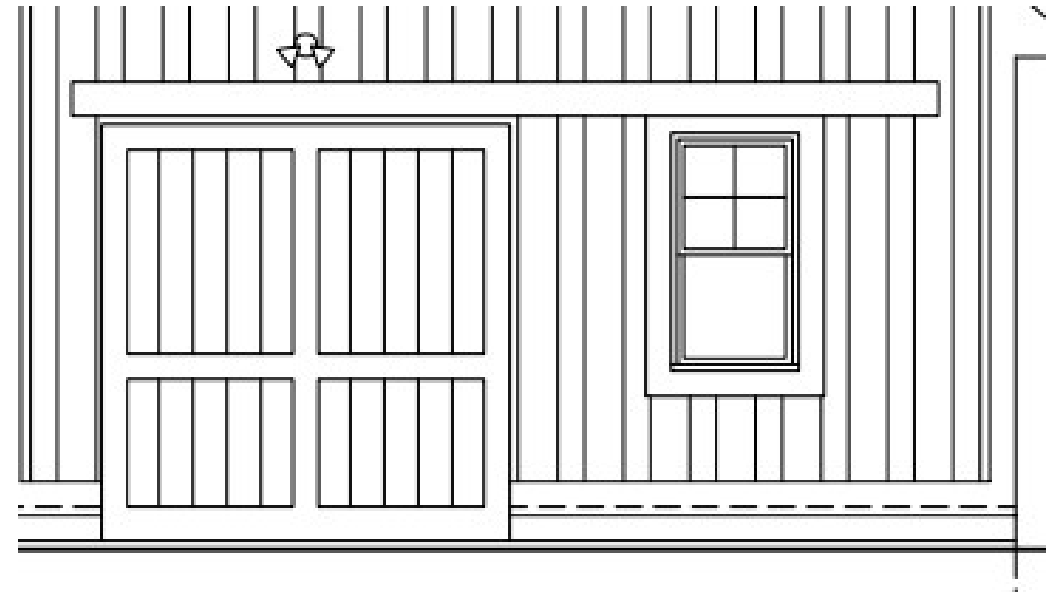


# Masonry Veneer

- Stone: None

# Garage Door

- Sliding Barn Door: (2) 7' x 8'
  - Composite siding - for paint (to match house)
  - Heavy duty track and hardware



# Exterior Lighting

- Soffit Lights
- ~~Flood Lights — with motion sensor~~ Shown on plan but eliminating



Catalog Number
Notes
Type

Contractor Select™

# 5RLD

## 5" LED Retrofit Trim Modules

With Juno® RLD Series™ LED Retrofit 5RLD 5-inch trim modules, upgrading your existing 5-inch recessed fixture is inexpensive and nearly as simple as replacing an incandescent lamp. The 5RLD LED retrofit outputs up to 700 lumens of high-quality light, providing energy savings of as much as 85%. Modules feature a white aluminum baffle with a built-in flange. A deeply regressed diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance. Trims are ENERGY STAR® certified and can be used to comply with Title 24, JA8 high efficacy light source requirements, Wet location listed (Indoor covered ceilings only) and include a 5-year limited warranty.

### FEATURES:

- Rated for use in IC or non-IC housings, including QC5 and QC5R
- 2700K or 3000K color temperatures, 90+ CRI
- Dimmable to 5% with many incandescent, magnetic low voltage or electronic low voltage box dimmers



Catalog Number	UPC	Description	Replaces Up To	Lumens	Input Watts	CCT	CRI	Voltage	Finish	Dimming Protocol	Pallet qty.
5RLD G4 07LM 27K 90CRI 120 FRPC WWH M6	194994892892	5" RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	2700K	90	120V	White	Forward & Reverse Phase Cut	300
5RLD G4 07LM 30K 90CRI 120 FRPC WWH M6	194994892939	5" RLD Series™ Downlight LED Retrofit Trim	65W Incandescent	700	8W	3000K	90	120V	White	Forward & Reverse Phase Cut	300



## Specifications

### LED RETROFIT DOWNLIGHT TRIM:

Cast aluminum trim with white baffle and flange • All-in-one design where LED light engine mounts directly to trim for ease of installation into existing 5" recessed housings with medium base sockets • Provided with torsion springs.

### LED LIGHT ENGINE:

LEDs are mounted directly to cast aluminum housing providing superior thermal management to ensure long life • 2700K and 3000K LED color temperature • 90 CRI minimum • Accommodates 120 volts AC at 60Hz • Dimmable with most standard incandescent, magnetic low voltage and electronic low voltage dimmers • For a list of compatible dimmers, see [JUNORLDSERIES-DIM](#).

### ELECTRICAL CONNECTIONS:

Trim features quick connect plug installed as standard for installation into QC5 and QC5R housings with mating connector • Trim ships as standard with a medium base socket adapter whip for installation into 5" incandescent housings with medium base sockets.

### TRIM:

Cast aluminum baffle trim with white finish • Diffusing lens conceals the LEDs from direct view and provides uniform aperture luminance.

### LIFE:

Rated for 50,000 hours at 70% lumen maintenance.

### LABELS:

ENERGY STAR® Certified • Can be used to comply with 2019 Title 24, Part 6, JA8 high efficacy LED light source requirements • UL and cUL classified for use with most standard UL listed 5" recessed incandescent housings and Juno QC5 and QC5R; see below for specific compatibility requirements • Damp location • Suitable for wet locations (indoor covered ceilings).

### TESTING:

All reports are based on published industry procedures; field performance may differ from laboratory performance.

### COMPATIBLE HOUSINGS:

The 5RLD retrofit module is compatible with most 5" recessed housings measuring at least 4" high with an inside diameter between 5" and 5-3/4". Removal of the housing socket plate or socket mounting bracket may be required in order for the trim to fit properly.

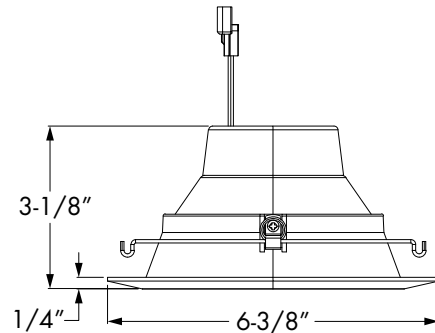
### WARRANTY:

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

## Dimensions



**Paris perfectly with Juno housings for a complete downlight solution:**  
Order housings as separate catalog number.

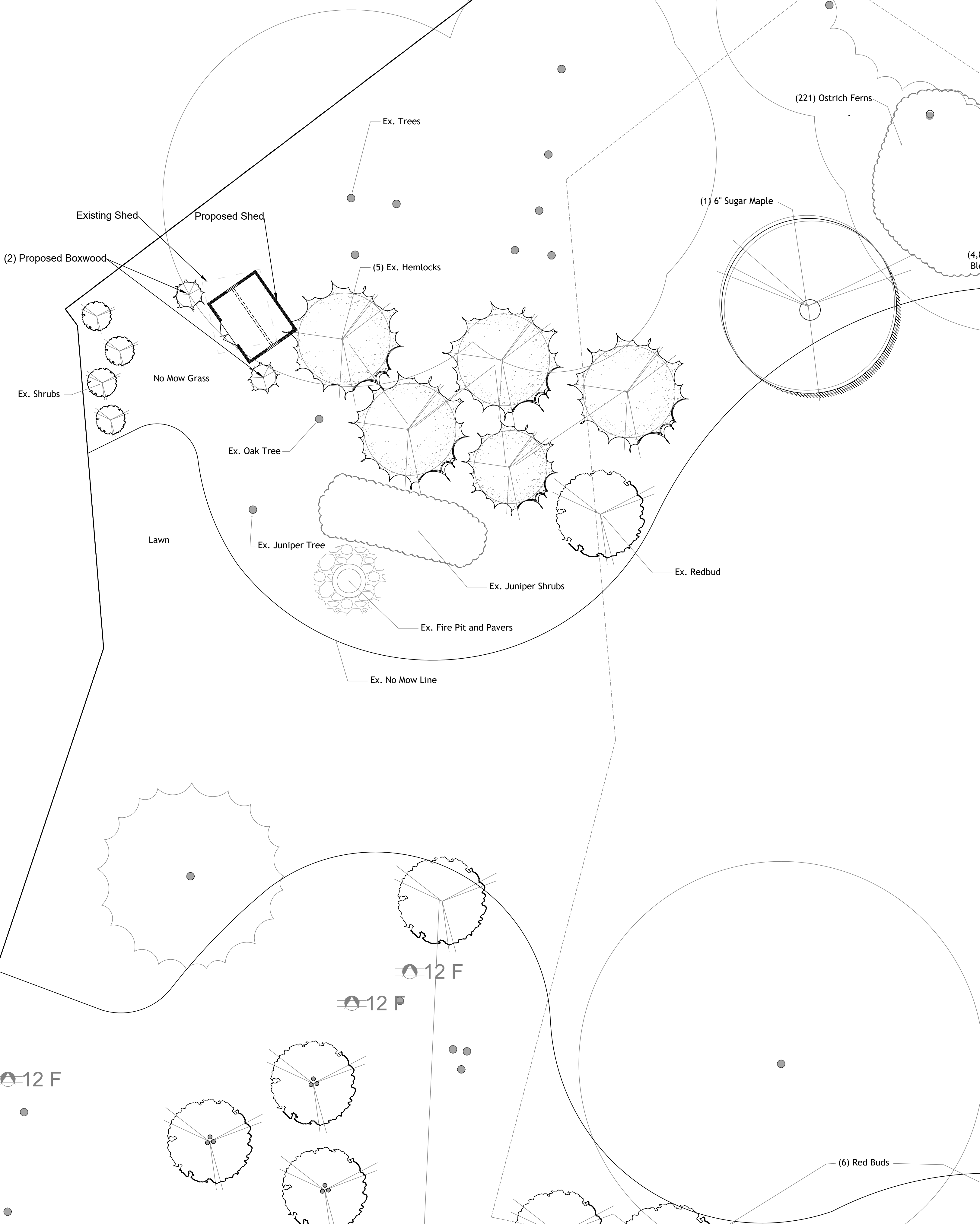
**QC5 Series** - New Construction Quick Connect LED Housing



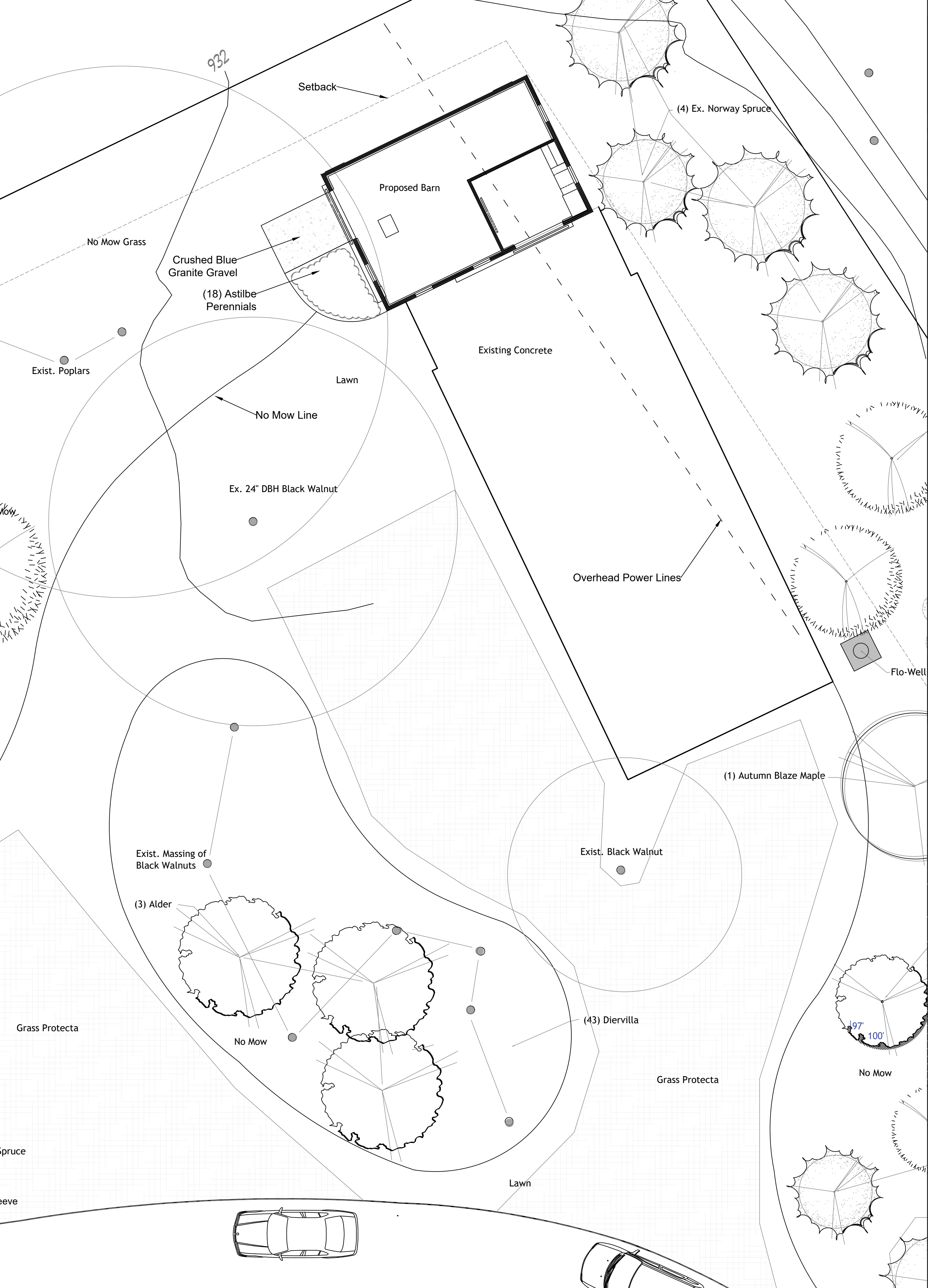
**QC5R Series** - Remodel Quick Connect LED Housing



# Lake Shed



# Barn



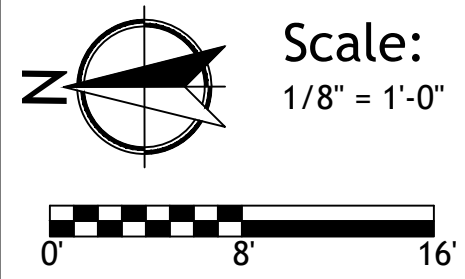
**Pat & Rachel English**  
31035 Chequamegon Drive  
Hartland, WI 53029



## Lake Shed & Barn Landscape

LA Name:  
**Brian Zimmerman -**  
PLA, ASLA  
Drafted By:  
**Peter Yank**  
Date:  
**5.8.2025**  
Revisions:  
00.00.2022

Sheet Number:  
**1/1**



This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.



## STAFF REVIEW

**Date:** June 3, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup>, 2025 at 6:00 p.m.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Owner:** Kathryn Quadracci-Flores

**Architect:** Vetter Architects

**Location:** 6067 N State Road 83

**Project Description:** Proposed Entryway Pillars

**Zoning District:** Residence District – Lot Abutting a Lake

### COMMENTS:

1. The applicants are proposing to replace existing entryway pillars that are currently adjacent to STH 83
2. According to 5.20(1) *“All permit applications shall be referred to the Plan Commission and shall be considered as to appearance, materials, design, location, height and harmony of the proposed fence with the principal structure on the lot and structures on neighboring lots so as not to adversely affect property values in the neighborhood.”*
3. The packet provided by Vetter Architects shows the proposed location and appearance of the new pillars.
  - a. The pillars will be placed in the same footprint of the existing pillars
  - b. The overall height of the new proposed pillars does not exceed existing.
  - c. The dimensions of the proposed pillars are 1’-8 ½” x 1’ -8 ½” x 5’-0”
  - d. The pillars will be sheathed with a Lannon Stone to match existing landscape walls on the property.
  - e. The proposed pillars are integrated with recessed LED lighting which is compliant with 5.24.
4. The proposed project meets all other requirements of Village of Chenequa Zoning.
5. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Police Chief/Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Kathryn Quadracci-Flores, Owner  
Erik Walsh, Vetter Architects  
Cody Lincoln, Zoning Administrator

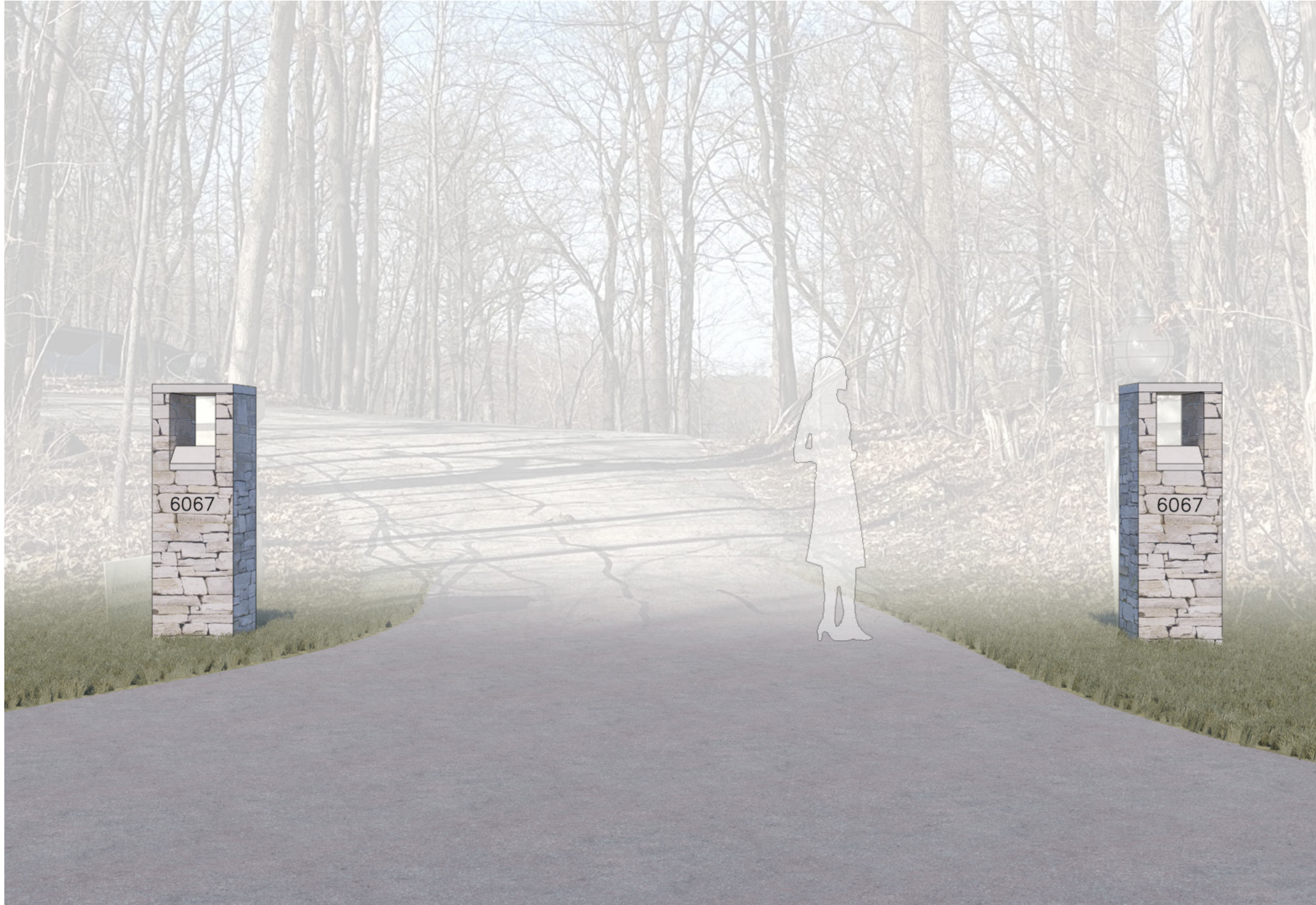


QUADRACCI FLORES  
ENTRY PILLAR PLAN REVIEW  
CHENEQUA, WI



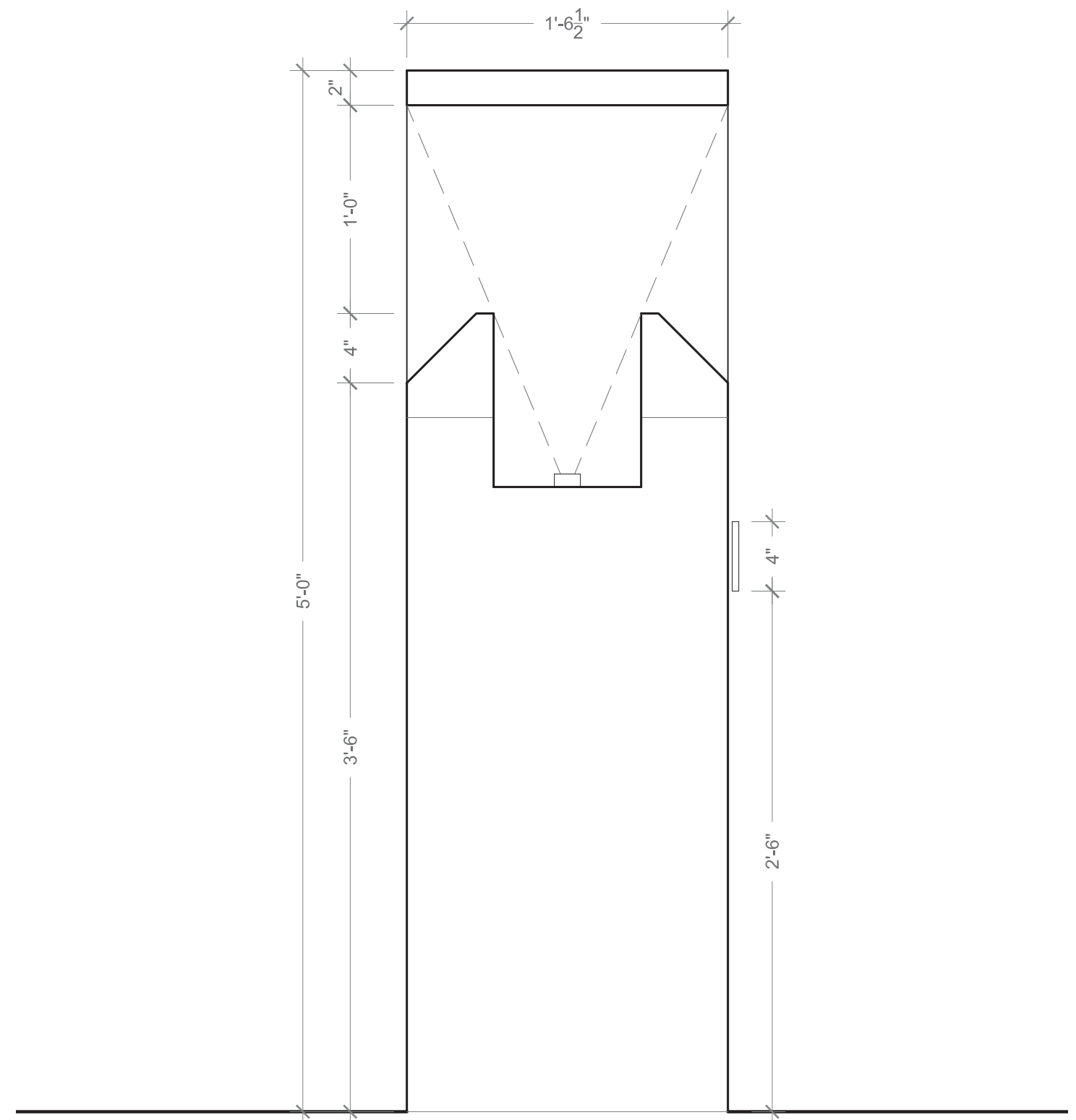
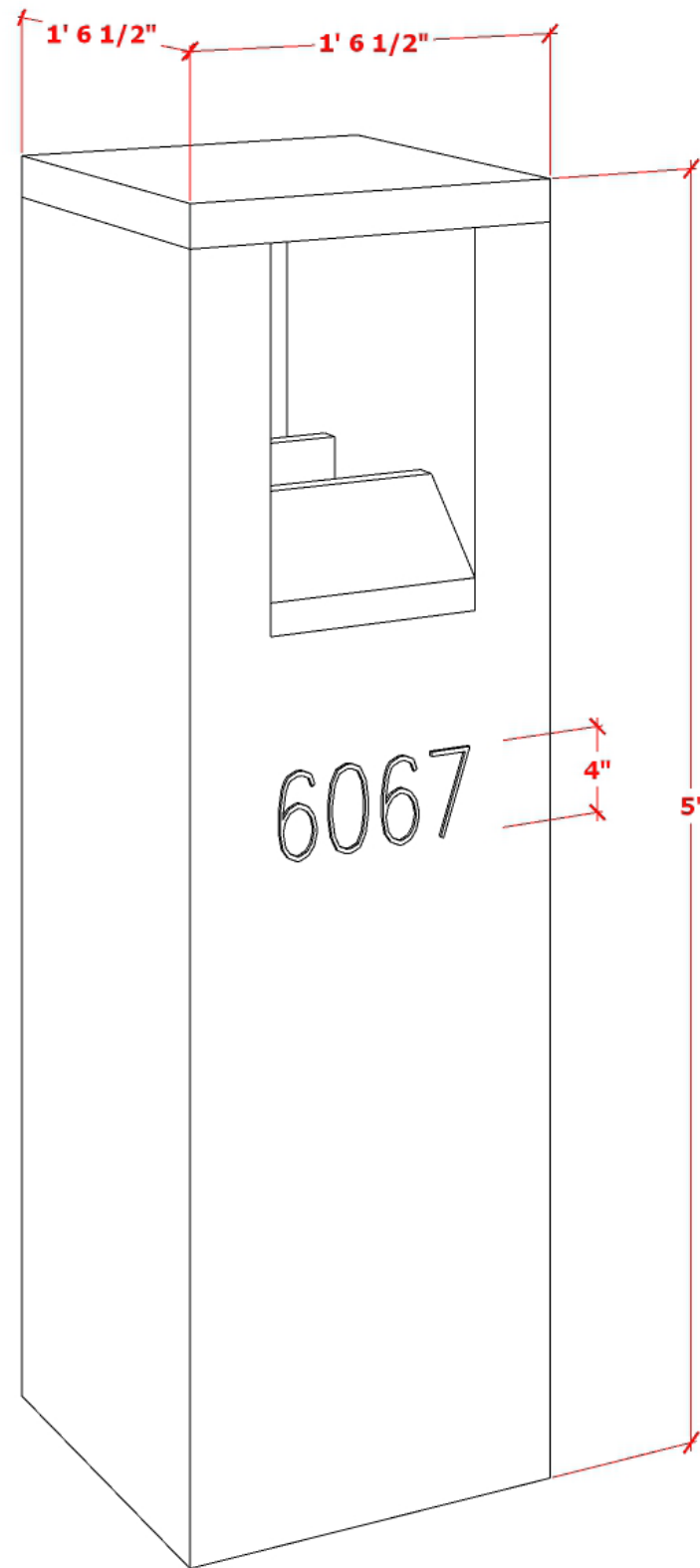
EXISTING ENTRY PILLAR DIMENSIONS: 1'-8 1/2" x 1'-8 1/2" x 7'-3" (top of light fixture) 4'-9" (top of masonry cap)





PROPOSED ENTRY PILLAR DIMENSIONS: 1'-8 1/2" x 1'-8 1/2" x 5'-0"

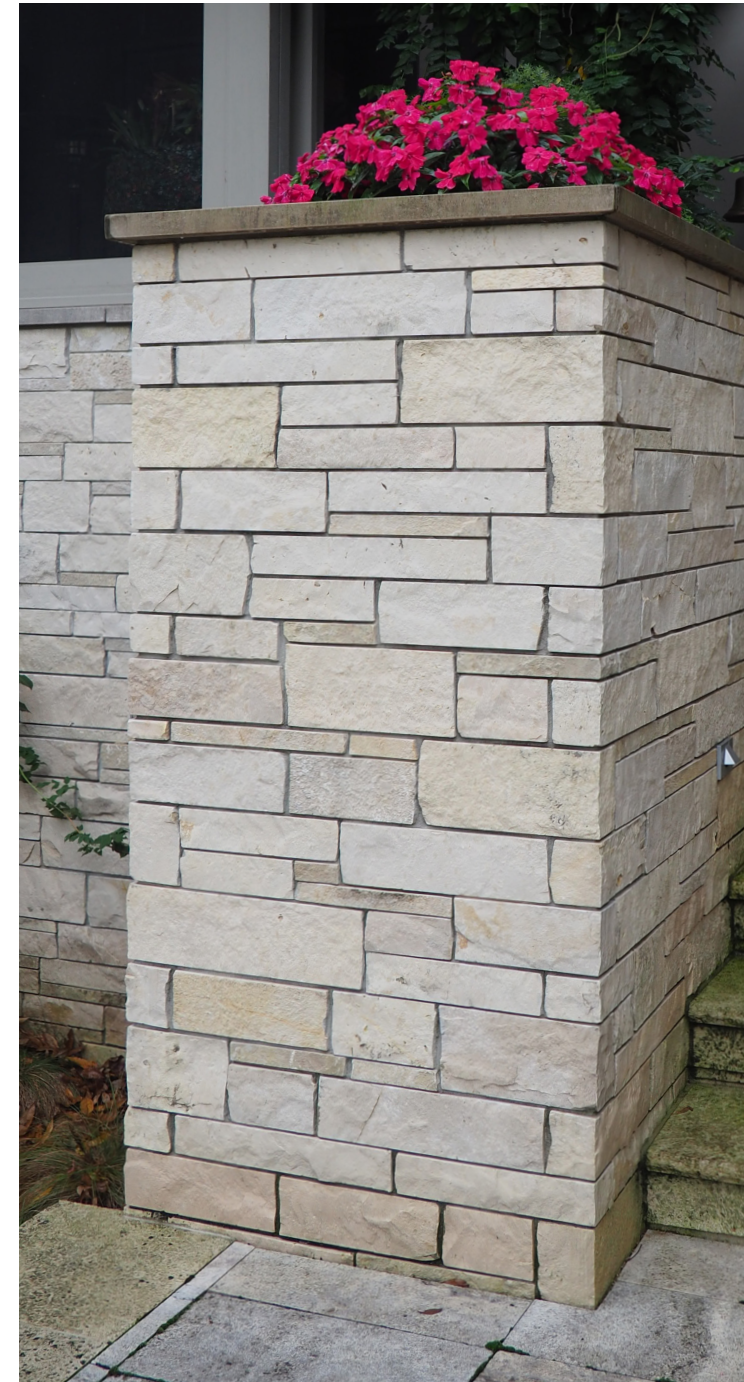




Light Fixture:  
 Recessed LED (2700k) light fixture with no visible light source, glare, or illumination  
 cast outside of boundaries of structure or property.



6067



PROPOSED MATERIAL:

MASONRY: LANNON STONE - BUFF, WITH SMOOTH CUT LIMESTONE CAPS TO MATCH EXISTING LANDSCAPE WALLS

HOUSE NUMBERS: OIL RUBBED BRONZE



## STAFF REVIEW

**Date:** June 3, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup> at 6:00 P.M.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Landscaping Plan Review

**Landscaper:** LandWorks

**Owner:** Jason Luther and Julie Sullivan

**Location:** 6354 N Brumder Rd

**Project Description:** Landscaping on Lake Side

**Zoning District:** Residence District - Lot Abutting a Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
<b>LOT AREA:</b>	3.5	acres	2.42	acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	191	L.F.

### COMMENTS:

1. The applicant proposes landscaping on the lake side of the primary dwelling.
2. Plans include, adding a path, adding plantings and removing existing landscaping
  - a. Proposed path
    - i. The path is proposed to be constructed of flagstone steppers set at soil grade.
    - ii. The proposed path will connect an existing cart path to the existing pier on the property
    - iii. See landscape drawing for proposed path location.
    - iv. The proposed path will not exceed 4' in width
    - v. A photo sample has been provided in the included packet
  - b. Proposed plantings
    - i. Along the proposed path and shorefront the applicant proposes to add native perennial plantings

- ii. Proposed planting locations are provided in the landscape plan
    - iii. Photo samples of proposed plantings have been provided in the packets
  - c. Removal of existing landscaping
    - i. The landscape plan also proposes to remove existing boulders near the shorefront.
    - ii. Location of existing boulders are provided in the landscape plan
- 3. A cutting permit must be obtained by the Village Forester before existing ground cover may be removed.

c: Dan Neumer, Chief/Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Jason Luther and Julie Sullivan, Owner  
Cody Lincoln, Zoning Administrator

Shoreline Native Plant Gallery



Agastache Foeniculum – Anise Hyssop



Echinacea purpurea – Coneflower



Schizachyrium scoparium – Little Bluestem Grass



Asclepias tuberosa – Butterfly Weed



Eutrochium ‘Baby Joe’ – Joe-Pye



Sporobolus heterolepis – Prairie Dropseed Grass



Baptisia australis – Blue Wild Indigo



Monarda bradburiana – Bergamot



Vernonia fasciculata – Ironweed



Dalea purpurea – Purple Prairie Clover



Rudbeckia fulgida – Black-Eyed Susan



Veronicastrum virginicum – Culver's Root

Smooth Irregular Flagstone Pathway



Site Photos



REMOVE NON NATIVES & REPLACE WITH NATIVE PERENNIALS



REMOVE LOW WALLS AND GRADE SMOOTH



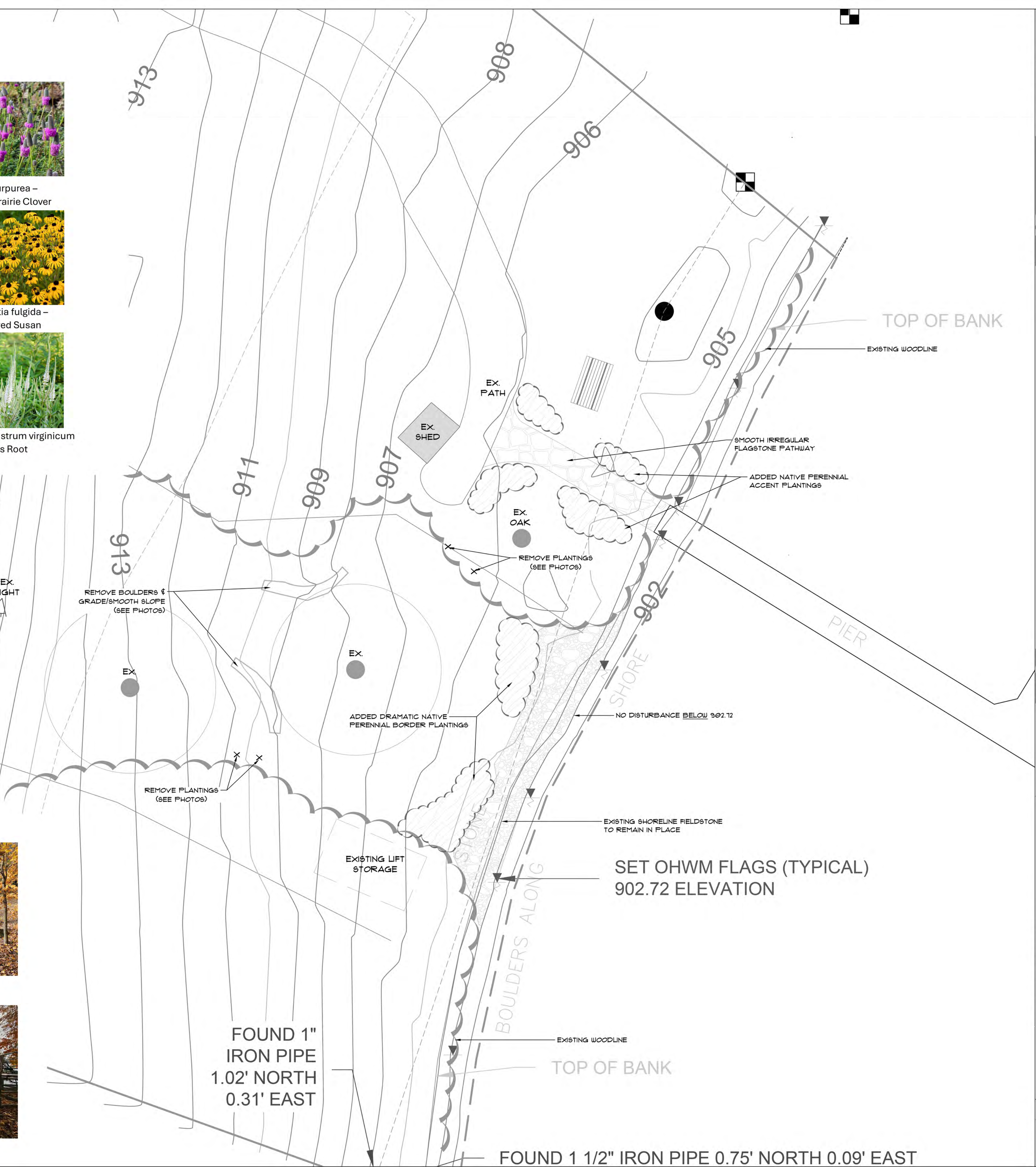
REMOVE NON NATIVES & REPLACE WITH NATIVE PERENNIALS



REMOVE HUMP & PITCH TO TRAIL



REMOVE NON NATIVES & REPLACE WITH NATIVE PERENNIALS



LANDWORKS  
landscape services

www.landworkswisconsin.com  
N69W25195 Indiangrass Ln  
Sussex, WI 53089  
p.262.820.2501

**Luther Residence**  
6534 North Brumder Rd  
Chenequa, WI

Shoreline Landscape	Chris Miracle, PLA, ASLA	Date: 4.16.25	Rev: 5.2.25
	John Klatt, PLA, ASLA		
	Sheet Number: 2/3		

NORTH

Scale: 1/8" = 1'-0"

0 8 16'

This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.



## STAFF REVIEW

**Date:** June 3, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup>, 2025 at 6:00 p.m.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Owner:** Thomas and Kim Schubert

**Location:** 5445 N State Road 83

**Project Description:** Proposed Fence

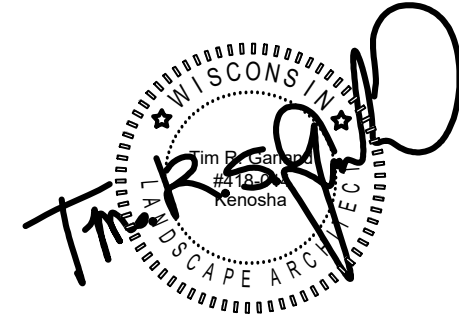
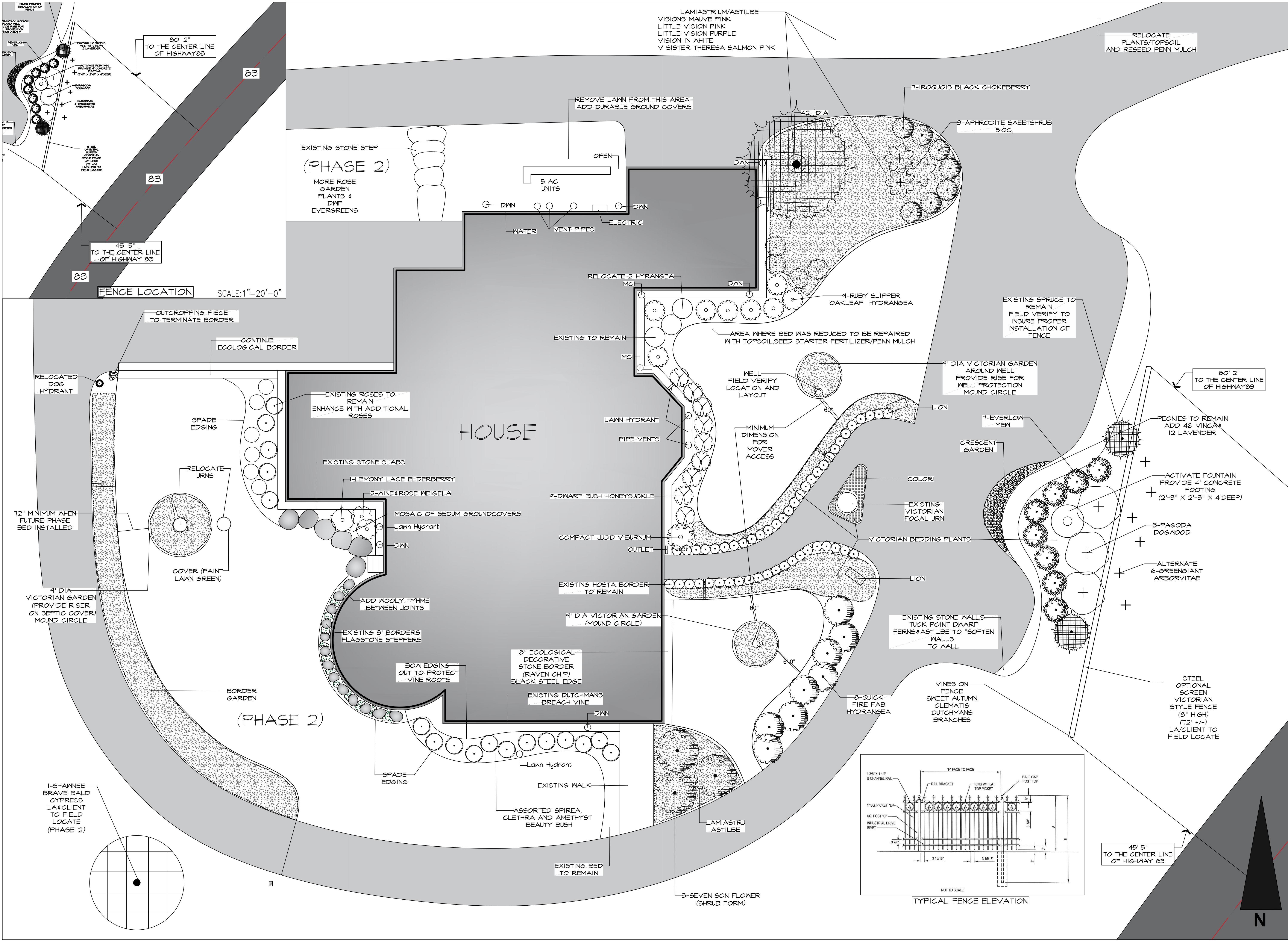
**Zoning District:** Residence District – Lot Abutting a Lake

### COMMENTS:

1. The applicants are proposing to construct an 8' fence along STH 83 to serve as additional screening from the road
2. According to 5.20(1) *"All permit applications shall be referred to the Plan Commission and shall be considered as to appearance, materials, design, location, height and harmony of the proposed fence with the principal structure on the lot and structures on neighboring lots so as not to adversely affect property values in the neighborhood."*
3. The fence is proposed to be a "Steel Victorian Style Fence"
  - a. A sample sketch of the proposed fence has been provided in the attached landscape plan
  - b. Fence location has also been provided on the landscape plan
4. At the nearest point, this proposed fence is set back 45' 5" from the centerline of STH 83 (Approximately 12.5' feet outside of the public right of way (refer to site drawing in packet)).
5. The proposed project meets all other requirements of Village of Chenequa Zoning.

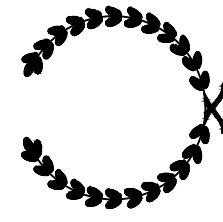
6. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Police Chief/Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Thomas and Kim Schubert, Owner  
Cody Lincoln, Zoning Administrator



PROPOSED GARDEN DESIGN FOR:  
**TOM & KIM SCHUBERT**  
5445 HWY. 83  
**HARTLAND, WISCONSIN**

**GARLAND ALLIANCE**  
LANDSCAPE ARCHITECTS



PO Box 1352  
Kenosha, WI 53141  
(414) 688-1641  
garlandalliance@gmail.com

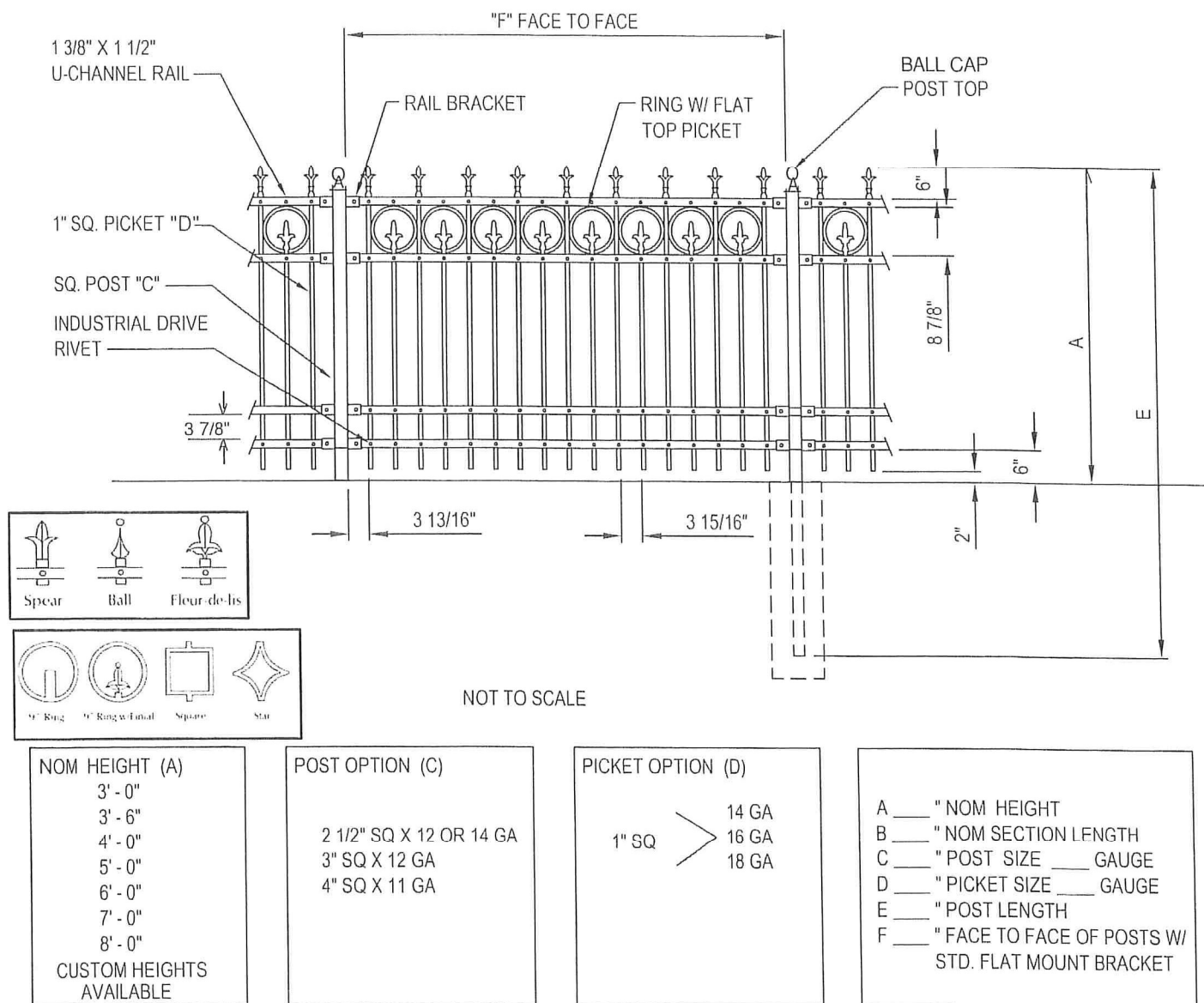
REVISIONS:

1	OCTOBER 5, 2024	DESIGN DEVELOPMENT
2	OCTOBER 26, 2024	CONCEPT DEVELOPMENT
3	NOVEMBER 14, 2024	CONCEPT DEVELOPMENT
4	DECEMBER 3, 2024	CONCEPT DEVELOPMENT
5	JANUARY 27, 2025	CONCEPT DEVELOPMENT
6	FEBRUARY 20, 2025	CONCEPT DEVELOPMENT
7	MARCH 10, 2025	CONCEPT DEVELOPMENT
8	APRIL 15, 2025	CONCEPT DEVELOPMENT
9	MAY 14, 2025	CONCEPT DEVELOPMENT

SCALE: 1/8" = 1'-0"  
SHEET NUMBER: L1.1

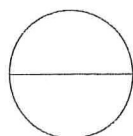


IRON WORLD  
9390 DAVIS AVE.  
HOWARD COUNTY, MD, 20723  
PHONE: (301) 776-7448  
TOLL FREE: 1-866-310-2747  
FAX: (301) 776-7449  
www.ironworldfencing.com



#### NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER..
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.  
FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.



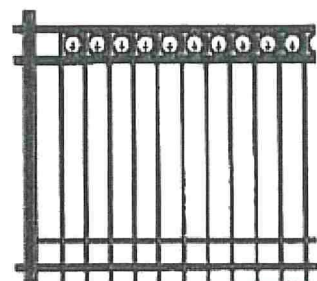
OLD TOWN GEORGETOWN FENCE

4 RAIL, DOUBLE FINIALS

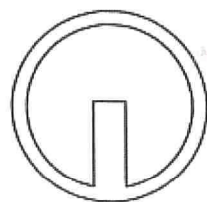
# Old Town Series



3 horizontal rails



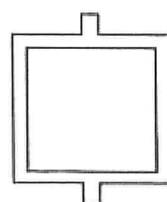
4 horizontal rails



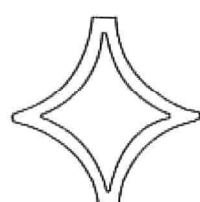
9" Ring



9" Ring  
w/Finial



Square



Star

## Guardian Plus



## STAFF REVIEW

**Date:** June 3, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup> at 6:00 p.m.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Architect/Landscaper:** Melby Design/LandWorks

**Owner:** Pine Lake Property LLC

**Location:** 4744 North Pinecrest Drive

**Project Description:** Primary Residence and Landscape Plan

**Zoning District:** Residence District – Lot Abutting a Lake

PROPOSED SINGLE FAMILY DWELLING:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	4.5	acres	4.59	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	150	L.F.
YARD SETBACKS: Side(North)	25	ft. min.	26.33	ft.
Lake (East)	75	ft. min.	85.1	ft.
Rear (West)	25	ft. min.	700+	ft.
Side (South)	25	ft. min.	48.5	ft.
BUILDING HEIGHT:	40	ft. max	40.0	ft.

### COMMENTS:

#### Proposed New Residence:

1. Melby Design has submitted plans for a new primary residence on behalf of Pine Lake Property LLC.
2. The former residence on the property was razed in spring of 2025 in anticipation for a new single-family dwelling in a similar location.
3. The proposed dwelling has a total living area of 5,990 square feet.
4. The total square footage including unfinished area is 7,490 square feet.

5. Building material sample photos have been provided in the packet
  - a. These materials include;
    - i. Composite “brava cedar shake” roof with copper flashing, gutters and chimney pots
    - ii. Exterior sheathing consists of;
      1. 8” lap siding (white)
      2. Brick: reclaimed cream city brick (painted off white)
      3. “Penn Riverwash” stone for the chimney stacks
      4. Aesthetic window shutters (green)
      5. (3) 10’x8’ garage doors (green)
6. Exterior lighting options have been provided and are shown in the materials packet.
  - a. Lanterns
    - i. There are eleven (11) wall lanterns proposed around the perimeter of the home
    - ii. The lighting filament of this fixture is recessed into the weathered copper housing. These fixtures are compliant with 5.24
7. The new proposed dwelling is greater than 50’ from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

**Proposed Landscape Plan:**

- a. Patios
  - a. The applicant has proposed three patios around the dwelling
    - Lakeside (in front of exposed basement)
    - North side
    - Entryway
  - b. These patios are proposed to be constructed of bluestone with a cobble border.
  - c. Location of these patios can be found on the provided landscape and lighting plan
    - The proposed patio on the north side of the dwelling will have a stand-alone pergola structure placed on it.
    - The pergola structure will be painted white and will be approximately 13’X15’
    - As proposed, the pergola structure will be approximately 18’ 6” from the northern property boundary.
- a. Dog run
  - i. The applicants propose to install a fence along the north side of the dwelling. The proposed fence will be 20’X75’.
  - ii. At the nearest point, this fence will be 5’ from the north property boundary. 5.20 requires a minimum setback of 2’.
  - iii. The proposed fence height is 5’ in height

- iv. A sample photo of the proposed fence has been provided in the packet.
  - b. Retaining walls
    - i. The applicant is proposing several lakeside retaining walls to be constructed of outcropping stones.
    - ii. These retaining walls are outside of the 75' shoreland buffer setback.
    - iii. These retaining walls do not encroach on the minimum side yard setback requirements.
  - c. Stairs
    - i. The landscape plan proposes a single set of stairs that connect the patio on the north side of the dwelling with the patio on the lakeside of the dwelling.
    - ii. These steps are proposed to be constructed of cut Lannon stone with bluestone landings
    - iii. These steps are partially within the shoreland setback which is permissible per 6.5(4)(a)(i)
  - d. Within the shoreland setback there is an existing concrete slab that is approximately 15x24'.
    - i. This concrete slab is considered legal-nonconforming because it is entirely within the 30' setback of Pine Lake.
    - ii. The applicants seek permission to place a bluestone paver on top of the existing patio to match the other proposed patios,
    - iii. This modification would not result in an increase in patio footprint.
2. Proposed Landscape Lighting
    - a. The landscape plan also proposes 20 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 93
      - iii. The color temperature of these fixtures is 2,700K
  3. The proposed project meets all other requirements of the Village of Chenequa Zoning.
  4. This is a legal conforming lot.
  5. A building permit is required from the Building Inspector prior to start of construction.
  6. Less than one acre of land will be disturbed as a result of this project, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.
  7. If the Village Board determines 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.

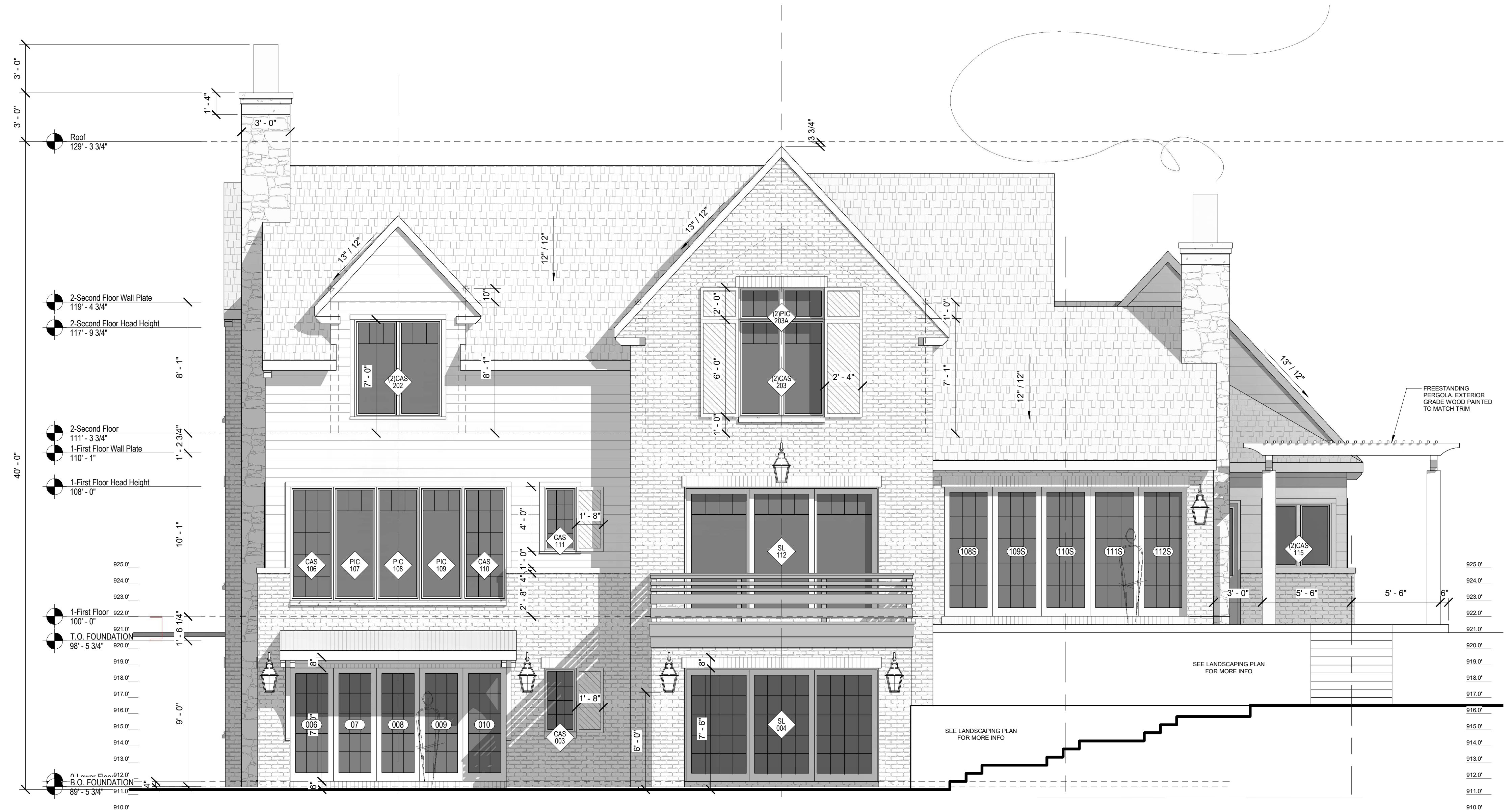
c: Dan Neumer, Chief/Administrator

Deanna Braunschweig, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Pine Lake Property LLC, Owner  
Cody Lincoln, Zoning Administrator

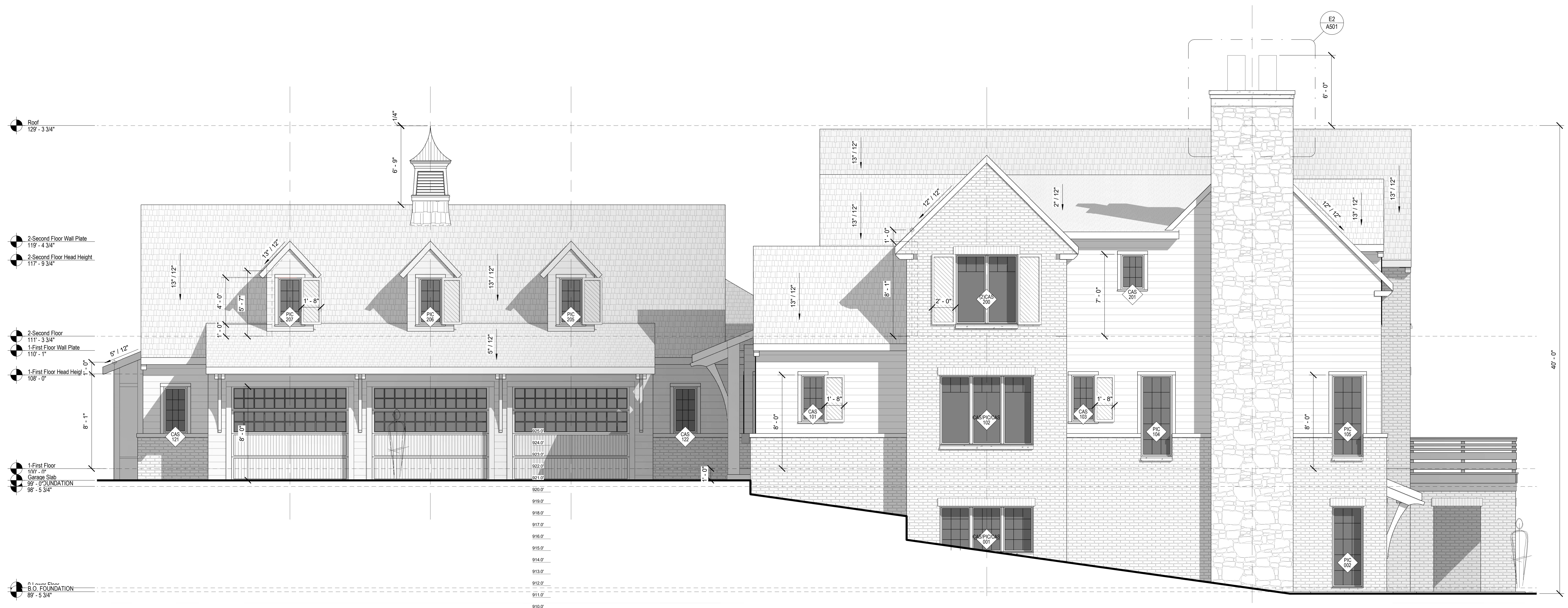




CHIMNEY POT	WINDOWS	EXTERIOR LIGHTING
JACK ARNOLD: 1-800-824-3565 "KNIGHT II" CHIMNEY POT (COPPER), SQUARE SHAPE WITH "X" GRID DESIGN AND PYRAMID TOP	MARVIN WINDOWS & DOORS: ULTIMATE COLLECTION, ALUMINUM CLAD, SDL W/ SPACER, TRADITIONAL FRAME. WOOD INTERIOR TO BE PAINTED. EXTERIOR TO BE WHITE.	VISUAL COMFORT & CO: CHATHAM ONE LIGHT OUTDOOR WALL MOUNTED LANTERN.
FITS UP TO 13"x 13" FLUE. BASE: 1" 4" HEIGHT: 3'-2" WEIGHT: 20 lbs	SEE ELEVATIONS FOR MULLIONS	DARK SKY FRIENDLY COPPER LANTERN. L.E.D. BULBS DESIGNED TO EMIT NO LIGHT ABOVE 90 DEGREE HORIZONTAL PLANE.
	VERIFY WITH MELBY DESIGN.	
ROOFING NOTE	GARAGE DOORS	SIDING/ TRIM
BRAVA ROOF TILE: JIMMY CLARK: 1-844-290-4196 NATURAL CEDAR SHAKE. ON 30# FELT PAPER ON SPAN RATED PLYWOOD ROOF SHEATHING WITH CLIPS ON ROOF FRAMING. ICE AND WATER SHIELD BOTTOM 36" OF ALL EAVES AND AT ALL VALLEYS.	CAMBEK DESIGN DOORS: LAURI WILSON 1-715-426-8932 SEE ELEVATIONS AND RENDERINGS FOR DESIGN	HARDIE SIDING 8" EXPOSURE. LAP CORNERS IN MITERED WEAVING PATTERN - PAINT COLOR TBD "NO CORNER TRIM"
PROVIDE/ INSTALL DRIP EDGE AT ALL RAKE ENDS AND D' EGING AT ALL EAVE ENDS FOR GUTTER INSTALLATION.	VERIFY COLOR/ STYLE W/ OWNER.	ALL FASCIA AND RAKE BOARDS TO BE PRE-FINISHED LP BUILDING PRODUCTS BRAND "SMART" 5/4 TRIM. FINAL COLOR TO BE SELECTED BY OWNER
COPPER SNOW GUARDS	GUTTERS & DOWNSPOUTS	ALL WINDOW/ DOOR TRIM, FREEZE BOARDS TO BE PRE-FINISHED LP BUILDING PRODUCTS BRAND "SMART" 1" TRIM. FINAL COLOR TO BE SELECTED BY OWNER
	HALF-ROUND COPPER SINGLE BEAD 6" METAL ROOF GUTTERS WITH COMBO SHANK AND CIRCLE HANGERS AT ALL FLAT FASCIA BOARD APPLICATIONS, WHERE INDICATED PROVIDE 5" ROUND DOWNSPOUTS TYPICAL.	SEE ELEVATIONS FOR MORE INFO.
	GUTTER DRAIN TILE	NATURAL STONE
	TIE ALL DOWNSPOUTS INTO A 6" DIAM. NON-PERFORATED PVC UNDERGROUND STORM DRAIN TILE. PROVIDE POSITIVE DRAINAGE OF STORM DRAIN TILE TO DAYLIGHT AT LOWER GRADE. PROVIDE "CRITTER GAUJD" SCREENING AT DAYLIGHT ENDS.	4" STONE ANCHORED TO FRAMING AND BEARING ON FOUNDATION/ CONCRETE LEDGE. "RANDOM, RUBBLE, FIELD STONE" APPLICATION. VERIFY WITH MELBY DESIGN. COLOR/ MANUFACTURE TBD. OVER GROUT/ FLUSH APPEARANCE, 1/2" GROUT LINES. COLOR TBD.
		PRECAST HEADERS & SILLS
		CONTRACTOR OPTION: VENEER AT CHIMNEY & TALL WALLS.



**C4** East Elevation  
1/4" = 1'-0"



**A1** South Elevation  
1/4" = 1'-0"

# N

# MELBY DESIGN

custom residential design

melbydesign.com / john@melbydesign.com

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PRIVATE RESIDENCE  
4744 NORTH PINECREST DRIVE  
NASHOTAH, WI 53058  
VILLAGE OF CHENEQUA

## SCHEMATIC DESIGN

## PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DRAWN BY	JM
PROJECT NUMBER	1.01082025.00
DATE	05.15.2025

## Elevations

# A200

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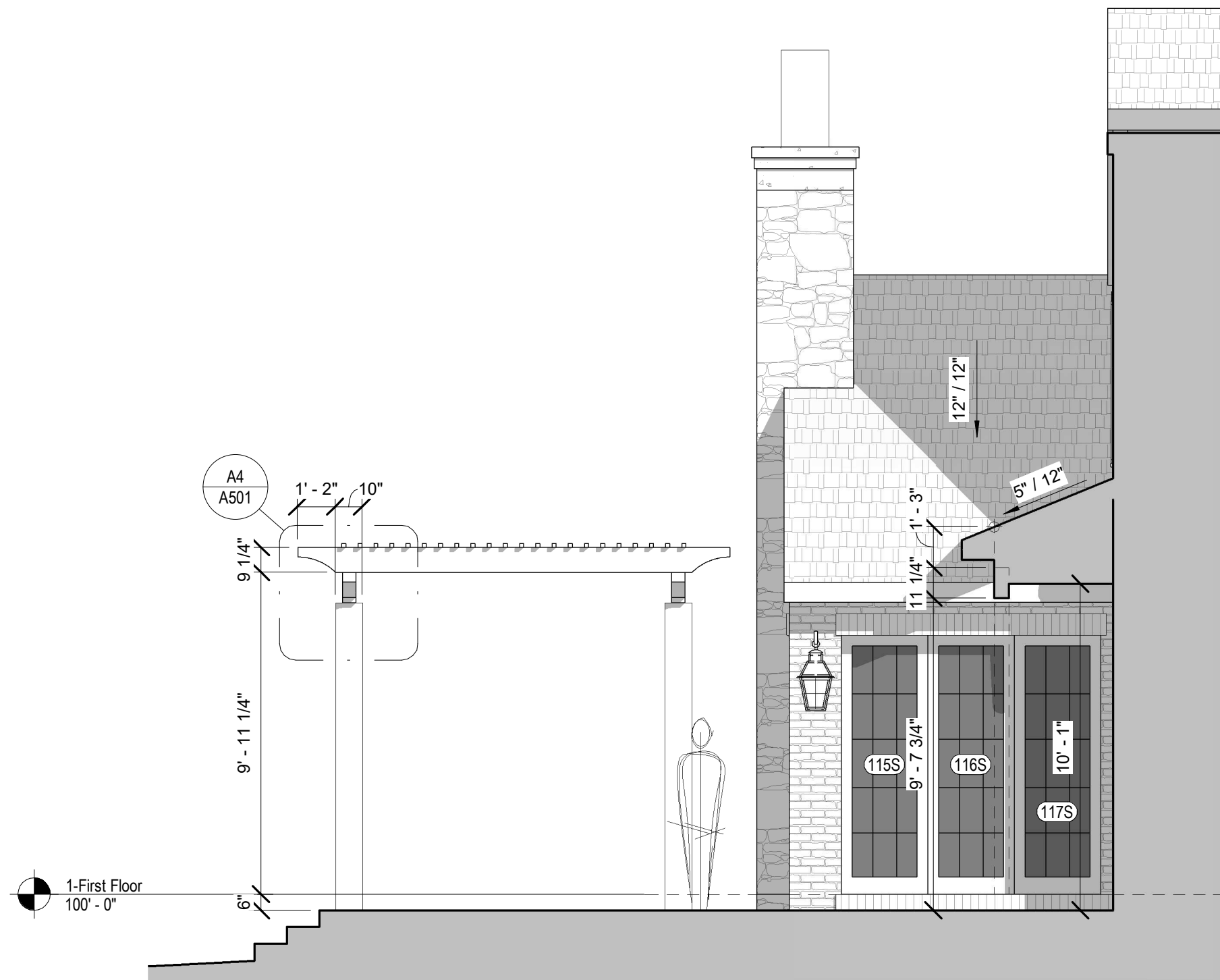
E

D

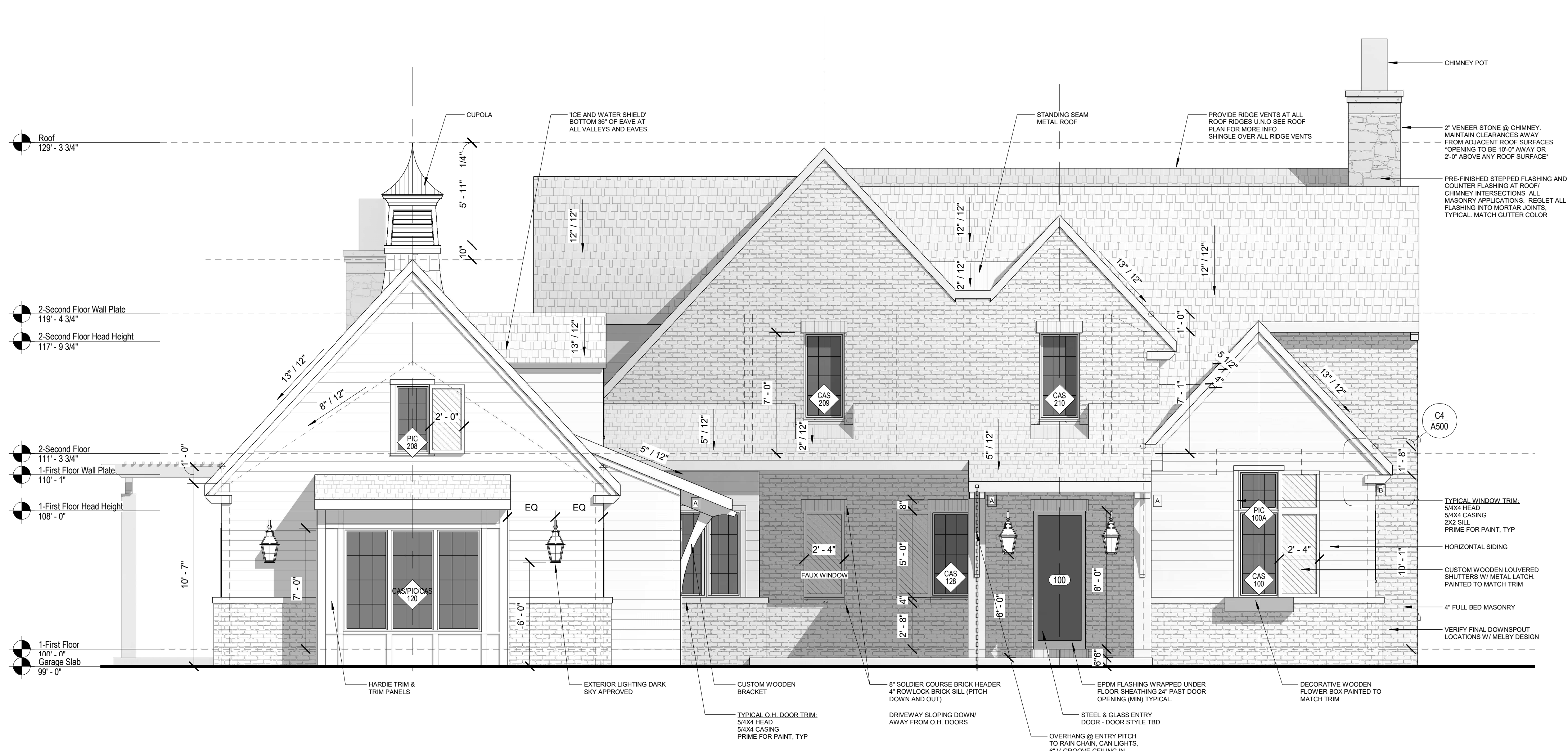
C

B

A



C1 West Elevation - Partial  
1/4" = 1'-0"



C4 West Elevation  
1/4" = 1'-0"



A1 North Elevation  
1/4" = 1'-0"

E

D

C

B

A

M

MELBY DESIGN  
custom residential design

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PRIVATE RESIDENCE  
4744 NORTH PINECREST DRIVE  
NASHOTAH, WI 53058  
VILLAGE OF CHENEQUA

SCHEMATIC DESIGN

PROGRESS DOCUMENTS

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DRAWN BY JM

PROJECT NUMBER 1.01082025.00

DATE 05.15.2025

Elevations

A201

© Melby Development LLC

1

2

3

4

5

6

7

E

D

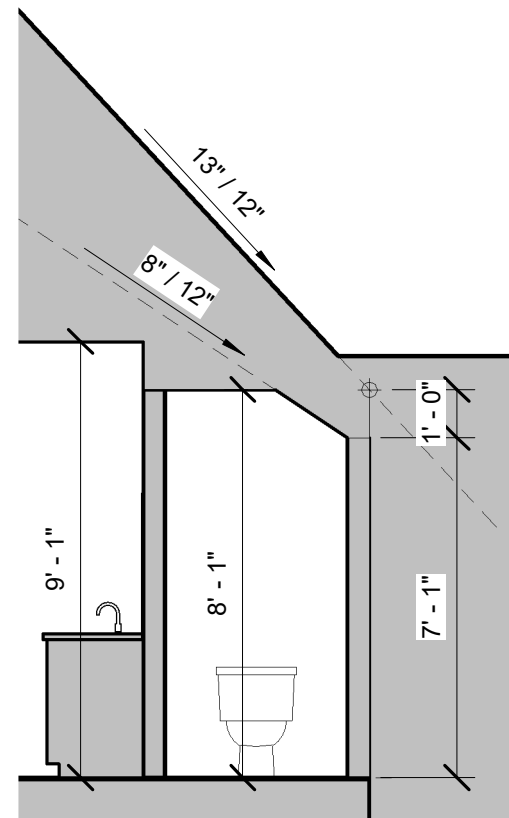
C

B

A

2-Second Floor Wall Plate  
119' - 4 3/4"

2-Second Floor  
111' - 3 3/4"



**A1** Primary Bath Toilet Room Section  
1/4" = 1'-0"

Roof  
129' - 3 3/4"

2-Second Floor Wall Plate  
119' - 4 3/4"

2-Second Floor Head Height  
117' - 9 3/4"

2-Second Floor  
111' - 3 3/4"

1-First Floor Wall Plate  
110' - 1"

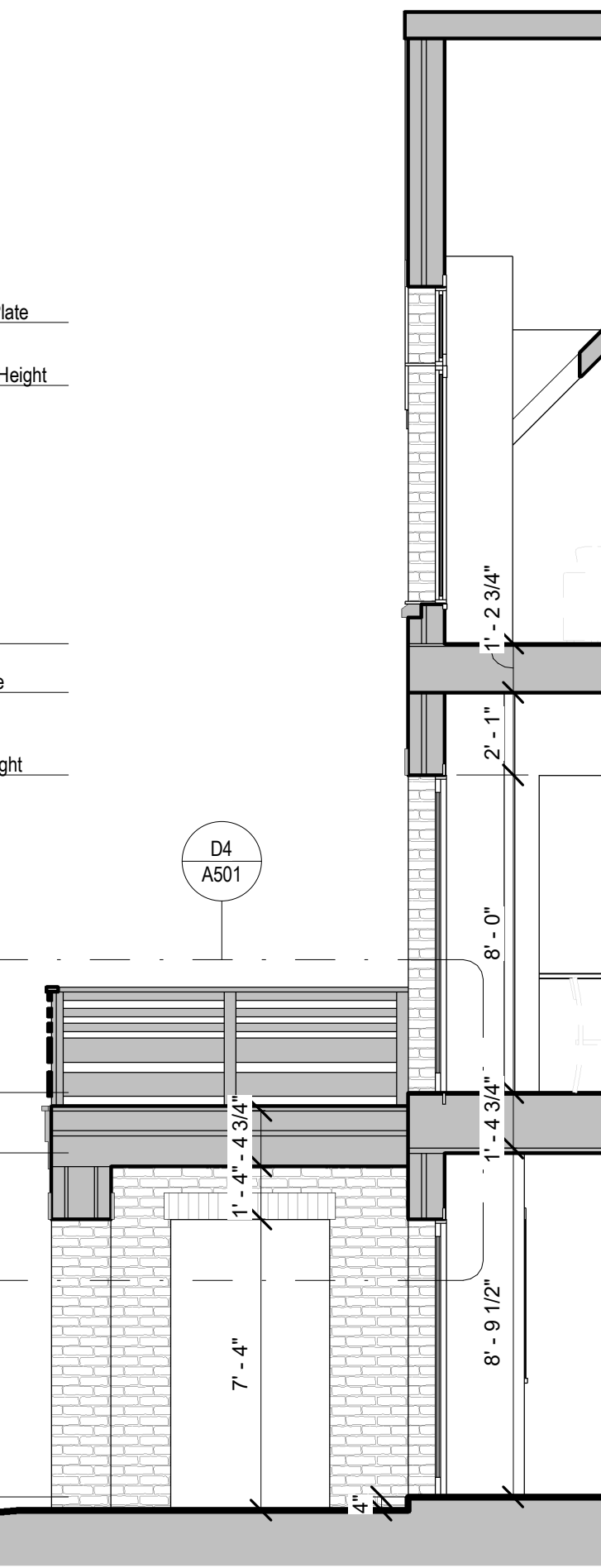
1-First Floor Head Height  
108' - 0"

1-First Floor  
100' - 0"

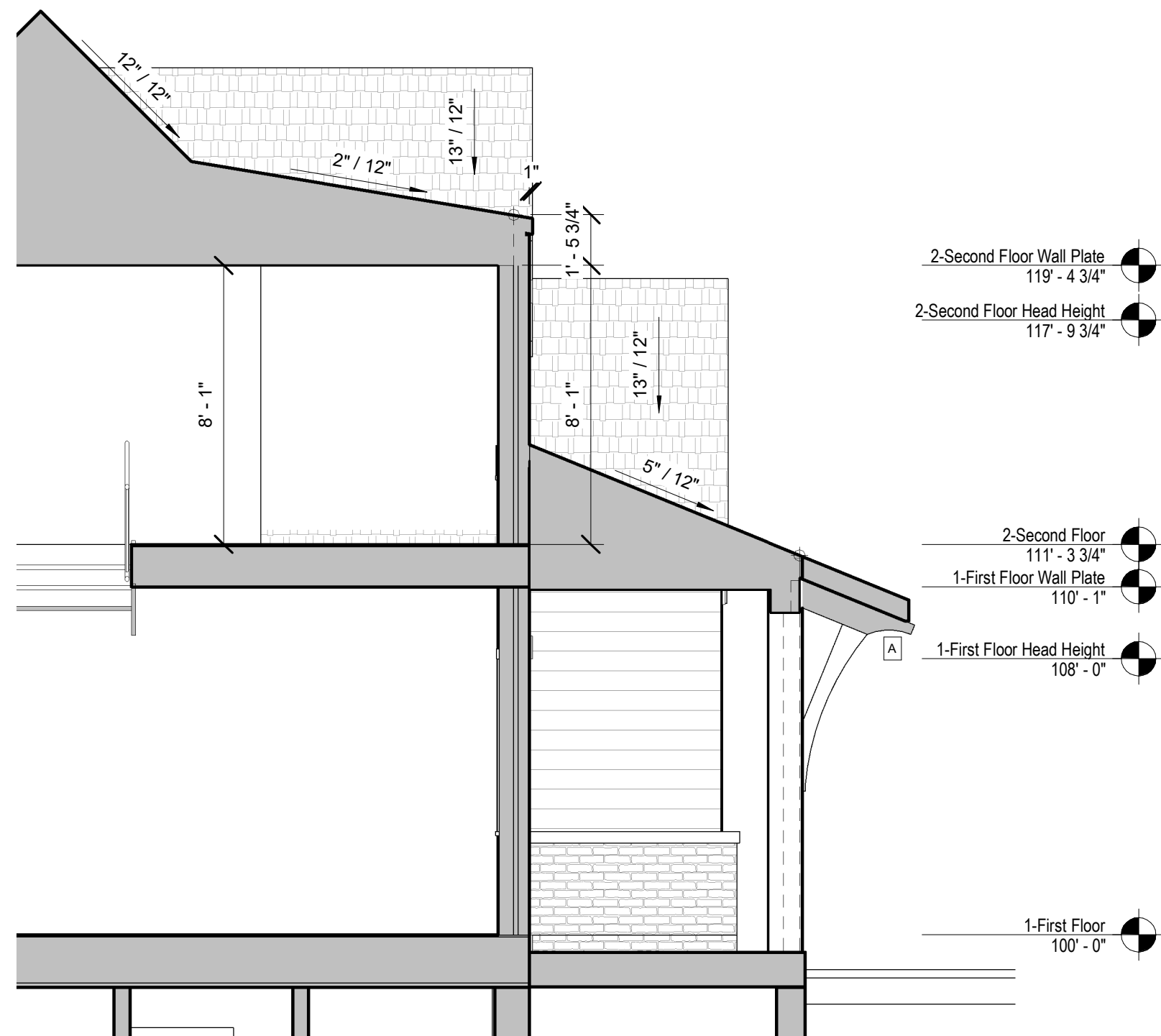
T.O. FOUNDATION  
98' - 5 3/4"

0-Lower Floor  
89' - 9 3/4"

B.O. FOUNDATION  
89' - 5 3/4"



**A3** Wall Section 3  
1/4" = 1'-0"



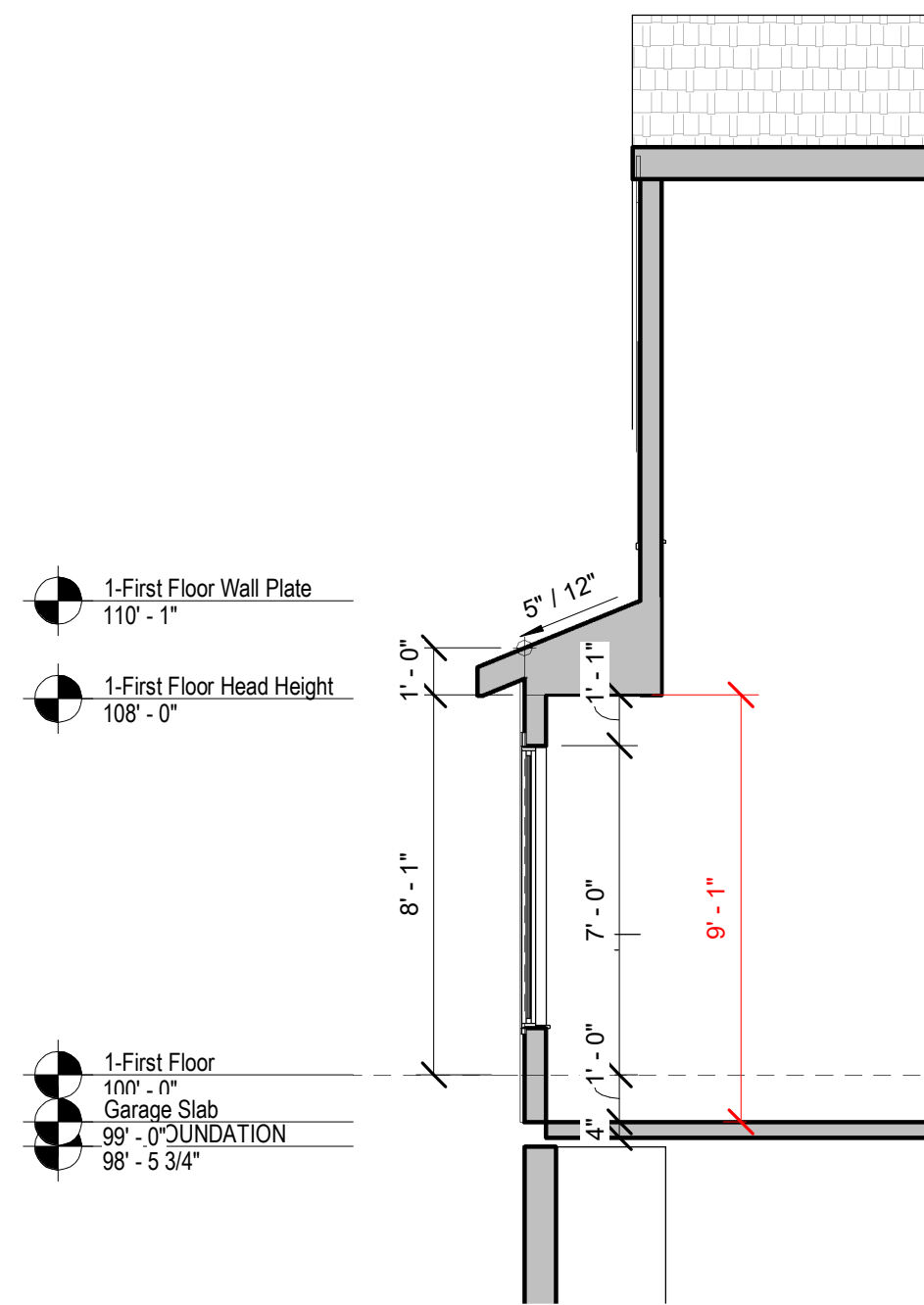
**A5** Wall Section 2  
1/4" = 1'-0"

1-First Floor Wall Plate  
110' - 1"

1-First Floor Head Height  
108' - 0"

1-First Floor  
100' - 0"

Garage Slab  
99' - 0" FOUNDATION  
98' - 5 3/4"



**A7** Wall Section 1  
1/4" = 1'-0"

E

D

C

B

A

M

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NASHOTAH, WI 53058  
VILLAGE OF CHENEQUA

SCHEMATIC DESIGN

PROGRESS DOCUMENTS

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DRAWN BY JM

PROJECT NUMBER 1.01082025.00

DATE 05.15.2025

Wall Sections

A310

© Melby Development LLC

1

2

3

4

5

6

7

E

D

C

B

A

1

2

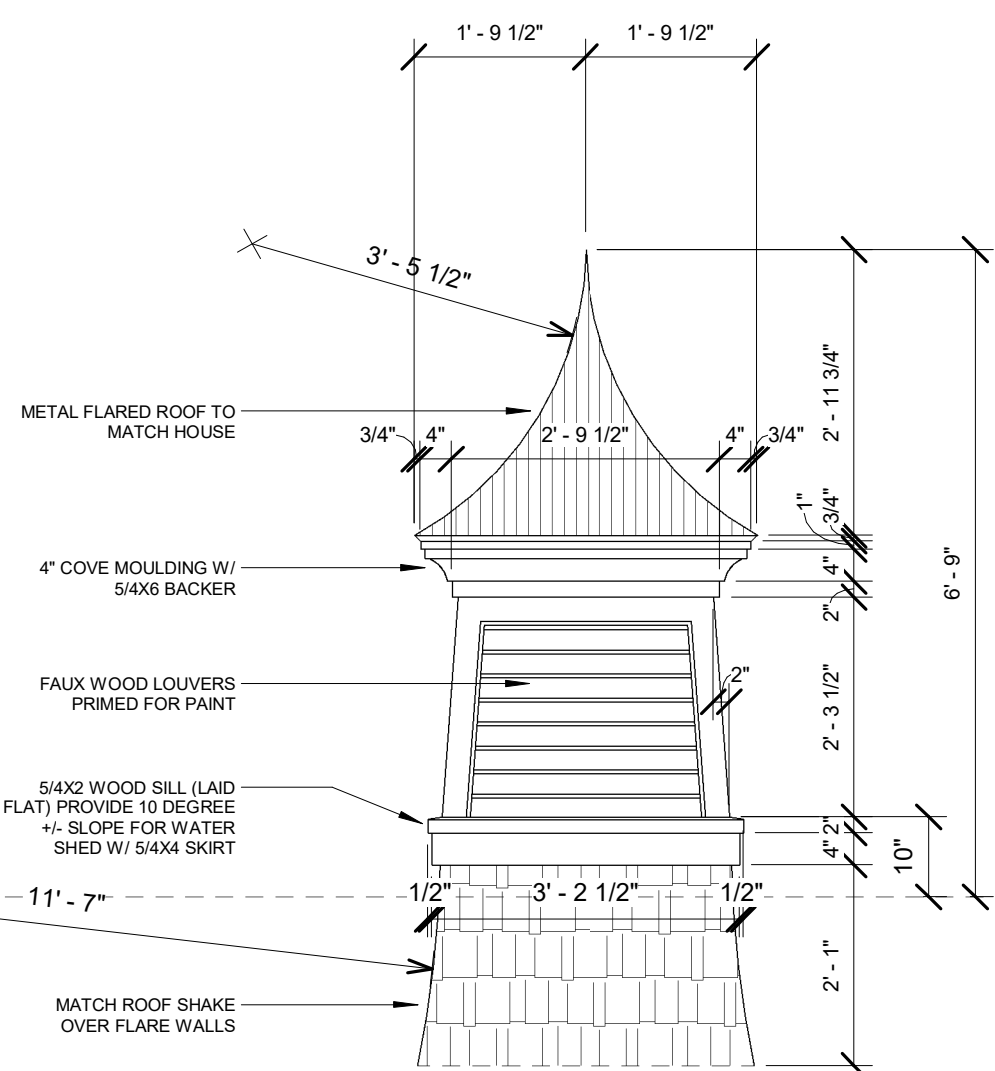
3

4

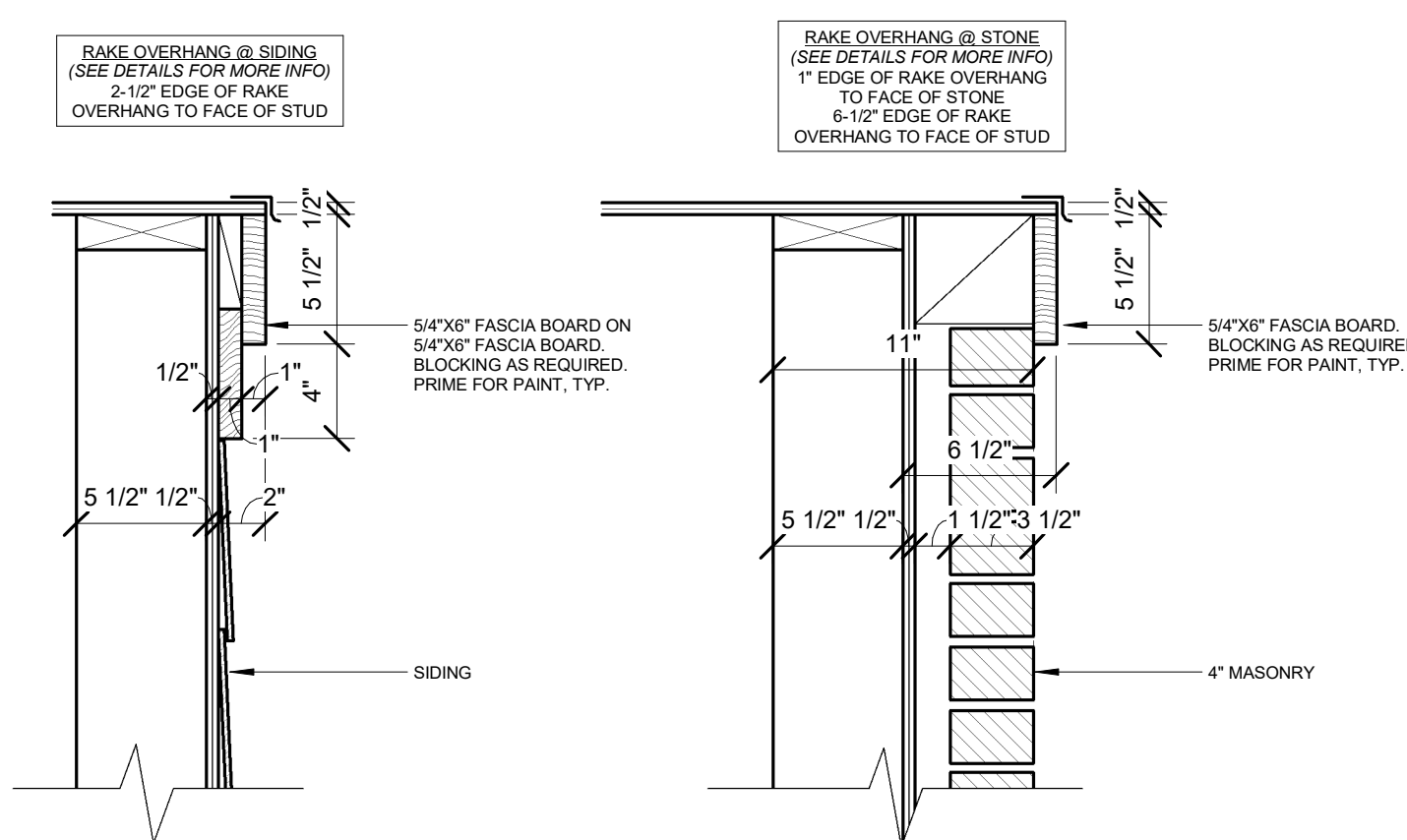
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6

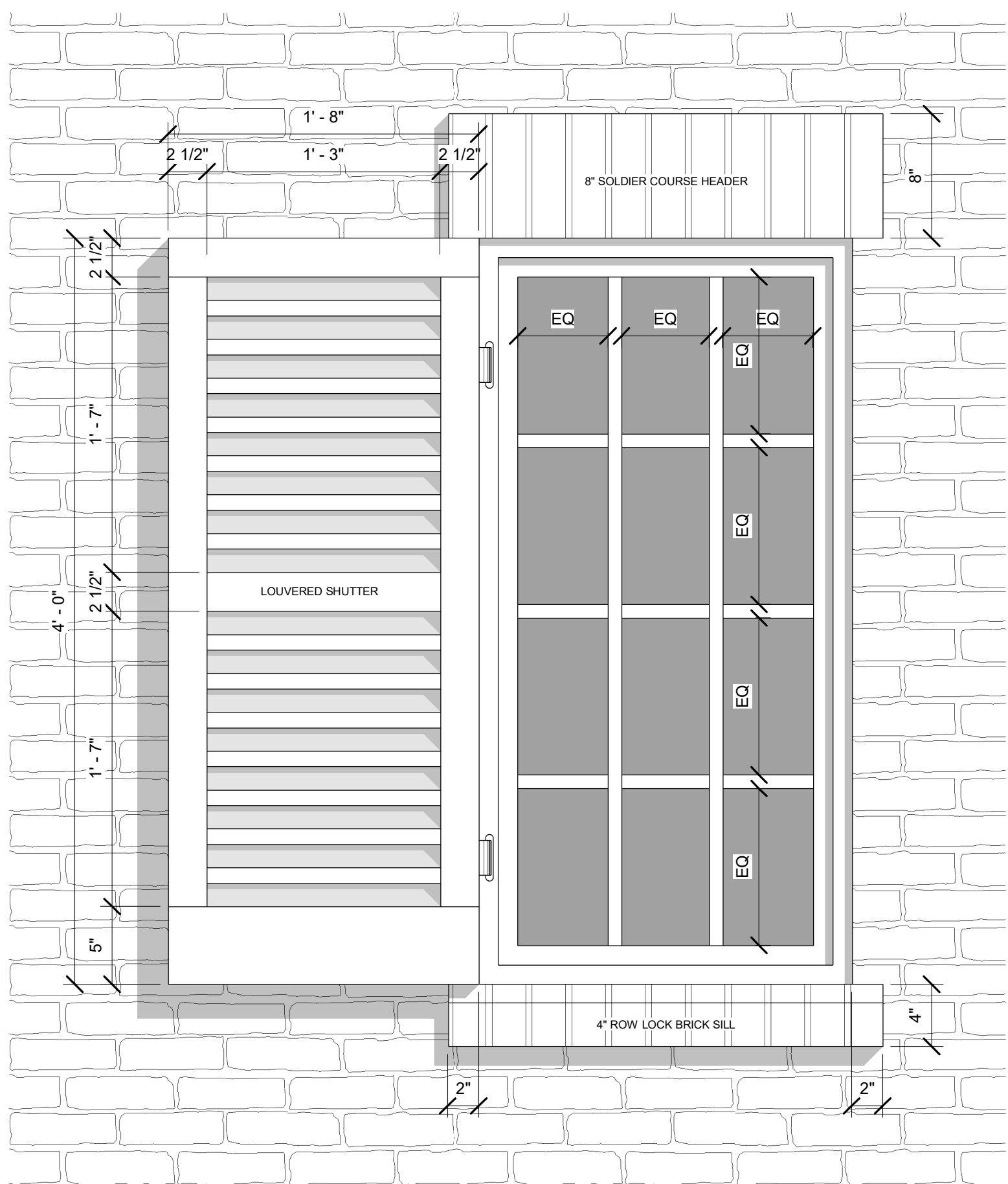
7



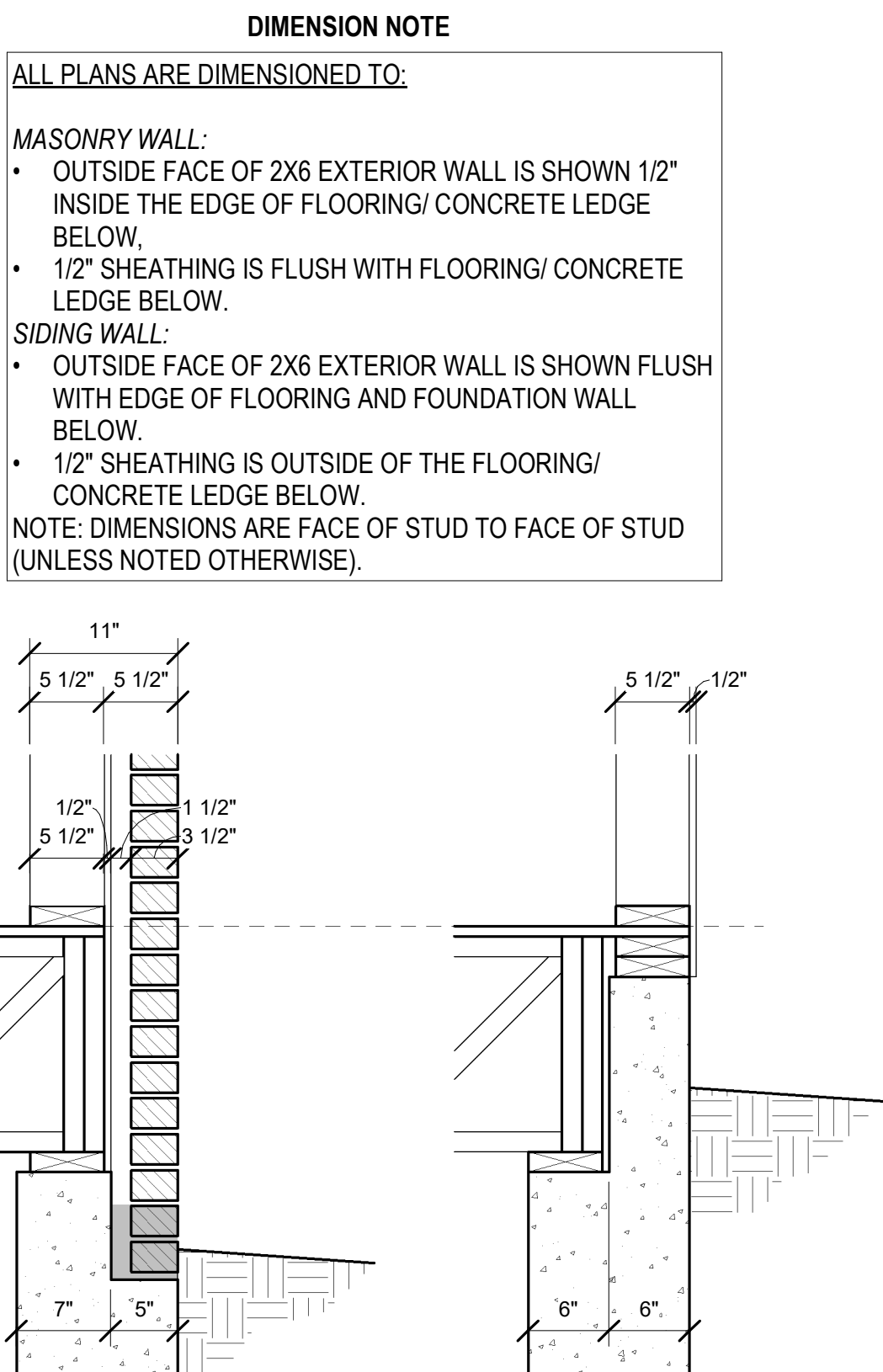
**D2** Cupola  
1/2" = 1'-0"



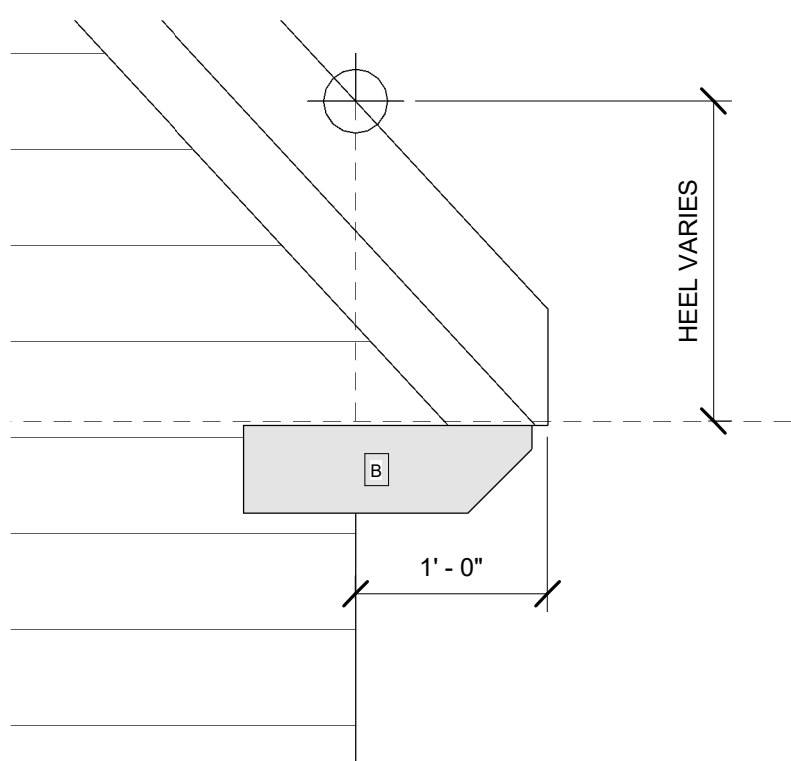
**C2** Rake Detail  
1 1/2" = 1'-0"



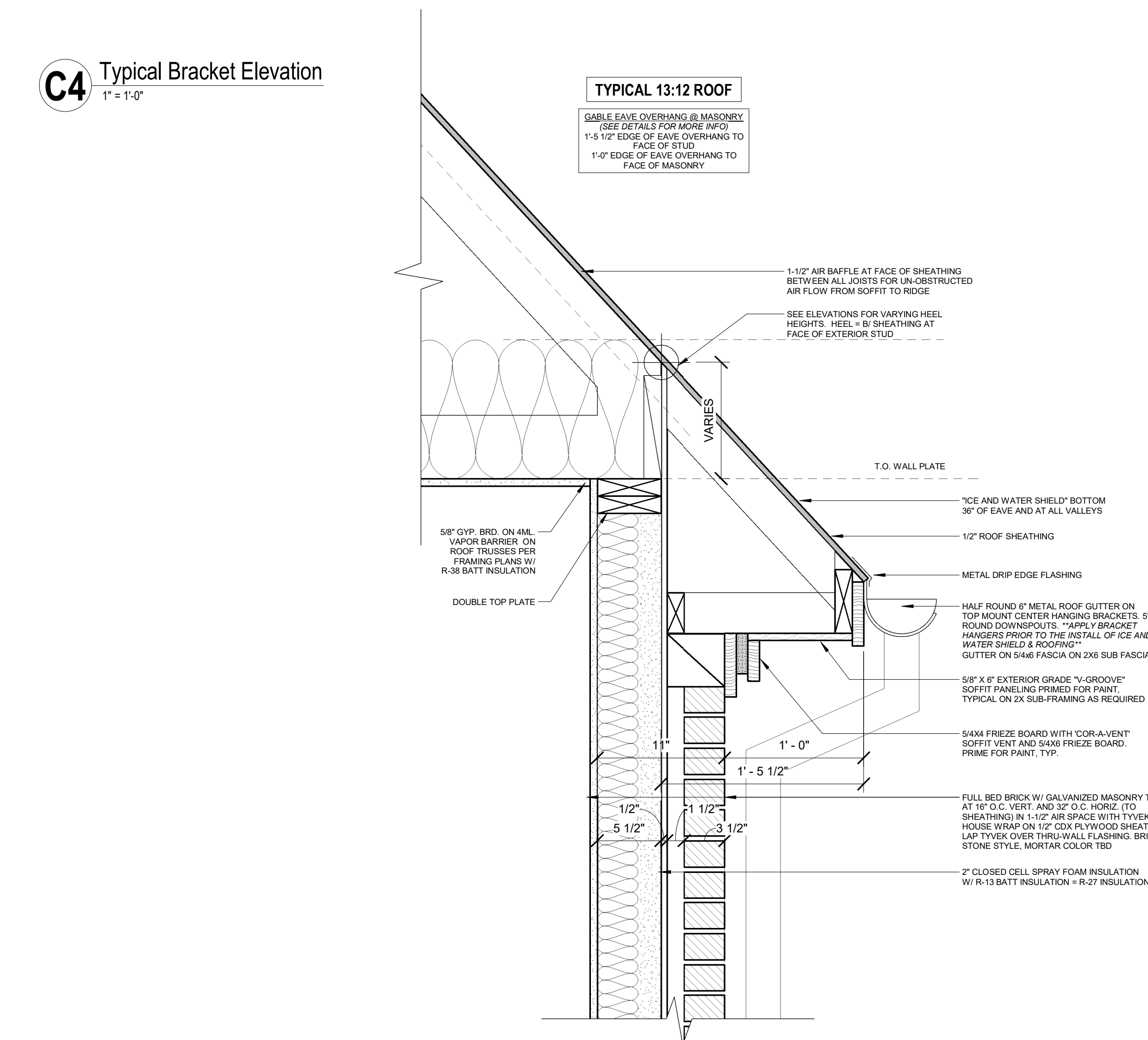
**A1** Shutter Detail  
1 1/2" = 1'-0"



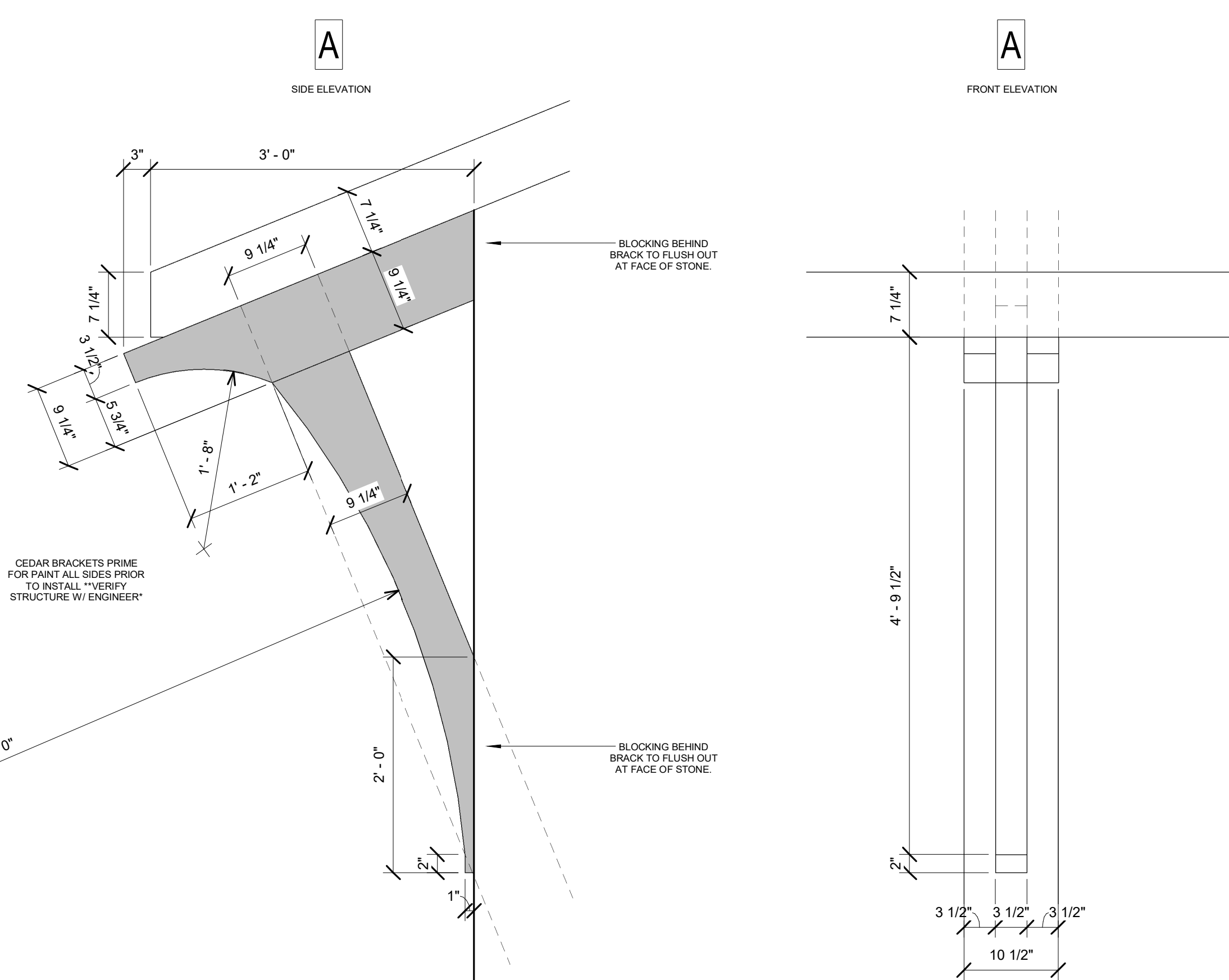
**WALL TYPES**  
1" = 1'-0"



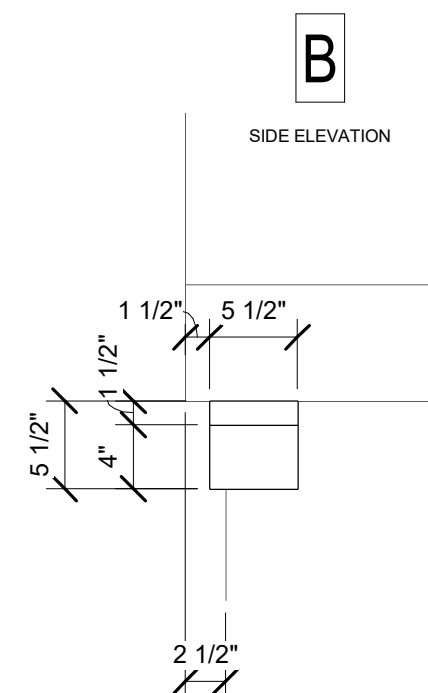
**C4** Typical Bracket Elevation  
1" = 1'-0"



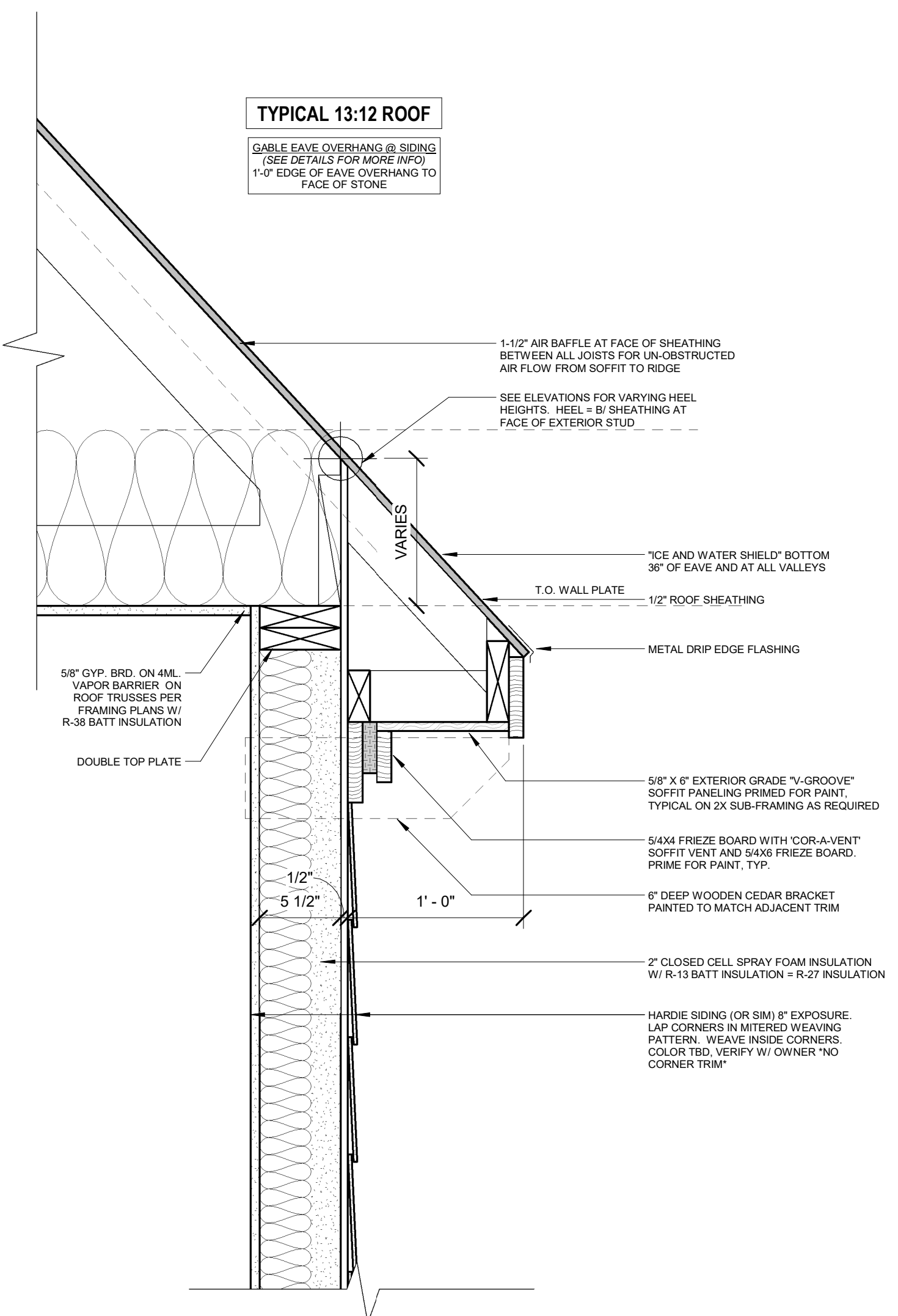
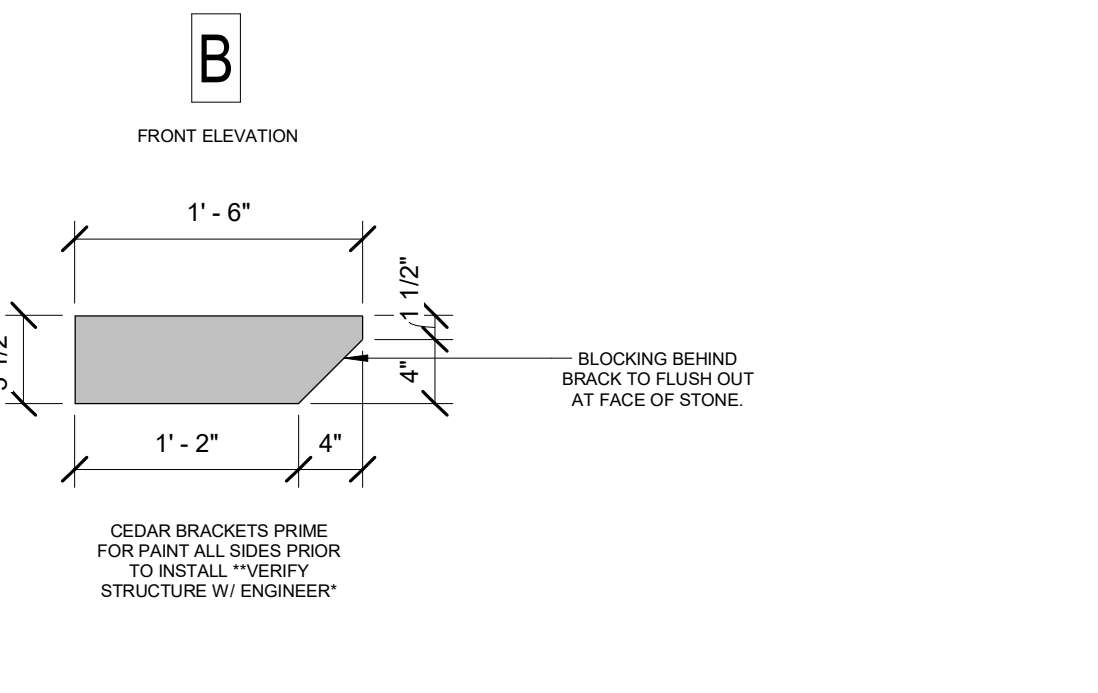
**A5** Eave Detail  
1 1/2" = 1'-0"



**D5** Bracket A  
1" = 1'-0"



**C5** Bracket B  
1" = 1'-0"



E

D

C

B

A

M

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PRIVATE RESIDENCE  
4744 NORTH PINECREST DRIVE  
NASHOTAH, WI 53058  
VILLAGE OF CHENEQUA

SCHEMATIC DESIGN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

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PROJECT NUMBER 1.01082025.00

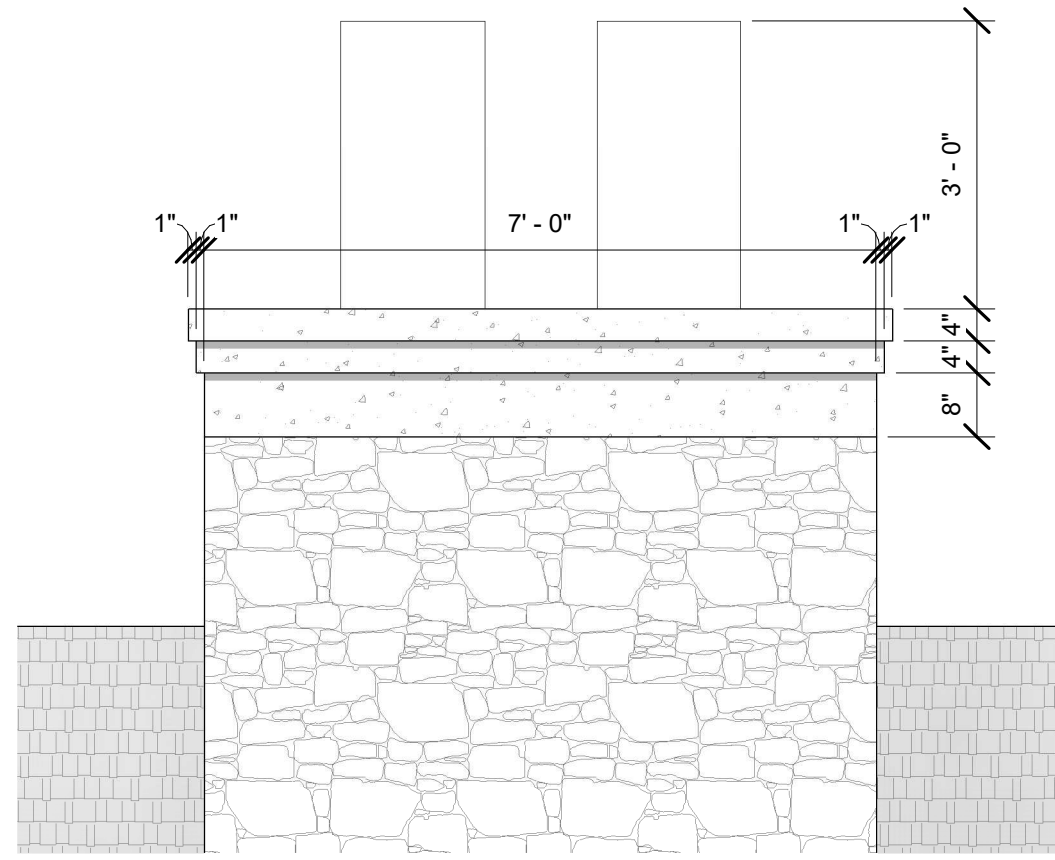
DATE 05.15.2025

Details

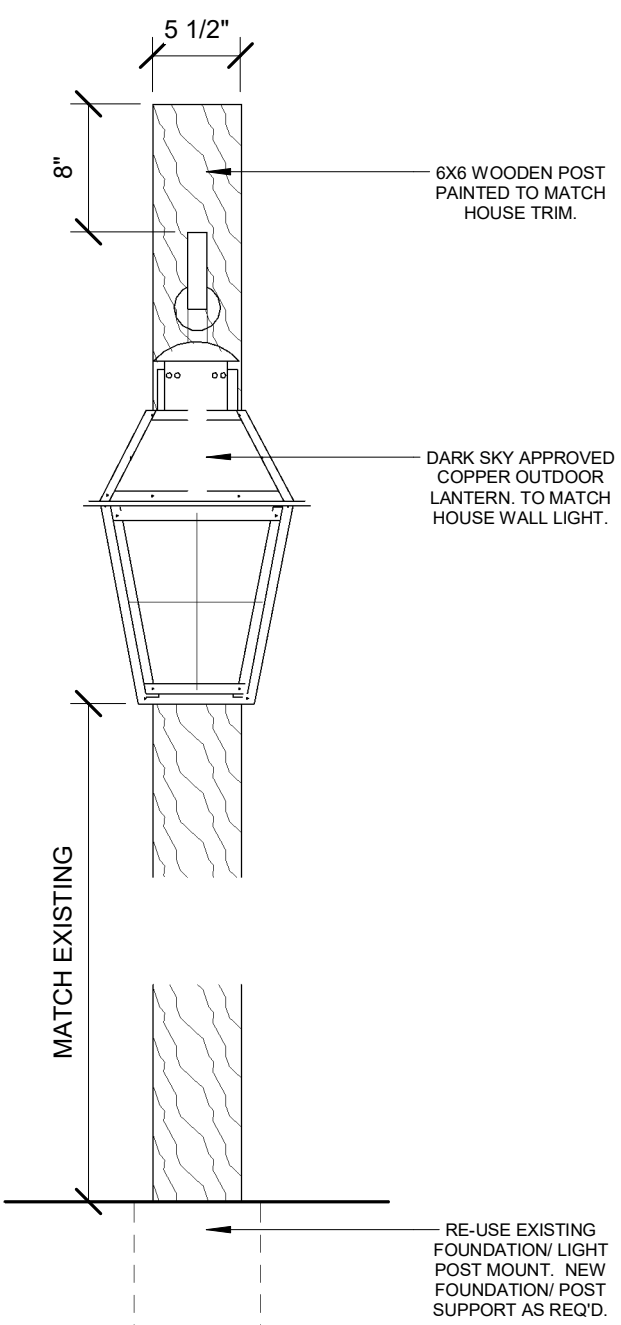
A500

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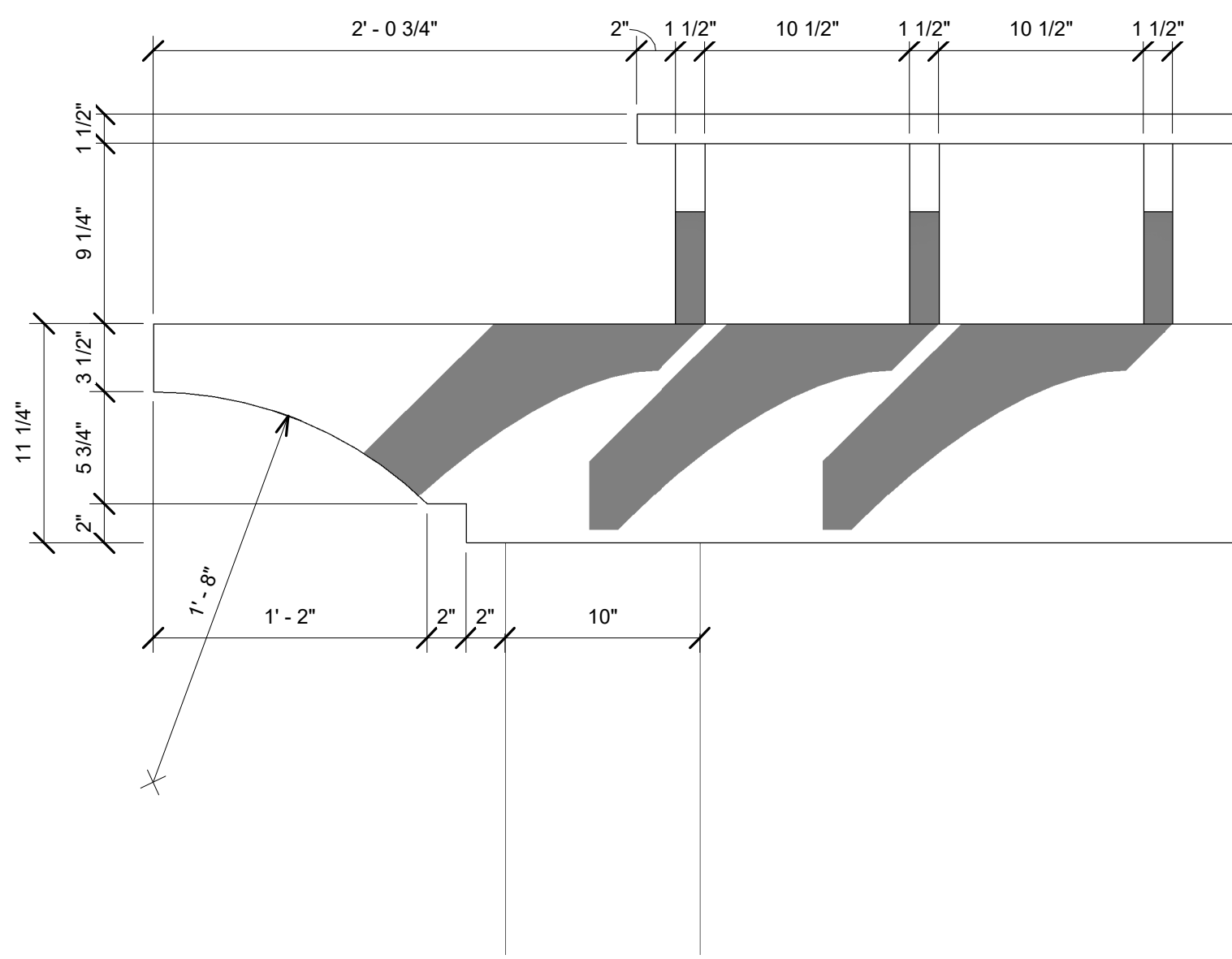
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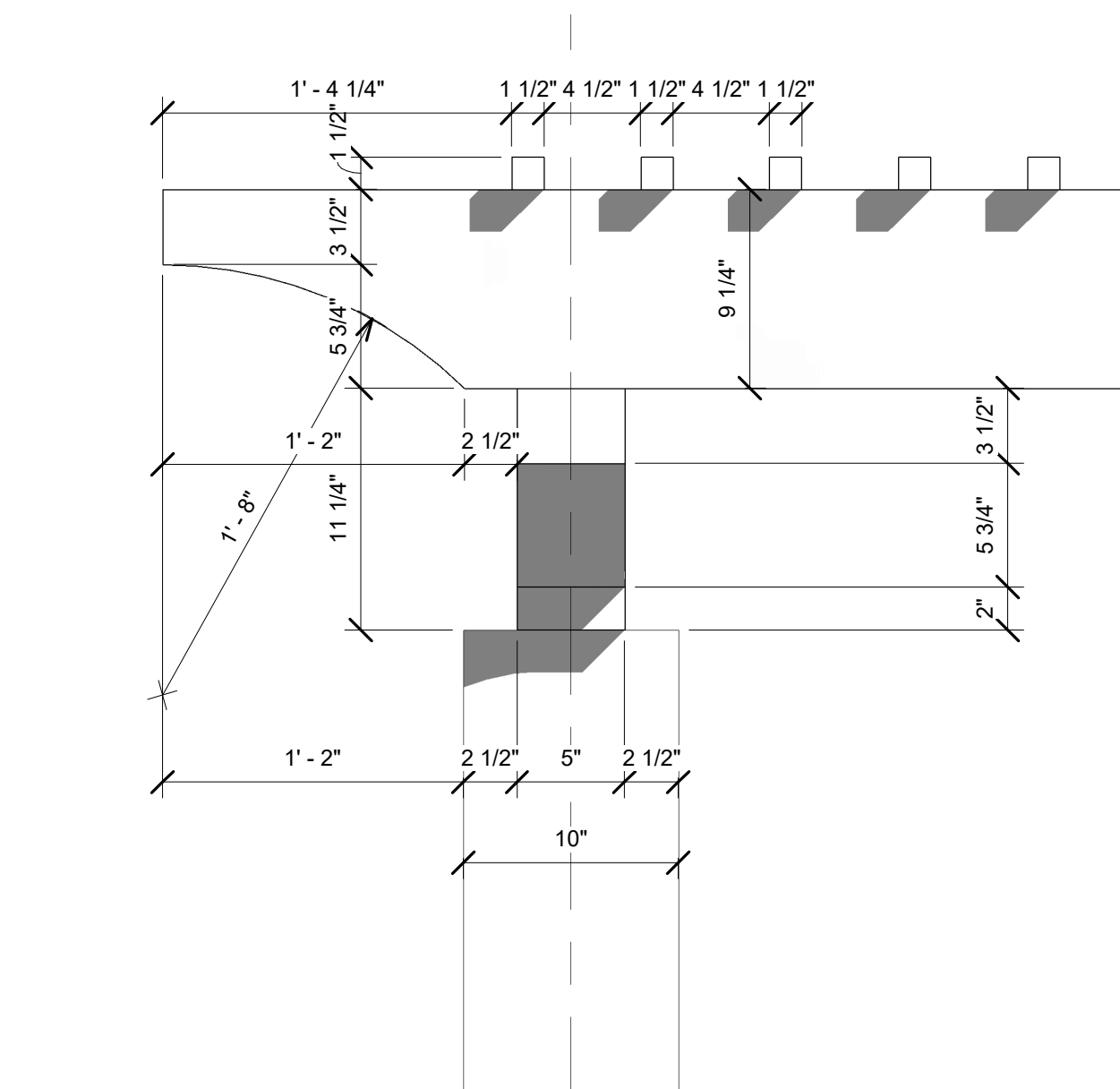
**E2** Chimney - Enlarged  
1/2" = 1'-0"



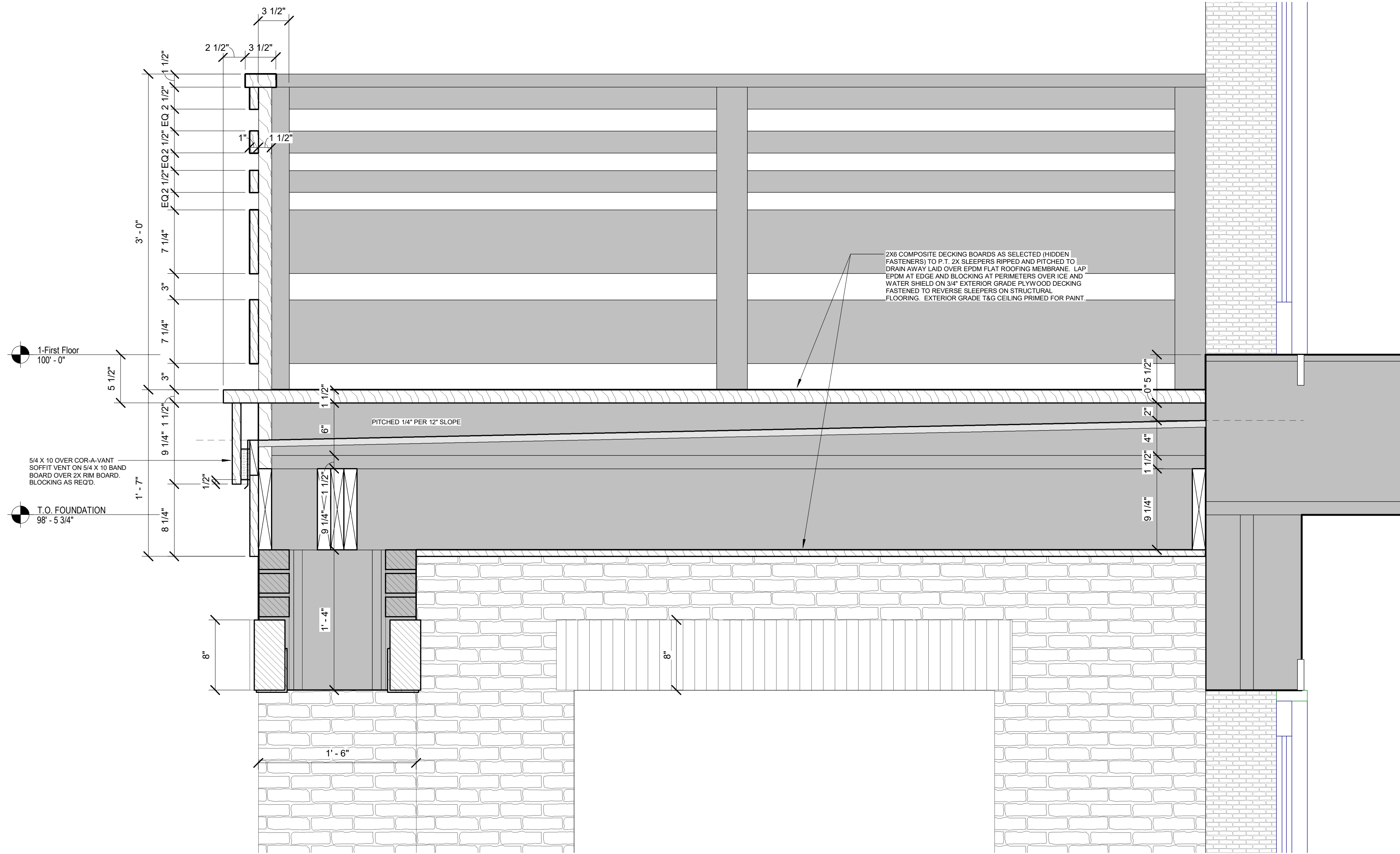
**C2** Light Poles  
1" = 1'-0"



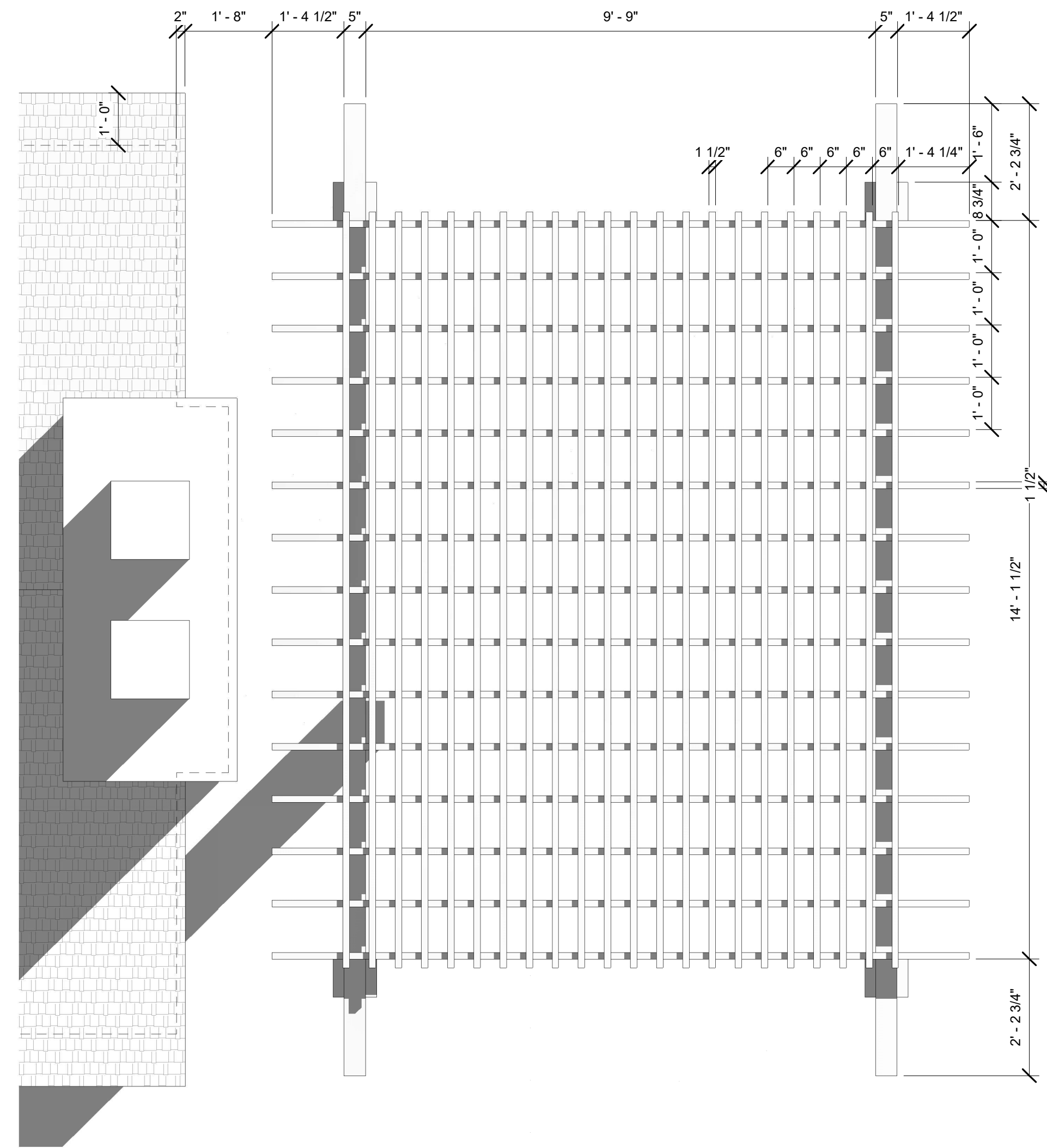
**A2** Pergola Detail 2  
1 1/2" = 1'-0"



**A4** Pergola Detail 1  
1 1/2" = 1'-0"



**D4** Deck Detail  
1 1/2" = 1'-0"



**A6** Roof Plan - Pergola  
1/2" = 1'-0"

M

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VILLAGE OF CHENEQUA

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PROGRESS DOCUMENTS

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DRAWN BY JM  
PROJECT NUMBER 1.01082025.00  
DATE 05.15.2025

Details

A501

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E

D

C

B

A

E

D

C

B

A

WINDOW SCHEDULE																
MARK	ROOM	LEVEL	STYLE	UNIT SIZE		MANUFACT.	EXT. MATERIAL	EXT. COLOR	INT. MATERIAL	INT. COLOR	JAMB DEPTH	HDWR	HDWR COLOR	WALL CONSTRUCTION	GLAZING TYPE	REMARKS
				WIDTH	HGT											
001		0Lower Floor	CASPRDGAS	8'-0"	4'-0"							A	A			
002		0Lower Floor	PRC	2'-8"	2'-0"							A	A			
003		0Lower Floor	CAS	2'-0"	4'-0"							A	A			
004		0Lower Floor	SL	12'-0"	2'-0"							A	A			
100		1First Floor	CAS	2'-4"	5'-0"							A	A			
100A		1First Floor	PRC	2'-4"	2'-4"							A	A			
101		1First Floor	CAS	2'-0"	4'-0"							A	A			
102		1First Floor	CASPRDGAS	8'-0"	8'-0"							A	A			
103		1First Floor	CAS	2'-0"	4'-0"							A	A			
104		1First Floor	PRC	2'-8"	2'-0"							A	A			
105		1First Floor	PRC	2'-8"	2'-0"							A	A			
106		1First Floor	CAS	2'-8"	2'-0"							A	A			
107		1First Floor	PRC	2'-8"	2'-0"							A	A			
108		1First Floor	PRC	2'-8"	2'-0"							A	A			
109		1First Floor	PRC	2'-8"	2'-0"							A	A			
110		1First Floor	CAS	2'-8"	2'-0"							A	A			
111		1First Floor	CAS	2'-8"	4'-0"							A	A			
112		1First Floor	SL	12'-0"	8'-0"							A	A			
113		1First Floor	CAS	2'-0"	4'-0"							A	A			
114		1First Floor	CASPRDGAS	8'-0"	8'-0"							A	A			
115		Garage Slab	0GCAS	4'-0"	4'-0"							A	A			
116		Garage Slab	0GCAS	4'-0"	4'-0"							A	A			
117		Garage Slab	CAS	2'-0"	4'-0"							A	A			
118		Garage Slab	CAS	2'-0"	4'-0"							A	A			
119		Garage Slab	CAS	2'-0"	4'-0"							A	A			
120		Garage Slab	CASPRDGAS	8'-0"	8'-0"							A	A			
121		Garage Slab	CAS	2'-0"	4'-0"							A	A			
122		Garage Slab	CAS	2'-0"	4'-0"							A	A			
123		1First Floor	PRC	2'-0"	8'-0"							A	A			
124		1First Floor	PRC	2'-0"	8'-0"							A	A			
125		1First Floor	CAS	2'-0"	8'-0"							A	A			
126		1First Floor	CAS	2'-0"	8'-0"							A	A			
127		1First Floor	CAS	2'-4"	8'-0"							A	A			
128		1First Floor	CAS	2'-0"	8'-0"							A	A			
200		2Second Floor	0GCAS	8'-4"	16'-0"							A	A			
201		2Second Floor	CAS	2'-0"	2'-0"							A	A			
202		2Second Floor	0GCAS	8'-4"	16'-0"							A	A			
203		2Second Floor	0GCAS	8'-4"	16'-0"							A	A			
203A		2Second Floor	0GPRC	2'-0"	2'-0"							A	A			
204		2Second Floor	0GCAS	8'-4"	16'-0"							A	A			
205		2Second Floor	PRC	2'-0"	2'-0"							A	A			
206		2Second Floor	CAS	2'-4"	8'-0"							A	A			
210		2Second Floor	CAS	2'-4"	8'-0"							A	A			
Grand total: 43				22'-4"	82'-0"							A	A			

WINDOW SCHEDULE GENERAL NOTES					
1. SEE ELEVATIONS FOR LIGHTING MOUNTING					
2. SEE ELEVATIONS FOR TYPICAL HEAD HEIGHTS					
3. OMIT SCREENS AT ALL PRC WINDOWS					
4.					
5.					
6.					

DOOR SCHEDULE																
MARK	LEVEL	ROOM	DOOR SIZE			MANUFACTURE	JAMB DEPTH	TYPE	GLASS	MATERIAL	EXT COLOR	INT COLOR	HDWR	HDWR COLOR	RATING	REMARKS
			LEAF QTY	WIDTH	HGT											
001	0Lower Floor		1	3'-0"	7'-0"			F							A	
002	0Lower Floor		1	4'-0"	7'-0"			F							A	
003	0Lower Floor		1	2'-8"	7'-0"			F							A	
004	0Lower Floor		1	2'-8"	7'-0"			F							A	
005	0Lower Floor		1	3'-0"	7'-0"			F							A	
006	0Lower Floor		1	2'-8"	7'-0"			FG							A	
007	0Lower Floor		1	2'-8"	7'-0"			FG							A	
008	0Lower Floor		1	2'-8"	7'-0"			FG							A	
009	0Lower Floor		1	2'-8"	7'-0"			FG							A	
010	0Lower Floor		1	2'-8"	7'-0"			FG							A	
100	1First Floor		1	3'-0"	8'-0"			F							A	
101	1First Floor		1	3'-0"	8'-0"			F							A	
102	1First Floor		1	2'-8"	8'-0"			F							A	
103	1First Floor		1	2'-8"	8'-0"			F							A	
104	1First Floor		1	2'-8"	8'-0"			F							A	
105	1First Floor		1	2'-8"	8'-0"			F							A	
106	1First Floor		1	2'-8"	8'-0"			F							A	
107	1First Floor		1	2'-8"	8'-0"			F							A	
108	1First Floor		1	3'-0"	8'-0"			FG							A	
109	1First Floor		1	3'-0"	8'-0"			FG							A	
110	1First Floor		1	3'-0"	8'-0"			FG							A	
111	1First Floor		1	3'-0"	8'-0"			FG							A	
112	1First Floor		1	3'-0"	8'-0"			FG							A	
113	1First Floor		1	3'-4 1/2"	8'-0"			FG							A	
114	1First Floor		1	3'-4 1/2"	8'-0"			FG							A	
115	1First Floor		1	2'-8"	8'-0"			FG							A	
116	1First Floor		1	2'-8"	8'-0"			FG							A	
117	1First Floor		1	2'-8"	8'-0"			FG							A	
118	1First Floor		1	3'-0"	8'-0"			FG							A	
119	1First Floor		1	3'-0"	8'-0"			F							A	
120	1First Floor		1	3'-0"	8'-0"			F							A	
121	1First Floor		1	2'-8"	8'-0"			F							A	
122	1First Floor		2	2'-0"	8'-0"			F							A	
123	1First Floor		1	3'-0"	8'-0"			F							A	
124	1First Floor		1	3'-0"	8'-0"			F							A	
125	1First Floor		1	3'-0"	8'-0"			F							A	
126	Garage Slab		1	10'-0"	8'-0"			0GG							A	
127	Garage Slab		1	10'-0"	8'-0"			0GG							A	
128	Garage Slab		1	10'-0"	8'-0"			0GG							A	
200	2Second Floor		1	2'-8"	7'-0"			F							A	
201	2Second Floor		2	3'-0"	7'-0"			F							A	
202	2Second Floor		1	2'-8"	7'-0"			F							A	
203	2Second Floor		1	3'-0"	7'-0"			F							A	
204	2Second Floor		2	3'-0"	7'-0"			F							A	
205	2Second Floor		1	2'-8"	7'-0"			F							A	
206	2Second Floor		1	2'-8"	7'-0"			F							A	
207	2Second Floor		1	2'-8"	7'-0"			F							A	
208	2Second Floor		1	3'-0"	7'-0"			F							A	
209	2Second Floor		1	3'-0"	7'-0"			F							A	
210	2Second Floor		1	2'-8"	7'-0"			F							A	
211	2Second Floor		1	2'-8"	7'-0"			F							A	
212	2Second Floor		1	2'-8"	7'-0"			F							A	
Grand total: 52								F								

DOOR SCHEDULE GENERAL NOTES					
GENERAL NOTES					
1.					
2.					
3.					
4.					

DOORS	
SOLID CORE 4 PANEL PAINTED DOORS - VERIFY W/ INTERIORS.	
FIRST FLOOR: 8'-0" DOOR HGT	
SECOND FLOOR: 7'-0" DOOR HGT	
CASED OPENINGS TO MATCH DOOR HEIGHTS U.N.O.	

M

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PRIVATE RESIDENCE  
4744 NORTH PINECREST DRIVE  
NASHOTAH, WI 53058  
VILLAGE OF CHENEQUA

SCHEMATIC DESIGN

PROGRESS DOCUMENTS	
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DRAWN BY	JM
PROJECT NUMBER	1.01082025.00
DATE	05.15.2025

Schedules

A700

# VISUAL COMFORT & Co.

## 8463D-44: One Light Outdoor Wall Lantern



**Collections:** Chatham (Primary)  
Dark Sky

Neighbor friendly, Dark Sky Qualified outdoor wall lantern finished in weathered copper finish over solid brass with clear seeded glass. Specially designed socket placement and reflector provide glare-free illumination and enhanced light cut off.

Weathered Copper Finished Dark Sky One Light Outdoor Wall Lantern with Clear Seeded Glass and Interior Aluminum Panels.

Ref #: 8463-44

Featured in the decorative Chatham collection

1 A19 Medium 100 watt light bulb

Clear seeded glass panels and white aluminum panels

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

**UPC #:**785652084638

**Finish:** Weathered Copper (44)

### Dimensions:

**Width:** 9.25"

**Height:** 21.0"

**Weight:** 6.7 lbs.

**Extends:** 10'

**Wire:** 6.5"

**Mounting Proc.:** Cap Nuts

**Connection:** Mounted To Box

### Bulbs:

1 - Medium A19 100.0w Max. 120v Not included

### Features:

- Dark Sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

### Material List:

1 Body - Brass - Weathered Copper

1 Housing - Glass - Clear Seeded

### Safety Listing:

Safety Listed for Wet Locations

Safety Listed for Wet Locations

### Instruction Sheets:

English (HC-231)

French (F-009)

### Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Panel	Glass	Clear Seeded	4									
Panel	Aluminum	White	4									

### Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	8.0	4.75	0.62		8.5	12.5

### Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8463D-44	1	785652084638	13.75	13.5	24.12	2.59	10.65	0	Yes
Master Pack	8463D-44	0	10785652084635							No
NJ Pallet		30		48.0	40.0	77.0	85.56	319.5		No
NV Pallet		27		48.0	40.0	77.0	85.56	287.55		No

COLBY CONSTRUCTION

COMPANY, INCORPORATED



# Pine Lake Properties, LLC Residence

New House for Permit Application

# Roofing

- Composite Roofing: Brava Cedar Shake – Natural Cedar
- Gutters / Downspouts: Half Round Copper 6" diameter with 5" Round Downspouts
- Roof Flashings: Copper
- Chimney Pots: Jack Arnold Knight II Copper



# Windows

- Windows: Marvin – Ultimate
  - Casement / Picture (see elevations for Mullins on Architecture Plan)
    - Stone White exterior
    - Bare pine interior
    - 7/8" SDL – with spacer bar
- Exterior Doors: Marvin – Ultimate
  - French Sliding (see elevations for Mullins on Architecture Plan)
    - Stone White exterior
    - Bare Pine interior
    - 7/8" SDL – with spacer bar

# Siding

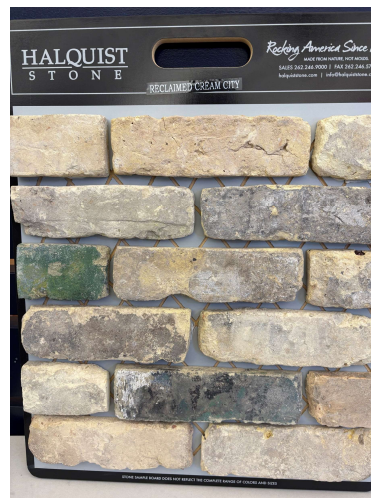
- Siding: Composite Siding 8" exposure, lap corners in a mitered weaving pattern – paint to match renderings – for paint - White
- Trim: Composite – for paint – White
- Shutters: (non-operable) – Cedar/Fir - for paint – Green
- Brackets, Pergola: – Cedar/Fir – for paint - White





# Masonry Veneer

- Stone: Halquist Stone – Penn Riverwash
- Brick: Reclaimed Cream City Brick – Painted off white (not a wash)



# Garage Door

- Custom Garage Doors: (3) 10' x 8'
  - Custom: for paint - Green
  - Clear insulated glass
  - Heavy duty track and hardware
  - Perimeter weather strip



# Exterior Lighting

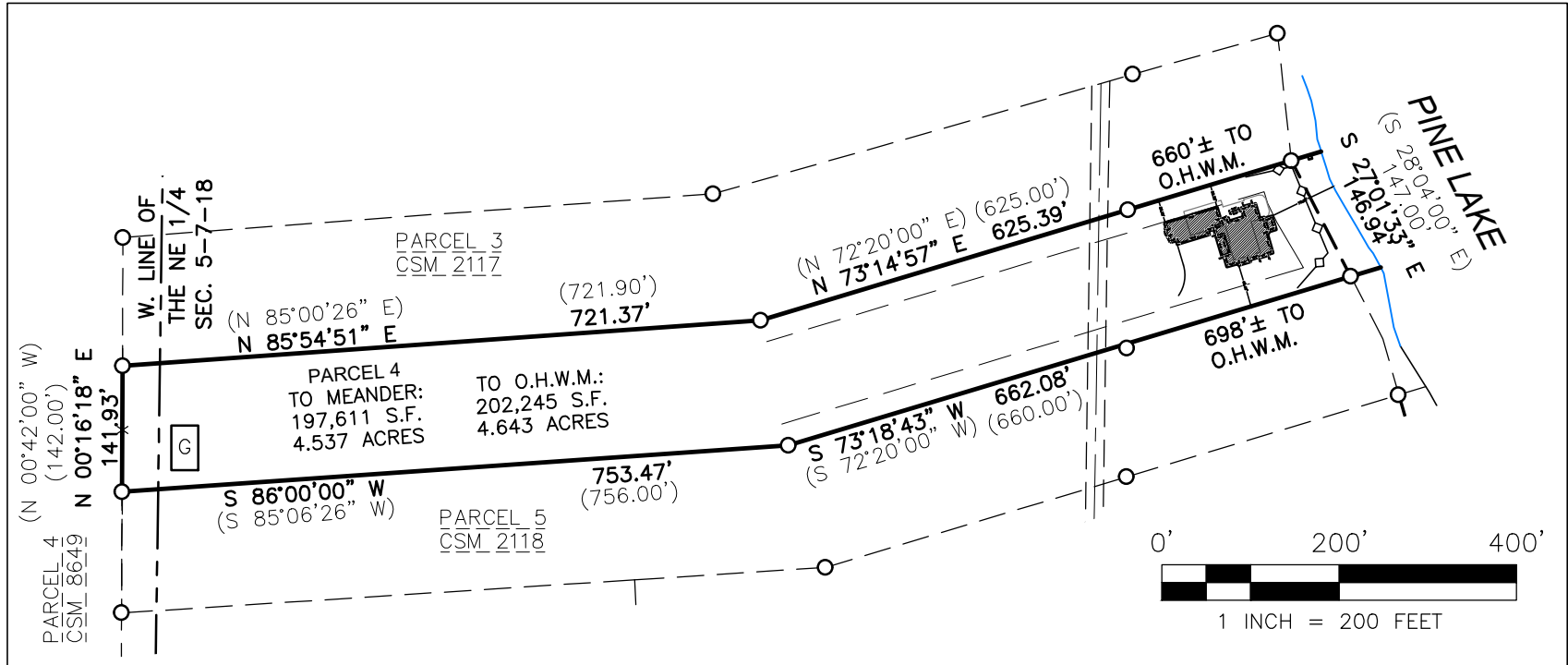
- Visual Comfort & Co – Outdoor Wall Lantern Light
  - Chatham One Light Outdoor Wall Lantern
    - Finish: Weathered Copper
    - 9.25" (w) x 21" (h)
    - Glass: Seeded Clear Glass



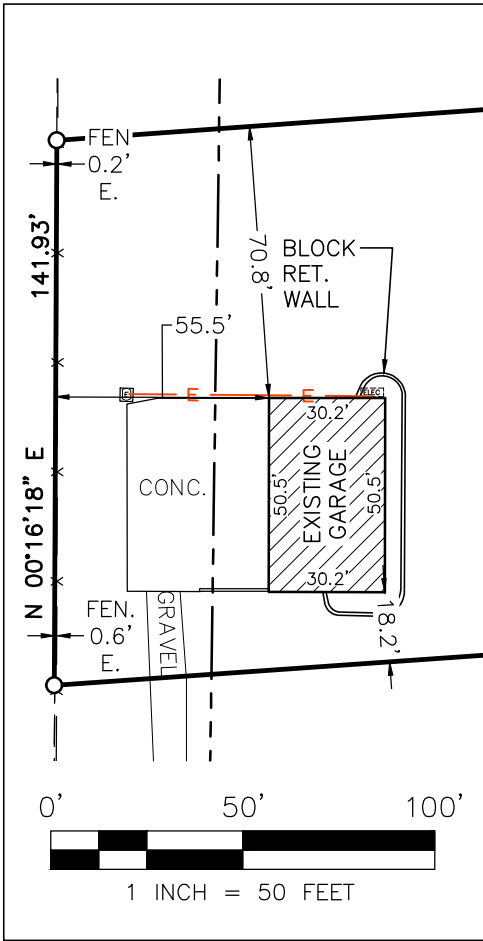
PLAT OF SURVEY

PARCEL 4 OF CERTIFIED SURVEY MAP NO. 2117, PART OF THE NW 1/4 AND NE 1/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 18 EAST, AND PART OF THE SE 1/4 OF SECTION 32, TOWNSHIP 8 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN.

PROPERTY DETAIL



GARAGE DETAIL



- NOTES:
- A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
  - 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.
  - THE UNDERGROUND UTILITIES AS SHOWN ON THIS SURVEY ARE SHOWN PER DIGGER'S HOTLINE MARKINGS AND OR UTILITY PLANS PROVIDED. THE SURVEYOR DOES NOT CERTIFY OR GUARANTEE THE EXACT LOCATIONS OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
  - PINE LAKE DOES NOT HAVE A FLOODPLAIN DETERMINATION.

LEGAL DESCRIPTION PER DOC. NO. 2341092

PARCEL 4 OF CERTIFIED SURVEY MAP NO. 2117, RECORDED JULY 23, 1974, IN VOLUME 15 OF CERTIFIED SURVEY MAPS, ON PAGES 54, 55 AND 56, AS DOCUMENT NO. 888488, PART OF THE NW 1/4 & NE 1/4 OF SEC. 5, T7N, R18E., AND PART OF THE SE 1/4 OF SEC. 32, T8N, R18E, VILLAGE OF CHENEQUA, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

LEGEND

- FOUND 1" IRON PIPE OR NOTED
- CONTROL POINT BENCHMARK
- WELL
- SEPTIC VENT
- SEPTIC CLEANOUT
- DRAIN
- TV PED
- ELECTRIC PED
- LIGHT
- UNDERGROUND ELEC.
- AT&T UNDERGROUND
- UNDERGROUND FIBER
- UNDERGROUND GAS
- ELECTRIC METER
- GAS METER
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WIRE FENCE
- WOOD FENCE
- FLAG POLE
- DECID. TREE WITH TRUNK DIA.
- CON. TREE WITH TRUNK DIA.
- RECORD DIMENSION
- GENERATOR
- AIR CONDITIONER
- EXISTING GARAGE
- PROPOSED SILT FENCE

TREE SPECIES LEGEND	
DESIGNATOR	TREE SPECIES
AE	AMERICAN ELM
AW	WHITE ASH
CW	WHITE CEDAR
EX	EXOTIC SPECIES
MH	SUGAR MAPLE
NS	NORWAY SPRUCE
OB	BUR OAK
OR	RED OAK
OW	WHITE OAK
SP	SPRUCE
WP	WHITE PINE
WS	WHITE SPRUCE

SETBACK REQUIREMENTS

LAKE YARD = 75'  
SIDE YARD = 25'

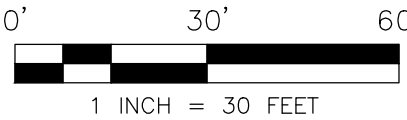
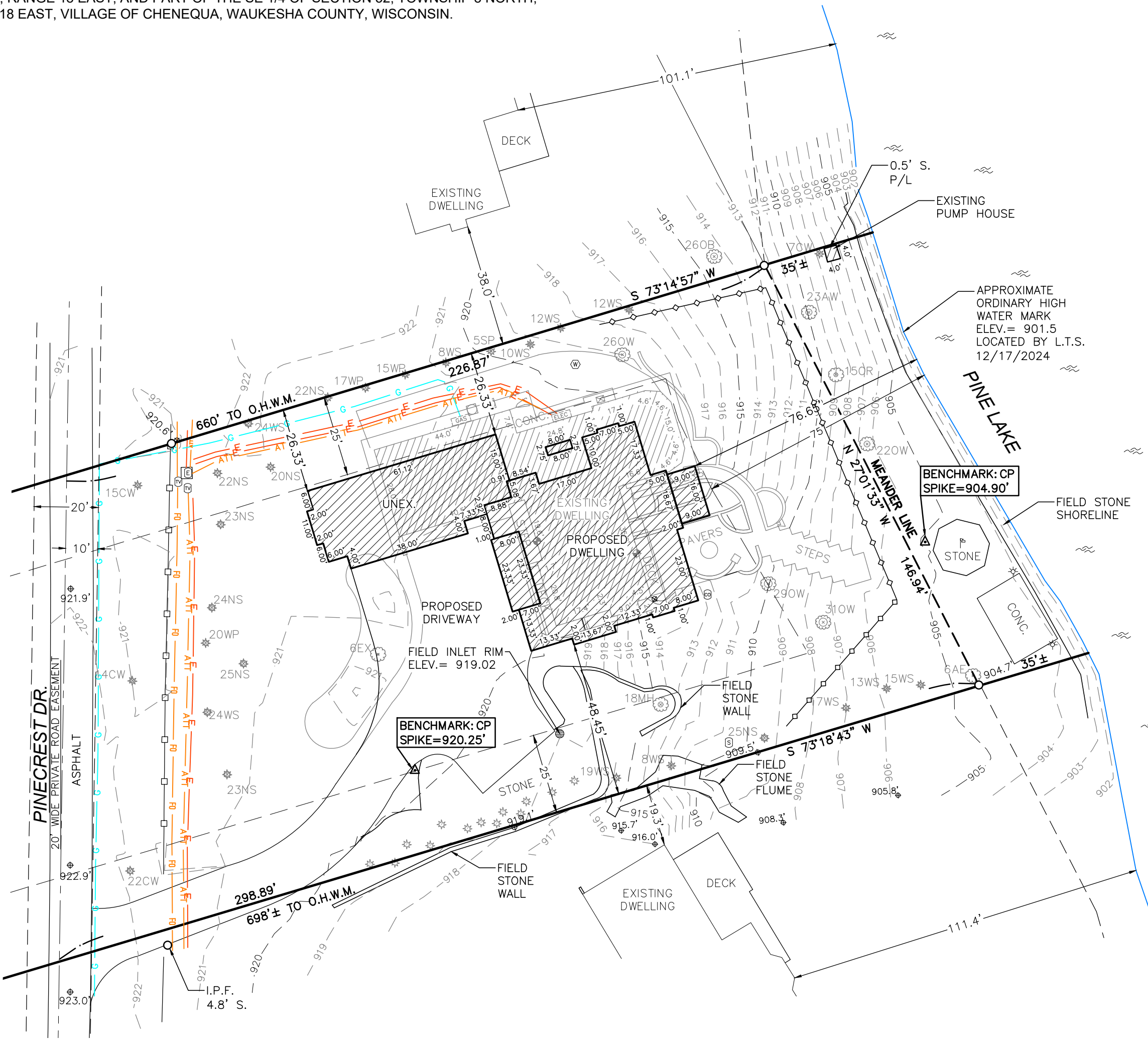
PROPOSED GRADES PER BUILDER

TOP OF WALL: 920.83  
TOP OF FOOTING: 911.83 (9' WALL)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771



BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE WEST LINE OF CSM 2117 MEASURED AS N00°16'18"E.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

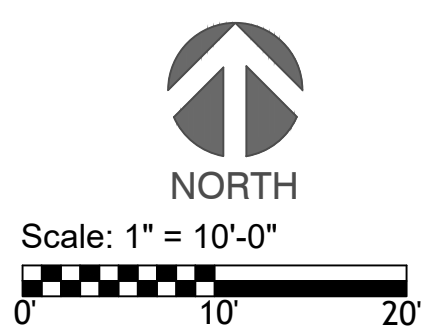


REV.	REV.	REV.	REV.
4744 PINECREST DR.	NASHOTAH, WAUKESHA	COUNTY, WISCONSIN	TAX KEY: CHQV0737997003
DRAWN BY	JBK	CHECKED BY	MTD

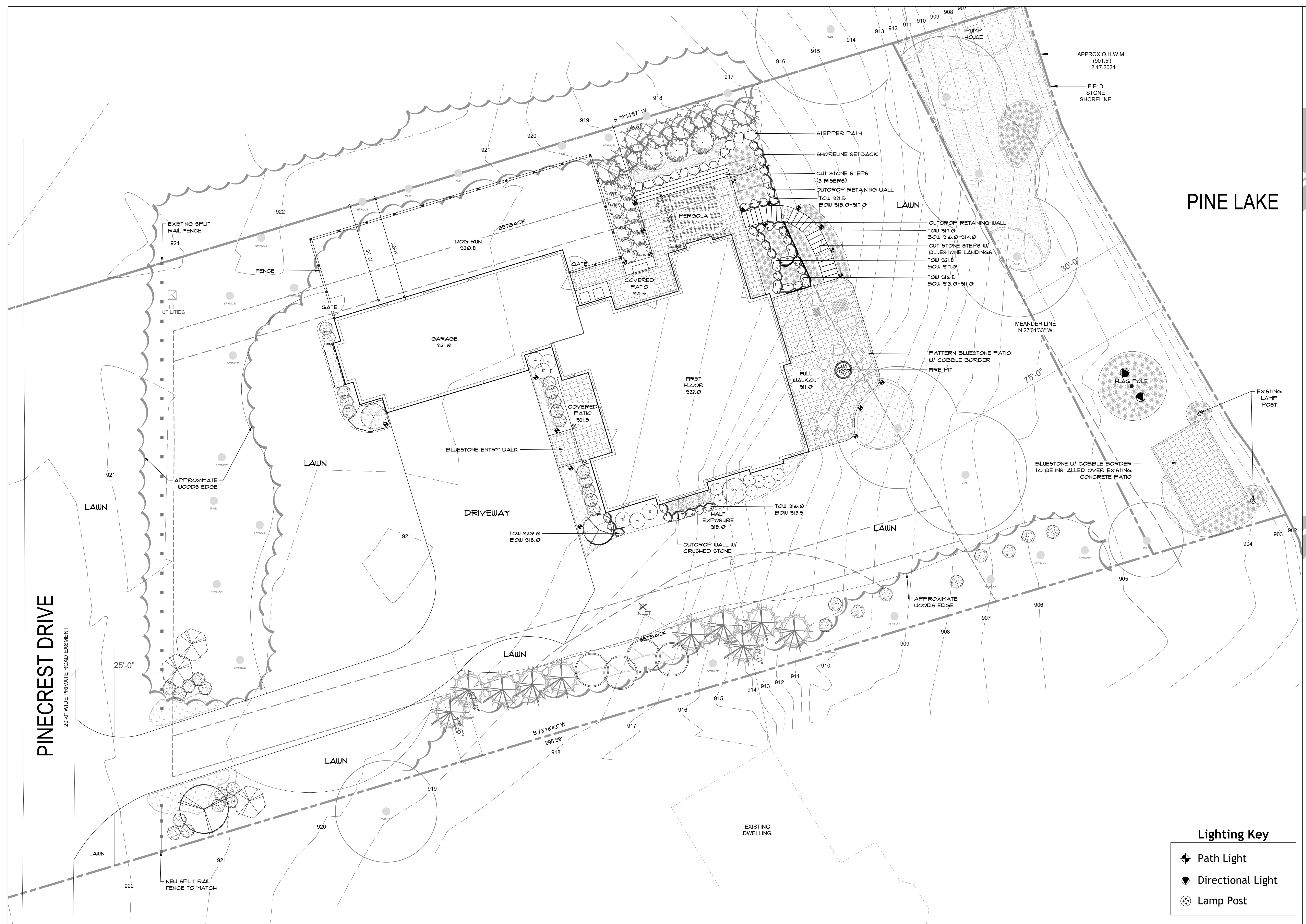
CLIENT	PINE LAKE PROPERTY, LLC
PROJECT	NEW CONSTRUCTION
LAYOUT	PERMIT SURVEY
DRAWING	24302_SURVEY.DWG
DATE	05/15/2025
JOB NO.	24302
SHEET	1 OF 1



**Pine Lake Residence**  
Pinecrest Drive,  
Chenequa, WI

Landscape Plan  
John Klatt, PLA, ASLA  
Chris Miracle, PLA, ASLA  
Sheet Number: 1/2  
Date: 5.15.2025



This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.



  
 NORTH  
 Scale: 1" = 10'-0"  


This drawing is made solely for the individual named herein and is the property of LandWorks, Inc. Any unauthorized use or duplication is in violation of the copyright laws & subject to prosecution.











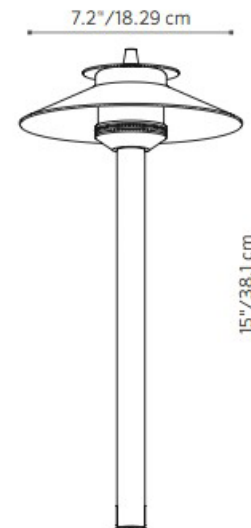








## DM Dimensions



**Note:** Example model shown has a 12" riser.



**Green Giant Arborvitae**



**Canadian Hemlock**

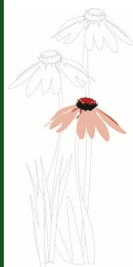




**Green Mountain Boxwood**



**Green Velvet Boxwood**

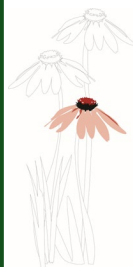




**American Hazelnut**



**Firespire Muscadine**





**Common Witchhazel**



**White Fringetree**

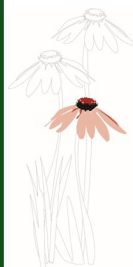




**Norway Spruce**



**Dwarf Norway Spruce**





**Eastern Redbud**



**Royal Star Magnolia**





**Korean Spice Viburnum**



**Miss Kim Lilac**





**Aralia 'Sun King'**



**Arctic Fire Dogwood**

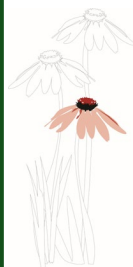




**Gro-low Sumac**



**Diervilla**





Peking Cotoneaster





**Little Bluestem**



**Prairie Dropseed**





Winterberry



Stachys Hummelo





**Bigroot Geranium**



**Purple Pavement Rose**





**Penstemon digitalis**



**Chelone**



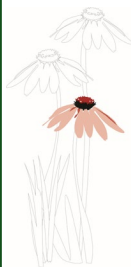


**Monarda bradburiana**





Carolina Allspice





## STAFF REVIEW

**Date:** May 29<sup>th</sup>, 2025

**Meeting Date & Time:** Monday, June 9<sup>th</sup> at 6:00 P.M.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Agent:** SEH

**Owner:** 31795 Muscovy LLC

**Location:** 31795 W Muscovy Road

**Project Description:** Land division of parcel #398999001

**Zoning District:** Residence District- Lot Abutting the Lake

	REQUIRED RES. DISTRICT (Based on proposed frontage)		Existing	Lot 1 On Lake (Proposed)	Lot 2 On Lake (Proposed)
	Proposed Lot 1	Proposed Lot 2			
<b>LOT AREA: (ACRES)</b>	2	2	7.4	3.2	4.2
<b>LOT WIDTH: AVERAGE (LINEAR FEET)</b>	150	150	430	220	370
<b>LAKE FRONTAGE (LINEAR FEET)</b>	200	200	1351	378	973

### COMMENTS:

1. The applicant proposes to divide existing lot Tax Key# CHQV039899901 into two sperate on lake parcels.
2. The minimum lot requirements of 6.6(1) have been highlighted on the table above. Both proposed parcels meet the minimum requirements specified.
3. Additionally, 6.5(5) outlines the minimum lot requirement formula that was adopted in April of 2023. These proposed parcels meet these requirements as well.

4. All existing structures on the two proposed lots comply with setback requirements as specified in 6.5 (4)
5. Document 4145686 formally establishes an easement for Lot 2 to access Muscovy Road
6. The proposed project meets all other requirements of the Village of Chenequa Zoning.

c: Dan Neumer, Chief/Administrator  
Deanna Braunschweig, Clerk/Treasurer  
31795 Muscovy LLC, Owner  
Keith Kindred, Surveyor  
Cody Lincoln, Zoning Administrator

CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

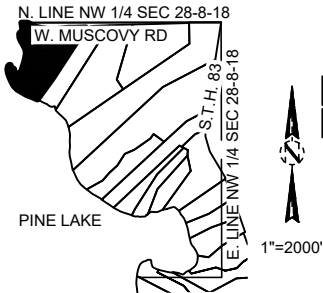
BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
28, TOWNSHIP 8 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA  
COUNTY, WISCONSIN

**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082  
SHORT ELLIOTT  
HENDRICKSON  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

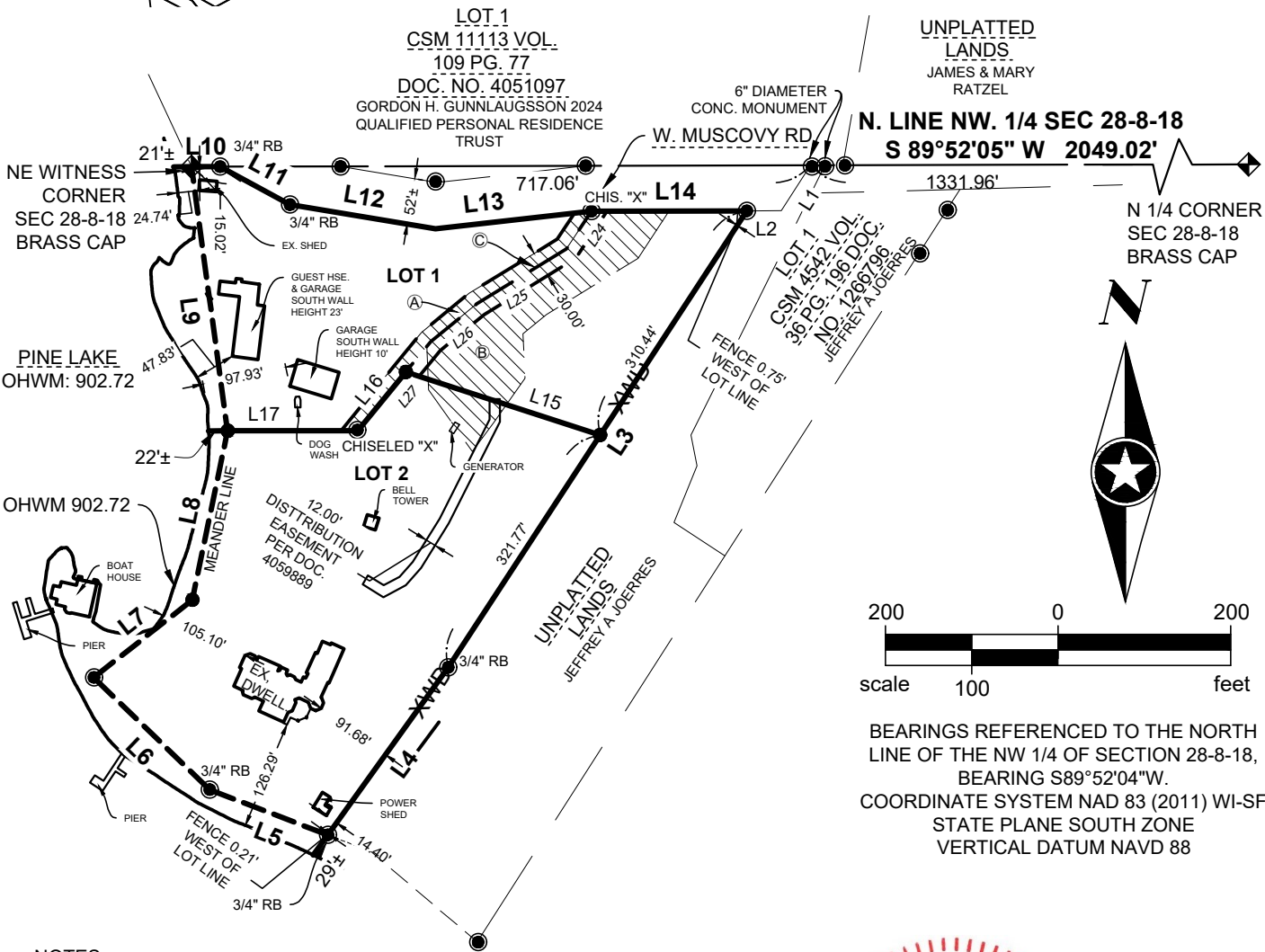
**SURVEY FOR:**  
31795 MUSCOVY, LLC  
C/O REBECCA HIMMELSPACH  
100 N. CORPORATE DRIVE  
SUITE 190  
BROOKFIELD, WI 53045  
REBECCA@ZFOINC.COM

**PROPERTY ADDRESS:**  
31795 W. MUSCOVY RD.  
HARTLAND, WI 53029

LOCATION MAP



- INGRESS AND EGRESS EASEMENT PER WARRANTY DEED DOC. NO. 4145686. TO BE RELEASED BY SEPARATE DOCUMENT.
- ⊙ - CENTERLINE 30' INGRESS AND EGRESS EASEMENT BY SEPARATE DOCUMENT
- (N00°00'00"W 000.00')
- XWD
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- - 3/4" REBAR SET (18" X 1.502 LBS PER FOOT)
- ◆ - SECTION CORNER AS DESCRIBED
- RECORDED AS / DEEDED AS
- FENCE LINE



BEARINGS REFERENCED TO THE NORTH  
LINE OF THE NW 1/4 OF SECTION 28-8-18,  
BEARING S89°52'04"W.  
COORDINATE SYSTEM NAD 83 (2011) WI-SF  
STATE PLANE SOUTH ZONE  
VERTICAL DATUM NAVD 88

**NOTES:**  
- LOT 1 139,059± SQ.FT. 3.2± ACRES  
- LOT 2 183,041± SQ.FT. 4.2± ACRES  
- NO WELLS WERE OBSERVED WITHIN 50 FEET OF PROPOSED CSM UNLESS SHOWN ON MAP  
- AN ORDINARY HIGH WATER MARK ELEVATION 902.72 NAVD 88  
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHWM) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION  
- PER FEMA MAP 55133C0044G DATED NOVEMBER 5, 2014, THIS AREA IS IN ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.



DATED THIS 14TH DAY OF MAY, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 32°38'04" W	62.46	L9	N 07°47'39" W	308.80
	(S 32°38'01" W)	(62.58')		(N 07°46'35" W)	(308.90')
L2	S 89°51'04" W	40.00	L10	N 89°52'05" E	33.13
	(S 89°51'01" W)	(40.00')		(N 89°52'01" E)	(33.04')
L3	S 33°11'33" W	632.21	L11	S 61°29'08" E	92.00
	(S 33°13'15" W)	(631.73')		(S 61°39'59" E)	(92.48')
L4	S 35°40'55" W	238.90	L12	S 80°37'56" E	171.04
	(S 35°37'06" W)	(239.00')		(S 80°37'59" E)	(171.04')
L5	N 69°02'00" W	146.55	L13	N 83°38'49" E	181.65
	(N 69°02'00" W)	(146.34')		(N 83°39'01" E)	(181.23')
L6	N 45°55'08" W	186.82	L14	N 89°49'54" E	180.11
	(N 46°05'00" W)	(187.00')		(N 89°51'01" E)	(181.15')
L7	N 51°46'16" E	145.36	L15	N 72°00'52" W	236.64
	(N 51°46'13" E)	(145.36')	L16	S 39°18'00" W	87.97
L8	N 11°46'24" E	200.06	L17	S 89°57'33" W	150.76
	(N 11°46'21" E)	(200.06')			

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L24	S 33°32'33" W	52.13
L25	S 58°27'38" W	122.00
L26	S 50°40'09" W	68.83
L27	S 39°18'00" W	133.57

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

That I have surveyed, divided and mapped part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 8 North, Range 18 East, in the Village of Chenequa, Waukesha County, Wisconsin, more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 28; thence South 89°52'05" West along the North line of the Northwest 1/4 of said Section 28, a distance of 2,049.02 feet; thence South 32°38'04" West, 62.46 feet; thence South 89°51'04" West, 40.00 feet to the southerly right of way of W. Muscovy Road, also the Point of Beginning; thence South 33°11'33" West, 632.21 feet; thence South 35°40'55" West, 238.90 feet to a meander line lying North 35°40'55" East, 29 feet more or less the Ordinary High Water Mark of Pine Lake; thence North 69°02'00" West along said Meander Line, 146.55 feet; thence North 45°55'08" West, 186.82 feet; thence North 51°46'16" East, 145.36 feet; thence North 11°46'24" East, 200.06 feet; thence North 07°47'39" West, 308.80 feet to the end of said Meander Line, lying North 89°52'05" East, 21 feet more or less the Ordinary High Water Mark of Pine Lake, said point is also the Northeast witness corner of said Section 28; thence North 89°52'05" East along the North line of the Northwest 1/4 of said Section 28, a distance of 33.13 feet to a point on the southerly right of way of W. Muscovy Road; thence along said southerly right of way South 61°29'08" East, 92.00 feet; thence South 80°37'56" East, 171.04 feet; thence North 83°38'49" East, 181.65 feet; thence North 89°49'54" East, 180.11 feet to the Point of Beginning, also a point on the Southerly right of way of W. Muscovy Road;

Including those lands between the Meander Line and the Ordinary High Water Mark of Pine Lake.

Said Lands Contain 321,657 Square Feet, 7.4 Acres More or Less

That I have made such survey, land division and plat by the direction of the owner (s) of said lands. That such survey is a correct representation of all exterior boundaries of the lands surveyed and the division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the subdivision regulations of the Village of Chenequa in surveying, dividing and mapping the same.

DATED THIS 14TH DAY OF MAY, 2025



Keith A. Kindred, PLS S-2082

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8  
NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

Corporate Owner's Certificate of Dedication

31795 Muscovy, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

31795 Muscovy, LLC, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Chenequa

IN WITNESS WHEREOF, the said 31795 Muscovy, LLC has caused these presents to be signed by \_\_\_\_\_, its Authorized Signer on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_\_.

In the presence of: 31795 Muscovy, LLC

Signed: \_\_\_\_\_  
\_\_\_\_\_, Authorized Signer

Corporate Owner's Notary Certificate

STATE OF \_\_\_\_\_)  
\_\_\_\_\_ COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, \_\_\_\_\_, Member of the above named Limited Liability Company, to me known to be the persons who executed the foregoing instrument, and to me known to be Member of said Limited Liability Company, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Limited Liability Company, by its authority.

(Notary Seal) \_\_\_\_\_ Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



DATED THIS 14TH DAY OF MAY, 2025



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8  
NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

VILLAGE BOARD APPROVAL CERTIFICATE

Resolved that the Certified Survey Map, in the Village of Chenequa, 31795 Muscovy, LLC, owner, is hereby approved by the Village Board.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Signed \_\_\_\_\_  
Jo Ann Villavicencio, Village President

Signed \_\_\_\_\_  
Deanna Braunschweig, Clerk/Treasurer

PLAN COMMISSION APPROVAL CERTIFICATE

Approved that the Certified Survey Map, in the Village of Chenequa, 31795 Muscovy, LLC, owner, is hereby approved by the Plan Commission.

Approved as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Signed \_\_\_\_\_  
Jo Ann Villavicencio, Chairperson

Signed \_\_\_\_\_  
Deanna Braunschweig, Clerk/Treasurer



DATED THIS 14TH DAY OF MAY, 2025



LOT 1:  
PROPOSED TOTAL LOT AREA = 139,059 SQ. FT.

MINIMUM LOT AREA REQUIREMENTS PER SECTION 6.5(b)(c):

1) THE ENVELOPE MUST CONTAIN AT LEAST EIGHTY (80%) PERCENT OF THE MINIMUM LOT AREA REQUIRED BY THIS CHAPTER:

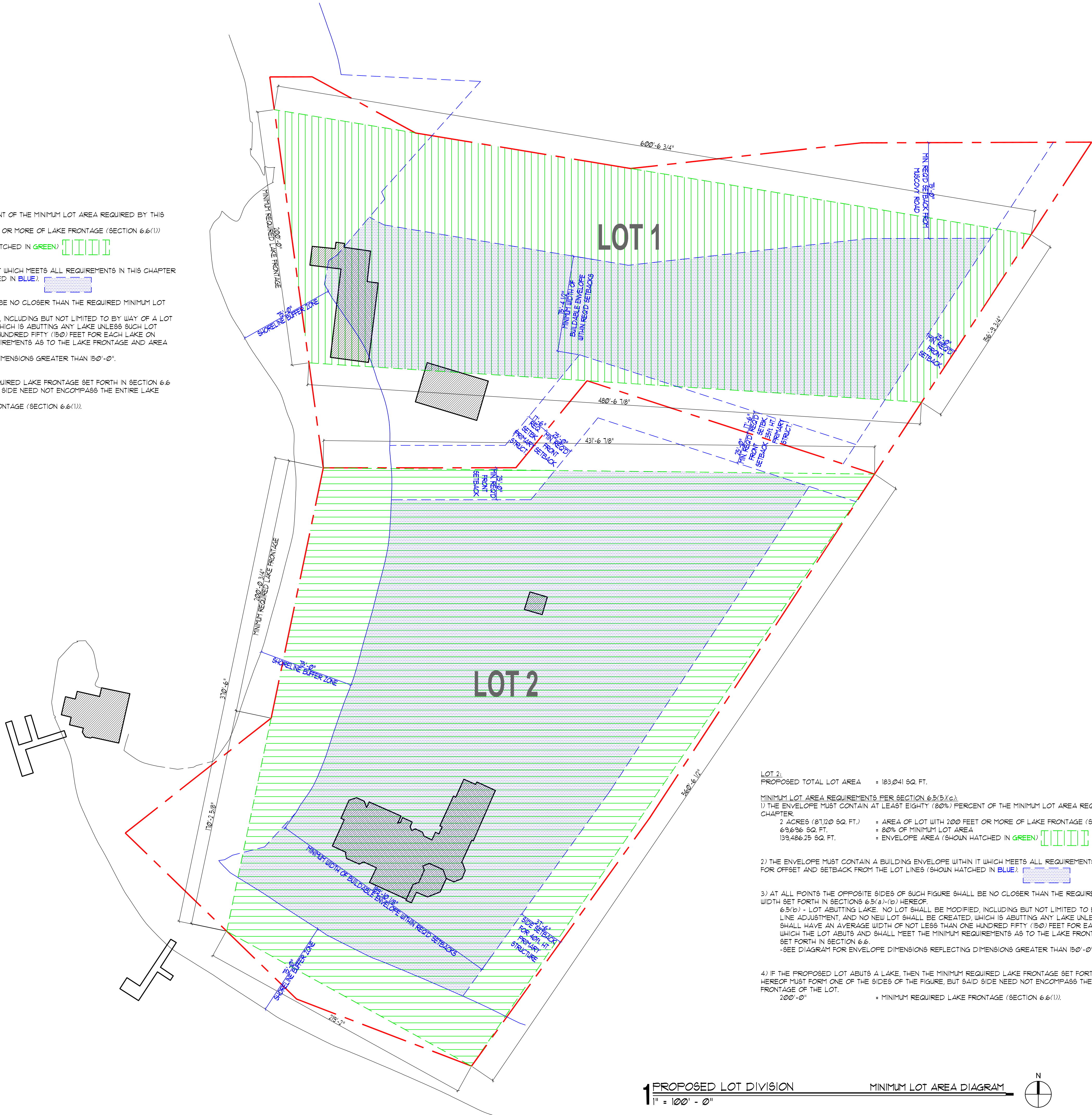
2 ACRES (87,120 SQ. FT.) = AREA OF LOT WITH 200 FEET OR MORE OF LAKE FRONTAGE (SECTION 6.6(1))  
69,696 SQ. FT. = 80% OF MINIMUM LOT AREA  
90,135.1 SQ. FT. = ENVELOPE AREA (SHOWN HATCHED IN GREEN)

2) THE ENVELOPE MUST CONTAIN A BUILDING ENVELOPE WITHIN IT WHICH MEETS ALL REQUIREMENTS IN THIS CHAPTER FOR OFFSET AND SETBACK FROM THE LOT LINES (SHOWN HATCHED IN BLUE)

3) AT ALL POINTS THE OPPOSITE SIDES OF SUCH FIGURE SHALL BE NO CLOSER THAN THE REQUIRED MINIMUM LOT WIDTH SET FORTH IN SECTIONS 6.5(a)-(b) HEREOF:

6.5(b) - LOT ABUTTING LAKE. NO LOT SHALL BE MODIFIED, INCLUDING BUT NOT LIMITED TO BY WAY OF A LOT LINE ADJUSTMENT, AND NO NEW LOT SHALL BE CREATED, WHICH IS ABUTTING ANY LAKE UNLESS SUCH LOT SHALL HAVE AN AVERAGE WIDTH OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET FOR EACH LAKE ON WHICH THE LOT ABUTS AND SHALL MEET THE MINIMUM REQUIREMENTS AS TO THE LAKE FRONTAGE AND AREA SET FORTH IN SECTION 6.6.  
-SEE DIAGRAM FOR ENVELOPE DIMENSIONS REFLECTING DIMENSIONS GREATER THAN 150'-0".

4) IF THE PROPOSED LOT ABUTS A LAKE, THEN THE MINIMUM REQUIRED LAKE FRONTAGE SET FORTH IN SECTION 6.6 HEREOF MUST FORM ONE OF THE SIDES OF THE FIGURE, BUT SAID SIDE NEED NOT ENCOMPASS THE ENTIRE LAKE FRONTAGE OF THE LOT.  
200'-0" = MINIMUM REQUIRED LAKE FRONTAGE (SECTION 6.6(1)).



LOT 2:  
PROPOSED TOTAL LOT AREA = 183,041 SQ. FT.

MINIMUM LOT AREA REQUIREMENTS PER SECTION 6.5(b)(c):

1) THE ENVELOPE MUST CONTAIN AT LEAST EIGHTY (80%) PERCENT OF THE MINIMUM LOT AREA REQUIRED BY THIS CHAPTER:

2 ACRES (87,120 SQ. FT.) = AREA OF LOT WITH 200 FEET OR MORE OF LAKE FRONTAGE (SECTION 6.6(1))  
69,696 SQ. FT. = 80% OF MINIMUM LOT AREA  
139,486.25 SQ. FT. = ENVELOPE AREA (SHOWN HATCHED IN GREEN)

2) THE ENVELOPE MUST CONTAIN A BUILDING ENVELOPE WITHIN IT WHICH MEETS ALL REQUIREMENTS IN THIS CHAPTER FOR OFFSET AND SETBACK FROM THE LOT LINES (SHOWN HATCHED IN BLUE)

3) AT ALL POINTS THE OPPOSITE SIDES OF SUCH FIGURE SHALL BE NO CLOSER THAN THE REQUIRED MINIMUM LOT WIDTH SET FORTH IN SECTIONS 6.5(a)-(b) HEREOF:

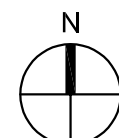
6.5(b) - LOT ABUTTING LAKE. NO LOT SHALL BE MODIFIED, INCLUDING BUT NOT LIMITED TO BY WAY OF A LOT LINE ADJUSTMENT, AND NO NEW LOT SHALL BE CREATED, WHICH IS ABUTTING ANY LAKE UNLESS SUCH LOT SHALL HAVE AN AVERAGE WIDTH OF NOT LESS THAN ONE HUNDRED FIFTY (150) FEET FOR EACH LAKE ON WHICH THE LOT ABUTS AND SHALL MEET THE MINIMUM REQUIREMENTS AS TO THE LAKE FRONTAGE AND AREA SET FORTH IN SECTION 6.6.  
-SEE DIAGRAM FOR ENVELOPE DIMENSIONS REFLECTING DIMENSIONS GREATER THAN 150'-0".

4) IF THE PROPOSED LOT ABUTS A LAKE, THEN THE MINIMUM REQUIRED LAKE FRONTAGE SET FORTH IN SECTION 6.6 HEREOF MUST FORM ONE OF THE SIDES OF THE FIGURE, BUT SAID SIDE NEED NOT ENCOMPASS THE ENTIRE LAKE FRONTAGE OF THE LOT.  
200'-0" = MINIMUM REQUIRED LAKE FRONTAGE (SECTION 6.6(1)).

1 PROPOSED LOT DIVISION

MINIMUM LOT AREA DIAGRAM

1" = 100' - 0"



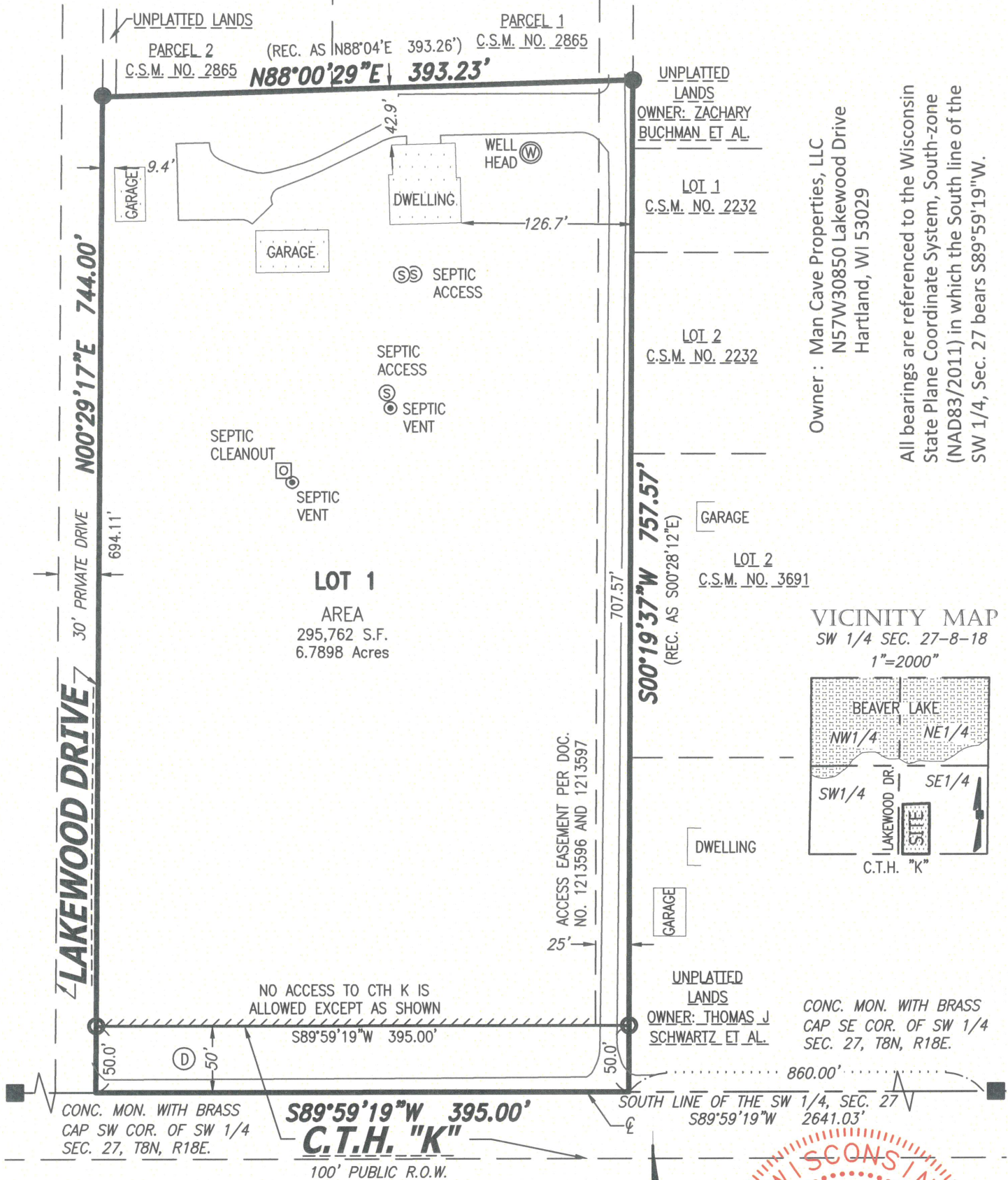
I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Hartford, WI

REVISIONS:		
1.	CLIENT MTC	3.31.25
2.	CLIENT MTC	4.22.25
3.	LOT DIV. SUB.	5.15.25

MWA JOB No: 2504

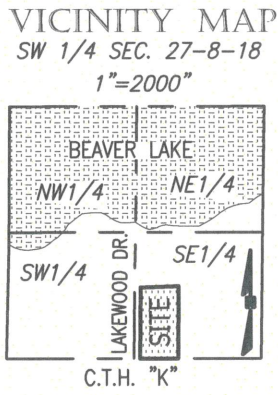
CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 27,  
Township 8 North, Range 18 East, in the Town of Merton, Waukesha County,  
Wisconsin.



Owner: Man Cave Properties, LLC  
N57W30850 Lakewood Drive  
Hartland, WI 53029

All bearings are referenced to the Wisconsin  
State Plane Coordinate System, South-zone  
(NAD83/2011) in which the South line of the  
SW 1/4, Sec. 27 bears  $S89^{\circ}59'19"W$ .



**LEGEND:**

- - Denotes found 1" Iron Pipe
- - Denotes set 1"x18" Iron Pipe, 1.68 LBS./FT.
- ⓓ - Dedicated to the public for roadway purposes

**CHAPUT LAND SURVEYS**

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

**Graphic Scale**

0 100 200

1" = 100'

**WISCONSIN**

**ALLEN J. SCHNEIDER**

**S-2194**

**GREENFIELD WI**

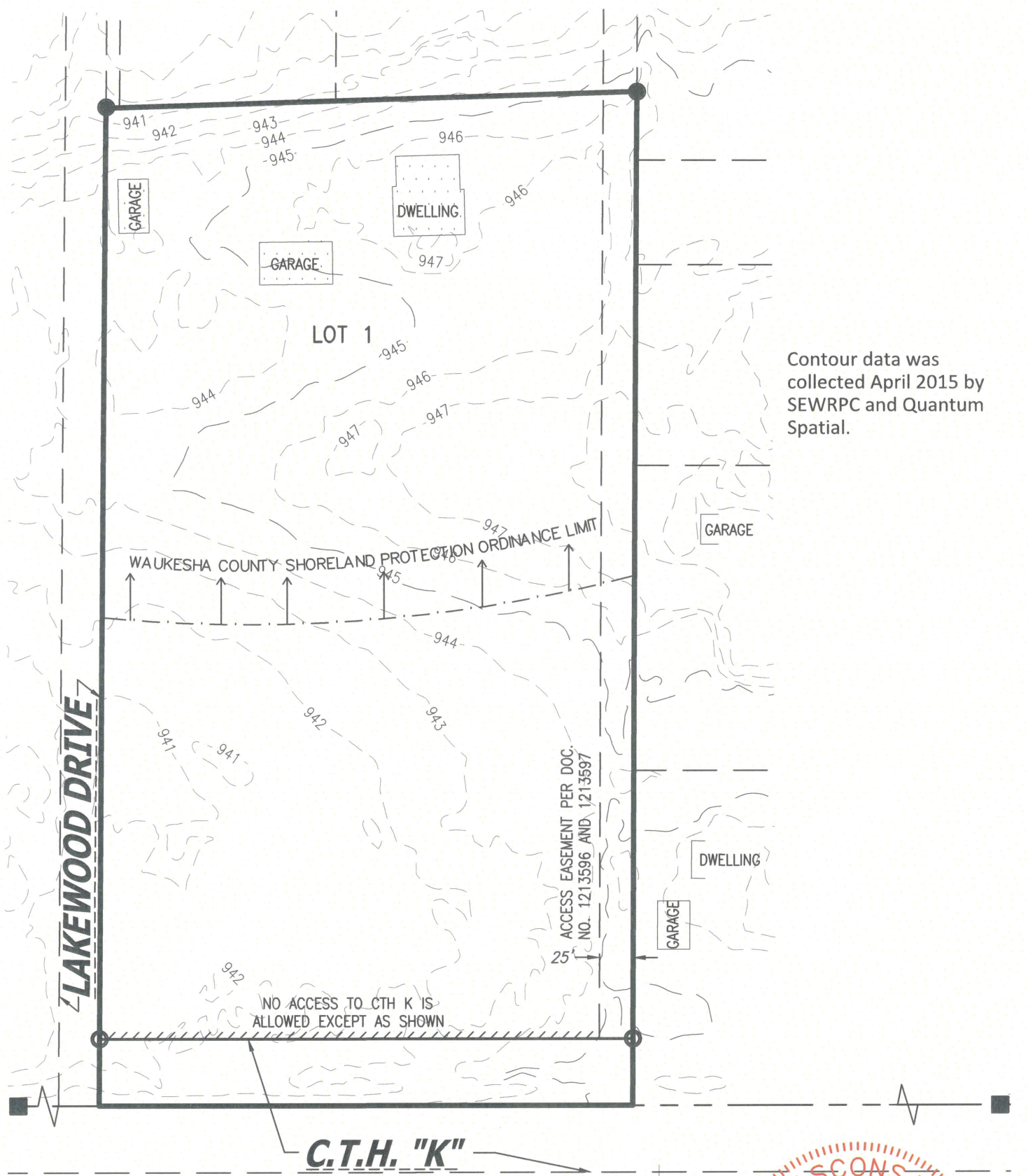
**LAND SURVEYOR**

Revised: December 6, 2024  
Date: June 19, 2024  
Drawing No. 5674-lpm  
Sheet 1 of 5 Sheets

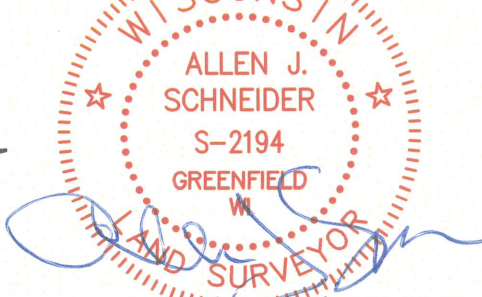
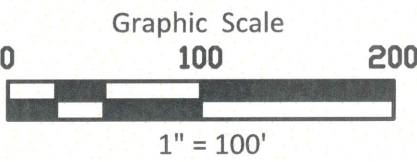

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.



Contour data was collected April 2015 by SEWRPC and Quantum Spatial.



Revised: December 6, 2024  
Date: June 19, 2024  
Drawing No. 5674-lpm  
Sheet 2 of 5 Sheets

**CHAPUT**  
LAND SURVEYS

234 W. Florida Street  
Milwaukee, WI 53204

414-224-8068  
www.chaputlandsurveys.com

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

STATE OF WISCONSIN} :SS  
MILWAUKEE COUNTY}

THAT I have surveyed, dedicated and mapped all that part of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, which is bounded and described as follows:

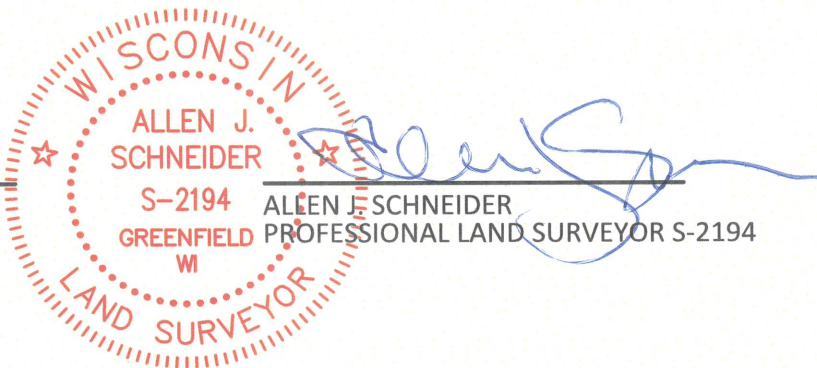
COMMENCING at the Southeast corner of said 1/4 Section; thence South 89°59'19" West along the South line of said 1/4 Section 860.00 feet to the point of beginning of the lands hereinafter described; thence South 89°59'19" West along said South line 395.00 feet to a point; thence North 00°29'17" East 744.00 feet to the Southwest corner of Certified Survey Map No. 2865; thence North 88°00'29" East along the South line of said Certified Survey Map a distance of 393.23 feet to the Southeast corner of said Certified Survey Map; thence South 00°19'37" West 757.57 feet to the point of beginning.

THAT I have made the survey, dedication and map by the direction of Man Cave Properties, LLC, owner of said land.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the Town of Merton, Village of Chenequa and Waukesha County Department of Parks and Land Use in surveying, dividing and mapping the same.

June 19, 2024  
DATE  
Revised: December 6, 2024



# CERTIFIED SURVEY MAP NO. \_\_\_\_\_

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

## CORPORATE OWNER'S CERTIFICATE

Man Cave Properties, LLC, a Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, mapped and dedicated as represented on this map in accordance with the subdivision regulations and ordinances of the Town of Merton, Waukesha County, Village of Chenequa and Chapter 236 of the Wisconsin State Statutes.

Man Cave Properties, LLC, a Limited Liability Company, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Town of Merton, Waukesha County, Village of Chenequa.

IN WITNESS OF, Man Cave Properties, LLC, a Limited Liability Company, has caused these presents to be signed by the hand of BARBARAH MULLERT (owner), on this 26 day of February, 2025.

Man Cave Properties, LLC, a Limited Liability Company

By: BARBARAH MULLERT

Its: Barbara Mullert

STATE OF Wisconsin }  
:SS

Waukesha COUNTY }

Personally came before me this 26 day of February, 2025, Man Cave Properties, LLC, as owner of said land, to me known as the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officer of behalf of entity, by their authority.

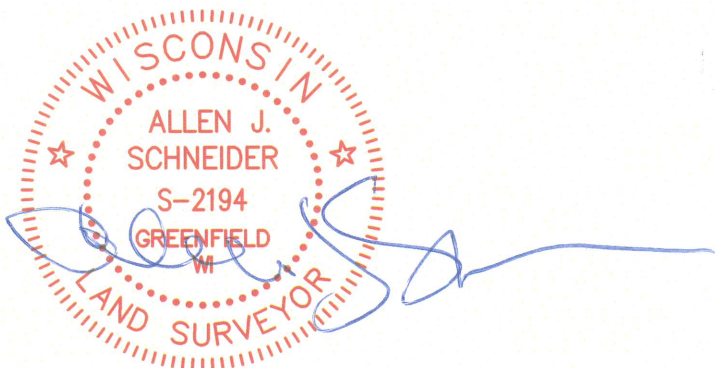
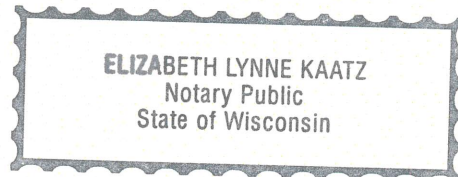
Notary Signature: Elizabeth Lynne Kaatz

Notary Name: Elizabeth Lynne Kaatz

Notary Public, State of Wisconsin

My commission expires. 02/25/2029  
My commission is permanent.

(Notary Seal)



This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Revised: December 6, 2024  
Date: June 19, 2024  
Drawing No. 5674-lpm  
Sheet 4 of 5 Sheets

CERTIFIED SURVEY MAP NO.

A division of Lots 9 and 10 in Lakewood Subdivision and lands being part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 27, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin.

TOWN OF MERTON PLAN COMMISSION CERTIFICATE OF APPROVAL

This land division is hereby approved by the Plan Commission of the Town of Merton on this 7th day of August, 2024.

Tim Klink, Chairman  
Town of Merton

Holly Claas, Recording Secretary  
Town of Merton

TOWN BOARD OF MERTON CERTIFICATE OF APPROVAL

This land division is hereby approved by the Town Board of Merton on this 10th day of March, 2025.

Tim Klink, Chairman  
Town of Merton

Donna Hann, Clerk  
Town of Merton

VILLAGE OF CHENEQUA PLAN COMMISSION CERTIFICATE OF EXTRATERRITORIAL APPROVAL

This land division is hereby approved by the Plan Commission of the Village of Chenequa on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jo Ann Villavicencio, Chairperson  
Village of Chenequa

Deanna Braunschweig, Village Clerk-Treasurer  
Village of Chenequa

VILLAGE OF CHENEQUA VILLAGE BOARD CERTIFICATE OF EXTRATERRITORIAL APPROVAL

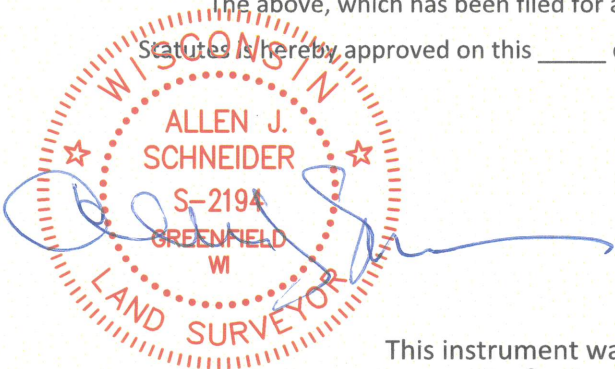
This land division is hereby approved by the Village Board of the Village of Chenequa on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Jo Ann Villavicencio, Chairperson  
Village of Chenequa

Deanna Braunschweig, Village Clerk-Treasurer  
Village of Chenequa

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE APPROVAL

The above, which has been filed for approval as required by Chapter 236.34, Wisconsin State Statutes is hereby approved on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



Dale R. Shaver, Director

This instrument was drafted by Allen J. Schneider  
Professional Land Surveyor S-2194

Revised: December 6, 2024  
Date: June 19, 2024  
Drawing No. 5674-lpm  
Sheet 5 of 5 Sheets

Town of Merton  
Town Board Meeting  
Minutes of March 10, 2025

- Meeting Called to Order by Chairman Klink 6:30 pm
- Pledge of Allegiance led by Chairman Klink
- Minutes- Minutes of February 10, 2025. A motion to approve the minutes was made by Olson/Fleming. Motion carried.

Present: Chairman Klink, Supervisor Olson, Fleming and Morris, DPW Director Griffin, and Clerk Hann.

Absent: Treasurer Kempen, Attorney Murn, and Supervisor Herrick.

Also, in attendance: Michael Schulz, Matt Thompson, Joe & Robin Levan, Joe Horning, Jeff Wesell, Rich Winkelman, Mark Adams, Brian Bussewitz, Mike Mueller, Jared Tetzlaff, Chris Dierbeck, Jeff Thompson, John Krogman

Citizen Comments and Concerns: Chief Wraalstad reminded residents to keep their eyes out and report anything out of the ordinary. There have been some burglaries reported in our area. Mike Schultz talked to the board about damage done by wake boats and handed out information to the town board. Mark Matthews stated something must be done about the damage that wake boats are causing to the lake and fish. Chairman Klink thanked the residents for coming in and stated the Town has concerns and believes the DNR is reviewing Wake Boats.

Old Business:

Discussion on ATV/UTV'S and Possible Action on setting up a Volunteer Committee to explore whether ATV/UTV's should or should not be allowed on Town of Merton roads. Clerk Hann ask the board for clarification on establishing a committee and showed the board sample of what could be put on the website and in the newsletter. It was decided that the committee should be limited to 5 and that they should be town residents. A motion to approve setting up a volunteer committee to explore whether ATV/UTV's should or should not be allowed on Town of Merton roads was made by Fleming/Morris. Motion carried.

New Business:

Consider/Act on the Certified Survey Map to combine 2 parcels on Center Oak Road as requested by Jared and Rebecca Tetzlaff. TAX KEYS MRTT0335-998-002 & MRTT0335-998-001 and approved by plan commission on December 18, 2024. Chairman Klink reviewed the CSM for the Board. A motion to combine 2 parcels on Center Oak Road as requested by Jared and Rebecca Tetzlaff. TAX KEYS MRTT0335-998-002 & MRTT0335-998-001 was made by Morris/Olson. Motion carried.

Consider/Act on Outdoor Music Events for North Lake Bear Trap. A motion to approve the Outdoor Music Events for North Lake Bear Trap was made by Fleming/Olson. Motion carried.

Consider/Act on the Certified Survey Map to combine 2 parcels of record with separate tax keys, on Lakewood Drive and CTH K, Hartland, Brian Mullet/Man Cave Properties, LLC, N56W30656 CTH K, Hartland. TAX KEYS MRTT 0395-978 & MRTT 0395-977 and approved by plan commission on August 7, 2024. The CSM application was reviewed. A motion to approve the CSM to combine 2 parcels on Lakewood Drive and CTH K, Hartland, Brian Mullet/Man Cave Properties, LLC, N56W30656 CTH K, Hartland. TAX KEYS MRTT 0395-978 & MRTT 0395-977 was made by Morris/Fleming. Motion Carried.

Consider/Act on Memorandum of Understanding For Countywide Damage Assessment Service. DPW Director reviewed the memorandum for the board. A motion to approve the Memorandum of Understanding For Countywide Damage Assessment Service was made by Fleming/Olson. Motion Carried.

Clerk, Board, Highway, Treasurer and Attorney Reports. Clerk Hann stated there is an election coming up on April 1. DPW Director Griffin stated that weight limits were posted in the Town. Griffin stated that there was work done by the Oconomowoc Watershed program on town land located on Koester Road to clean the buck thorn from the stream. He also stated the annual salt order was completed.

Vouchers as Presented - A motion to approve the vouchers as presented was made by Morris/Fleming. Motion carried.

Quarterly Budget to Actual - A motion to approve the Budget to Actual report was made by Olson/Fleming. Motion carried.

Quarterly journal - A motion to approve the quarterly journal entries was made by Fleming/Morris. Motion carried.

Adjourn - A motion to adjourn was made by Fleming/Morris. Motion carried. Meeting adjourned at 6:58 p.m.

Respectfully Submitted  
Donna Hann, Town Clerk

**Village of Chenequa**  
**ORDINANCE NO. 2025 – 06-09-01**

**AN ORDINANCE CREATING SECTIONS 6.5(4)(a)(i)(A) and 6.5(6)(a)(i)(B) OF THE  
CHENEQUA VILLAGE CODE CREATING AN EXCEPTION FOR THE  
MODIFICATION OF LEGAL NONCONFORMING STRUCTURES WITHIN THE  
SHORELINE BUFFER ZONE AND BETWEEN THE SHORELINE BUFFER ZONE  
AND THE NEAREST POINT OF THE PRINCIPAL STRUCTURE OR ANY  
PROJECTION THEREOF**

**WHEREAS**, the Village Board finds and determines that the establishment of ordinance provisions regulating the modification of structures within the shoreline buffer zone and between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof is necessary and appropriate to coordinate Sections 6.5(4)(a) and 6.5(6)(a) of the Village Code with Section 6.7(4)(b) of the Village Code and to further the public health, safety and welfare, to protect the ecology of the Village, and to preserve the rustic character of the Village.

**NOW THEREFORE, BE IT ORDAINED**, that Section 6.5(6)(4)(a)(i)(A) of the Village Code is hereby created as follows:

**“6.5(4)(a)(i)(A)**

- A. A legal nonconforming structure located within the shoreline buffer zone may be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure, as provided in Section 6.7(4)(b) below; and”

**AND, BE IT FURTHER ORDAINED**, that Section 6.5(6)(a)(i)(B) of the Village Code is hereby created as follows:

**“6.5(6)(a)(i)(B)**

- B. A legal nonconforming structure located between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof may be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure, as provided in Section 6.7(4)(b) below; and”

**AND, BE IT FURTHER ORDAINED,** that the Village Clerk is hereby authorized and directed to renumber the remaining sections of Sections 6.5(4)(a)(i) and 6.5(6)(a)(i) accordingly.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF CHENEQUA

BY: \_\_\_\_\_  
Jo Ann Villavicencio  
Village President

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig  
Village Clerk – Treasurer

Date Adopted:  
Effective Date:

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