AGENDA

Village of Chenequa Plan Commission
Monday, July 14, 2025 at 6:00 p.m. or soon thereafter;
following Oath of Office Ceremony for Police Chief / Village Administrator and Police Captain
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., or soon thereafter, following Oath of Office Ceremony for Police Chief / Village Administrator and Police Captain, on Monday, July 14, 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 June 9, 2025.

3. Review and consider action on a proposed landscape plan at 5964 N. Oakland Road submitted by Daniel and Carol Geenen. (Tax Key No. CHQV 0403977002)

4. Review and consider action on proposed modifications to an existing single-family dwelling at 4667 N. Pine Meadows Lane submitted by Michael Kelly. (Tax Key No. CHQV 0734993003)

5. Review and consider action on a proposed retaining wall reconstruction at 6142 N State Road 83 submitted by WB Lake Properties II LLC. (Tax Key No. CHQV 0397996)

6. Review and consider action on a proposed pool house with pool at 31795 W Muscovy Road (Lot 2) submitted by 31795 Muscovy Road LLC. (Tax Key No. CHQV 0398999001 – Lot 2)

7. Review and consider action on a proposed primary dwelling at 31795 W Muscovy Road (Lot 1) submitted by 31795 Muscovy Road LLC. (Tax Key No. CHQV 0398999001 – Lot 1)

8. Review and consider action on extraterritorial certified survey map to combine two parcels to construct a single-family residence, N56W30946 County Road K & N56W30970 County Road K, as requested by William and Jaclyn Rehm, (Tax Keys MRTT 0395-997 and MRTT 0395-998.

9. Adjournment.

Respectfully submitted by:
Deanna Braunschweig, Village Clerk – Treasurer

**To participate via Zoom:**

https://us02web.zoom.us/j/85660801497?pwd=OusOappaaf1Y7Mxqv0HRuXZzjcQ2ZU.1

**Meeting ID is** 856 6080 1497 **and the Passcode is** 751370

Or Dial: 312 626 6799 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, July 9, 2025 by 4:30 PM

VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES
OF MONDAY, JUNE 9, 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, June 9, 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
Mr. Enters / Member – absent
Ms. Benz / Member – present
Mr. Carroll / Member – present
Mr. Kriva / Member – present
Mr. Gartner / Village Attorney Representative – present
Mr. Lincoln / Zoning Administrator-Forester – present
Mr. Neumer / Administrator-Police Chief – absent
Mr. Carney / Police Captain – present
Ms. Braunschweig / Village Clerk – present

**Call to Order**.

**Pledge of Allegiance**

**Public in Attendance**

Ted Rolfs, George Rolfs, Richard Grunke, JoJo Gehl Neumann, Chris Miracle.

E.J. Kubick, Jason Luther, Sue Touchett, Julie Rolfs, Julie Petri, Tim Fredman

**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 May 12, 2025.**
Motion (Pranke/Kriva) to approve the minutes from the Plan Commission meeting of May 12, 2025, as presented. *Motion carried.*

**Review and consider action on a proposed accessory structure at 31035 W Chequamegon Drive submitted by Patrick and Rachel English (Tax Key No. CHQV0400985)**

Director Lincoln introduced the proposal. The applicant proposes to raze an existing accessory structure and build a new one in its place. The new proposed accessory structure will be 600 square feet and is in compliance with 6.5 (c). 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). Exterior finishes are detailed in the packet. The applicant proposes to install three 2700K (8W) soffit lights exterior lights which is compliant.

**Motion (Benz/Carroll) to recommend proposed accessory structure at 31035 W Chequamegon Drive submitted by Patrick and Rachel English (Tax Key No. CHQV0400985).** *Motion carried.*

**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)**

Director Lincoln introduced the proposal. Eric Walsh is in attendance and commented he has additional photos of pillars. The applicants propose to replace existing entryway pillars that are currently adjacent to STH 83. There was damage last year to one of the pillars which prompted the replacement. One pillar is on the neighbor's property and the neighbor is agreeable to the replacement of the pillar. 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."

The packet provided by Vetter Architects shows the proposed location and appearance of the new pillars. The replacement pillars will be placed in the same footprint of the existing pillars. The overall height of the new proposed pillars do not exceed the existing pillars height. The dimensions of the proposed pillars are 1'-8 ½" x 1' -8 ½" x 5'-0". The pillars will be sheathed with a Lannon Stone to match existing landscape walls on the property. The proposed pillars are integrated with recessed LED lighting which is compliant with 5.24. The proposed project meets all other requirements of Village of Chenequa Zoning.

**Motion (Kriva/Carroll) to recommend proposed entryway pillar replacement at 6067 N State Road 83 submitted by Betz Larry RKF LLC (Tax Key No. CHQV0398988).** *Motion carried.*

**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)**

Director Lincoln introduced the proposal. Chris Miracle of Landworks was present. The applicant proposes landscaping on the lake side of the primary dwelling. Plans include, adding a path, adding plantings and removing existing landscaping. The proposed path will be constructed of flagstone steppers set at soil grade and connect an existing cart path to the existing pier on the property. The proposed path will not exceed 4' in width. The packet includes photo samples. Along the proposed path and shore front the applicant proposes to add native perennial plantings. The landscape plan proposes to remove existing boulders near the shorefront. Location of existing boulders are provided in the landscape plan.

**Motion (Carroll/Benz) to recommend proposed landscape plan at 6354 N Brumder Road submitted by Jason Luther and Julie Sullivan (Tax Key No. CHQV0401998)** *Motion carried.*

**Review and consider action on a proposed fence at 5445 N State Road 83 submitted by Thomas and Kim Schubert (Tax Key No. CHQV0418992)**

Director Lincoln introduced the proposal. Tom Schubert was present.

The applicants are proposing to construct an 8' fence along STH 83 to serve as additional screening from the road. 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."*

The fence is proposed to be a "Steel Victorian Style Fence". A sample sketch of the proposed fence has been provided in the packet. Fence location has also been provided on the landscape plan. 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). The proposed project meets all other requirements of Village of Chenequa Zoning. The fence will be softened with vines.

**Motion (Benz/Kriva) to recommend proposed fence at 5445 N State Road 83 submitted by Thomas and Kim Schubert (Tax Key No. CHQV0418992).** *Motion carried.*

**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)**

Director Lincoln introduced the proposal. John Melby was present to address questions. Chris Miracle was present to address questions. Melby Design has submitted plans for a new primary residence on behalf of Pine Lake Property LLC. The former residence on the property was razed in spring of 2025 in anticipation for a new single-family dwelling in a similar location. The proposed dwelling has a total living area of 5,990 square feet.
The total square footage including unfinished area is 7,490 square feet. Building material sample photos were provided in the packet. The materials include as follows, composite "brava cedar shake" roof with copper flashing, gutters and chimney pots; exterior sheathing consisting of 8" white lap siding, reclaimed cream city brick, "Penn Riverwash" stone for the chimney stacks, aesthetic green window shutters, and (3) 10'x8' green garage doors. Exterior lighting options have been provided in the materials packet. There are eleven (11) wall lanterns proposed around the perimeter of the home. The lighting filament of the fixture is recessed into the weathered copper housing. These fixtures are compliant with 5.24. The new proposed dwelling is greater than 50' from a neighboring dwelling on an adjoining lot as required in 6.5(4)(c)(i).

The proposed landscape plan includes patios, dog run, retaining walls, and stairs.

There are three proposed patios, lakeside, north side and entryway. These patios are proposed to be constructed of bluestone with a cobble border. Location of these patios are shown in the landscape and lighting plan as included in the packet. 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'. The pergola structure will be approximately 18' 6" from the northern property boundary.

The applicants propose to install a fence along the north side of the dwelling for the purpose of a dog run. The proposed fence will be 20'X75'. At the nearest point, this fence will be 5' from the north property boundary. 5.20 requires a minimum setback of 2'. The proposed fence height is 5' in height
A sample photo of the proposed fence has been provided in the packet.

The applicant is proposing several lakeside retaining walls to be constructed of outcropping stones. These retaining walls are outside of the 75' shoreland buffer setback. These retaining walls do not encroach on the minimum side yard setback requirements.

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. These steps are proposed to be constructed of cut Lannon stone with bluestone landings. These steps are partially within the shoreland setback which is permissible per 6.5(4)(a)(i). Within the shoreland setback there is an existing concrete slab that is approximately 15x24'. This concrete slab is considered legal-nonconforming because it is entirely within the 30' setback of Pine Lake.

The applicants seek permission to place a bluestone paver on top of the existing patio to match the other proposed patios. This modification would not result in an increase in patio footprint.

Discussion ensued of the concrete patio by the water, the stone will be placed on top. The cobblestone will be laid right on top of the concrete slab. The grass grade will be raised. If the slab stays intact there is no issue. The height of the veneering is not a meaningful increase. The height will slightly increase. If there is follow up mason could put a strengthening in the mortar.

The landscape plan also proposes 20 fully shielded pathway lights around the property. A spec sheet for the proposed landscape light is provided in the packet. The proposed lumen output per fixture is 93. The color temperature of these fixtures is 2,700K. The proposed project meets all other requirements of the Village of Chenequa Zoning.

Discussion ensued of the lighting, similar to the home. Discussion ensued of the lighting. Discussion ensued of the lights being at 45 degree light cast versus 90 degree light cast. Discussion ensued that Melby's states existing light posts. The goal is to replace the lamp and lightposts to tie to the new property. Discussion ensued to put the new fixture on the existing lightposts. The light fixture would be approved by the Village.

This is a legal conforming lot. A building permit is required from the Building Inspector prior to start of construction. 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. 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.

**Motion ( Kriva/Carroll) to recommend proposed primary dwelling and landscape plan at 4744 N Pinecrest Drive submitted by Pine Lake Property LLC (Tax Key No. CHQV0737997003) subject to review of the light fixture at the lake at 45degree angle and the posts would be wrapped and the lakeside patio footprint would not increase.** *Motion carried.*

**Review and consider action on a proposed land division at 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999001)**

Director Lincoln introduced the proposal. Elliott Flaws came to the podium and reviewed the lots and future proposal of buildings on the lots. The applicant proposes to divide existing lot Tax Key# CHQV039899901 into two separate on lake parcels. Both proposed parcels meet the minimum requirements specified. Additionally, 6.5(5) outlines the minimum lot requirement formula that was adopted in April of 2023. These proposed parcels meet these requirements. All existing structures on the two proposed lots comply with setback requirements as specified in 6.5 (4). Document 4145686 formally establishes an easement for Lot 2 to access Muscovy Road. The proposed project meets all other requirements of the Village of Chenequa Zoning.

The pumphouse will be removed. Discussion ensued of lot one, guest house will be removed. Lot one has a garage.

**Motion (Pranke/Benz) to recommend proposed land division at 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999001)** *Motion carried.*

**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.**

**Motion (Kriva/Carroll) to recommend proposed 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.** *Motion carried.*

**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**

Attorney Gartner advised on the ordinance and explained that as long as the footprint or height are not increased to allow modifications. Discussion ensued that the structure foot print could not be adjusted. The orientation could not be adjusted. The foundation footprint cannot increase or move. The move, or modification are in other parts of the code. If modifying a structure, the pitch may be adjusted as addressed in other portions of the code.

**Motion (Carroll/Pranke) to recommend proposed 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.** *Motion carried.*

**Adjournment**

Motion (Benz/Kriva) to adjourn the Plan Commission meeting at 6:40 p.m. *Motion carried.*

Respectfully submitted by:

Deanna Braunschweig, Village Clerk

Approved and Ordered Posted by:

Jo Ann F. Villavicencio, Chairperson

**STAFF REVIEW**

**Date:** July 8, 2025 **Meeting Date & Time:** Monday, July 14th at 6:00 P.M.

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

**From:** Planning Department

**Subject:** Landscaping Plan Review

**Landscaper:** American Landscape

**Owner:** Daniel and Carol Geenen

**Location:** 5964 N Oakland Road

**Project Description:** Landscape Plan

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

| | **REQUIRED RES. DISTRICT** | | **PROPOSED PROJECT** | |
|---|---|---|---|---|
| **LOT AREA:** | 4.5 | acres | 2.41 | acres |
| **LOT WIDTH: AVERAGE** | 150 | L.F. min. | 130 | L.F. |

**COMMENTS:**

1. The applicant has submitted a landscape plan for the property

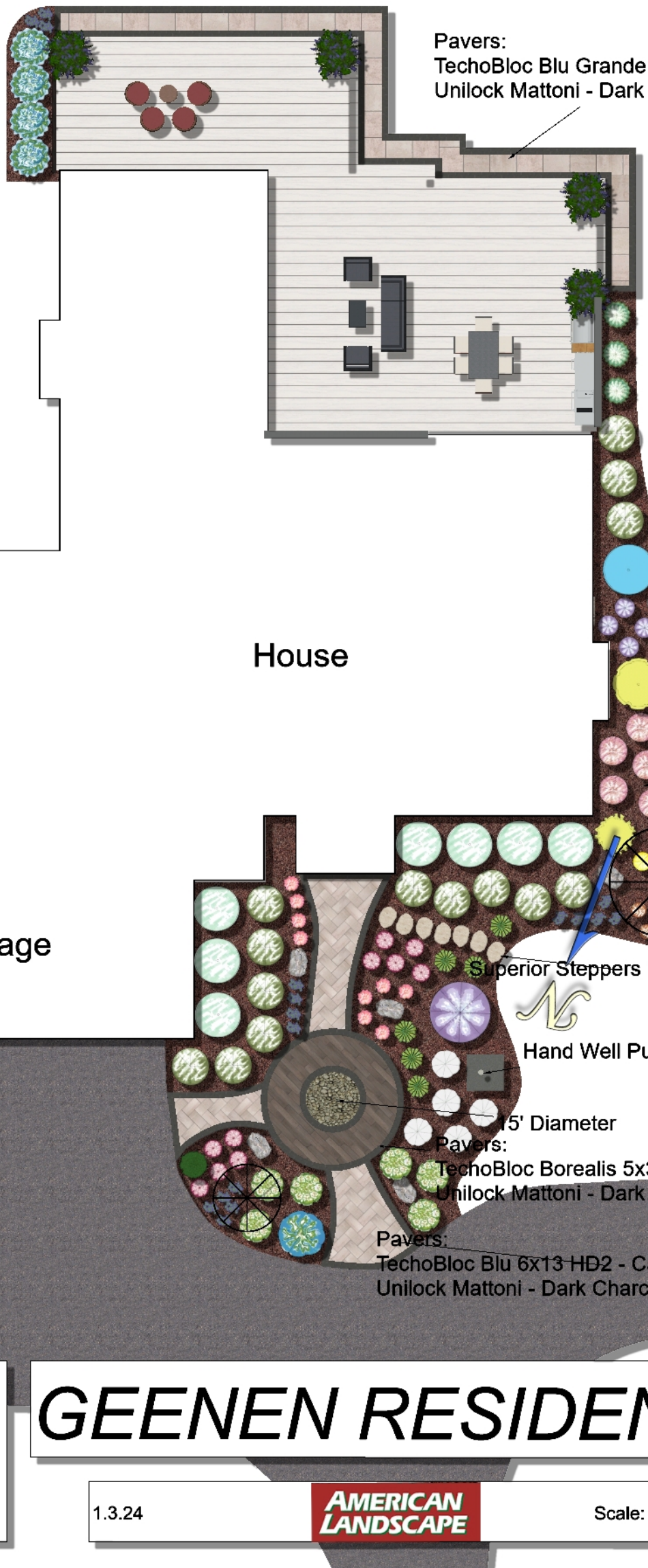
2. Plans include; adding a paver path entryway feature, a lakeside paver border feature and new plantings around the perimeter of the home.

    a. Proposed Entryway
        i. The applicant proposes a paver sidewalk feature that connects the driveway to the front entry.
            1.) The sidewalk consists of "TechoBloc Blu" paver (Caffe Crema) with a "Unilock Mattoni" (Dark Charcoal) border.
            2.) There is a circle sidewalk feature where the three sidewalks intersect. This feature will be Techno Bloc Borealis (Smoked Pine) with a unilock Mattoni (Dark Charcoal) border.
                a. stone will be placed in the center of the circle feature with a large planter.

3.) There is an additional stepper path constructed of "superior steppers" Fon Du Lac that leads to the side yard.
4.) See landscape drawing for proposed path location.
5.) Sample photos have been provided of the proposed pavers

b. Lakeside
    i. On the lakeside of the primary dwelling the applicants propose to install a paver border around the existing (previously approved) deck on the property.
        1.) This paver feature consists of "TechoBloc Blu Grande HD2" paver (Caffe Crema) with a "Unilock Mattoni" (Dark Charcoal) border.
        2.) See landscape drawing for proposed location.
        3.) Sample photos have been provided of the proposed pavers
c. Proposed planting beds
    i. In the mulch beds around the perimeter of the home the applicants are proposing a variety of plantings.
    ii. The species and location are identified on the provided landscape plan.
    iii. Weather Edge outcropping stone and a Hand Well Pump will be added as aesthetic features.

c: Matthew Carney, Chief/Administrator
Deanna Braunschweig, Clerk/Treasurer
Daniel and Carol Geenen, Owner
Cody Lincoln, Zoning Administrator




| Plant Legend | | |
|---|---|---|
| Symbol | Qty | Common |
| | 1 | Arborviate Thin Man |
| | 1 | Areca Palm |
| | 10 | Asiltbe Visions in White |
| | 10 | Begonia |
| | 9 | Bleeding Heart Pink Diamonds |
| | 4 | Blue Potato Vine |
| | 14 | Boxwood Chicagoland |
| | 1 | Boxwood Green Mtn |
| | 5 | Coneflower PowWow White |
| | 1 | Crabapple Ivory Spear |
| | 1 | Cypress Golden Mops |
| | 17 | Geranium Rozanne |
| | 6 | Grass Hameln Fountain |
| | 3 | Grass Switch Northwind |
| | 6 | Hosta Autumn Frost |
| | 4 | Hydrangea Puffer Fish |
| | 7 | Hyrdangea FlowerFull |
| | 1 | Lilac Dwarf Korean |
| | 4 | Lilac+tree |
| | 1 | Magnolia Royal Star |
| | 5 | Rose Champange Wishes |
| | 1 | Rose of Sharon Lavender Chiffon |
| | 5 | Rudbeckia American Gold Rush |
| | 5 | Sedum Pride & Joy |
| | 5 | Spirea Double Play Doozie |
| | 1 | Spruce Dwarf Norway |

Geenen Residence
5964 N Oakland Rd
Nashotah, WI 53058

Designed by: Ryan Trochil

# GEENEN RESIDENCE

1.3.24

AMERICAN LANDSCAPE

Scale: 1/8" = 1'

American Landscape
N60W16073 Kohler Lane
Menomonee Falls, WI 53051

Phone Number: 262-252-4260
rtrochil@amerlandscape.com

**Techo-Bloc Blu 60mm HD2- Smooth Caffe Crema in 6x13 (Front herringbone and back pathway)**

**Tech-Bloc 5x30- Borealis Smoked Pine (Front circle in walkway)**

**Unilock Mattoni- Dark Charcoal (Border Paver)**

**STAFF REVIEW**

**Date:** July 8th, 2025 **Meeting Date & Time:** Monday, July 14th, 2025 at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Moore Designs

**Owner:** Michael Kelly

**Location:** 5964 N Oakland Road

**Project Description:** Remodel of Existing Dwelling

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

| | REQUIRED RES. DISTRICT | | PROPOSED PROJECT | |
|---|---|---|---|---|
| **LOT AREA:** | 2 | acres | 2.13 | Acres |
| **LOT WIDTH: AVERAGE** | 150 | L.F. min. | 190 | L.F. |
| **BUILDING HEIGHT:** | 35 | ft. max | 29.5 | ft. |

**COMMENTS:**

1. The applicant is proposing to remodel the existing single-family residence on the property.

2. The dwelling on the property is currently legal-conforming.

3. The proposed exterior remodel and additions to the primary dwelling have been highlighted on the "As Built" plans (Pages 1-3) and the "Bid Plan" (Pages 8-9). Changes consist of;

    a. Converting existing hip roof areas to gable ends on the lakeside elevation
    b. Adding dormers/gable ends on the roadside and lakeside elevation
    c. Adding new living space over the existing deck
    d. Replacing and enlarging the existing lakeside deck space
    e. Replacing and enlarging the roadside main entryway
    f. Replacing existing chimney shroud

4. The living area of this dwelling is proposed to be 7,861 Square feet. This is an addition

of approximately 842 square feet of living space.

5. Rendering, provided plans, notes and photo samples are provided in your packet to help depict what the exterior of the structure upon completion.

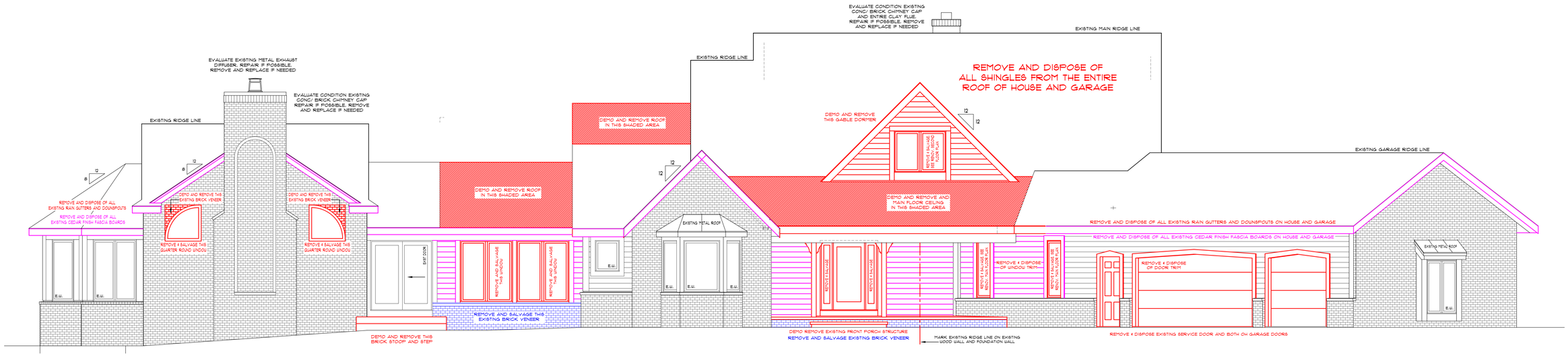
6. Elevated deck Addition
    a. The applicant proposes to remove the existing deck and replace it with a new, enlarged deck space.
    b. The new deck addition will be approximately 588 Square feet
    c. The deck is constructed of composite decking boards with aluminum guard rails and glass panels.
    d. Proposed decking will be "IPE- Natural hardwood" boards
    e. The new proposed deck does not encroach on the 75' setback from Pine Lake
7. Covered Entry Addition
    a. The applicant proposes to expand the footprint of the main entry covered area labeled as "New Guest Porch" on provided plans.
    b. Proposed materials for entry will match the materials used on the rest of the primary dwelling
    c. This addition does not further encroach on any existing setback areas

8. The applicant proposes to keep all existing light fixtures on the property

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

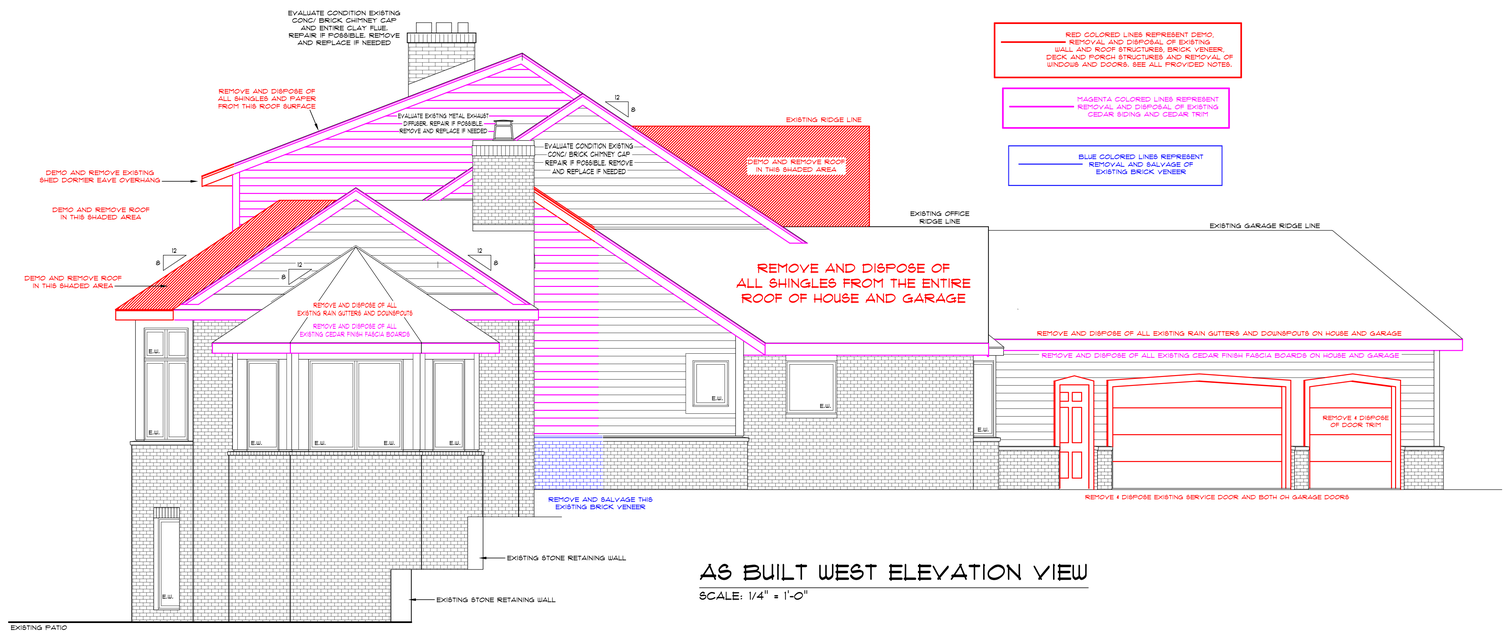
10. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Michael Kelly, Owner
Moore Designs, Architect
Cody Lincoln, Zoning Administrator




## AS BUILT SOUTH ELEVATION VIEW

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



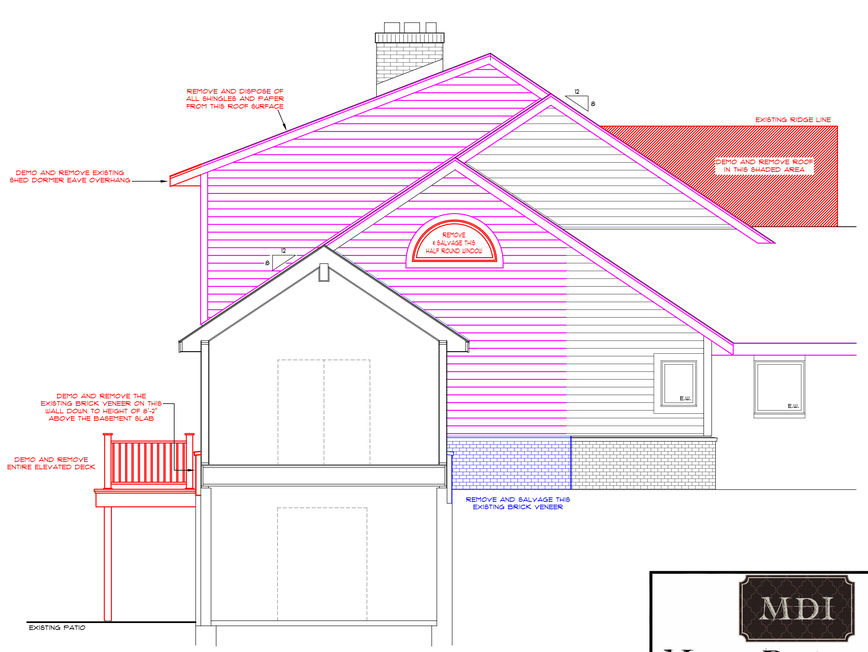

RED COLORED LINES REPRESENT DEMO, REMOVAL AND DISPOSAL OF EXISTING WALL AND ROOF STRUCTURES, BRICK VENEER, DECK AND PORCH STRUCTURES AND REMOVAL OF WINDOWS AND DOORS. SEE ALL PROVIDED NOTES.

MAGENTA COLORED LINES REPRESENT REMOVAL AND DISPOSAL OF EXISTING CEDAR SIDING AND CEDAR TRIM

BLUE COLORED LINES REPRESENT REMOVAL AND SALVAGE OF EXISTING BRICK VENEER

## AS BUILT WEST ELEVATION VIEW

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




## AS BUILT PARTIAL WEST ELEVATION VIEW

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

BID PLAN

### ** NOTICE **

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

### ** NOTICE **

IT IS UNDERSTOOD THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREIN WHERE DRAWN UP FOR THE BUYER(S) AS NOTED AND ARE THE PROPERTY OF BOTH THE BUYERS AND MOORE DESIGNS, INC.

THESE DOCUMENTS ARE FOR THE SOLE USE OF MOORE DESIGNS, INC. FOR CONSTRUCTION OF THIS PROJECT. USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY AND ALL RESPONSIBILITY OF MOORE DESIGNS, INC. FOR THE DESIGN CONDITIONS, ENGINEERING, AND GENERAL REPRESENTATION

MDI
Moore Designs, Inc.
Distinctive Home Designs · Master Builder
262.415.5740
mooredesigns.com

| PROJECT NAME: | KELLY LAKE HOME | | |
|---|---|---|---|
| SCALE: 1/4" = 1'-0" | DRAWN BY: BRIAN B. | | |
| REVISIONS: | 10/17/24 | 01/07/25 | 03/13/25 |
| 04/10/25 | | | |
| | | | |
| | | | |

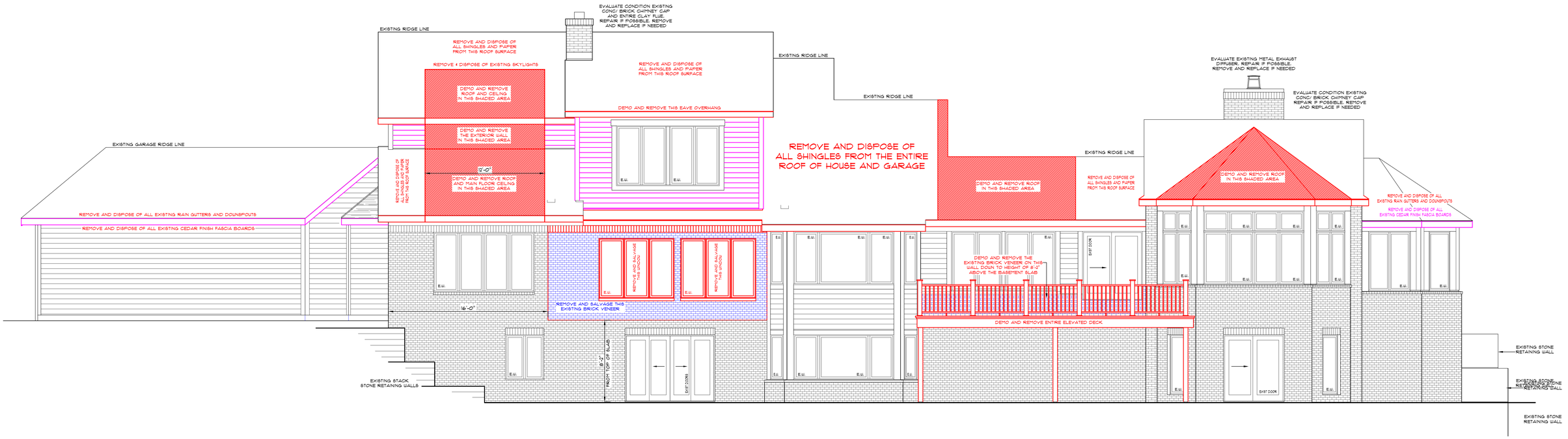
SHEET TITLE:

DEMO SOUTH & WEST ELEV'S

SHEET NUMBER:

A-001

PAGE: 01 OF 23



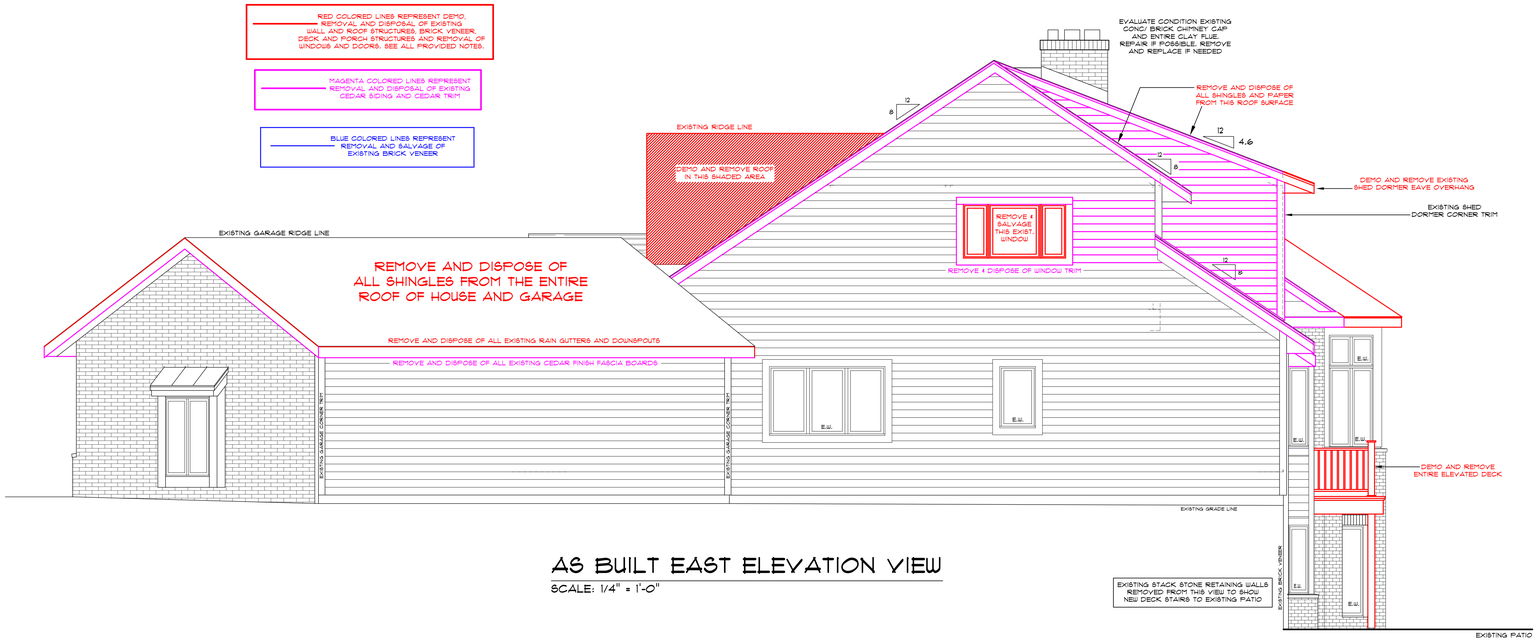

## AS BUILT NORTH ELEVATION VIEW

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

RED COLORED LINES REPRESENT DEMO, REMOVAL AND DISPOSAL OF EXISTING WALL AND ROOF STRUCTURES, BRICK VENEER, DECK AND PORCH STRUCTURES AND REMOVAL OF WINDOWS AND DOORS. SEE ALL PROVIDED NOTES.

MAGENTA COLORED LINES REPRESENT REMOVAL AND DISPOSAL OF EXISTING CEDAR SIDING AND CEDAR TRIM

BLUE COLORED LINES REPRESENT REMOVAL AND SALVAGE OF EXISTING BRICK VENEER




## AS BUILT EAST ELEVATION VIEW

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

BID PLAN

**** NOTICE ****

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| PROJECT NAME: | KELLY LAKE HOME | | |
|---|---|---|---|
| SCALE: 1/4" = 1'-0" | DRAWN BY: BRIAN B. | | |
| REVISIONS: | 10/17/24 | 01/07/25 | 03/13/25 |
| 04/10/25 | | | |
| | | | |
| | | | |

SHEET TITLE:

DEMO NORTH & EAST ELEV'S

SHEET NUMBER:

A-002

PAGE: 02 OF 23

## NEW RAIN GUTTER & DOWNSPOUT NOTES:

ALL RAIN GUTTERS AND DOWNSPOUTS SHOWN ON PLAN ARE NEW.
RAIN GUTTERS AND DOWNSPOUTS ARE ALL SEAMLESS PAINTED ALUMINUM WITH K-STYLE PROFILE. GUTTERS ARE 5" x 6" AND DOWNSPOUTS ARE 4"x4". DEBRIS SCREENS ARE INCLUDED FOR HOUSE AND GARAGE.
BID RAIN GUTTERS FOR ALL MAIN LEVEL EAVE OVERHANGS, SEE ELEVATION DRAWINGS FOR REFERENCE AND PROPOSED LOCATIONS OF DOWNSPOUTS

THIS HATCH PATTERN REPRESENTS EXISTING HORIZONTAL CEDAR LAP SIDING

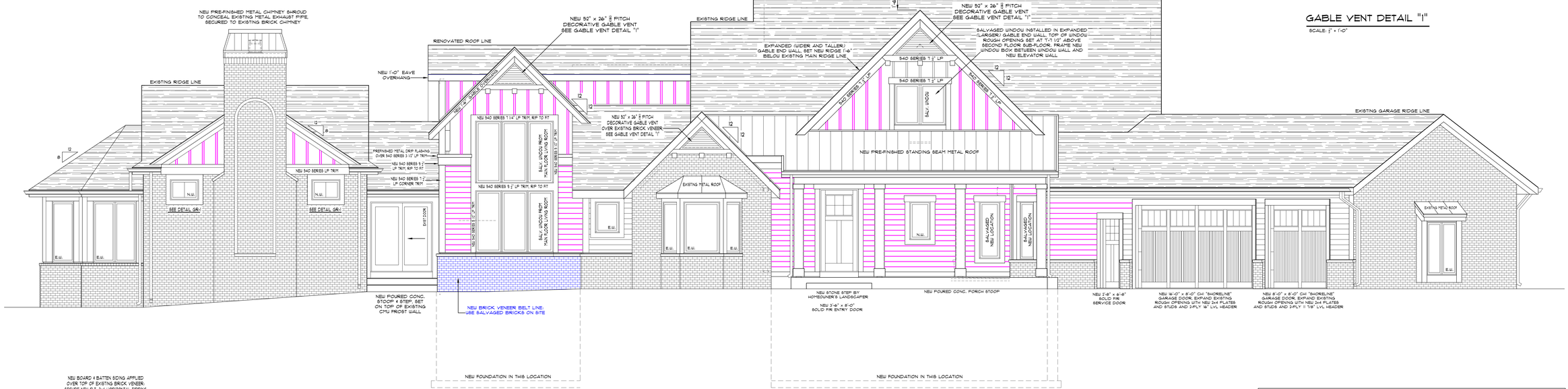
THIS HATCH PATTERN REPRESENTS EXISTING BRICK VENEER

THIS HATCH PATTERN REPRESENTS NEW ASPHALT SHINGLES OVER NEW SYNTHETIC UNDERLAYMENT, NEW ICE AND WATER SHIELD IN ALL VALLEYS AND 36" UP ALL EAVE OVERHANGS, WITH ALL NEW 540 SERIES LP 7 1/4" EAVE AND GABLE FINISH FASCIA AND PREFINISHED METAL FLASHINGS WITH HEMMED EDGES

MAGENTA COLORED HORIZONTAL LINES REPRESENT NEW CEDAR SIDING TO MATCH EXISTING

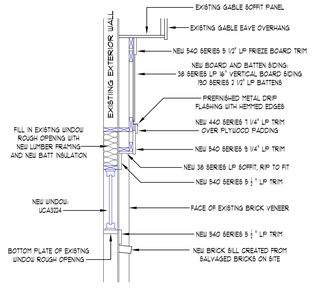
MAGENTA COLORED VERTICAL LINES REPRESENT NEW LP BOARD AND BATTEN TO MATCH EXISTING

BLUE COLORED LINES REPRESENT SALVAGED BRICKS ON SITE, USED FOR NEW BELT LINES IN NEW LOCATIONS



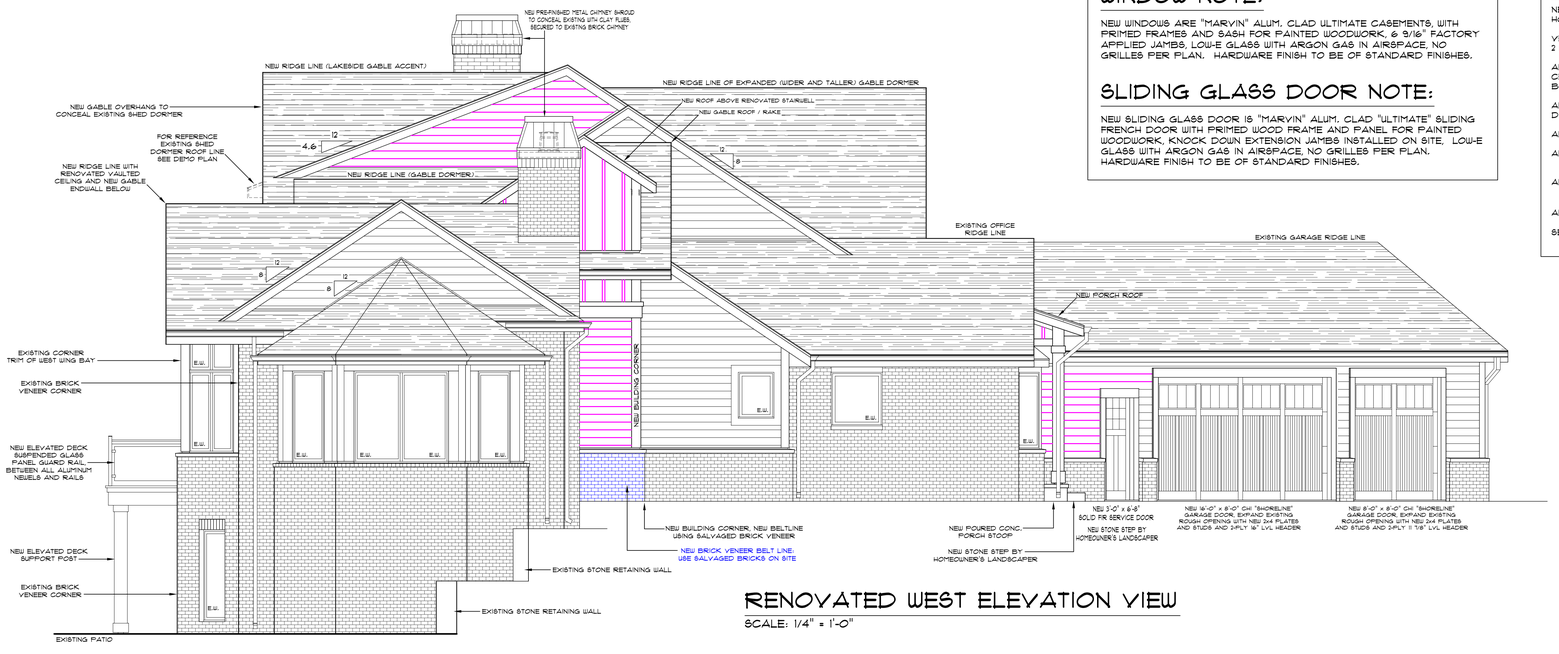

## RENOVATED SOUTH ELEVATION VIEW

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



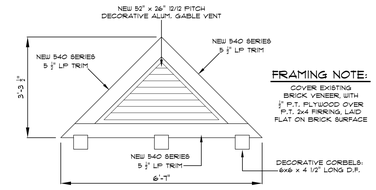

## DETAIL GR-1

SCALE: 1/2" = 1'-0"




## RENOVATED WEST ELEVATION VIEW

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




### FRAMING NOTE:

COVER EXISTING BRICK VENEER, WITH 1/2" P.T. PLYWOOD OVER P.T. 2x4 FIRRING, LAID FLAT ON BRICK SURFACE

## GABLE VENT DETAIL "1"

SCALE: 1/2" = 1'-0"

## SALAVAGED BRICK VENEER NOTE:

SALVAGED BRICK VENEER ON NEW BELT-LINES PER PLAN. SET ON 4" WIDE BRICK LEDGE WITH 15# MORTAR PAPER, VERTICAL DRAINAGE MAT, 60 MIL EPDM RUBBER FLASHING EXTENDED 36" UP FROM BRICK LEDGE, AND WEEPS

SALVAGED BRICK BELT-LINE SILL CAPS TO MATCH EXISTING, PITCH AWAY FROM HOUSE WALLS.

EXTERIOR MORTAR COLOR TO BE SELECTED & APPROVED BY HOMEOWNER.

## DOUGLAS FIR TIMBER NOTES:

ALL EXTERIOR DOUGLAS FIR TIMBER BEAMS, BRACKETS, CORBELS, AND TRIM ARE TO BE "FREE OF HEART" AND FINISHED WITH EXTERIOR SOLID COLOR BASE STAIN.

## WINDOW NOTE:

NEW WINDOWS ARE "MARVIN" ALUM. CLAD ULTIMATE CASEMENTS, WITH PRIMED FRAMES AND SASH FOR PAINTED WOODWORK, 6 9/16" FACTORY APPLIED JAMBS, LOW-E GLASS WITH ARGON GAS IN AIRSPACE, NO GRILLES PER PLAN. HARDWARE FINISH TO BE OF STANDARD FINISHES.

## SLIDING GLASS DOOR NOTE:

NEW SLIDING GLASS DOOR IS "MARVIN" ALUM. CLAD "ULTIMATE" SLIDING FRENCH DOOR WITH PRIMED WOOD FRAME AND PANEL FOR PAINTED WOODWORK, KNOCK DOWN EXTENSION JAMBS INSTALLED ON SITE, LOW-E GLASS WITH ARGON GAS IN AIRSPACE, NO GRILLES PER PLAN. HARDWARE FINISH TO BE OF STANDARD FINISHES.

## NEW SIDING AND TRIM NOTE:

NEW HORIZONTAL SIDING TO BE PRE-PRIMED CEDAR LAP SIDING WITH 6" REVEAL OVER HYDRO-GAP HOUSEWRAP, TO MATCH EXISTING HORIZONTAL SIDING, SHOWN ON PLAN WITH MAGENTA COLORED INK.

VERTICAL SIDING TO BE PRE-PRIMED LP 38 SERIES CEDAR TEXTURE VERTICAL SIDING WITH LP 190 SERIES 2 1/2" BATTENS 16" O.C. OVER HYDRO-GAP HOUSEWRAP.

ALL NEW FINISH FASCIA FOR ALL EAVE AND GABLE OVERHANGS. ALL FASCIAS ARE LP 540 SERIES 7 1/4" CEDAR TEXTURE TRIM WITH PAINTED METAL DRIP FLASHING WITH HEMMED EDGES, 440 SERIES 2 1/2" RAKE BOARDS ON GABLE OVERHANGS.

ALL NEW SOFFIT IS LP 38 SERIES CEDAR TEXTURED VENTED SOFFIT (CUT TO WIDTH), UNLESS NOTED DIFFERENTLY.

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540 SERIES 7 1/4" HEAD TRIM, 5 1/2" SIDE AND BOTTOM TRIM

ALL OVERHEAD GARAGE DOOR TRIM IS PRE-PRIMED LP TRIM AS FOLLOW, UNLESS NOTED DIFFERENTLY:
540 SERIES 7 1/4" HEAD TRIM, 540 SERIES 5 1/2" LP SIDE TRIM

ALL NEW GABLE FRIEZE BOARDS ARE 540 SERIES 7 1/4 LP TRIM AS FOLLOW, UNLESS NOTED DIFFERENTLY:

SEE RENOVATED EXTERIOR ELEVATION DRAWINGS FOR ALL LABELED LP TRIM.

BID PLAN

## ** NOTICE **

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

## ** NOTICE **

IT IS UNDERSTOOD THAT THE PLANS AND SPECIFICATIONS CONTAINED HEREIN WHERE DRAWN UP FOR THE BUYER(S) AS NOTED AND ARE THE PROPERTY OF BOTH THE BUYERS AND MOORE DESIGNS, INC.

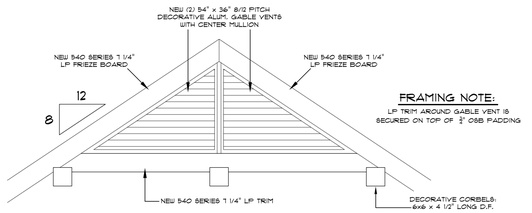
THESE DOCUMENTS ARE FOR THE SOLE USE OF MOORE DESIGNS, INC. FOR CONSTRUCTION OF THIS PROJECT. USE OF THESE DRAWINGS BY ANY OTHER PARTY VOIDS ANY AND ALL RESPONSIBILITY OF MOORE DESIGNS, INC. FOR THE DESIGN CONDITIONS, ENGINEERING, AND GENERAL REPRESENTATION


MDI
Moore Designs, Inc.
Distinctive Home Designs · Master Builder
262.415.5740
mooredesigns.com


| PROJECT NAME: | KELLY LAKE HOME | | |
|---|---|---|---|
| SCALE: 1/4" = 1'-0" | DRAWN BY: BRIAN B. | | |
| REVISIONS: | 10/17/24 | 01/07/25 | 03/13/25 |
| 04/10/25 | | | |
| | | | |

SHEET TITLE:
RENOV. SOUTH & WEST ELEV'S

SHEET NUMBER:
A-008




FRAMING NOTE:

LP TRIM AROUND GABLE VENT IS SECURED ON TOP OF 2" OSB PADDING

## GABLE VENT DETAIL "2"

SCALE: 1" = 1'-0"

MAGENTA COLORED HORIZONTAL LINES REPRESENT NEW CEDAR SIDING TO MATCH EXISTING

MAGENTA COLORED VERTICAL LINES REPRESENT NEW LP BOARD AND BATTEN TO MATCH EXISTING

BLUE COLORED LINES REPRESENT SALVAGED BRICKS ON SITE, USED FOR NEW BELT LINES IN NEW LOCATIONS

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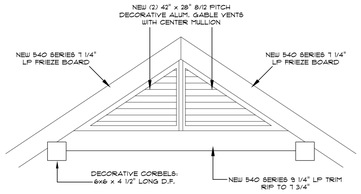


## GABLE VENT DETAIL "3"

SCALE: 1" = 1'-0"

## RENOVATED NORTH ELEVATION VIEW

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

## SALVAGED BRICK VENEER NOTE:

SALVAGED BRICK VENEER ON NEW BELT-LINES PER PLAN. SET ON 4" WIDE BRICK LEDGE WITH 15# MORTAR PAPER, VERTICAL DRAINAGE MAT, 60 MIL EPDM RUBBER FLASHING EXTENDED 36" UP FROM BRICK LEDGE, AND WEEPS

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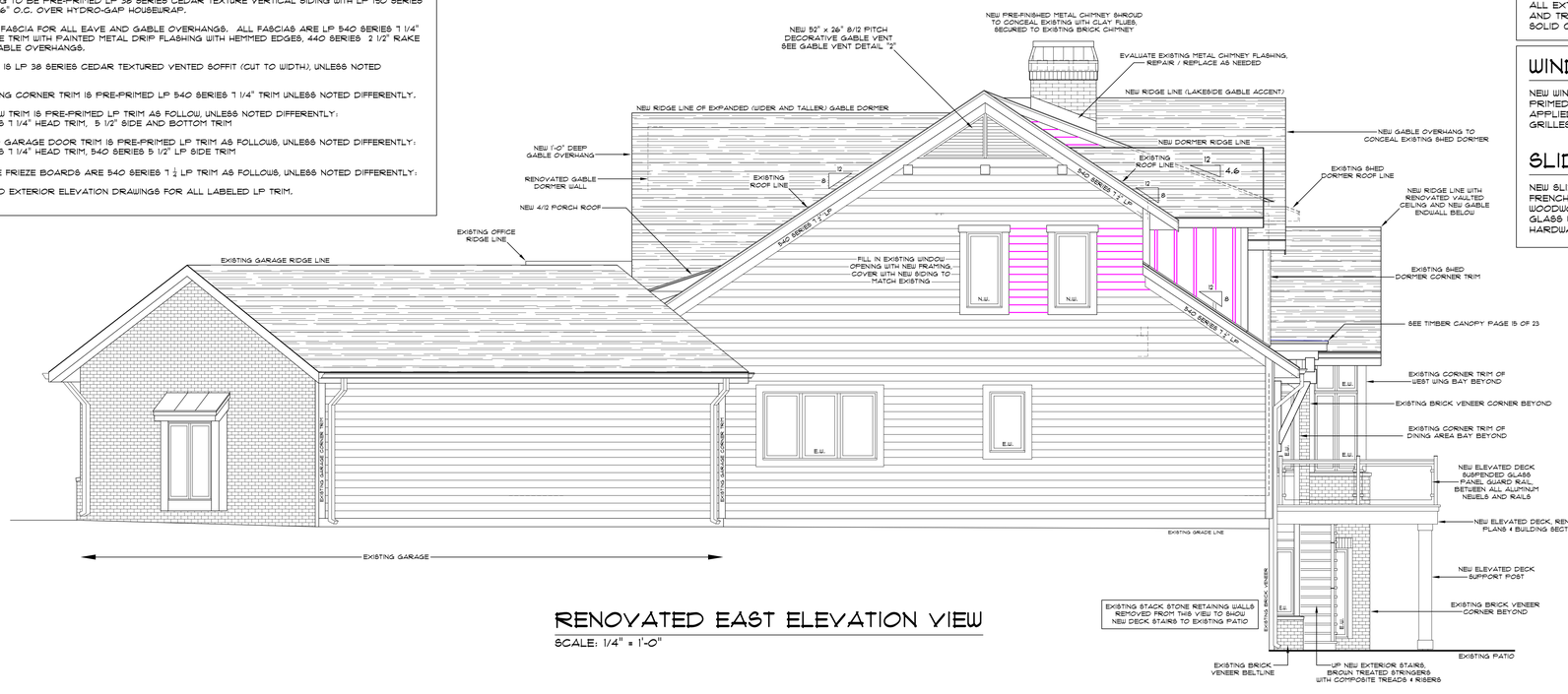


## RENOVATED EAST ELEVATION VIEW

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

## DOUGLAS FIR TIMBER NOTES:

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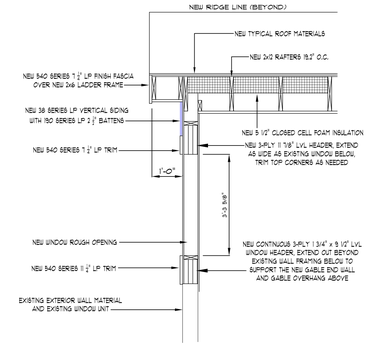


## DETAIL GR-2

SCALE: 1/2" = 1'-0"

## NEW RAIN GUTTER & DOWNSPOUT NOTES:

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BID PLAN

## ** NOTICE **

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Distinctive Home Designs · Master Builder
262.415.5740
mooredesigns.com

| PROJECT NAME: | KELLY LAKE HOME | | |
|---|---|---|---|
| SCALE: 1/4" = 1'-0" | DRAWN BY: BRIAN B. | | |
| REVISIONS: | 10/17/24 | 01/07/25 | 03/13/25 |
| 04/10/25 | | | |
| | | | |
| | | | |

SHEET TITLE:

RENOV. NORTH & EAST ELEV'S

SHEET NUMBER:

A-009

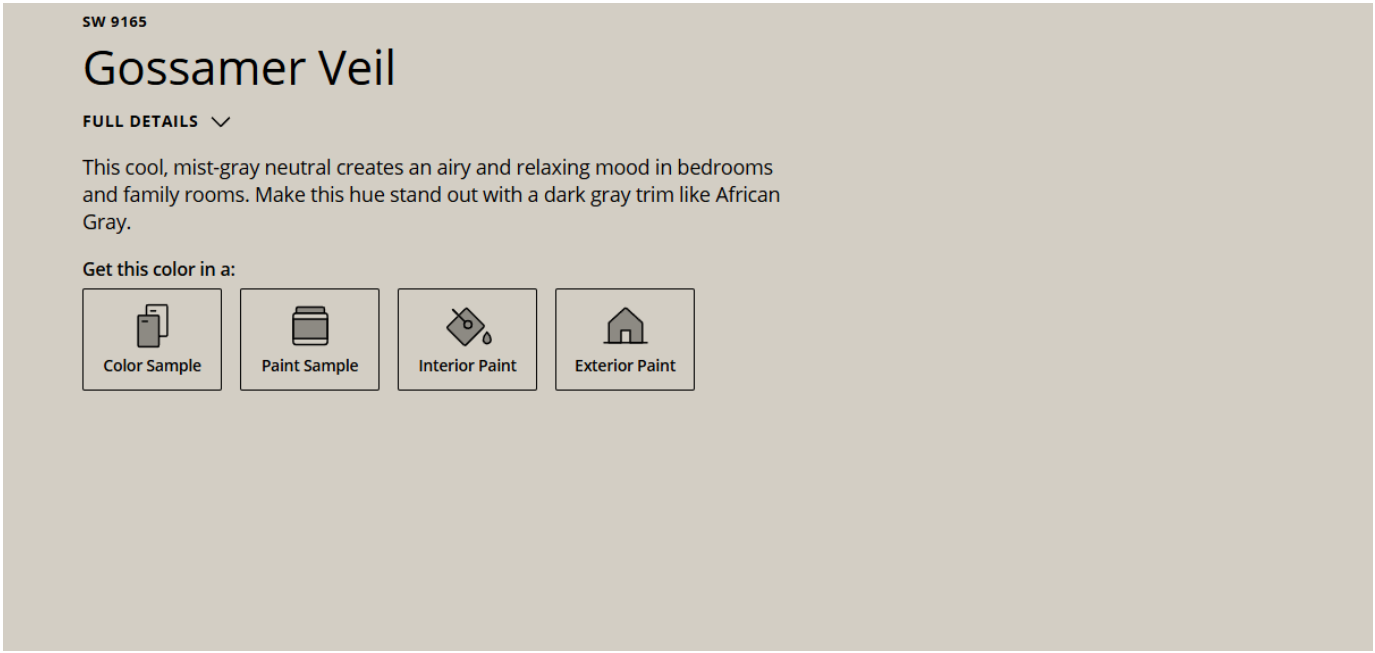
PAGE: 09 OF 23

Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

## Brick Veneer - existing

Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

**Paint/Stain Selection - exterior body & trim color**
**Sherwin Williams, SW 9165, Gossamer Veil**



Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

**Siding & Soffit Fascia - style**
**LP Smartside Board and Batton**

Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

**Window & Patio/French Door - existing exterior color**
**Marvin Bronze**
(sample front and back)

Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

**Roofing, Asphalt - Material and Color**
CertainTeed, Presidential Shake TL, Country Gray

Village of Chenequa
Mike Kelly
4667 Pine Meadows Lane

**<u>Roofing, Metal - Color</u>**
**Standing Seam, Prefinished Metal Roofing**
(sample front and back)

# PLAT OF SURVEY

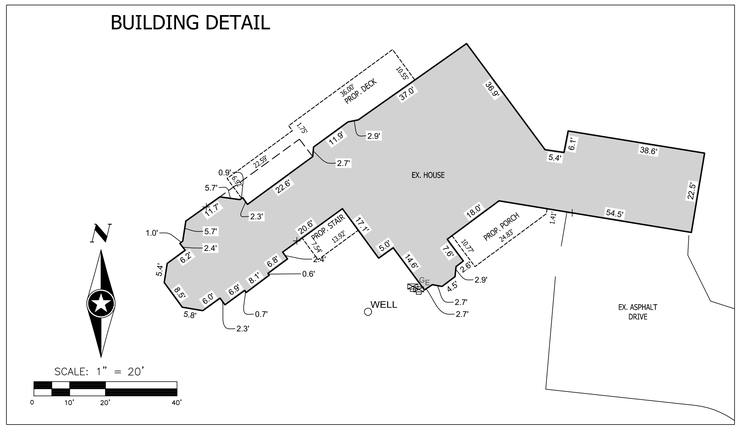
BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 11164
BEING A PART OF THE NW. 1/4 OF THE NW. 1/4 OF SECTION 4
AND THE NE. 1/4 OF THE NE. 1/4 OF SECTION 5, T.07N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN.


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


SURVEY FOR:
MOORE DESIGNS, INC.
% DAVID MOORE
W193N10975 KLEINMANN DRIVE
GERMANTOWN, WISCONSIN

PROPERTY ADDRESS
4667 N. PINE MEADOWS LANE,
HARTLAND, WI. 53029

## BUILDING DETAIL




NOTES:

THIS SURVEY PREPARED ON 12/09/2021 WAS UPDATED TO SHOW THE PROPOSED ADDITIONS ON THE EXISTING HOUSE ONLY.

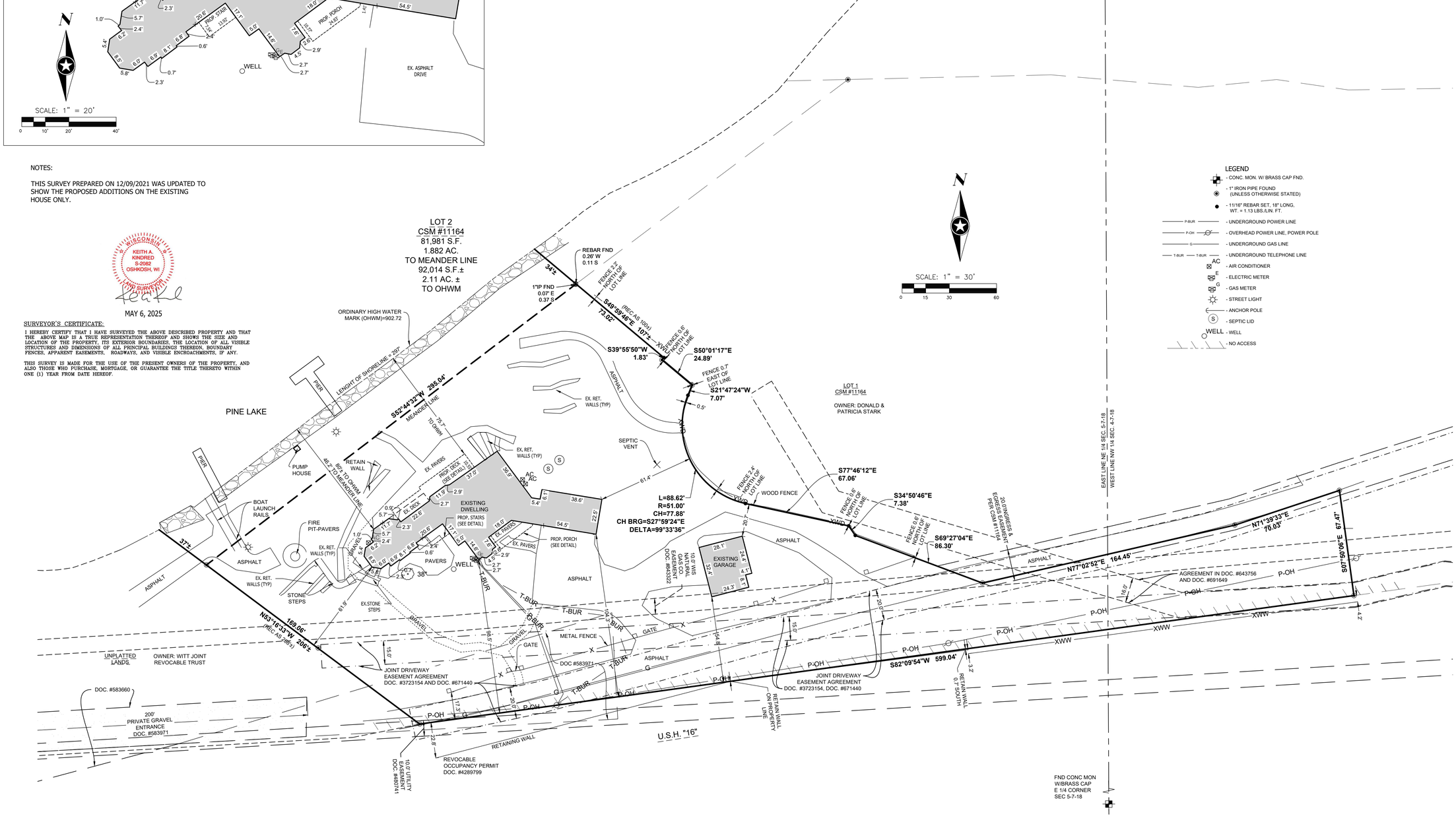
WISCONSIN
KEITH A. KINDRED
S-2082
OSHKOSH, WI
LAND SURVEYOR

MAY 6, 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
PHONE: 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com


PATH: X:\KO\M\MOORD\184564\9-SURVEY\92-CAD\10-C3D\MOORD_184564_POS.DWG

| REVISION DATE | COMMENTS |
|---|---|
| | |
| | |

PLAT OF SURVEY

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NO. 11164
BEING A PART OF THE NW. 1/4 OF THE NW. 1/4 OF SECTION 4
AND THE NE. 1/4 OF THE NE. 1/4 OF SECTION 5, T.07N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN.

**STAFF REVIEW**

**Date:** July 8, 2025 **Meeting Date & Time:** Monday, July 14th at 6:00 P.M.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Landscaper:** Serenity Farm Landscaping

**Owner:** WB Lake Properties II LLC

**Location:** 6142 N State Road 83

**Project Description:** Proposed Seawall Reconstruction

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

Dear Plan Commission and Village Board,

Serenety Farm Landscaping has recently submitted a proposal on behalf of WB Lake Properties II LLC. The applicant proposes to add riprap, replace an existing seawall and add a set of stairs along the shorefront of Beaver Lake. Please take a moment to review the project description page and associated plans that have been included in your packets.

The existing seawall on the property is a legal non-conforming structure. The applicant has described this wall structure as "frost cracked" and "failing" with portions that are "undermined due to erosion". As defined in **6.7(4)(b)** A legal non-conforming structure that is 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. The code defines modification **6.3(29)** as "A "building or structure alteration" and/or a "reconstruction". Reconstruction is then defined as **6.3(36)** "The rebuilding of a structure in such a manner and to such an extent as to substantially replace the existing structure". The applicant is not seeking permission to increase either the footprint or height of this sea wall structure. As proposed, the lower portion of the existing seawall and footing will remain intact. The new seawall structure would begin approximately 36" above the ordinary high-water mark of Beaver Lake and would be built using the footing portion of the existing seawall as a base. The new wall structure maintains the same footprint and height has the pre-existing wall and would be constructed of "Irregular Weathered Edge Ledgestone".

In addition to the seawall, the applicant proposes a set of stairs within the 30' setback of Beaver Lake. Uncovered stairways between the lake frontage line and 30' are permissible per

6.4(4)(a)(i)(A). The plans provided propose to use a weathered edge natural step (Similar to the stone proposed for the retaining wall). The stair location and stone appearance is provided in the packet.

Finally, the applicant is proposing to install 190’ of riprap along the shorefront. Shoreline riprap is a DNR regulated project. Projects that meet the requirements of the “Riprap Exemption Checklist” (included in packet) do not require DNR permit issuance. A permit from the Village is still required to install riprap on the shorefront.

Thank you for your attention to this matter.

Regards,

Cody Lincoln, Zoning Administrator

Matthew Carney, Chief/Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
WB Lake Properties II LLC, Owner

Project Description:

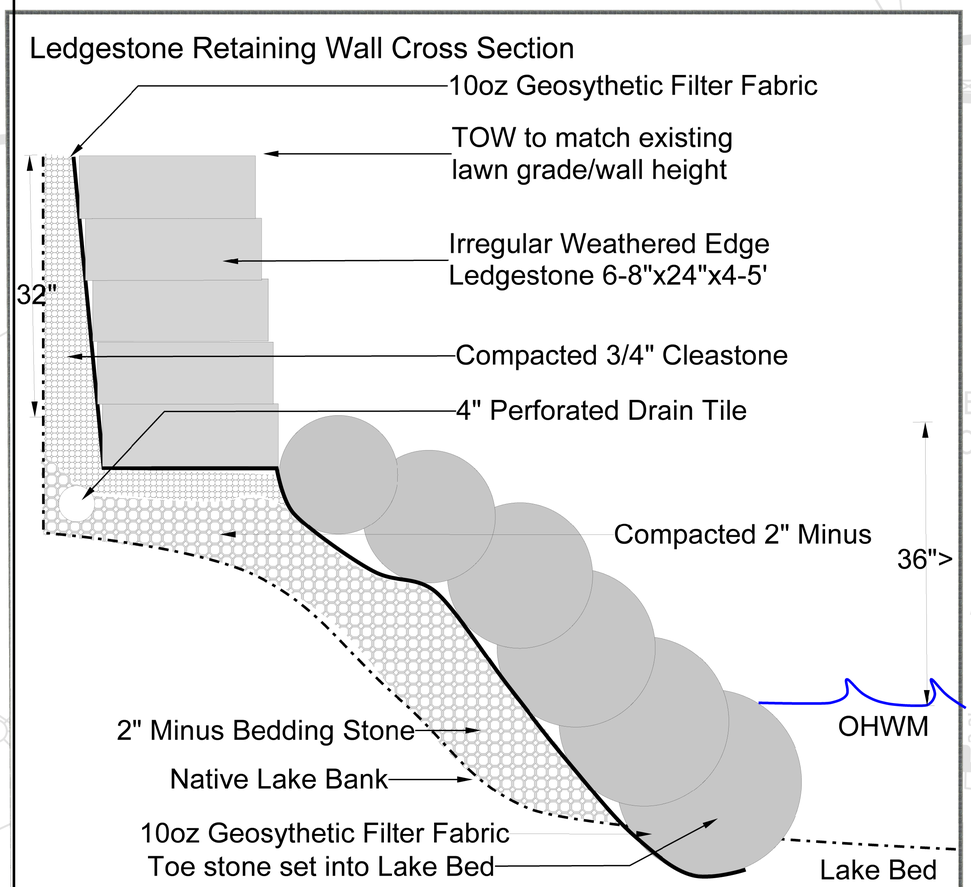
Installation of shoreline boulder revetment along the entire 190’ of property lakeshore. A 65-foot portion of the property currently has an old seawall that is failing. Portions of the concrete wall are undermined due to erosion, and various frost cracks have separated the upper retaining wall. The shoreline areas that are not protected by the seawall are eroding from wave action, which is slowly eroding the bank and its vegetation.

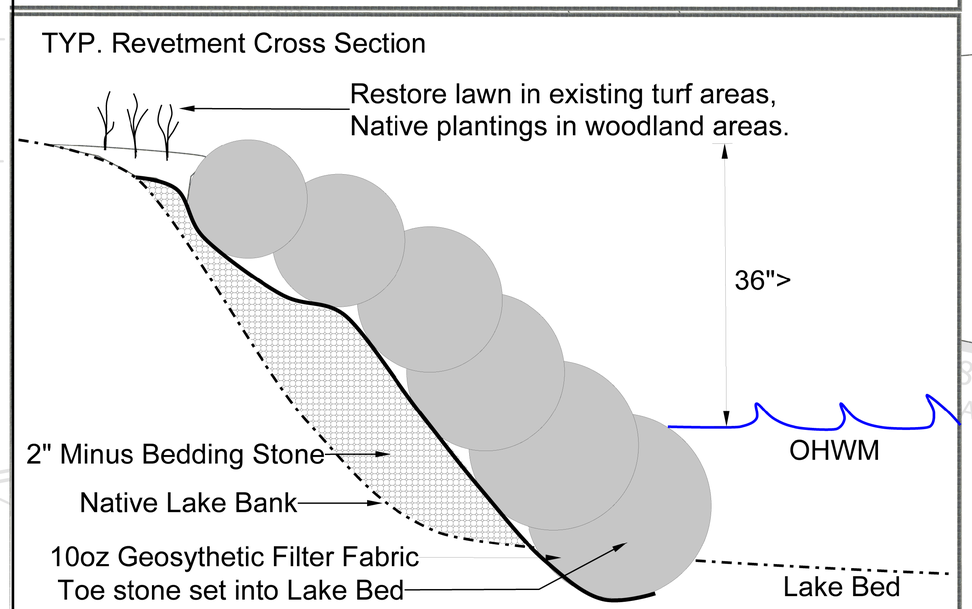
A new revetment will avoid additional erosion and protect the bank and its vegetation. The revetment will extend from the lakebed up to 36” above the OHWM along the property's lake frontage.

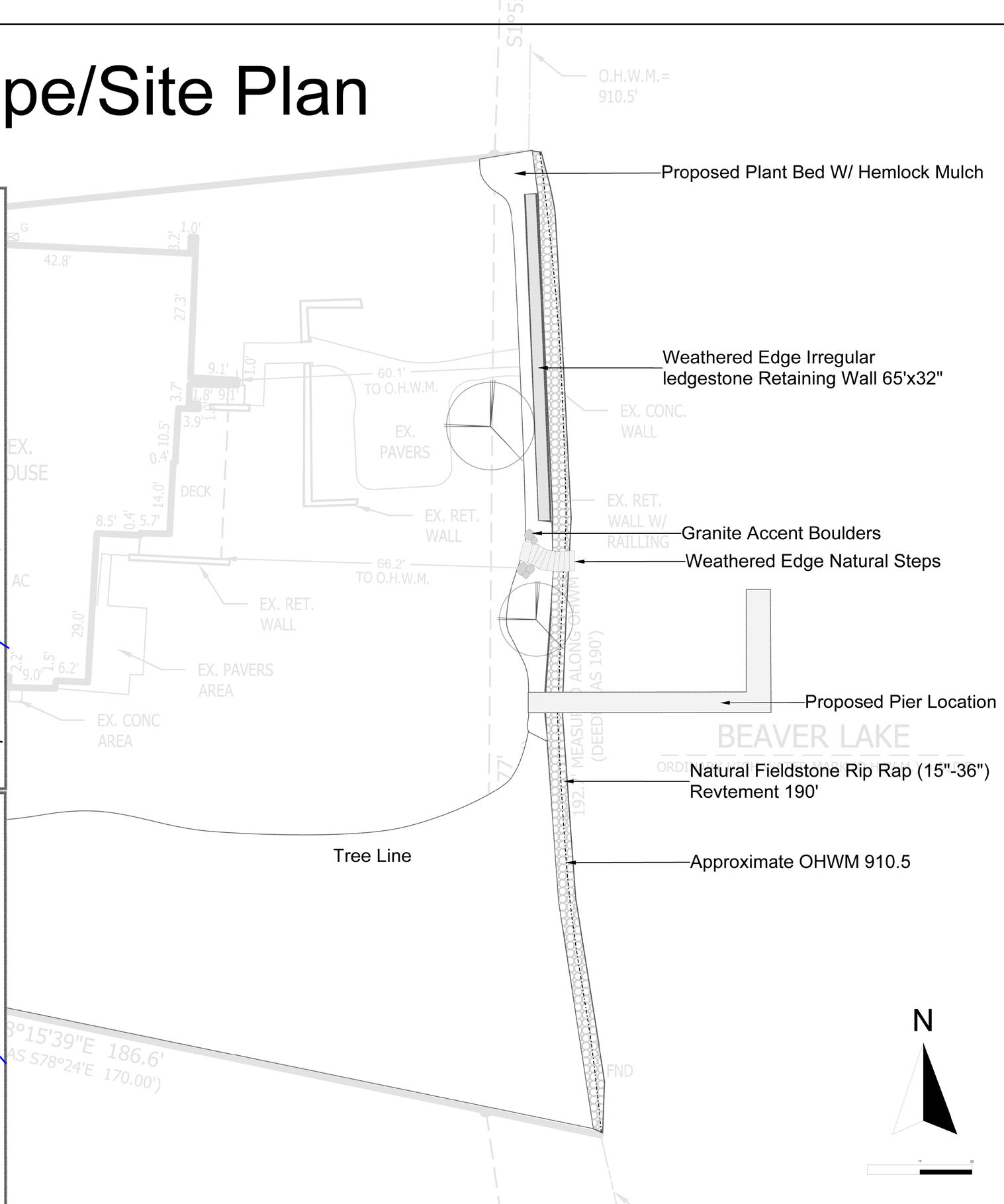
In the footprint where the old seawall was, the grades extend approximately 5.5’ above the OHWM. In the exact 65-foot portion, we are proposing a Ledgestone/outcropping retaining wall to make up the upper 32” from revetment top to lawn grade or top of existing seawall.

Additionally, we are looking to add a set of weathered edge ledge-stone steps to gain access to the water's edge for a safe access point to and from the lake. Restoration of all landscape and planting areas will be completed upon project completion. A landscape bed with hemlock mulch will extend from woodland areas on both sides and across the upper portion of the retaining wall and revetment for future landscape plantings. Existing turf areas will be restored to turf immediately following project completion.

# Shoreline Landscape/Site Plan




Revison
Description
No
Date

Sheet Title
Designed By: Andrew Kissel
Created By: Andrew Kissel
Checked By:


2803 Old Park Rd
Sheboygan, Wi 53081
(920)918-1562
akissel@serenityfarmlandscaping.com
www.serenityfarmlandscaping.com


Serenity Farm LANDSCAPING

White Residence
6142 N State Rd 83
Hartland Wi 53029

Landscape Notes

Date 6/10/25
Job Number 527
Fax Number 527

Sheet Number 1 of 2

Irregular Weathered Edge Retaining Wall Example

## Cody Lincoln

**From:** Andrew Kissel <aj.kissel@icloud.com>
**Sent:** Tuesday, July 1, 2025 10:24 AM
**To:** Cody Lincoln
**Subject:** Fwd: Beaver lake project

Cody,

Francesca just got back to me with about meeting the exemption criteria.

See her email below.

Thanks Aj
Sent from my iPhone

Begin forwarded message:

> **From:** "Sanchez, Francesca M - DNR" <francesca.sanchez@wisconsin.gov>
> **Date:** July 1, 2025 at 9:29:36 AM CDT
> **To:** Andrew Kissel <aj.kissel@icloud.com>
> **Subject: RE: Beaver lake project**
>
> Hi, AJ,
>
> It appears that the project will meet exemption criteria, so a DNR permit is not needed for the work. Please send me images of the project area once the work has been completed.
>
> Thank you,
>
> Francesca Sanchez
> Phone: (414) 531-0305
> francesca.sanchez@wisconsin.gov
>
> Our core values include professionalism, integrity, and customer service.
> Please visit our survey to provide feedback on your experience interacting with any DNR employee.
>
> ---
>
> **From:** Andrew Kissel <aj.kissel@icloud.com>
> **Sent:** Thursday, June 26, 2025 5:14 AM
> **To:** Sanchez, Francesca M - DNR <francesca.sanchez@wisconsin.gov>
> **Subject:** Re: Beaver lake project
>
> **CAUTION: This email originated from outside the organization.**
> **Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Francesca,

Just checking on status of this. We have a town board meeting begging of July. Is it possible to get me something by the end of the month?

Thanks Aj
Sent from my iPhone

> On Jun 17, 2025, at 5:32 AM, Andrew Kissel <aj.kissel@icloud.com> wrote:
>
> <White Residence Site Plan.pdf>
>
> > On Jun 16, 2025, at 9:32 AM, Andrew Kissel <aj.kissel@icloud.com> wrote:
> >
> > Francesca,
> >
> > I have attached a plan below for a project we are doing on beaver lake. I believe it should fall under an exemption based on the checklist and prior conversation regarding the project at
> > 6142 WIS-83
> > Hartland, WI 53029
> > United States
> >
> > Attached is a plan copy.
> >
> > We would just need a written verification that this will fall under the exemption for our submittal to the town for local permitting.
> >
> > Thanks Aj
> > <White Residence Site Plan.pdf.png>
> >
> > Sent from my iPhone

STATE OF WISCONSIN – DEPT. OF NATURAL RESOURCES

# Riprap Exemption Checklist

Certain actives in navigable waters are exempt from needing a permit under Chapter 30. Use this checklist to determine if your project qualifies for an exemption.

Note that projects that meet the eligibility criteria for this exemption from DNR waterway permitting may still require floodplain, shoreland, and other approvals from your local zoning office.

Your purposed project is eligible if it meets **all** the following conditions:

- ASNRI/PRF/PNW: The riprap may not be located in an area of special natural resource interest (ASNRI) or within a public right features (PRF) - Property Lookup for Designated Waterways and Wetlands | Waterway protection | Wisconsin DNR

- Federal and State Threatened and Endangered Species: This exemption does not address threatened and endangered species. Applicants are required to comply with Wisconsin's Endangered Species Law (s. 29.604, Wis. Stats.) and the Federal Endangered Species Act. To determine if the project is in compliance, visit the NHI Public Portal, and enter the project area to generate an Endangered Resources (ER) Preliminary Assessment. Read the ER Preliminary Assessment carefully to determine follow-up steps, if needed.

## EROSION CONTROL/RIPARIAN/TYPE

- Erosion control measures shall meet or exceed the WDNR Technical Standards developed under Subch. V of ch. NR 151, Wis. Admin. Code. Any area where soil is exposed during construction shall be stabilized or revegetated immediately upon reaching final grade using sod, seed and anchored mulch, seed and erosion control mat, or rip rap to prevent erosion and limit sediment discharge to the waterway.

- Unless part of a stormwater management plant; all temporary erosion and sediment control practices shall be removed upon final site stabilizations.
  - *Areas disturbed during construction or installation shall be restored.*

- Rip rap does not reach an elevation higher than 36 inches above the ordinary high-water mark or above the storm wave height, as calculated using the Departments erosion calculator.

- Rip rap, rip rap replacement, or rip rap repair may not exceed 200 linear feet of shoreline on an inland lake, flowage stream or river. Rip rap, rip rap replacement or rip rap repair may not exceed 300 linear feet in a Great Lakes waterbody.

- Rip rap is clean field stone or quarry stone with a diameter of no less than 6 inches and no greater than 48 inches.

- The toe of the rip rap does not extend more than eight feet waterward of the ordinary high-water mark.

- The rip rap slope is not steeper than 1 foot horizontal to 1.25 feet vertical.

- Any grading, excavation, and land disturbances shall be confined to the minimum area necessary for the construction and may not exceed 10,000 square feet.
  - *Check with your county zoning department before commencing land disturbing or vegetation removal activities.*
  - *Dredging is **not allowed** for the placement or maintenance of any shore erosion control structure.*
  - *Mechanical equipment may not be operated below the ordinary high watermark or on the bed of a navigable waterway.*

## PLACEMENT/WATERWAY

- The riprap must be in the riparian zone of interest and may be placed and maintained only by a riparian landowner and/or in lakes or flowages.
  - *Determination of riparian zones*

- No material, soil, or fill may be placed in a wetland, or below the ordinary high water mark (OHWM) of any navigable waterway.

STATE OF WISCONSIN – DEPT. OF NATURAL RESOURCES

# Riprap Exemption Checklist

- The rip rap must follow the natural contour of the shoreline.
- Filter fabric or clean-washed gravel must be used as a filter layer under the rip rap.

**STAFF REVIEW**

**Date:** July 8, 2025 **Meeting Date & Time:** Monday, July 14th at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Morgante-Wilson Architects

**Owner:** 31795 Muscovy LLC

**Location:** CHQV0398999001 (Lot 2)

**Project Description:** Proposed Accessory Structure

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

| ACCESSORY STRUCTURE: | REQUIRED RES. DISTRICT | | PROPOSED PROJECT | |
|---|---|---|---|---|
| **LOT AREA:** | 2 | acres | 4.2 | acres |
| **LOT WIDTH: AVERAGE** | 150 | ft. min. | 370 | ft. |
| **YARD SETBACKS: Lake (west)** | 75’ | ft. min | 270 +/- | ft. |
| **Lake (South)** | 75’ | ft. min. | 350 +/- | ft. |
| **Rear (North)** | 25’ | ft. min. | 80 +/- | ft. |
| **Side (East)** | 17.5’ | ft. min. | 20.8 | ft. |
| **BUILDING HEIGHT:** | 35 | ft. max | 35 | ft. |

**Proposed Accessory Structure**

The applicant proposes to construct a new pool house accessory structure with an attached pool.

1. **Pool House:**
   a. The applicant proposes to construct a pool house structure on the newly created “Lot 2” of parcel 398999001
   b. The pool house structure has a total footprint of 1,896.26 and a total square footage of 2,927.27 Including basement and crawlspace.
   c. Accessory structure ordinance 6.5(6) restricts the location, quantity and size of accessory structures on a property.
      **i.** Per 6.5(6)(c) “The maximum footprint of all accessory buildings erected,

modified or moved on any lot shall not exceed two (2) percent % of total lot area"

**ii.** Total footprint of accessory buildings (including proposed pool house is 3,598.73 square feet.). This makes up 1.96% of total lot area.

**iii.** Per 6.5(6)(d)(i) the total lot number of accessory buildings permitted on a 4.2-acre parcel is three.

**iv.** Currently, there are three accessory buildings on the property. To accommodate for the new pool house, the applicant proposes to remove the existing "legal nonconforming" pumphouse structure on the SE corner of the property.

**v.** The pumphouse structure must be removed before competition of the pool house structure

d. A "Proposed Materials and Exterior Palette" (A.4.4) page has been submitted with the provided plans.
   i. Pool house Materials include:
   ii. Cedar roofing
   iii. Cedar wall shingles (Painted Dove White)
   iv. Stone veneer cladding (Stonewood Grey)

2. **Pool and Associated Landscaping:**
   a. **A**ttached to the pool house is a pool/spa with surrounding patio structure.
   ii. The proposed pool/spa dimensions are 18'x 64'

   b. Due to the change in terrain, along the east elevation, there is an exposed stone retaining wall.
      i. To help screen the appearance of this retaining wall, the applicants are proposing a "Living Planting Wall"
      ii. This wall is approximately 10' in height

   c. The proposed terraces and pool deck will be paved with "edenstone"
      i. Stone appearance is included in the provided packet
      ii. Pool deck location and layout is included on provided plans

   d. Along the south elevation of the proposed pool house the applicant proposes a boulder outcropping wall with a stone stepper pathway/stair.
      i. See plan provide by Scott Byron L-04.1 for location of landscape features
      ii. See "Proposed Materials and Exterior Palette" (A4.4) for stone material appearance
      iii. Boulder retaining walls will be constructed of "gun metal granite"
      iv. Path and steps will be constructed of "Irregular Flagstone" and Boulder Outcropping.
   e. As required in 5.12 (Swimming Pool Regulations). A 4' fence will surround the pool house structure.
      i. Proposed fence sample photo is provided in the packet
      ii. Proposed fence location is included on the landscape plan

3. **Outdoor Lighting:**

    **i.** An outdoor lighting plan has been submitted and requires Plan Commission review and Village Board Approval.
        **1.** Structure Mounted Wall Sconces (Irvington Manor)
            **a.** There are 9 wall sconces proposed
            **b.** This lantern has a 3,000K color temperature and an output of 523 lumens
            **c.** These fixtures are compliant with 5.24 (Outdoor Lighting Code)
        **2.** Wall Light (Nuvi 12V Round)
            **a.** There are 8 round wall lights proposed as wall mounted landscape lighting around the pool
            **b.** The proposed lights will be mounted on the stone piers around the pool deck
            **c.** This wall light has a 2700K color temperature and an output of 100 lumens
            **d.** These fixtures are compliant with 5.24 (Outdoor Lighting Code)
        **3.** Path Light Fixture
            **a.** There are 9 path lights proposed on the property
            **b.** These path lights have a color temperature of 2700K and a lumen output of 300.
            **c.** These fixtures are compliant with 5.24 (Outdoor Lighting Code)

3. 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).

4. This is an accessory structure and may not be used as a dwelling. Cooking and sleeping quarters in this structure are not permissible.

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

c: Mathew Carney, Chief/Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
31795 Muscovy LLC, Owner
Morgante-Wilson, Architect
Cody Lincoln, Zoning Administrator

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ARCHITECTURE · INTERIOR DESIGN · URBAN PLANNING

June 16, 2025

Village of Chenequa
Plan Commission & Village Board
31275 W County Road K
Chenequa, WI. 53029

Re: 31795 W Muscovy Road,

Dear Cody Lincoln, Plan Commission, and Village Board,

The existing lot located at 31795 W Muscovy Road was recently divided into two lots. This submission is for Lot 2. The newly divided Lot is 183,041 SF (4.20 Acres) and contains an existing Primary Dwelling Unit, existing Boat House, existing Bell Tower, and existing Pump House.

We are proposing to eliminate the existing Pump House to make way for a new single-story stone and wood shingle sided Pool House Accessory Structure. The proposed building height is 35'-0" (35'-0" max). The Pool House will be located on the east side of the property, in a valley that will mostly be masked by foliage between the Pool House and the Lake. The Pool House will consist of a Bar area, changing rooms, bathroom facilities, and a laundry facility for towels. There will be a covered, open-air hangout space between the two enclosed spaces on either end to shelter from the sun and provide a cool, shady area to relax. The pool will have an automated pool cover and there will be a site fence that bridges between the Pool House and the Primary Dwelling Unit on Lot 1.

The existing Pump House has some electrical controls for site irrigation. We would like to request a bond be set in place where the removal of the Pump House will commence upon providing a water-tight space with electrical in the Basement of the Pool House to relocate the site irrigation equipment. The existing Pump House will be removed prior to the completion of the proposed new Pool House.

The Owners have reviewed the proposed plans with the neighbors directly east of them and their letter of support for this project can be found within this submittal.

Sincerely,

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FREDERICK H. WILSON, AIA
Founding Partner

2834 CENTRAL STREET, EVANSTON, IL 60201
Main: 847.332.1001
fwilson@morgantewilson.com

**From:** Jeffrey Joerres <jeffjoerres@gmail.com>
**Sent:** Monday, May 5, 2025 9:45 AM
**To:** chief@chenequa.org <chief@chenequa.org>; jfvillavicencio@chenequa.org <jfvillavicencio@chenequa.org>; Cody Lincoln <clincoln@chenequa.org>
**Cc:** Andy Ziegler <andy@zfoinc.com>; Carlene Ziegler <carlene@zfoinc.com>; Sarah Joerres <sgjoerres@gmail.com>
**Subject:** Ziegler Construction

Chief Neumer
Jo Ann Villavicencio
Cody Lincoln

We believe it is important for us to put in writing our thoughts regarding the proposed pool house and guest house on the Ziegler property.

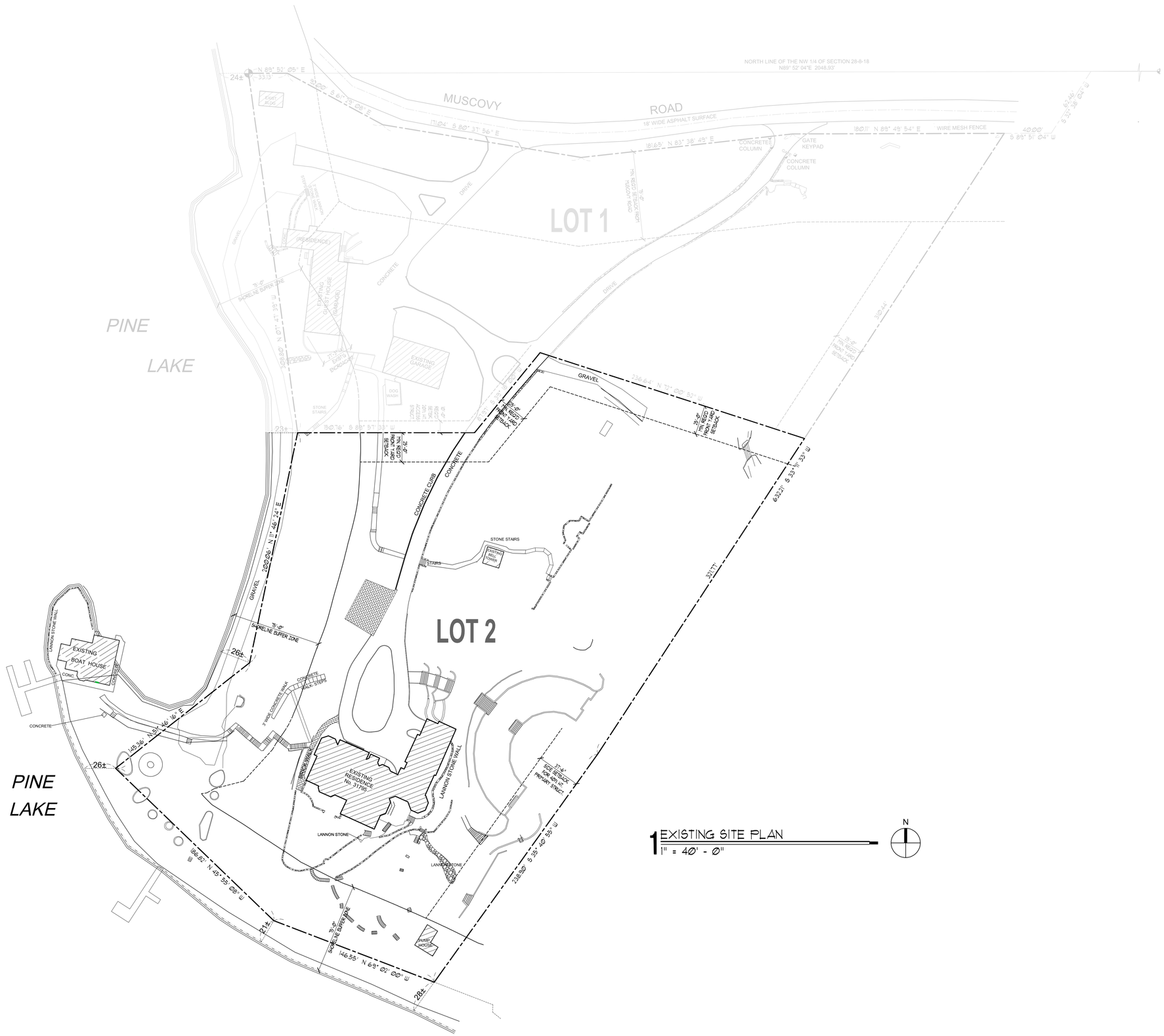
We are in complete support of the project as we believe it will add to the rich history of the lake and increase the lure of Pine Lake.

The Andy and Carlene have shared their plans with us. We are well-informed regarding the positioning, size and facade and are comfortable and supportive of the new structures.

If at anytime you would like to speak with us do not hesitate to contact us.

Sarah and Jeff Joerres

P:\2504_Ziegler WI\CAD\2504_A1.1_SITE PLANS.dwg




1 EXISTING SITE PLAN
1" = 40' - 0"

N

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REVISIONS:

| | |
|---|---|
| 1. CLIENT MTG | 3.31.25 |
| 2. CLIENT MTG | 4.22.25 |
| 3. LOT DIV. SUB. | 5.15.25 |
| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD HARTLAND, WI

EXISTING SITE PLAN

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A1.0

PLOT DATE: 6/16/2025 7:57 PM - For MWA In-House Use Only

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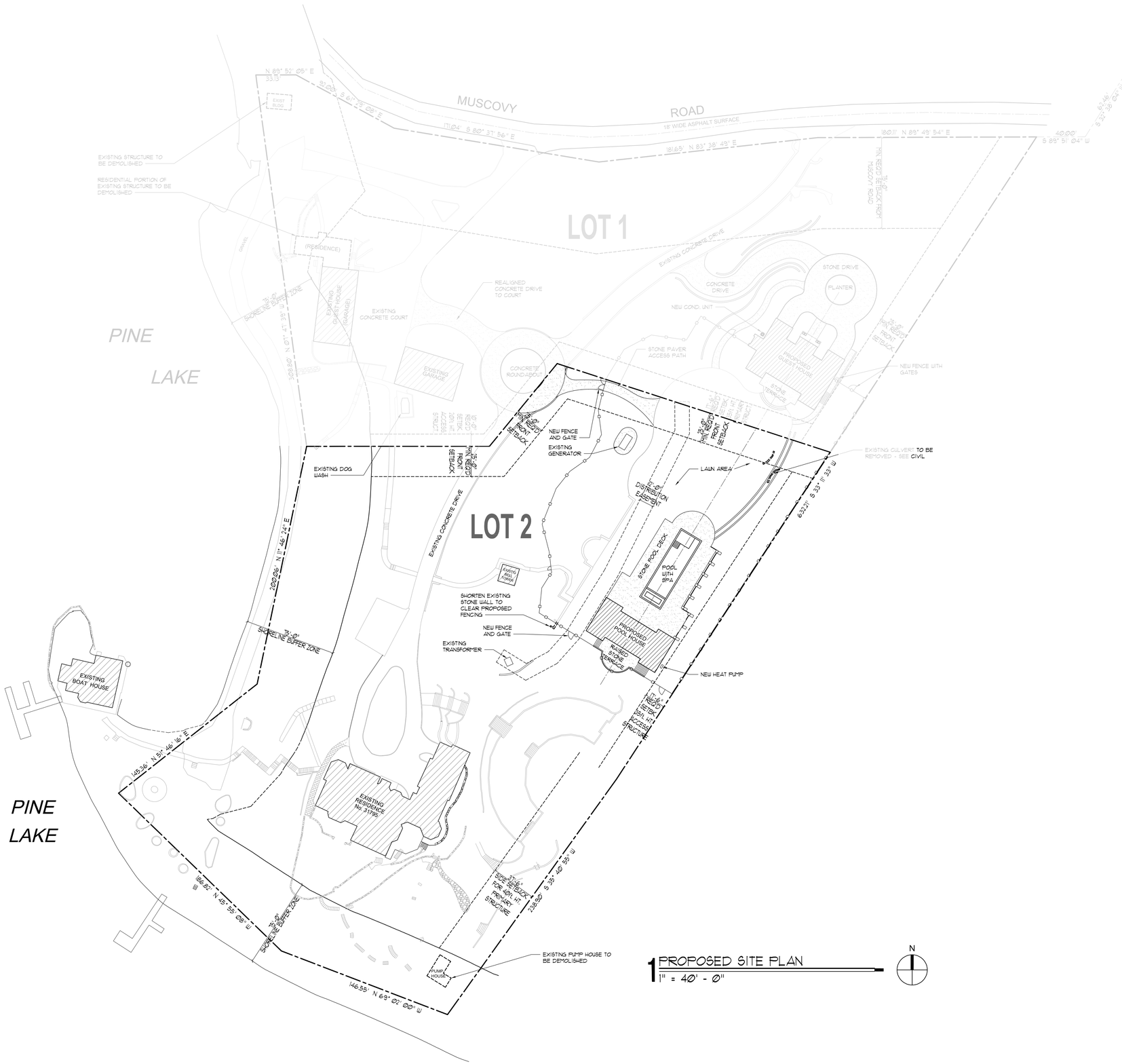


1 PROPOSED SITE PLAN
1" = 40' - 0"

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| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD
HARTLAND, WI

PROPOSED SITE PLAN

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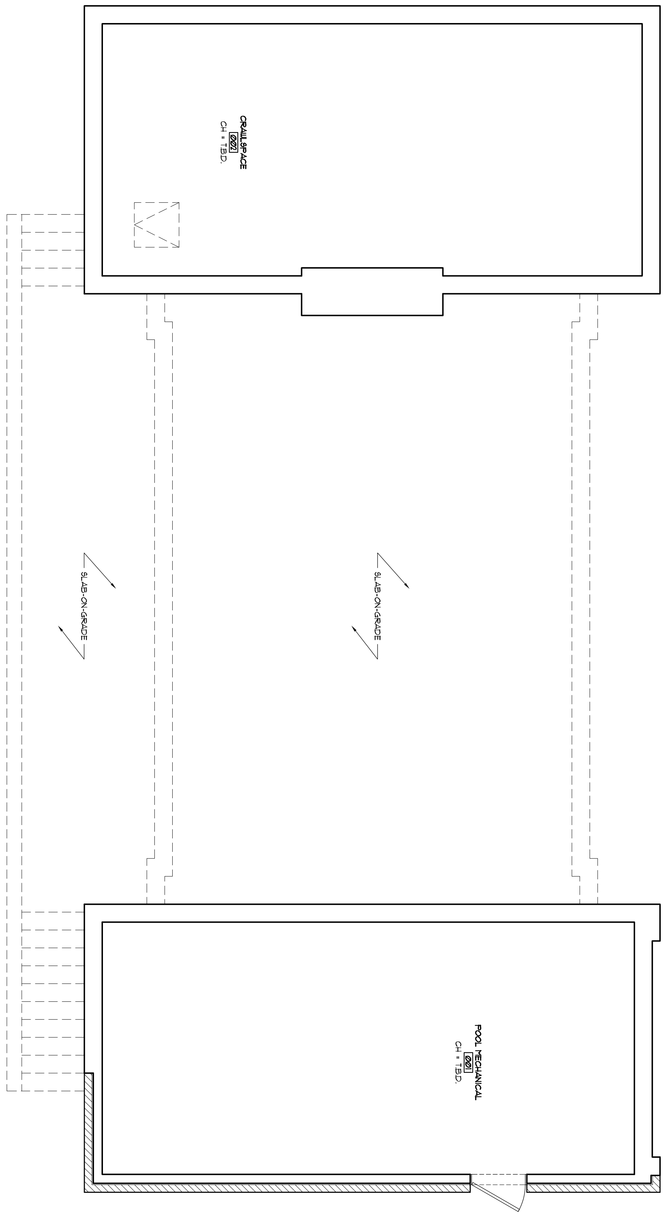
A1.1

PLOT DATE: 6/20/2025 6:38 PM - For MWA In-House Use Only

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A2.0

# THE ZIEGLER RESIDENCE

31795 W MUSCOVY ROAD HARTLAND, WI

## POOL HOUSE
## BASEMENT FLOOR PLAN

| REVISIONS |
|---|
| 1. CLIENT MTG 3.17.25 |
| 2. CLIENT MTG 4.17.25 |
| 3. LOT DIV. SUB 5.9.25 |
| 4. CLIENT MTG 5.23.25 |
| 5. CLIENT MTG 6.2.25 |
| 6. VILLAGE SUBMITTAL 6.16.25 |

MWA Job No. 2504

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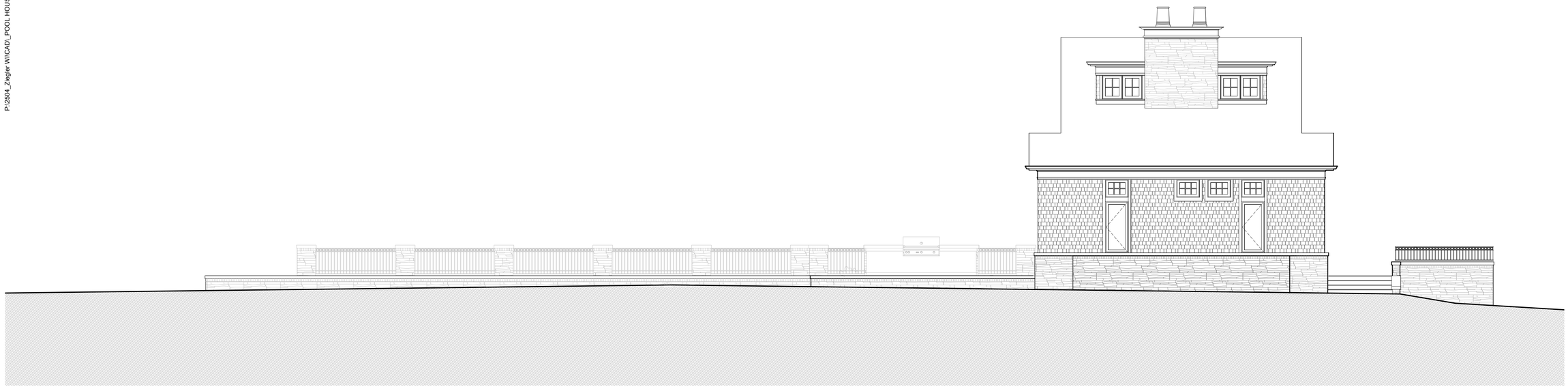
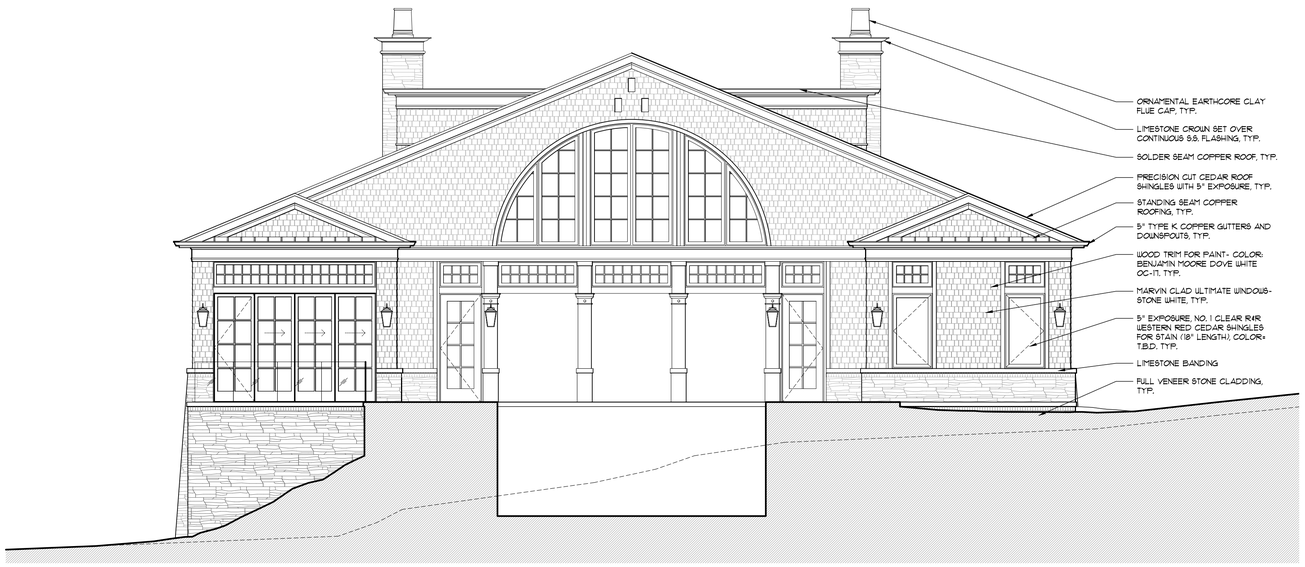


2 POOL HOUSE - WEST EXTERIOR ELEVATION
3/16" = 1' - 0"




1 POOL HOUSE - NORTH EXTERIOR ELEVATION
3/16" = 1' - 0"

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| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

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THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD HARTLAND, WI

POOL HOUSE
EXTERIOR ELEVATIONS
NORTH AND WEST

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A4.1

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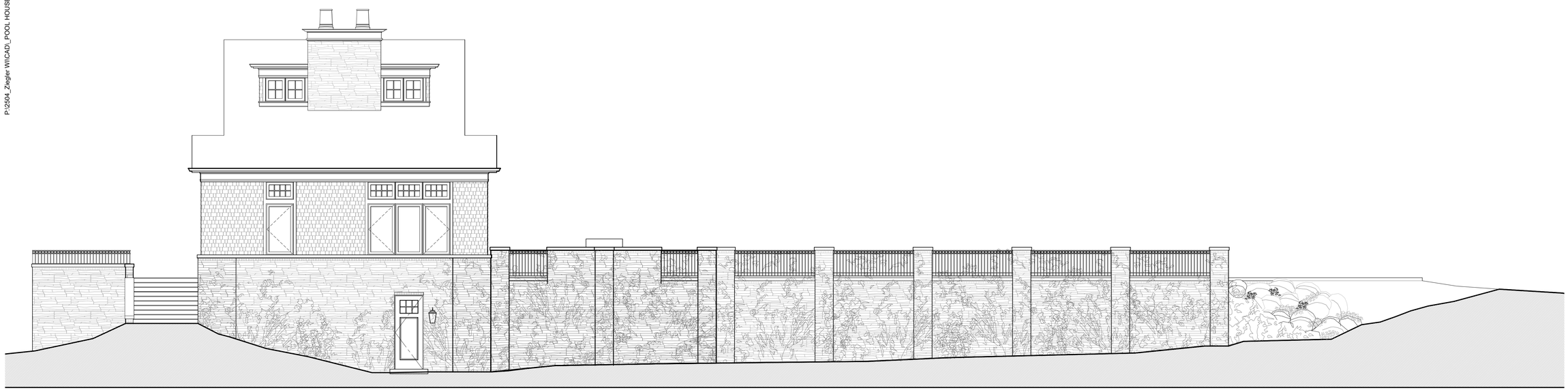
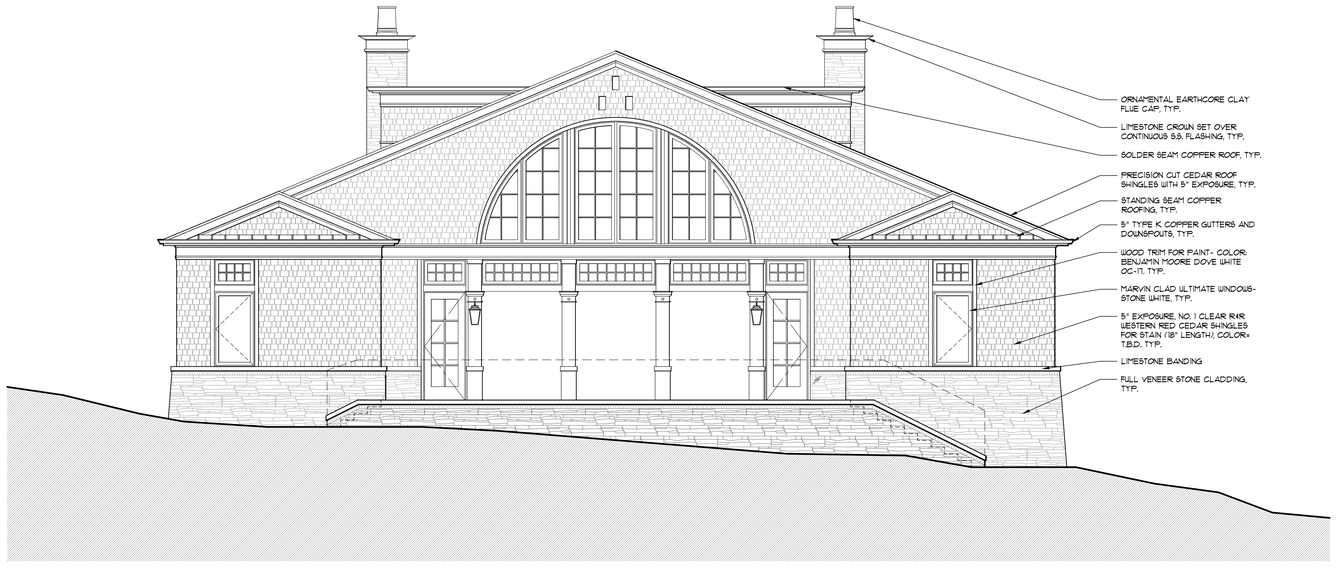


4 POOL HOUSE - EAST EXTERIOR ELEVATION
3/16" = 1' - 0"




3 POOL HOUSE - SOUTH EXTERIOR ELEVATION
3/16" = 1' - 0"

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| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD HARTLAND, WI

POOL HOUSE
EXTERIOR ELEVATIONS
SOUTH AND EAST

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A4.2

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| 3. LOT DIV. SUB. | 5.15.25 |
| 4. CLIENT MTG | 5.27.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

# THE ZIEGLER RESIDENCE
31736 W MUSCOVY ROAD HARTLAND, WI

## POOL HOUSE RENDERING

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A4.3

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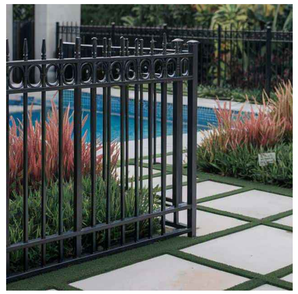
## CEDAR ROOF SHINGLES
PRECISION CUT CEDAR ROOF SHINGLES WITH 5" EXPOSURE

## PAINT
BENJAMIN MOORE OC-17,
DOVE WHITE

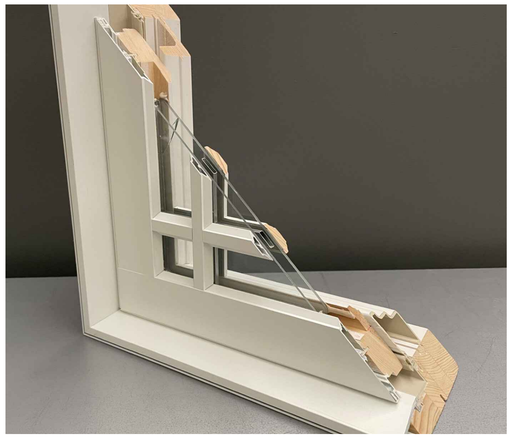


## FENCING PATTERN
WITHOUT FINIALS

## PATH LIGHT FIXTURE
WEATHERED BRASS
REFER TO ATTACHED SPECIFICATION

## WALL SCONCE
CHELSEA BRONZE
REFER TO ATTACHED SPECIFICATION

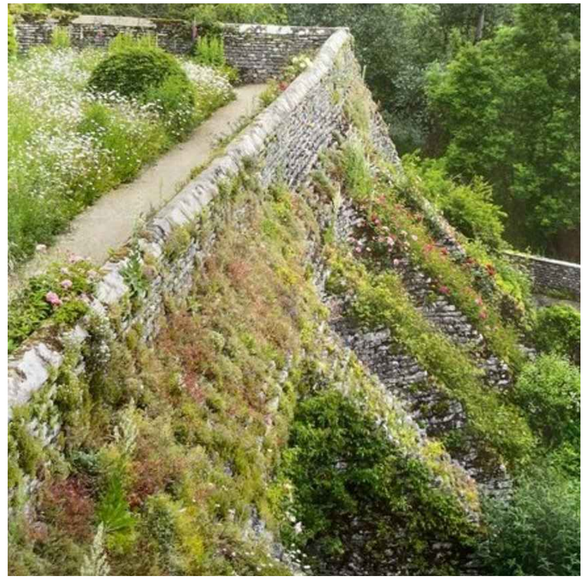
## PIER DOWNLIGHT
BRONZE
REFER TO ATTACHED SPECIFICATION



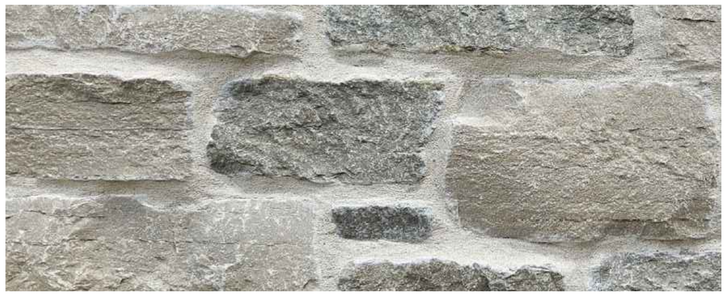
## MARVIN ULTIMATE CLAD WINDOW
STONE WHITE

## CEDAR WALL SHINGLES
NO.1 CLEAR R&R WESTERN RED CEDAR W/ 5"
EXPOSURE FOR STAIN; SEMI-TRANSPARENT GRAY

## LANDSCAPING FEATURES ON STONE WALL BUTTRESSES
BELGIUM FENCING, IVY, AND SHRUBBERY



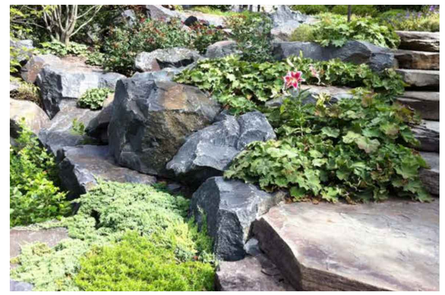
## STONE WALL BUTTRESS
WITH LIVING PLANTING WALL



## FULL VENEER STONE CLADDING
STONEWOOD GREY - TUMBLED WITH FLUSH JOINTS

## IRREGULAR FLAGSTONE
LANDSCAPING PATH

## EDENSTONE
TERRACES AND POOL DECK



## BOULDER OUTCROPPINGS
GUN METAL GRANITE

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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 MTG 3.31.25
2. CLIENT MTG 4.22.25
3. LOT DIV. SUB. 5.15.25
4. CLIENT MTG 5.21.25
5. CLIENT MTG 6.3.25
6. VILLAGE SUBMITTAL 6.16.25

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31736 W MUSCOVY ROAD HARTLAND, WI

PROPOSED MATERIALS
AND EXTERIOR PALETTE

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A4.4

PLOT DATE: 6/16/2025 8:29 PM - For MWA In-House Use Only

P:\2504_Ziegler WI\CAD\View From the Lake.dwg

VIEW FROM LAKE
MASKED BY
FOLIAGE

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| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

# THE ZIEGLER RESIDENCE

31796 W. MUSCOVY ROAD HARTLAND, WI

## AS VIEWED FROM THE LAKE

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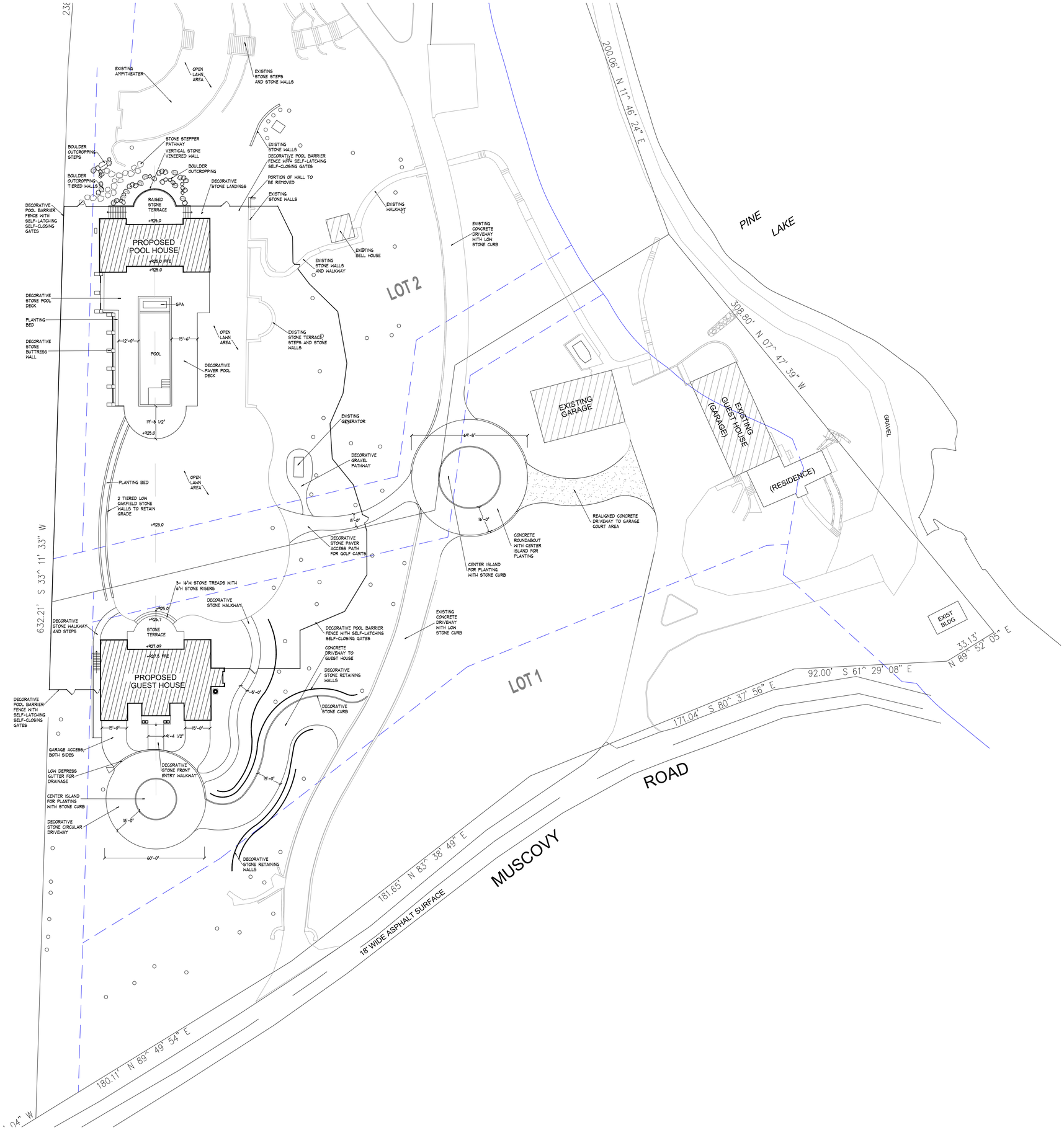


# ZEIGLER RESIDENCE

HARTLAND, WISCONSIN

31795 MUSCOVY ROAD

| REVISIONS | | |
|---|---|---|
| DATE | INIT | DESCRIPTION |
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SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
30088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277


| | |
|---|---|
| DATE | 06.12.25 |
| DESIGN | GET |
| DRAFTED | GET |
| SALESPERSON | SLB |
| CLIENT | ZEIGLER |

SHEET TITLE

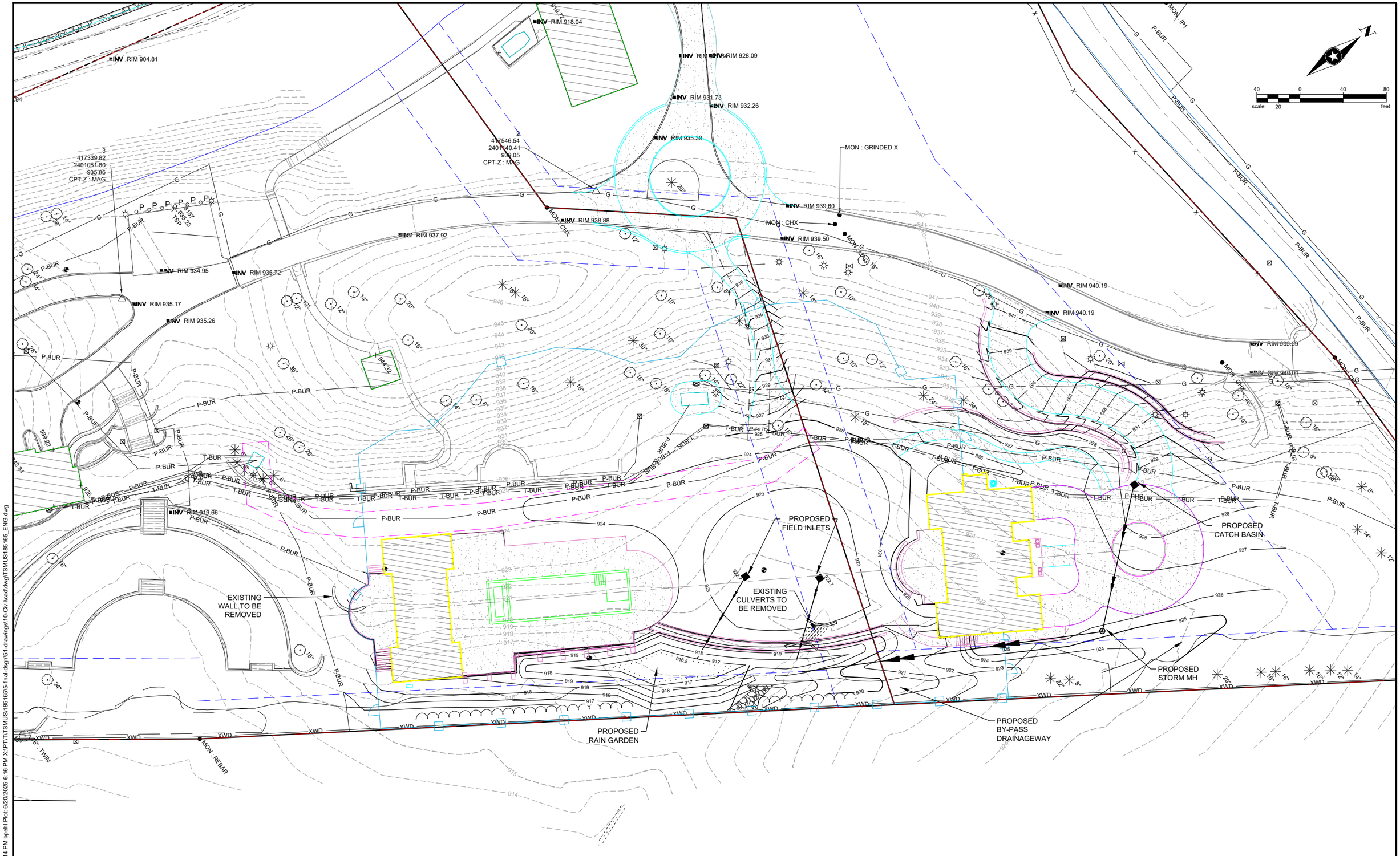
HARDSCAPE PLAN

SHEET NUMBER

L-04.1

JOB NUMBER

24-124

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| | | Plan Revision Issue | | | Sheet Revision Issue | | |
|---|---|---|---|---|---|---|---|
| SEH Project | TSMUS 185165 | Rev.# | Description | Date | Rev.# | Description | Date |
| Drawn By | B. PEHL | # # | | # | # # | | # |
| Designed By | B. PEHL | # # | | # | # # | | # |
| Checked By | ## | # # | | # | # # | | # |

SEH

# ZIEGLER PROPERTY

VILLAGE OF CHENEQUA

**GRADING PLAN**

1 of 1

thegreatoutdoors by MINKA-LAVERY

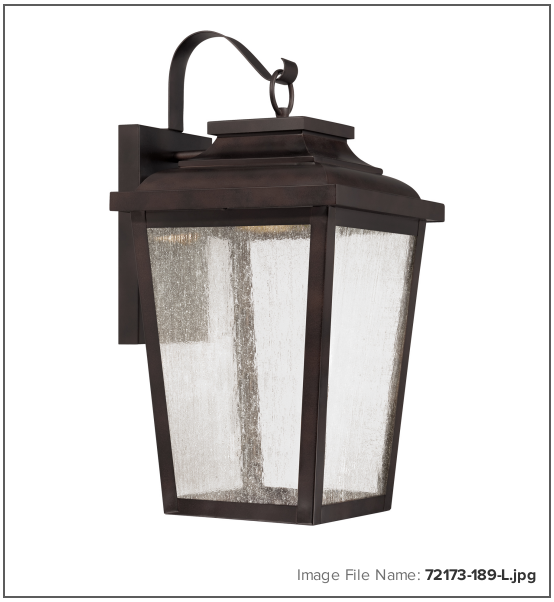


Image File Name: **72173-189-L.jpg**

# Irvington Manor- LED - 1 Light Wall Mount

| | |
|---|---|
| **Item #:** | 72173-189-L |
| **UPC:** | 747396101002 |
| **Product Collection Name:** | Irvington Manor |
| **Finish Category:** | Chelesa Bronze |
| **Category:** | OUTDOOR WALL MOUNT |
| **Category Type:** | |
| **Certification:** | 4006752 |
| **Patent:** | |
| **Notes:** | |

LED — Wet Location — ETL Listed

## MEASUREMENTS

| | |
|---|---|
| Width: | 10.5 |
| Length: | |
| Height: | 20.75 |
| Extension: | 11.75 |
| Height Adjustable: | NO |
| Min Overall Height: | |
| Max Overall Height: | |
| Slope: | NO |
| Wire Length: | 7" |
| Chain Length: | |
| Safety Cable Included: | NO |
| Product Weight: | 7.14 |
| Canopy Plate Width: | |
| Canopy Plate Height: | |
| Canopy Plate Length: | |
| Center to Bottom: | 14.0 |
| Backplate Width: | 6.13 |
| Backplate Height: | 9.38 |
| Center to Top: | 6.75 |
| Motor Type: | |

## LAMPING

| | |
|---|---|
| Number of Bulbs: | 1 |
| Bulb Wattage: | 13 |
| Bulb Type: | LED |
| Socket: | LED MODULE |
| Dimmable: | NO |
| Ballast: | |
| Rated Life Hours: | 30000 |
| Photocell Included: | NO |
| Bulb Included: | YES |
| Bulb Color Temperature: | 3000 |
| Color Rendering Index: | 92 |
| Initial Lumens: | 897.3 |
| Delivered Lumens: | 523.0 |

## GLASS

| | |
|---|---|
| Description: | CLEAR SEEDED GLASS |
| Material: | GLASS |
| Part No.: | G72173 |
| Quantity: | 4 |
| Width: | 8.88 |
| Height: | 12.5 |
| Length: | |

## SHIPPING

| | |
|---|---|
| Ship Width: | 14.25 |
| Ship Height: | 21.38 |
| Ship Length: | 14.5 |
| Ship Weight: | 9.768 |
| Ship Volume: | 2.557 |
| Small Parcel: | YES |
| Case Pack Width: | |
| Case Pack Height: | |
| Case Pack Length: | |
| Case Pack Weight: | |
| Case Pack Volume: | |
| Cartons Per Unit: | 1 |
| Case Pack: | 1 |

⚠ WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 03.14.2025 12:35 PM

Proposed Wall Sconces

Lightology

lightology.com
866-954-4489
06-16-25

Project:

Company:

Location: Fixture Type:

SPEC #: **HIN856256**

Approved On: Approved By:

# Nuvi 12V Round Wall Light

By Hinkley Lighting

## Description

The Nuvi 12V Round Deck Sconce offers a sleek, modern look featuring a round vinyl alloy backplate with a matching eyelid shade. Available finished in Black, Bronze, or Matte White. UL and cUL listed for wet locations. ADA compliant. Required transformer sold separately.

Shown in bronze

**Specifications**

| | |
|---|---|
| COLOR | N/A |
| BODY FINISH | Bronze |
| WATTAGE | 1.2W |
| DIMMER | Low Voltage Magnetic |
| DIMENSIONS | 3"W x 3"H x 1"D |
| INTEGRATED LED MODULE | 1 x LED/1.2W/12V LED |

**Technical Information**

| | |
|---|---|
| COLOR RENDERING | 80 CRI |
| LAMP COLOR | 2700K |
| LUMENS/WATT | 83.33 |
| LUMINOUS FLUX | 100 lumens |

Proposed Downlight at Stone Piers (Pool Deck)

CLICK TO VIEW PRODUCT

Notes:

Dauer MANUFACTURING®

# SPECIFICATION SHEET

Type:

Model:

## ZEN LED Bi-Pin Path Light Fixture

**ORDERING CODE:**
490020 (clear lens) or 490021 (frosted lens)

**SPECIFICATIONS**

**HOUSING:**
Cast brass.

**FINISH:**
Weathered brass. Custom powder coated colors available.

**LENS**:
Polycarbonate

**STEMS:**
10" (Model 490025), 16" (Model 490023) and 18" (Model 490026) stems are sold separately.

**SOCKET/LAMP HOLDER:**
One fixed ceramic bi-pin socket in stem accepts bi-pin lamps with G4 or GY6.35 bases.

**LAMP TYPE:**
12V bi-pin. LED recommended. Halogen 35W maximum or 6W LED maximum.

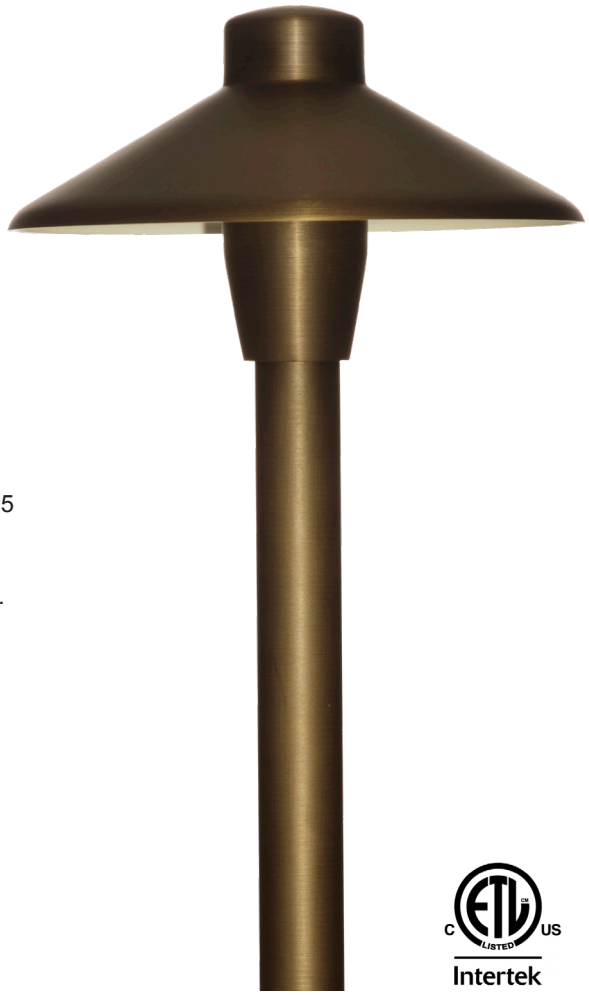
**MOUNTING:**
1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.

**WIRING:**
Pre-wired with 5' pigtail of 18/2 cable.

**WARRANTY**:
Lifetime.

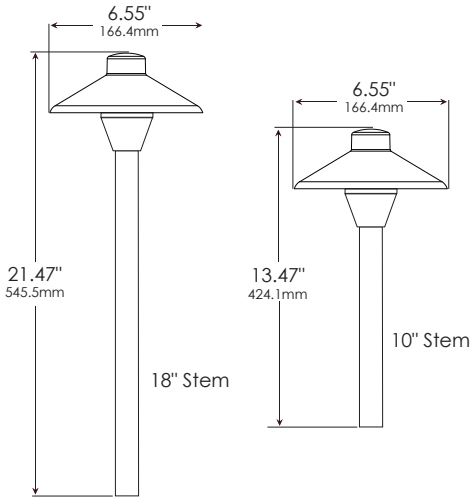
**ARCHITECTURAL COLORS:**

| | |
|---|---|
| FINE TEXTURE SILVER | 490020-S (clear lens)<br>490021-S (frosted lens) |
| FINE TEXTURE WHITE | 490020-WH (clear lens)<br>490021-WH (frosted lens) |
| FINE TEXTURE BLACK | 490020-BLK (clear lens)<br>490021-BLK (frosted lens) |



The Zen path light features a 6.3-inch-diameter cast brass hat. Its underside is a powder-coated reflective white surface. Impact-resistant clear or frosted lens options.

## DIMENSIONS:




Proposed Path Lights

HQ: 10505 NW 112 Ave, Suite 18 | Miami, FL 33178 | Plant: 1430 Gould Blvd., Suite 3, La Vergne, TN 37086 | 888.DAUER.LED DauerManufacturing.com

LED LAMP SPECIFICATIONS

**LAMP TYPE:**
Dauer encapsulated bi-pin with 5-year warranty.

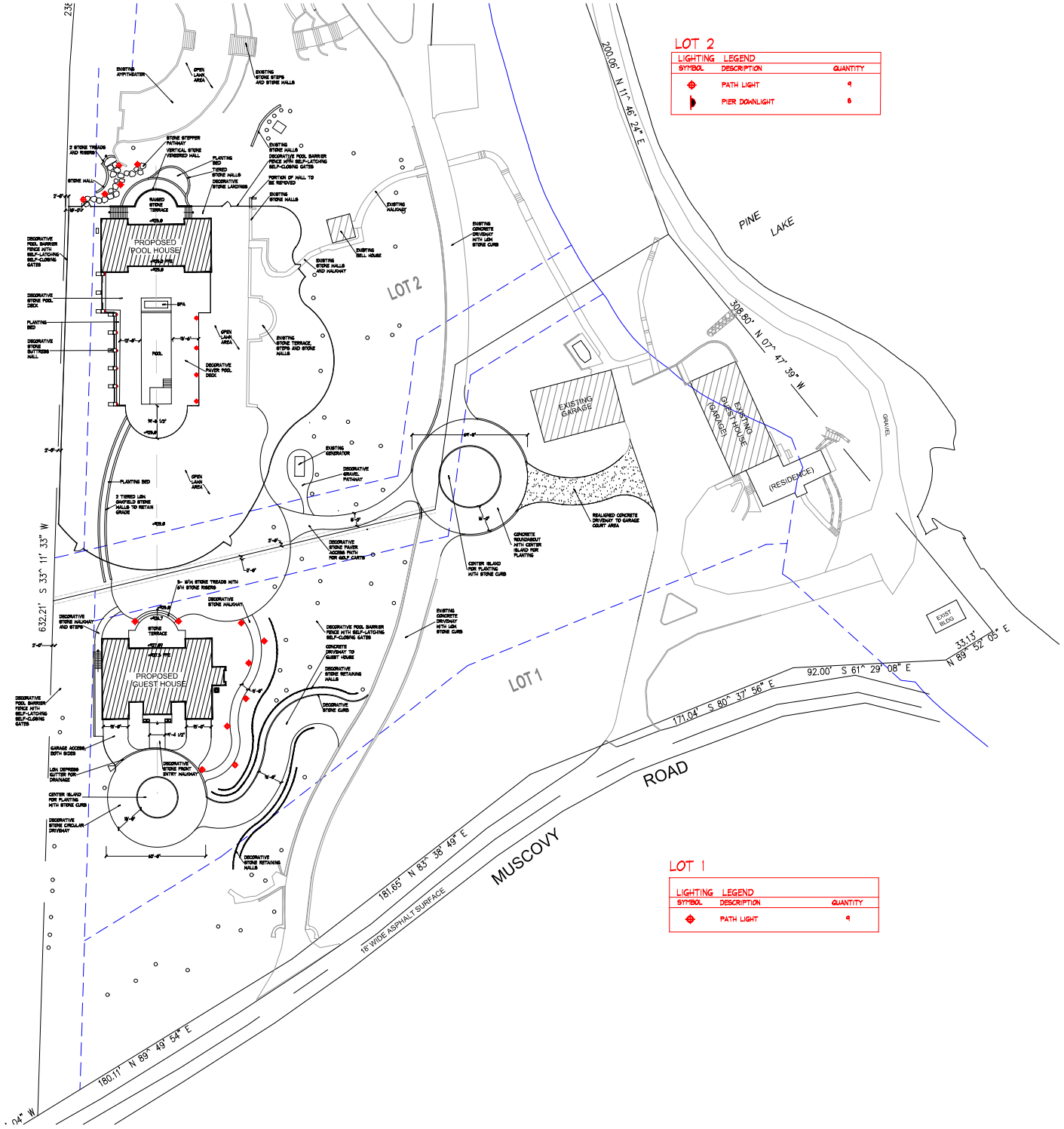
**COLOR TEMPERATURES:**
2700K or 3000K. Decorative colors include amber, blue, green and red.

**FIXTURE ORDERING INFORMATION**
To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490020-490025-4W-E-2700K-MS

| FIXTURE | STEM | LAMP | | | MOUNTING |
|---|---|---|---|---|---|
| | | WATTAGE | TYPE | COLOR TEMP. | |
| (clear lens)<br>490020<br>490020-S<br>490020-WH<br>490020-BLK<br><br>(frosted lens)<br>490021<br>490021-S<br>490021-WH<br>490021-BLK | 490025<br>(10″)<br><br>490023<br>(16″)<br><br>490026<br>(18″) | 2W | **E** Encapsulated bi-pin | 2700K / 3000K | **MS** Composite stake (incl.) 490034<br>**M3** Trident Heavy-Duty 3-Prong Stake 490036<br>**PM** Round pier mount 490057<br>**MR** Round tapered 3-hole surface mount 490048<br>**MP** PVC/Brass post stake 490037 |
| | | 3W | **E** Encapsulated bi-pin | 2700K / 3000K | |
| | | 3.3W | **S** SMD bi-pin | Amber / Blue / Green / Red | |
| | | 4W | **E** Encapsulated bi-pin | 2700K / 3000K | |
| | | 4W | **E** Encapsulated bi-pin | Amber | |
| | | 4W | **E** Encapsulated bi-pin | 2700K-HO / 3000K-HO | |

Proposed Path Lights




# ZEIGLER RESIDENCE

HARTLAND, WISCONSIN

31795 MUSCOVY ROAD

| REVISIONS | | |
|---|---|---|
| DATE | INIT | DESCRIPTION |
| 1 XX.XX.XX | - | - |


SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
20088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277


| | |
|---|---|
| DATE | 06.12.25 |
| DESIGN | GET |
| DRAFTED | GET |
| SALESPERSON | SLB |
| CLIENT | ZEIGLER |

SHEET TITLE

HARDSCAPE PLAN

SHEET NUMBER

L-04.1

JOB NUMBER

24-124

**STAFF REVIEW**

**Date:** June 26th 2025 **Meeting Date & Time:** Monday, July 14th at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Morgante-Wilson Architects

**Owner:** 31795 Muscovy LLC

**Location:** CHQV0398999001 (Lot 1)

**Project Description:** Proposed Primary Dwelling

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

| ACCESSORY STRUCTURE: | REQUIRED RES. DISTRICT | | PROPOSED PROJECT | |
|---|---|---|---|---|
| **LOT AREA:** | 2 | acres | 3.2 | acres |
| **LOT WIDTH: AVERAGE** | 150 | ft. min. | 220 | ft. |
| **YARD SETBACKS: Road (North)** | 75 | ft. min | +/- 143 | ft. |
| **Rear (East)** | 25 | ft. min. | 29 | ft. |
| **Side (South)** | 15.75 | ft. min. | 28 | ft. |
| **Lake (West)** | 75 | ft. min. | +/-388 | ft. |
| **BUILDING HEIGHT:** | 35 | ft. max | 31.5 | ft. |

**Proposed Accessory Structure**

The applicant proposes to construct a remove the living quarters from an existing dwelling and construct a new primary dwelling at 31795 W Muscovy Road.

i. **Primary Dwelling:**

**a.** The applicant proposes to construct a primary dwelling on the newly created "Lot 1" of parcel 398999001
**b.** The proposed dwelling structure has a total living area of 4,194.26 square feet
**c.** Currently, there is a pre-existing legal nonconforming dwelling on lot 1. The applicants seek approval to keep this dwelling through the construction of the

new primary dwelling. (See bond agreement)

d. A "Proposed Materials and Exterior Palette" (A.4.4) page has been submitted with the provided plans. Primary dwelling materials include;
    1. Cedar roofing
    2. Cedar wall shingles (Painted Dove White)
    3. Stone veneer cladding (Stonewood Grey)

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

ii. **Driveway:**

a. Included with this proposal is a new driveway that will service the primary residence
    1. The proposed location of the driveway can be found on the landscape plan submitted by Scott Byron
    2. The proposed driveway meets the requirements of 5.23
    3. The edge of the driveway will be lined with a decorative stone retaining wall (Gun metal granite)

iii. **Landscaping**

a. Stone Terrace
    1. There is a stone terrace proposed to be installed along the rear of the structure
    2. The proposed terrace will be constructed of Edenstone
    3. Terrace location can be found on the landscape plan provided in the packet
    4. The end of the terrace is

b. Paths
    1. Along the east and west side of the dwelling are two decorative stone walkways
    2. Proposed walkways are 5' in width
    3. Location of walkways is provided on the landscape plan

iv. **Outdoor Lighting:**

**i.** An outdoor lighting plan has been submitted and requires Plan Commission review and Village Board Approval.
    **1.** Structure Mounted Wall Sconces (Irvington Manor)
        **a.** There are 11 wall sconces proposed
        **b.** This lantern has a 3,000K color temperature and an output of 523 lumens
        **c.** These fixtures are compliant with 5.24 (Outdoor Lighting Code)
    **2.** Pendant Light (Irvington Manor)

**a.** There is 1 pendant light proposed
**b.** This lantern has a 3,000K color temperature and an output of 523 lumens
**c.** This fixture is compliant with 5.24 (Outdoor Lighting Code)

**3.** Path Light Fixture
**a.** There are 9 path lights proposed on the property
**b.** These path lights have a color temperature of 2700K and an output of 300 Lumens
**c.** These fixtures are compliant with 5.24 (Outdoor Lighting Code)

v. **Existing Legal Nonconforming Structure**
**a.** There is an existing legal-nonconforming structure that is currently on the property with two dwelling units.
**b.** As previously stated, the applicants propose to reduce the footprint of this structure by removing the "Apartments" from the north end of the structure.
**c.** The applicants then propose to finish off this existing legal-nonconforming structure with materials to match the proposed pool house and primary residence.

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

c: Matthew Carney, Chief/Administrator
Deanna Braunschweig, Clerk/Treasurer
Paul Launer, Lake Country Inspections
31795 Muscovy LLC, Owner
Morgante-Wilson, Architect
Cody Lincoln, Zoning Administrator

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ARCHITECTURE · INTERIOR DESIGN · URBAN PLANNING

June 16, 2025

Village of Chenequa
Plan Commission & Village Board
31275 W County Road K
Chenequa, WI. 53029

Re: 31795 W Muscovy Road,

Dear Cody Lincoln, Plan Commission, and Village Board,

The existing lot located at 31795 W Muscovy Road was recently divided into two lots. This submission is for Lot 1. The newly divided Lot is 139,059 SF (3.19 Acres) and contains an existing Primary Dwelling Unit consisting of two apartments with an attached 3-car garage, an existing detached landscape equipment garage, and an existing storage shed. The existing Primary Dwelling Unit and existing Storage Shed are considered Existing Non-Conforming Structures due to their footprint extending partially and fully within the Shoreline Buffer zone.

We are proposing to eliminate the existing Primary Dwelling Unit (two apartments) while retaining the existing 3-car garage. The wall between the existing apartments and the attached garage will be patched and repaired to retain the existing garage as a stand-alone Accessory Structure. The exterior façade of the existing garage will be updated to match the siding of the proposed New Primary Dwelling Unit.

We are also proposing to eliminate the existing Shed which sits entirely within the Shoreline Buffer Zone. By removing the existing Primary Dwelling Unit (Apartments) and existing Storage Shed, the overall non-conformity of the lot will be reduced.

We are proposing a new two-story, stone and wood shingle sided Primary Dwelling Unit located on the east side of the property for privacy and to be away from the noise along this portion of the Lake. Noise at this side of the lake travels across the water from the homes on the west side of the lake, and the public boat launch is near this property. The proposed building height is 35'-0 ¼" (40'-0" max).

To reduce the time of construction and construction traffic down Muscovy Road, we would like to request a bond be set in place where construction can begin on the proposed new Primary Dwelling Unit while the existing (2) Apartments and Storage Shed are removed, and the existing 3-car garage is patched / repaired. The removal and repair to these existing structures will be completed prior to the completion of the proposed new Primary Dwelling Unit.

The Owners have reviewed the proposed plans with the neighbors directly east of them and their letter of support for this project can be found within this submittal.

Sincerely,

**MORGANTE·WILSON** ARCHITECTS, LTD.
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www.morgantewilson.com

FREDERICK H. WILSON, AIA
Founding Partner

2834 CENTRAL STREET, EVANSTON, IL 60201
Main: 847.332.1001
fwilson@morgantewilson.com

**From:** Jeffrey Joerres <jeffjoerres@gmail.com>
**Sent:** Monday, May 5, 2025 9:45 AM
**To:** chief@chenequa.org <chief@chenequa.org>; jfvillavicencio@chenequa.org <jfvillavicencio@chenequa.org>; Cody Lincoln <clincoln@chenequa.org>
**Cc:** Andy Ziegler <andy@zfoinc.com>; Carlene Ziegler <carlene@zfoinc.com>; Sarah Joerres <sgjoerres@gmail.com>
**Subject:** Ziegler Construction

Chief Neumer
Jo Ann Villavicencio
Cody Lincoln

We believe it is important for us to put in writing our thoughts regarding the proposed pool house and guest house on the Ziegler property.

We are in complete support of the project as we believe it will add to the rich history of the lake and increase the lure of Pine Lake.

The Andy and Carlene have shared their plans with us. We are well-informed regarding the positioning, size and facade and are comfortable and supportive of the new structures.

If at anytime you would like to speak with us do not hesitate to contact us.

Sarah and Jeff Joerres

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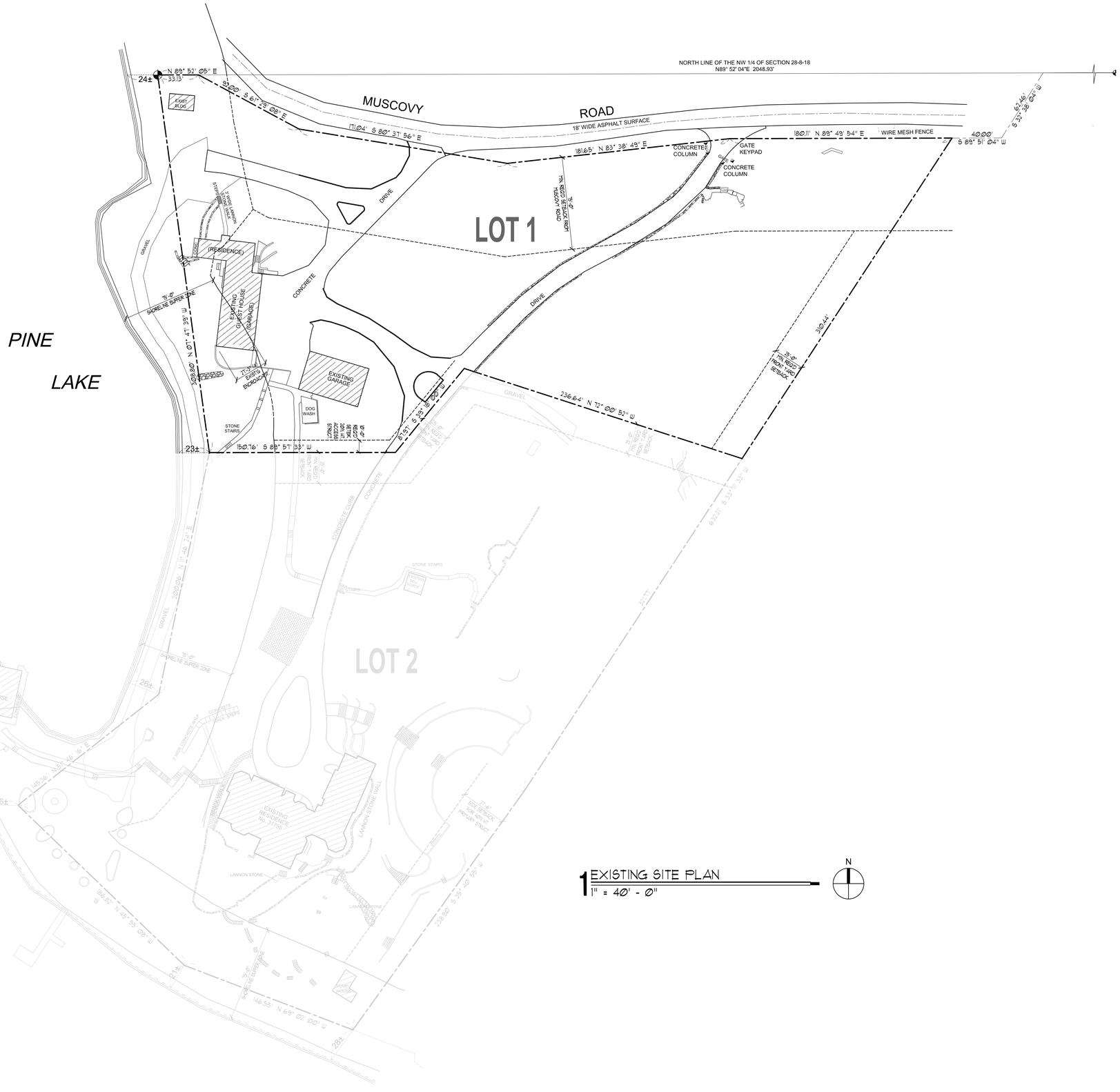


1 EXISTING SITE PLAN
1" = 40' - 0"

N

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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 MTG | 3.31.25 |
| 2. CLIENT MTG | 4.22.25 |
| 3. LOT DIV. SUB. | 5.15.25 |
| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

# THE ZIEGLER RESIDENCE
31796 W MUSCOVY ROAD HARTLAND, WI

## EXISTING SITE PLAN

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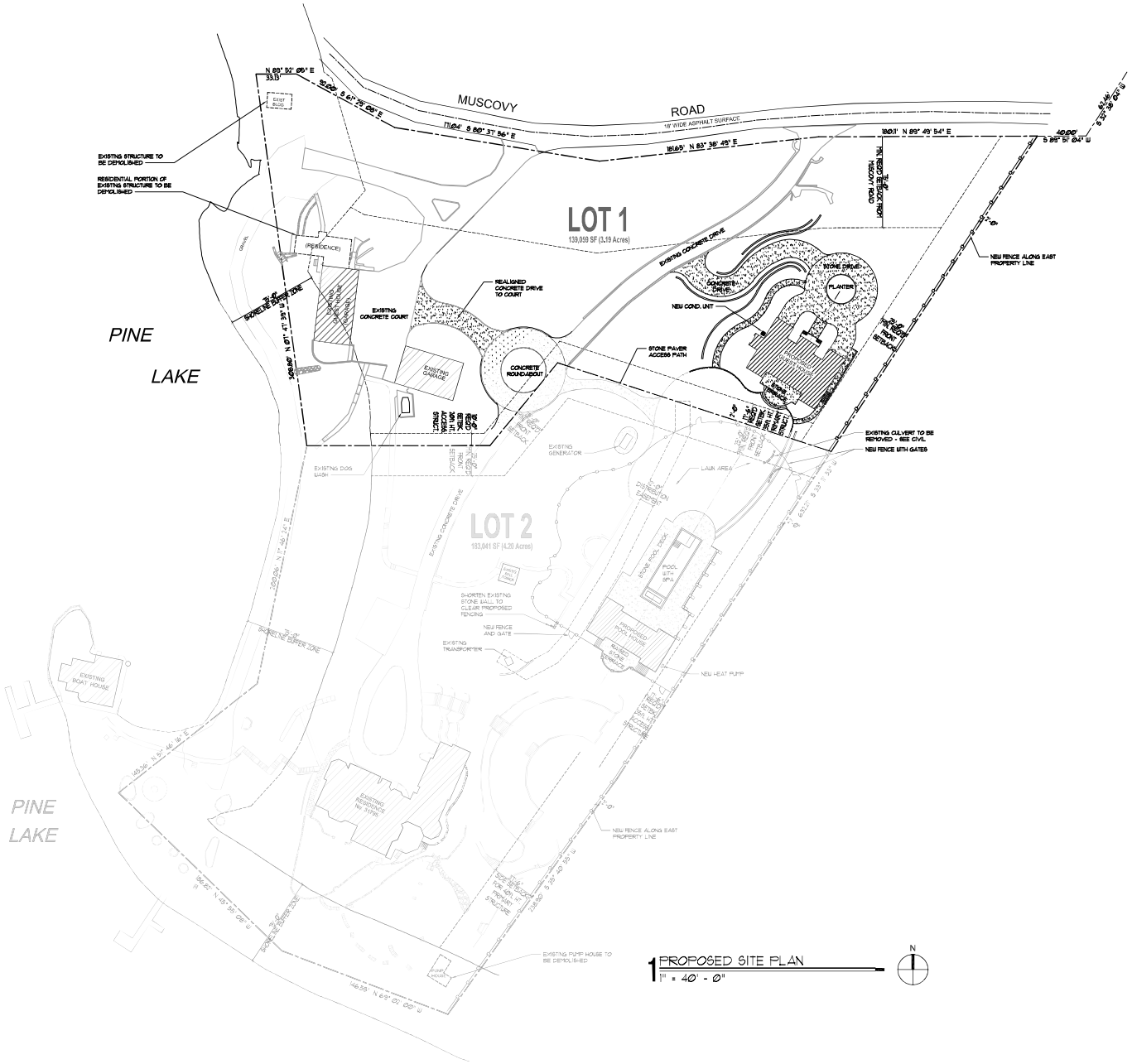
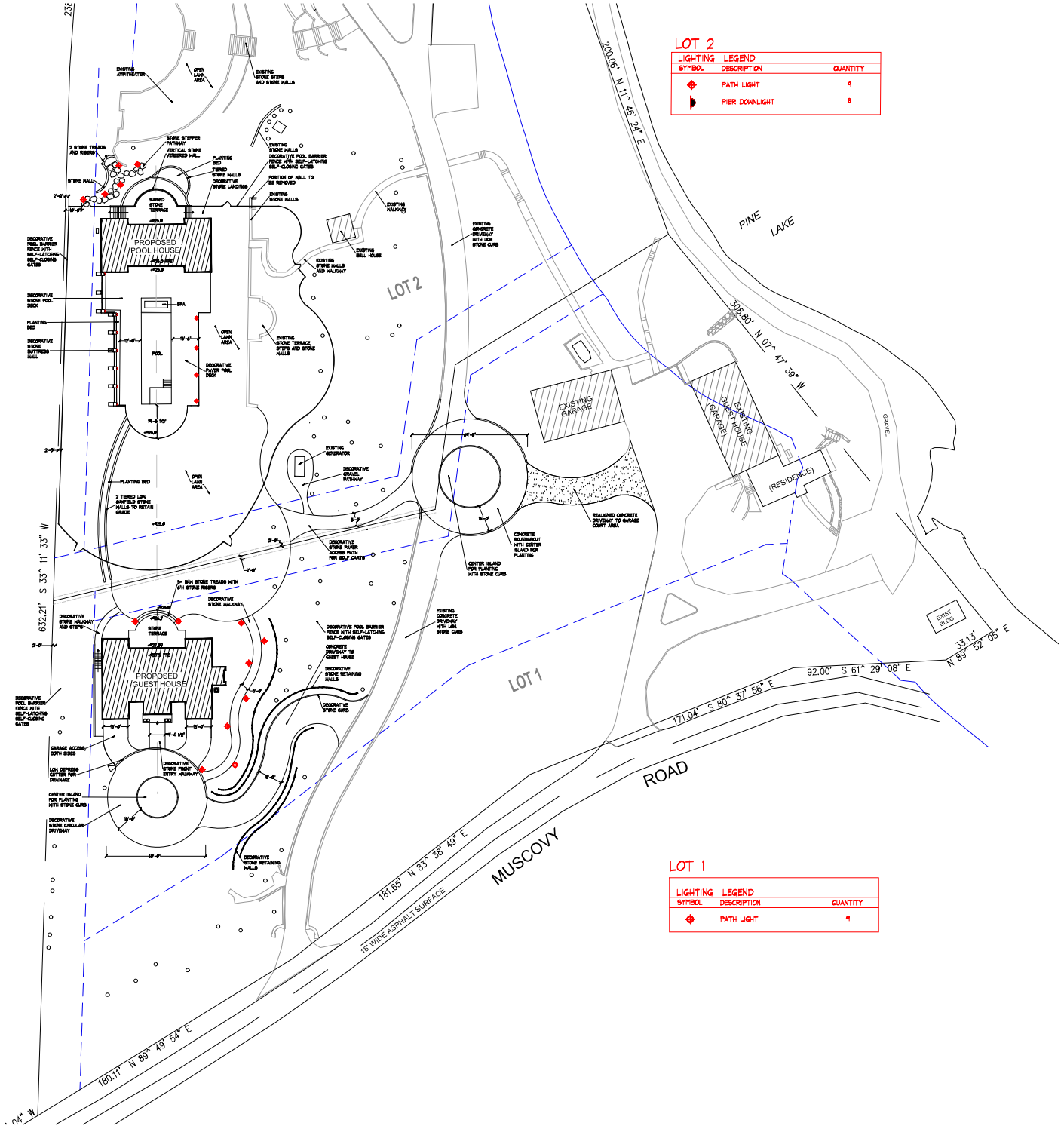
A1.0

PLOT DATE: 6/16/2025 7:57 PM - For MWA In-House Use Only


MUSCOVY ROAD
18' WIDE ASPHALT SURFACE
LOT 1
139,059 SF (3.19 Acres)
LOT 2
183,041 SF (4.20 Acres)
PINE LAKE
PINE LAKE
EXISTING STRUCTURE TO BE DEMOLISHED
RESIDENTIAL PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED
(RESIDENCE)
EXISTING CONCRETE COURT
REALIGNED CONCRETE DRIVE TO COURT
EXISTING CONCRETE DRIVE
CONCRETE ROUNDABOUT
EXISTING GARAGE
NEW COND. UNIT
STONE PAVER ACCESS PATH
STONE DRIVE
PLANTER
NEW FENCE ALONG EAST PROPERTY LINE
EXISTING CULVERT TO BE REMOVED - SEE CIVIL
NEW FENCE WITH GATES
EXISTING GENERATOR
EXISTING DOG WASH
LAWN AREA
SHORTEN EXISTING STONE WALL TO CLEAR PROPOSED FENCING
NEW FENCE AND GATE
EXISTING TRANSFORMER
NEW HEAT PUMP
EXISTING BOAT HOUSE
EXISTING RESIDENCE NO. 31795
EXISTING PUMP HOUSE TO BE DEMOLISHED
N 89° 52' 05" E 33.15'
S 89° 52' 04" W
N 89° 49' 54" E
S 89° 52' 04" W
S 89° 38' 49" W
N 89° 38' 49" E
S 89° 38' 49" W
N 89° 38' 49" E
S 89° 38' 49" W
N 89° 38' 49" E




# ZEIGLER RESIDENCE

HARTLAND, WISCONSIN

31795 MUSCOVY ROAD

| REVISIONS | | |
|---|---|---|
| DATE | INIT | DESCRIPTION |
| 1 XX.XX.XX | - | - |


SCOTT BYRON & CO. INC.
Landscape Architecture
Contracting and Maintenance
20088 North Skokie Highway
Lake Bluff, Illinois 60044-1112
847-689-0266
FAX 847-689-0277


| | |
|---|---|
| DATE | 06.12.25 |
| DESIGN | GET |
| DRAFTED | GET |
| SALESPERSON | SLB |
| CLIENT | ZEIGLER |

SHEET TITLE

HARDSCAPE PLAN

SHEET NUMBER

L-04.1

JOB NUMBER

24-124

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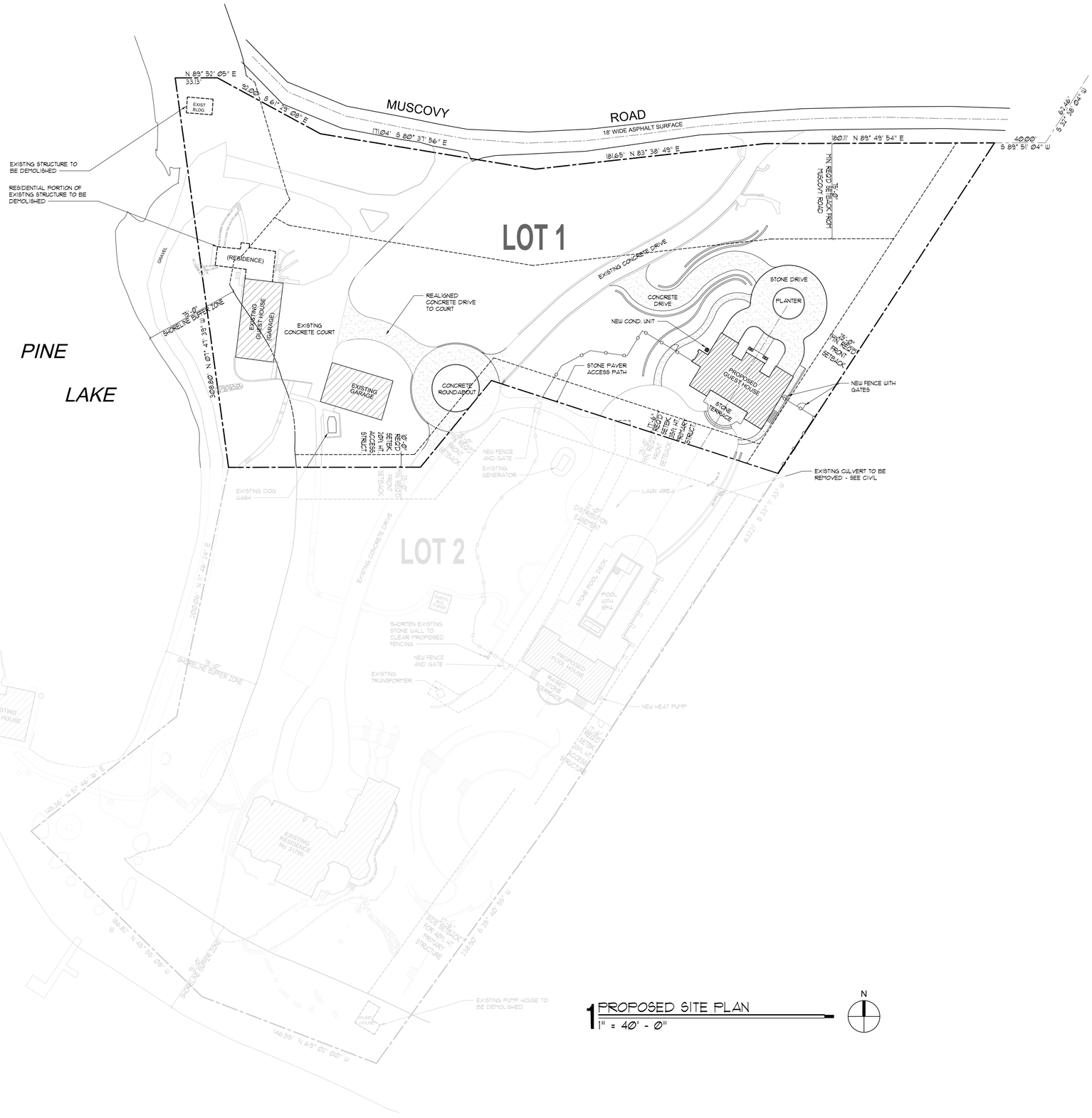


1 PROPOSED SITE PLAN
1" = 40' - 0"

N

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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

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| 1. CLIENT MTG | 3.31.25 |
| 2. CLIENT MTG | 4.22.25 |
| 3. LOT DIV. SUB. | 5.15.25 |
| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD HARTLAND, WI

PROPOSED SITE PLAN

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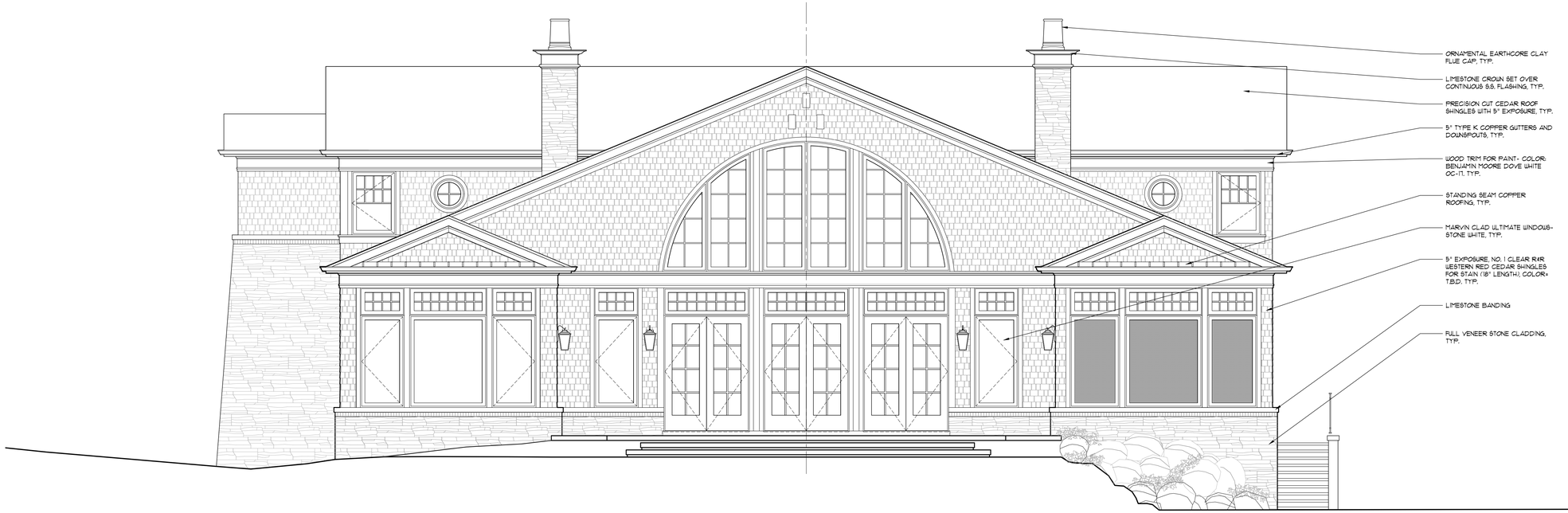
A1.1

PLOT DATE: 6/20/2025 6:38 PM - For MWA In-House Use Only

P:\2504_Ziegler WIC\ADI_GUEST HOUSE\2504_A4.1 GH.dwg




1 GUEST HOUSE - SOUTH EXTERIOR ELEVATION
1/4" = 1' - 0"

2 GUEST HOUSE - WEST EXTERIOR ELEVATION
1/4" = 1' - 0"

PLOT DATE: 6/20/2025 7:09 PM - For MWA In-House Use Only

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| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

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# THE ZIEGLER RESIDENCE
91796 W MUSCOVY ROAD HARTLAND, WI

GUEST HOUSE
EXTERIOR ELEVATIONS

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A4.1

P:\2504_Ziegler WIC\ADI_GUEST HOUSE\2504_A4.1 GH.dwg

1 GUEST HOUSE - NORTH EXTERIOR ELEVATION
1/4" = 1' - 0"

2 GUEST HOUSE - EAST EXTERIOR ELEVATION
1/4" = 1' - 0"

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| 4. CLIENT MTG | 5.21.25 |
| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31795 W MUSCOVY ROAD HARTLAND, WI

GUEST HOUSE
EXTERIOR ELEVATIONS

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A4.2

PLOT DATE: 6/20/2025 7:09 PM - For MWA In-House Use Only

P:\2504_Ziegler WHCAD_GUEST HOUSE\2504_A4.5 GH Rendering.dwg

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| 5. CLIENT MTG | 6.3.25 |
| 6. VILLAGE SUBMITTAL | 6.16.25 |

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# THE ZIEGLER RESIDENCE

S1798 W MUSCOVY ROAD HARTLAND, WI

## GUEST HOUSE RENDERING


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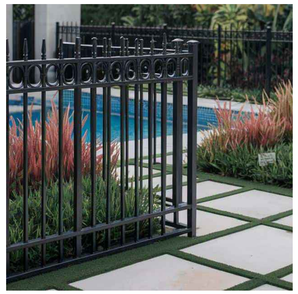
A4.3

P:\2504_Ziegler WI\CAD\2504_A4.4 Materials.dwg

## CEDAR ROOF SHINGLES
PRECISION CUT CEDAR ROOF SHINGLES WITH 5" EXPOSURE

## PAINT
BENJAMIN MOORE OC-17,
DOVE WHITE

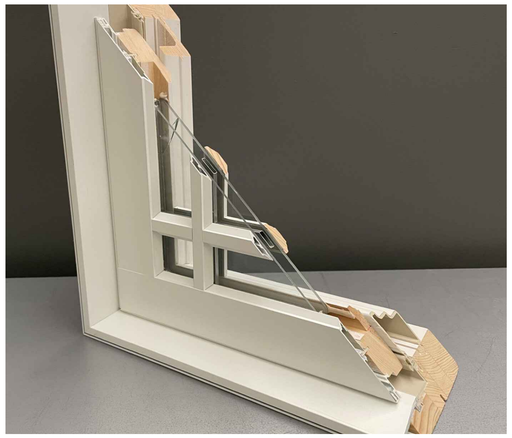


## FENCING PATTERN
WITHOUT FINIALS

## PATH LIGHT FIXTURE
WEATHERED BRASS
REFER TO ATTACHED SPECIFICATION

## WALL SCONCE
CHELSEA BRONZE
REFER TO ATTACHED SPECIFICATION

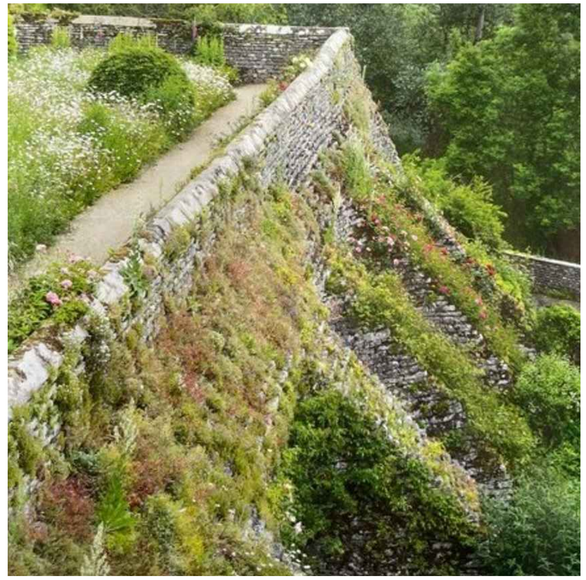
## PIER DOWNLIGHT
BRONZE
REFER TO ATTACHED SPECIFICATION



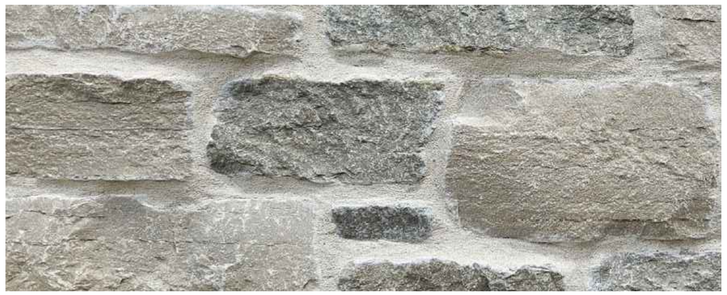
## MARVIN ULTIMATE CLAD WINDOW
STONE WHITE

## CEDAR WALL SHINGLES
NO.1 CLEAR R&R WESTERN RED CEDAR W/ 5"
EXPOSURE FOR STAIN; SEMI-TRANSPARENT GRAY

## LANDSCAPING FEATURES ON STONE WALL BUTTRESSES
BELGIUM FENCING, IVY, AND SHRUBBERY



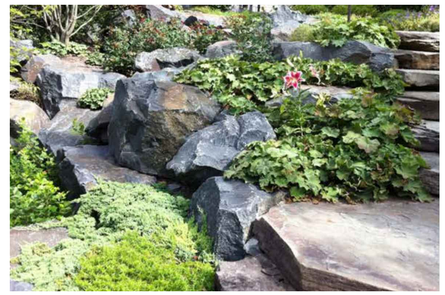
## STONE WALL BUTTRESS
WITH LIVING PLANTING WALL



## FULL VENEER STONE CLADDING
STONEWOOD GREY - TUMBLED WITH FLUSH JOINTS

## IRREGULAR FLAGSTONE
LANDSCAPING PATH

## EDENSTONE
TERRACES AND POOL DECK



## BOULDER OUTCROPPINGS
GUN METAL GRANITE

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6. VILLAGE SUBMITTAL 6.16.25

MWA JOB No.: 2504

THE ZIEGLER RESIDENCE
31736 W MUSCOVY ROAD HARTLAND, WI

PROPOSED MATERIALS
AND EXTERIOR PALETTE

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A4.4

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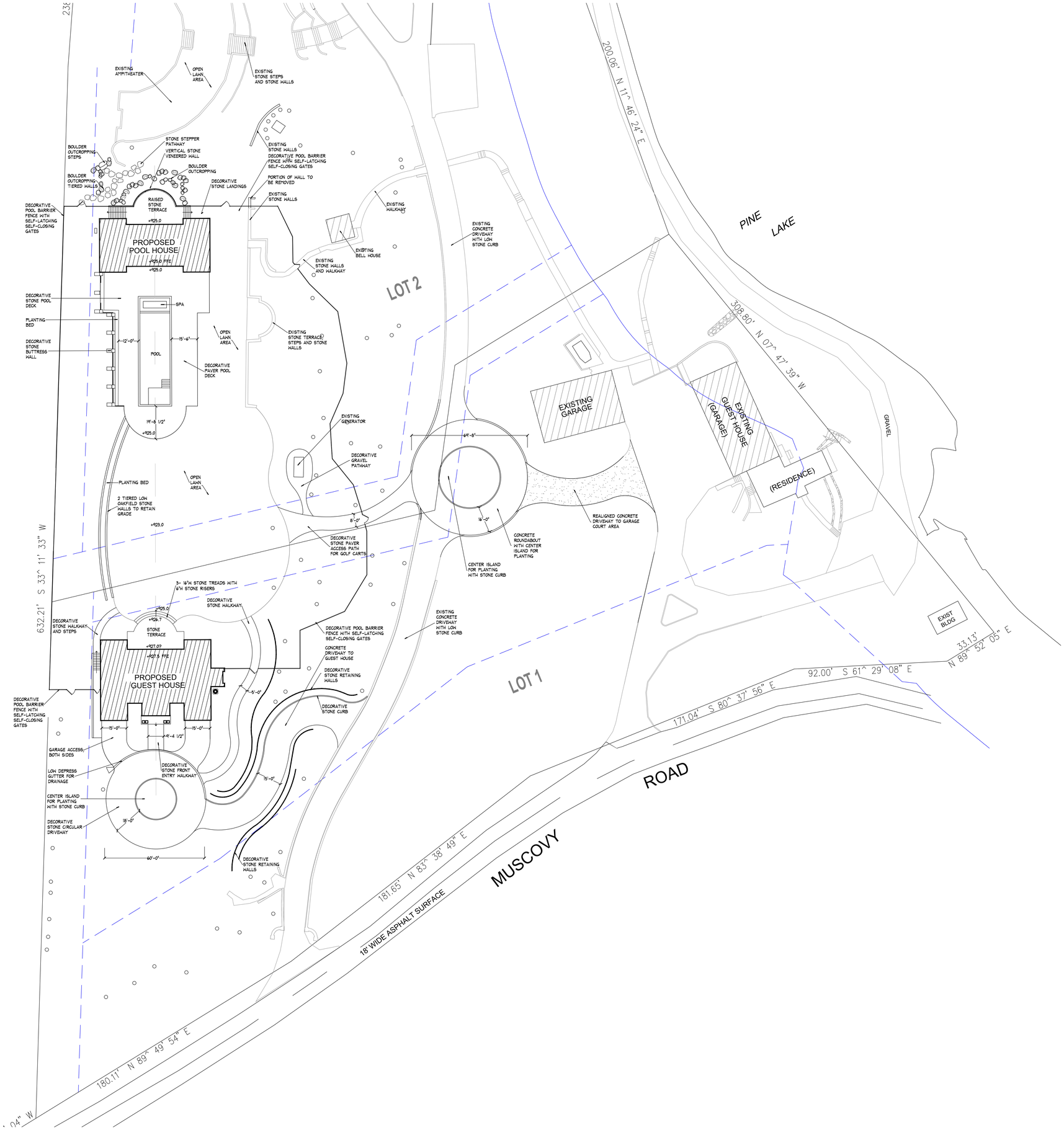


# ZEIGLER RESIDENCE

HARTLAND, WISCONSIN

31795 MUSCOVY ROAD

| REVISIONS | | |
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| CLIENT | ZEIGLER |

SHEET TITLE

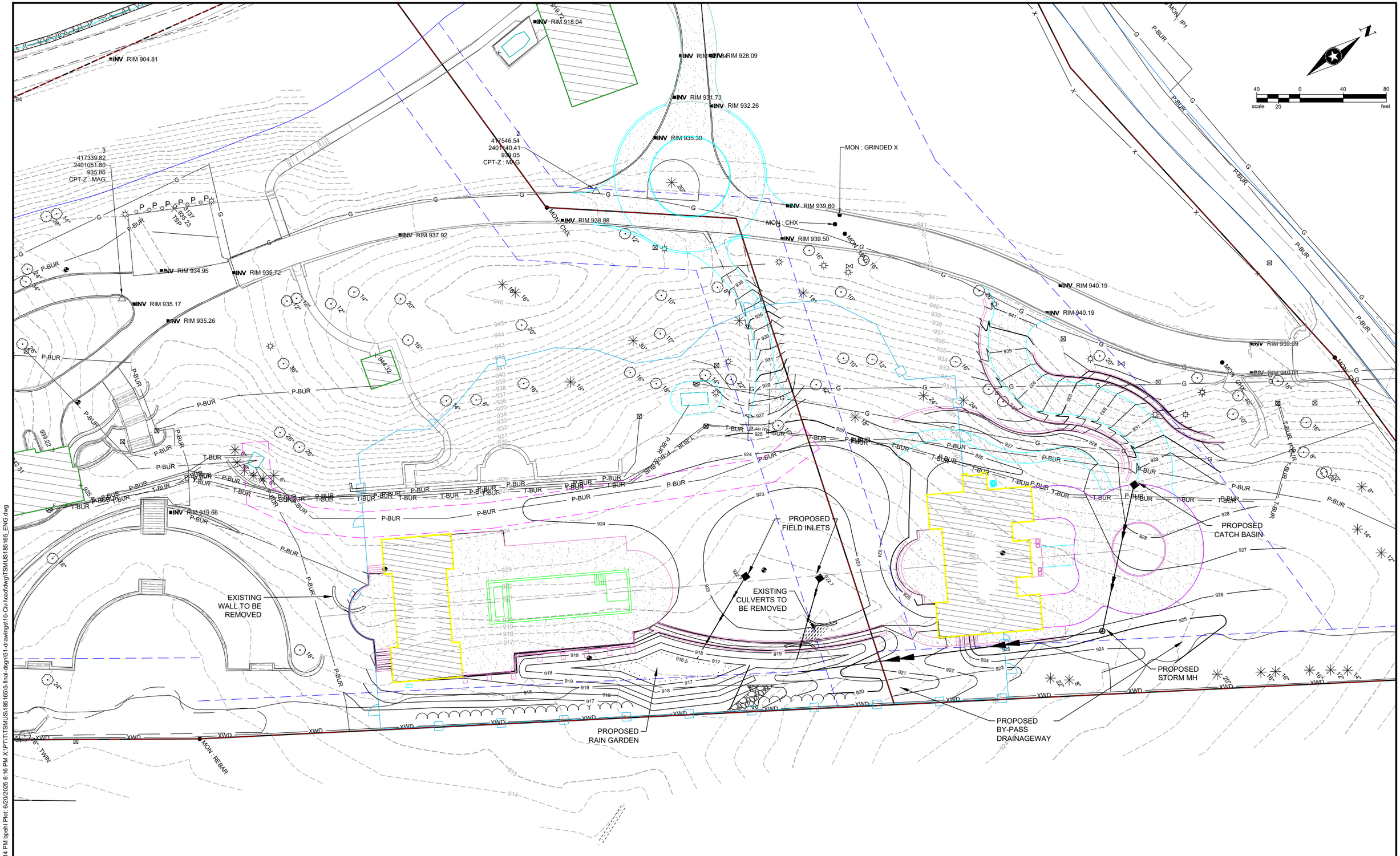
HARDSCAPE PLAN

SHEET NUMBER

L-04.1

JOB NUMBER

24-124

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| | | Plan Revision Issue | | | Sheet Revision Issue | | |
|---|---|---|---|---|---|---|---|
| SEH Project | TSMUS 185165 | Rev.# | Description | Date | Rev.# | Description | Date |
| Drawn By | B. PEHL | # # | | # | # # | | # |
| Designed By | B. PEHL | # # | | # | # # | | # |
| Checked By | ## | # # | | # | # # | | # |

SEH

# ZIEGLER PROPERTY

VILLAGE OF CHENEQUA

**GRADING PLAN**

1 of 1

thegreatoutdoors by MINKA-LAVERY

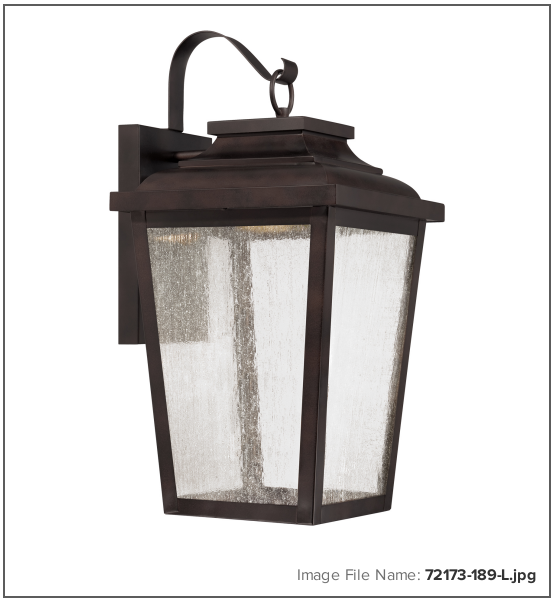


Image File Name: **72173-189-L.jpg**

# Irvington Manor- LED - 1 Light Wall Mount

| | |
|---|---|
| **Item #:** | 72173-189-L |
| **UPC:** | 747396101002 |
| **Product Collection Name:** | Irvington Manor |
| **Finish Category:** | Chelesa Bronze |
| **Category:** | OUTDOOR WALL MOUNT |
| **Category Type:** | |
| **Certification:** | 4006752 |
| **Patent:** | |
| **Notes:** | |

LED — Wet Location — ETL Listed

## MEASUREMENTS

| | |
|---|---|
| Width: | 10.5 |
| Length: | |
| Height: | 20.75 |
| Extension: | 11.75 |
| Height Adjustable: | NO |
| Min Overall Height: | |
| Max Overall Height: | |
| Slope: | NO |
| Wire Length: | 7" |
| Chain Length: | |
| Safety Cable Included: | NO |
| Product Weight: | 7.14 |
| Canopy Plate Width: | |
| Canopy Plate Height: | |
| Canopy Plate Length: | |
| Center to Bottom: | 14.0 |
| Backplate Width: | 6.13 |
| Backplate Height: | 9.38 |
| Center to Top: | 6.75 |
| Motor Type: | |

## LAMPING

| | |
|---|---|
| Number of Bulbs: | 1 |
| Bulb Wattage: | 13 |
| Bulb Type: | LED |
| Socket: | LED MODULE |
| Dimmable: | NO |
| Ballast: | |
| Rated Life Hours: | 30000 |
| Photocell Included: | NO |
| Bulb Included: | YES |
| Bulb Color Temperature: | 3000 |
| Color Rendering Index: | 92 |
| Initial Lumens: | 897.3 |
| Delivered Lumens: | 523.0 |

## GLASS

| | |
|---|---|
| Description: | CLEAR SEEDED GLASS |
| Material: | GLASS |
| Part No.: | G72173 |
| Quantity: | 4 |
| Width: | 8.88 |
| Height: | 12.5 |
| Length: | |

## SHIPPING

| | |
|---|---|
| Ship Width: | 14.25 |
| Ship Height: | 21.38 |
| Ship Length: | 14.5 |
| Ship Weight: | 9.768 |
| Ship Volume: | 2.557 |
| Small Parcel: | YES |
| Case Pack Width: | |
| Case Pack Height: | |
| Case Pack Length: | |
| Case Pack Weight: | |
| Case Pack Volume: | |
| Cartons Per Unit: | 1 |
| Case Pack: | 1 |

⚠ WARNING: Handling this product can expose you to chemicals including lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. Wash hands with soap and water after installing, handling, cleaning or otherwise touching this product. For more information go to: www.P65Warnings.ca.gov.

For additional information, please contact Customer Care: 1-800-221-7977 | Product depicted on this spec sheet is protected by United States Federal and/or State laws including US Patent, Trademark and/or Copyright and unfair competition laws. Unauthorized reproduction or use carries severe legal penalties.

Rev 03.14.2025 12:35 PM

Proposed Wall Sconces

Lightology

lightology.com
866-954-4489
06-16-25

Project:

Company:

Location: Fixture Type:

SPEC #: **HIN856256**

Approved On: Approved By:

# Nuvi 12V Round Wall Light

By Hinkley Lighting

## Description

The Nuvi 12V Round Deck Sconce offers a sleek, modern look featuring a round vinyl alloy backplate with a matching eyelid shade. Available finished in Black, Bronze, or Matte White. UL and cUL listed for wet locations. ADA compliant. Required transformer sold separately.

Shown in bronze

**Specifications**

| | |
|---|---|
| COLOR | N/A |
| BODY FINISH | Bronze |
| WATTAGE | 1.2W |
| DIMMER | Low Voltage Magnetic |
| DIMENSIONS | 3"W x 3"H x 1"D |
| INTEGRATED LED MODULE | 1 x LED/1.2W/12V LED |

**Technical Information**

| | |
|---|---|
| COLOR RENDERING | 80 CRI |
| LAMP COLOR | 2700K |
| LUMENS/WATT | 83.33 |
| LUMINOUS FLUX | 100 lumens |

Proposed Downlight at Stone Piers (Pool Deck)

CLICK TO VIEW PRODUCT

Notes:

Dauer MANUFACTURING®

# SPECIFICATION SHEET

Type:

Model:

## ZEN LED Bi-Pin Path Light Fixture

**ORDERING CODE:**
490020 (clear lens) or 490021 (frosted lens)

**SPECIFICATIONS**

**HOUSING:**
Cast brass.

**FINISH:**
Weathered brass. Custom powder coated colors available.

**LENS**:
Polycarbonate

**STEMS:**
10" (Model 490025), 16" (Model 490023) and 18" (Model 490026) stems are sold separately.

**SOCKET/LAMP HOLDER:**
One fixed ceramic bi-pin socket in stem accepts bi-pin lamps with G4 or GY6.35 bases.

**LAMP TYPE:**
12V bi-pin. LED recommended. Halogen 35W maximum or 6W LED maximum.

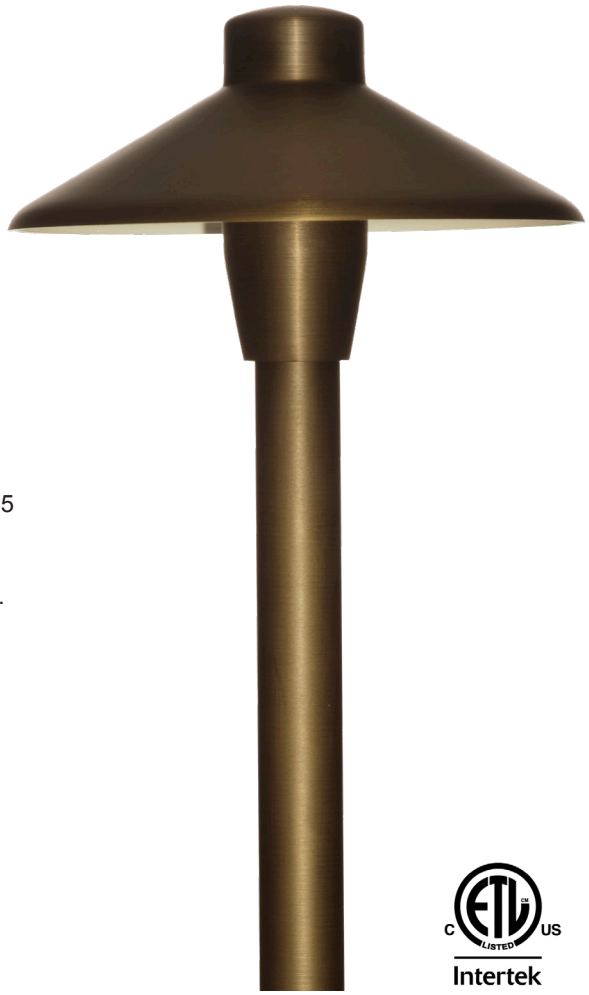
**MOUNTING:**
1/2" NPT. Heavy-duty composite stake included with stem. May be mounted into threaded hubs in junction boxes or other mounting accessories.

**WIRING:**
Pre-wired with 5' pigtail of 18/2 cable.

**WARRANTY**:
Lifetime.

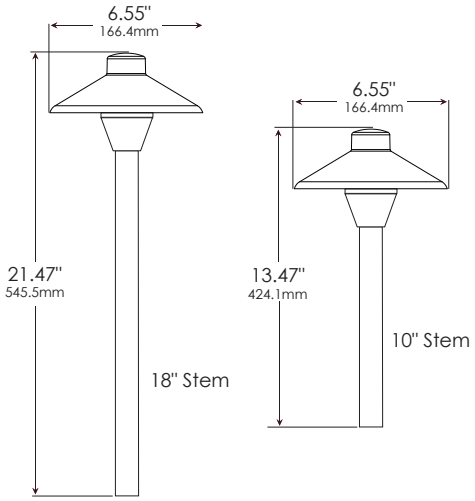
**ARCHITECTURAL COLORS:**

| | |
|---|---|
| FINE TEXTURE SILVER | 490020-S (clear lens)<br>490021-S (frosted lens) |
| FINE TEXTURE WHITE | 490020-WH (clear lens)<br>490021-WH (frosted lens) |
| FINE TEXTURE BLACK | 490020-BLK (clear lens)<br>490021-BLK (frosted lens) |



The Zen path light features a 6.3-inch-diameter cast brass hat. Its underside is a powder-coated reflective white surface. Impact-resistant clear or frosted lens options.

## DIMENSIONS:




Proposed Path Lights

HQ: 10505 NW 112 Ave, Suite 18 | Miami, FL 33178 | Plant: 1430 Gould Blvd., Suite 3, La Vergne, TN 37086 | 888.DAUER.LED DauerManufacturing.com

LED LAMP SPECIFICATIONS

**LAMP TYPE:**
Dauer encapsulated bi-pin with 5-year warranty.

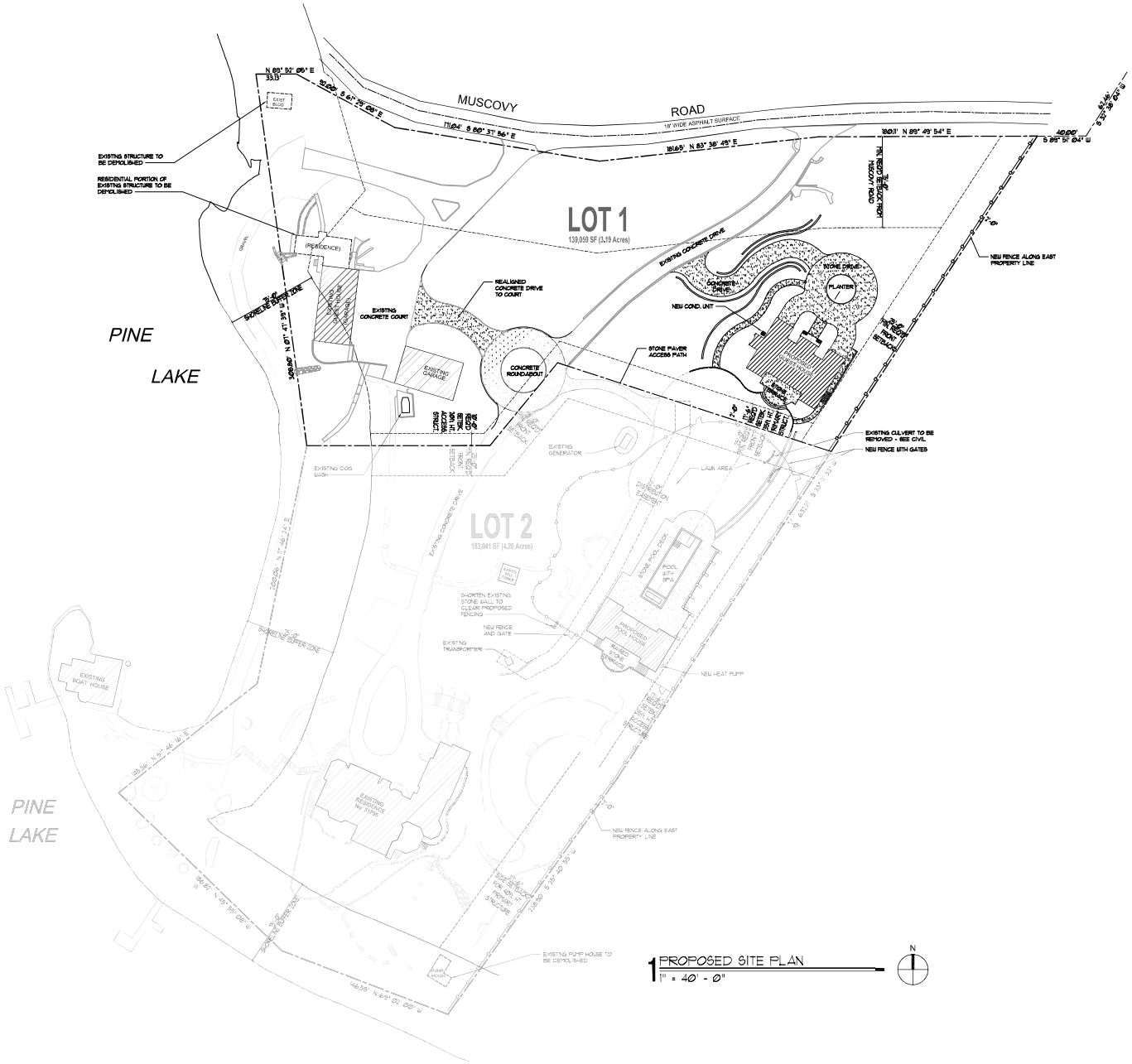
**COLOR TEMPERATURES:**
2700K or 3000K. Decorative colors include amber, blue, green and red.

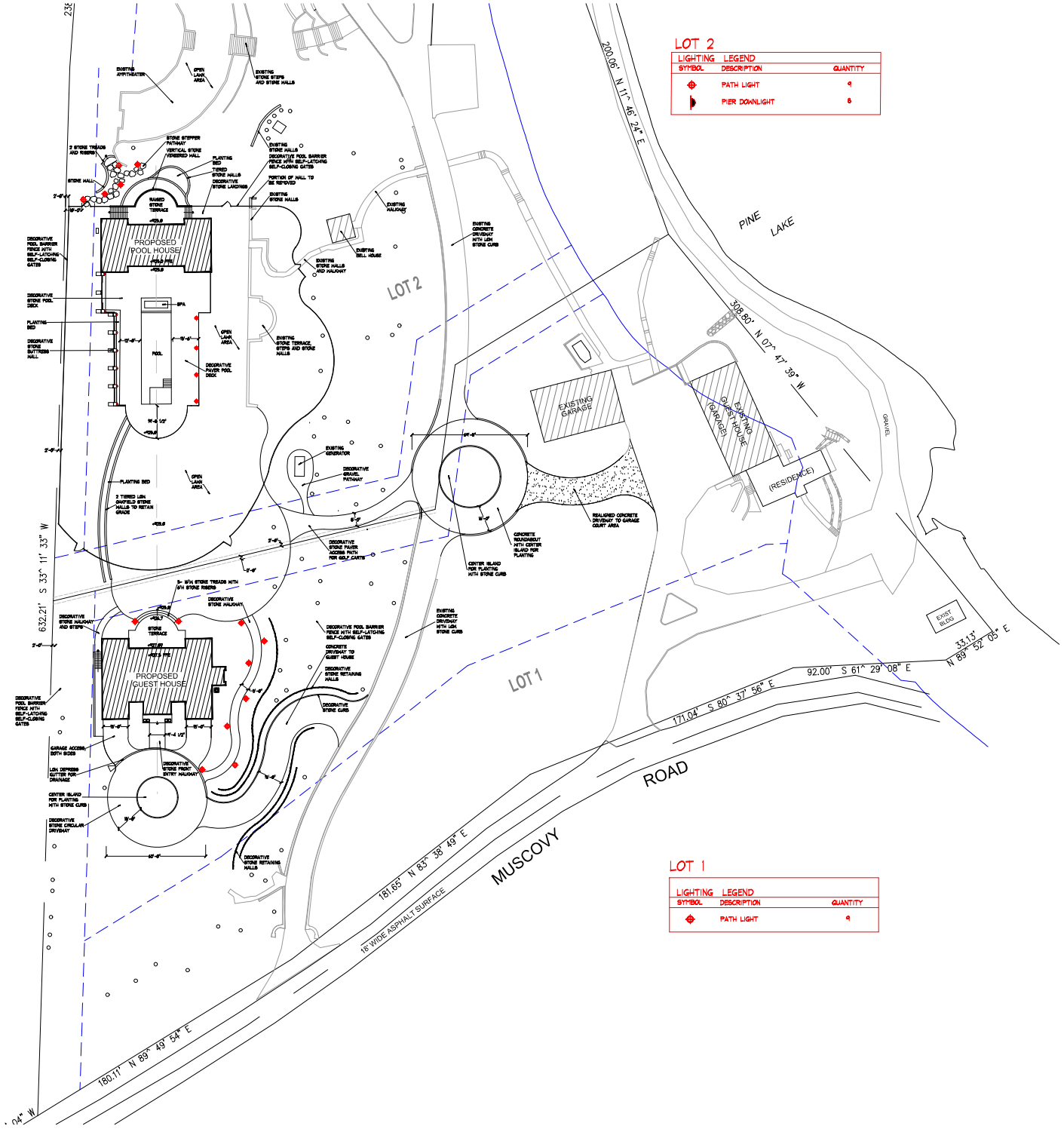
**FIXTURE ORDERING INFORMATION**
To order a lamped fixture with mounting options, select the appropriate choice from each column as in the following example:

EXAMPLE: 490020-490025-4W-E-2700K-MS

| FIXTURE | STEM | LAMP | | | MOUNTING |
|---|---|---|---|---|---|
| | | WATTAGE | TYPE | COLOR TEMP. | |
| (clear lens)<br>490020<br>490020-S<br>490020-WH<br>490020-BLK<br><br>(frosted lens)<br>490021<br>490021-S<br>490021-WH<br>490021-BLK | 490025<br>(10″)<br><br>490023<br>(16″)<br><br>490026<br>(18″) | 2W | **E** Encapsulated bi-pin | 2700K / 3000K | **MS** Composite stake (incl.) 490034<br>**M3** Trident Heavy-Duty 3-Prong Stake 490036<br>**PM** Round pier mount 490057<br>**MR** Round tapered 3-hole surface mount 490048<br>**MP** PVC/Brass post stake 490037 |
| | | 3W | **E** Encapsulated bi-pin | 2700K / 3000K | |
| | | 3.3W | **S** SMD bi-pin | Amber / Blue / Green / Red | |
| | | 4W | **E** Encapsulated bi-pin | 2700K / 3000K | |
| | | 4W | **E** Encapsulated bi-pin | Amber | |
| | | 4W | **E** Encapsulated bi-pin | 2700K-HO / 3000K-HO | |

Proposed Path Lights


MUSCOVY ROAD
18' WIDE ASPHALT SURFACE
LOT 1
139,059 SF (3.19 Acres)
LOT 2
183,041 SF (4.20 Acres)
PINE LAKE
PINE LAKE
EXISTING STRUCTURE TO BE DEMOLISHED
RESIDENTIAL PORTION OF EXISTING STRUCTURE TO BE DEMOLISHED
(RESIDENCE)
EXISTING CONCRETE COURT
REALIGNED CONCRETE DRIVE TO COURT
EXISTING CONCRETE DRIVE
CONCRETE ROUNDABOUT
EXISTING GARAGE
NEW COND. UNIT
STONE PAVER ACCESS PATH
STONE DRIVE
PLANTER
NEW FENCE ALONG EAST PROPERTY LINE
EXISTING CULVERT TO BE REMOVED - SEE CIVIL
NEW FENCE WITH GATES
EXISTING GENERATOR
EXISTING DOG WASH
LAWN AREA
SHORTEN EXISTING STONE WALL TO CLEAR PROPOSED FENCING
NEW FENCE AND GATE
EXISTING TRANSFORMER
NEW HEAT PUMP
EXISTING BOAT HOUSE
EXISTING RESIDENCE NO. 31795
EXISTING PUMP HOUSE TO BE DEMOLISHED
N 89° 52' 05" E 33.15'
S 89° 52' 04" W
N 89° 49' 54" E
S 89° 52' 04" W
S 89° 38' 49" W
N 89° 38' 49" E
S 89° 38' 49" W
N 89° 38' 49" E
S 89° 38' 49" W
N 89° 38' 49" E

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| CLIENT | ZEIGLER |

SHEET TITLE

HARDSCAPE PLAN

SHEET NUMBER

L-04.1

JOB NUMBER

24-124

Town of Merton
Town Board Meeting
Minutes of June 9, 2025

- Meeting Called to Order by Chairman Klink 6:30 pm
- Pledge of Allegiance led by Chairman Klink
- Minutes– Minutes of May 12, 2025. A motion to approve the minutes was made by Fleming/Olson. Motion carried.

Present: Chairman Klink, Supervisors Herrick, Olson, Fleming and Krogmann, DPW Director Griffin, Attorney Van Kleunen, and Clerk Hann. Absent: Treasurer Kempen,
Also, in attendance: Joseph Bartelt, Dan Guiser, Brian Gerner, Patty Mueller, Mark & Tiffany Davis, Kevin Laabs.

Citizen Comments and Concerns: Chief Wraalstad gave the patrol summary to the board. Chief stated that they did watch one of the subdivisions for speeding that we had received a complaint on. Supervisor Herrick thanked the officers on their patrol of the trucks. Patty Mueller talked to the board about the Lake Keesus Enhanced Wake Committee Survey and Process. She handed the Lake Survey from April 2025 and stated the survey indicated an equally divided lake to the question on what the lake should do. Mark Davis talked about Wake Surfing on Lake Keesus and the makeup of the committee. He talked about the results of survey and there was not a majority vote to ban wake board. He is recommending there should be a discussion to co-exist with all the activities on the lake. Chairman Klink stated that the Town is looking for a response from the DNR and is not close to any ordinance at this time until we get information and more facts. The DNR needs to be part of the solution.

Old Business:

Consider/Act on Agreement for the Town of Merton to become a Municipal Owner In Western Lakes Fire District. Chairman Klink stated that this is something the Town has been working with Western Lakes Fire District for that past year. Attorney Van Kleunen highlight a few corrections to the agreement for the Town Board. A motion to Approve the Agreement with Western Lake Fire District to be part owner with the recommendation of changes by the Town Attorney Van Kleunen was made by Fleming/Herrick. Motion Carried.ch

New Business:
Consider/Act on Approval for Kevin Laabs to be a Town of Merton Representative on the Western Lakes Fire District Board. A motion to approve Kevin Laabs to be the Town Representative on the Western Lakes Fire District Board was made by Herrick/Fleming. Motion Carried.

Consider/Act on Approval for Brian Gerner to be a Town of Merton Representative on the Western Lakes Fire Commission. A motion to approve Brian Gerner to be the Town Representative on the Western Lakes Fire Commission was made by Herrick /Fleming. Motion Carried.

Consider/Act on the Certified Survey Map to combine 2 parcels of record to construct a single- family residence, N56W30946 CTH K & N56W30970 CTH K, as requested by William and Jaclyn Rehm, TAX KEYS MRTT 0395-997 and MRTT 0395-998 as approved by Plan Commission on October 2, 2024. Chairman reviewed the request for us. A motion to approve the CSM to combine 2 parcels N56W30946 CTH K & N56W30970 CTH K, TAX KEYS MRTT 0395-997 and MRTT 0395-998, as requested by William and Jaclyn Rehm was made by Herrick/Olson. Motion carried.

Consider/Act on a Conditional Use Permit for the construction of an In-Law Unit addition to a principal structure, N68W31050 Club Circle E, Hartland, Sheway Chen and Dan Guiser. TAX KEY MRTT0374-007 as approve by Plan Commission on May 21, 2025. A motion to approve the Conditional Use Permit for the construction of an In-Law Unit to an existing principal structure located at N68W31050 Club Circle E, Hartland, TAX KEY MRTT0374-007S, requested by Sheway Chen and Dan Guiser was made by Herrick/Olson. Motion carried.

Consider/Act on the Certified Survey Map to combine parcels on the same tax key into one legal description, to construct a single- family residence on, N78W29070 Flynn Road, Hartland. John and Ellen Hayes, TAX KEYS MRTT 0341-019-003 as approved by Plan Commission on November 20, 2024. A motion to approve the CSM to combine parcels at N78W29070 Flynn Road, Hartland, TAX KEYS MRTT 0341-019-003, requested by John and Ellen Hayes, was made by Herrick/Krogmann. Motion carried.

Consider/Act on Special Events in Barn for Hanson's Pub. A motion to approve the Two Special Events for Hanson's Pub was made by Fleming/Krogman. Motion carried.

Consider/Act on Special Event for North Lake Yacht Club. A motion to approve the Special Event for North Lake Yacht Club was made by Fleming/Krogmann. Motion carried.

Consider/Act on Special Event for Kuhtz's July 4th Outside Beer & Food Tent. A motion to approve Kuhtz's July 4 Outside Beer and Food Tent was made by Fleming/Herrick. Motion carried.

Consider/Act on an appointment for Plan Commission. No action taken on this item at this time. Will be on the next agenda.

Consider/Act on 2025-2026 Alcohol Licenses per Attached List. Clerk Hann read all the license renewals for the board. A motion to approve the 2025-2026 Alcohol Licenses was approved by Fleming/ Krogmann. Motion carried.

Consider/Act on 2025-2026 Cigarette Licenses per Attached List. Clerk Hann read the licenses for Cigarette/Tobacco for the board. A motion to approve the 2025-2026 Cigarette Licenses was approved by Fleming/Olson. Motion carried.

Consider/Act on 2025-2026 Amusement Licenses per Attached List. Clerk Hann talked about the recommended changes to renewing amusement licenses that the WI Dept of Revenue Code Enforcement had made and Town is only renewing amusement machines like pool tables, dart boards, music machines, and games with no payout. A motion to approve the 2025-2026 Amusement Licenses was made by Krogmann/Herrick. Motion carried.

Discussion on updates to Town Hall offices and Possible action on hiring SEH to do State Approved Plans. Clerk Hann presented to the board a proposal from SEH to reconfigure two offices and add a storage closet and remove a wall to make the conference room bigger. Supervisor Fleming was looking at another option by utilizing some of the space in the historical room which would not need state plan and a lower cost. DPW Directo Griffin suggested another area across from the historical room that is not being used. Chairman Klink recommended looking at that plan and determine if state plans would be needed with that option. No action taken.

Clerk, Board, Highway, Treasurer and Attorney Reports. DPW Director Griffin talked about the road work that was continuing in the area. The mowers are out cutting grass. Supervisor Fleming asked about more mowing at the soccer park and some tables leaning. DPW Director Griffin state that he and Planner Haroldson had met with the Soccer Club about mowing but will follow up with them again. Supervisor Krogmann stated there was an ATV/UTV Meeting which they looked at other municipalities ordinances and the next meeting will be on June 24. Clerk Hann read a Thank You from Lois Morris and stated there would be a Celebration of Life for Richard Nawrocki on Saturday, June 14. Clerk Hann also read a notice from the WI Dept of Transportation about a future road project tentatively planned for 2029 for 4.9 miles of WIS 83 from Vettelson Road to the Oconomowoc River for improvements to the pavement, operation, and safety of the road way.

Vouchers as Presented – A motion to approve the vouchers as presented was made by Herrick/Olson. Motion carried.

Adjourn - A motion to adjourn was made by Fleming/Olson. Motion carried. Meeting adjourned at 7:22

Respectfully Submitted
Donna Hann, Town Clerk

ARC™

(262) 542-8200

FORM ARC-101

# CERTIFIED SURVEY MAP NO._____

## BEING A PART OF GOVERNMENT LOT 6 AND BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18 EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

Bearings referenced to the Wisconsin State Plane Coordinate System, South-Zone (NAD 27) the WEST line of the SW ¼ of Section 27-8-18 bears N 01°09'44" E.

0 100 200 300

Notes:

The purpose of this Certified Survey Map is to combine Tax Parcel MRTT0395997 & Tax Parcel MRTT0395998.

The entire property shown hereon falls within the Waukesha County Shoreland Protection Ordinance Jurisdictional Limits.

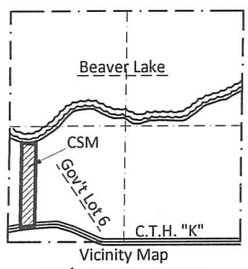
FEMA FIRM Map Number 55133C0176J, Map Revised October 19, 2023, indicates there is no floodplain elevation established for Beaver Lake.

Any land below the ordinary high water mark 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.

An Ordinary High Water Mark elevation 910.5 (NGVD29) was established for this portion of Beaver Lake, based on staking done by the Wisconsin Department of Natural Resources, on 2/5/13, at N57 W30886 Lakewood Dr.

Legend

- Section Corner - conc. mon. with brass cap
- 1" Iron Pipe Found
- ▲ 3/4" Rebar Set 18" long - 1.50 lbs./lin. ft.




Vicinity Map
SW ¼ of Section 27-8-18
Scale 1" = 2000'

WISCONSIN THOMAS M. BERNKLAU S-2172 SUSSEX, WI LAND SURVEYOR

Date: August 16, 2024
Revised April 30, 2025
Revised May 5, 2025

Prepared for:
William & Jaclyn Rehm
N56W30970 C.T.H. K
Hartland, WI 53029


Bernklau Surveying, Inc.
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Sussex, WI 53089
(262) 538-0708
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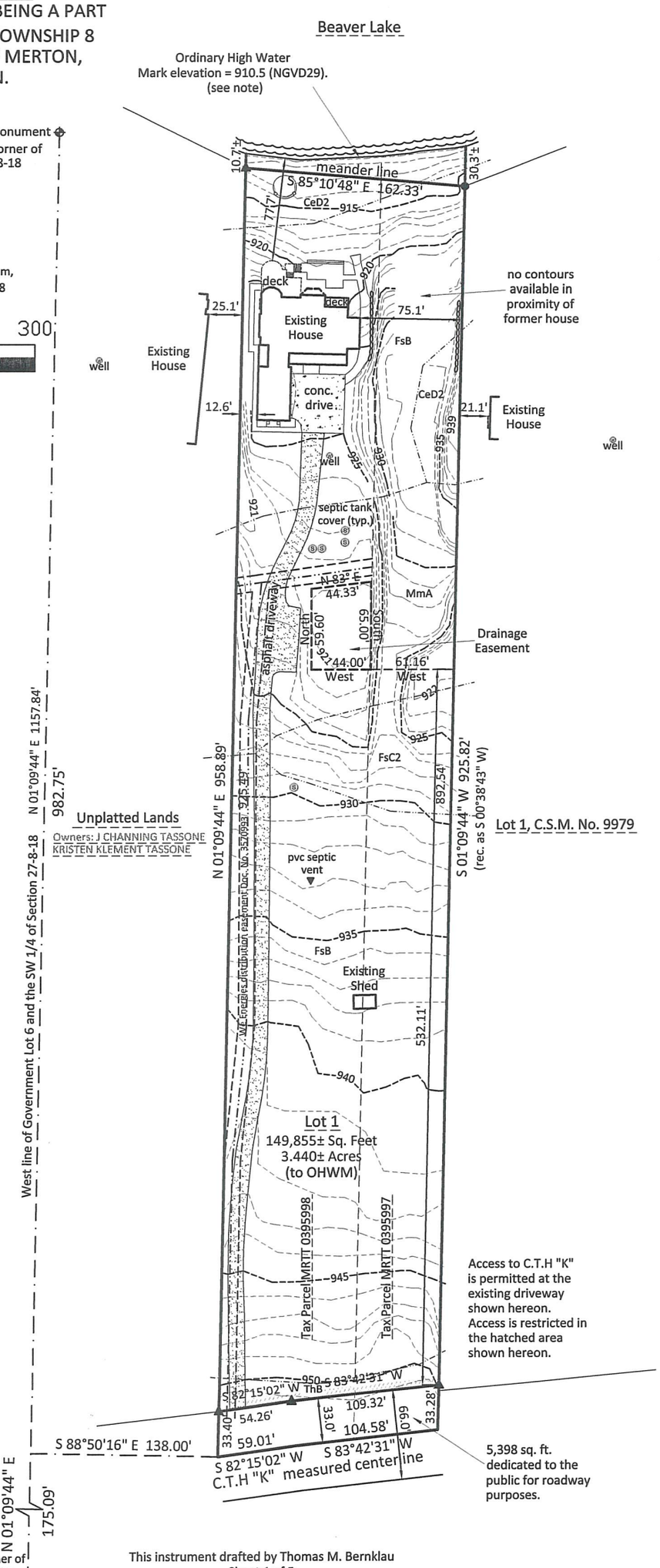
PN 4425-24 csm




This instrument drafted by Thomas M. Bernklau
Sheet 1 of 5

ARC™
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF GOVERNMENT LOT 6 AND BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18, EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed, divided and mapped this Certified Survey Map, being a part of Government Lot 6 and being a part of the SW ¼ of the SW ¼ of Section 27, Township 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, bounded and described as follows:

Commencing the Southwest corner of said Section 27; thence N 01°09'44" E along the West line of said Government Lot 6 and the Southwest ¼ said Section 27, 175.09 feet; thence S 88°50'16" E, 138.00 feet to a point on the centerline of County Trunk Highway "K" and the point of beginning; thence N 01°09'44" E, 958.89 feet to the southerly meander line of Beaver Lake; thence S85°10'48"E along said meander line, 162.33 feet; thence S 01°09'44" W, 925.82 feet to a point on the centerline of County Trunk Highway "K"; thence S 83°42'31" W along said centerline, 104.58 feet; thence S 82°15'02" W continuing along said centerline 59.01 feet to the point of beginning. Together with all lands lying between the meander line and the ordinary high water mark of Beaver Lake.

Containing 155,253 square feet, 3.564 acres or land, more or less to the ordinary high water mark.

That I have made this survey and map at the direction of the owners of said land, and that this Certified Survey Map is a correct representation of the boundary surveyed and described and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, the platting ordinance of the Town of Merton, the Village of Chenequa and the Waukesha County ordinances in surveying and mapping the same.

Dated this 16th day of August , 2024
Revised April 30, 2025
Revised May 5, 2025

WISCONSIN THOMAS M. BERNKLAU S-2147 LAND SURVEYOR

Thomas M. Bernklau, P.L.S. 2147

This instrument drafted by Thomas M. Bernklau

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF GOVERNMENT LOT 6 AND BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18, EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

**OWNER'S CERTIFICATE**

As owners, we hereby certify that we have caused the land described to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes, the ordinances of the Town of Merton and the Village of Chenequa and the ordinances of Waukesha County.

Witness the hands and seal of said owner this ____ day of_____, 20__.
In the presence of:

_____
William Rehm, Owner

_____
Jaclyn Rehm, Owner

State of Wisconsin) ss
County of Waukesha)

Personally came before me this_____day of _____, 20__, the above named owners to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ _____
Notary Public My commission expires

August 16, 2024
Revised April 30, 2025
Revised May 5, 2025

This instrument drafted by Thomas M. Bernklau

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(262) 542-8200



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF GOVERNMENT LOT 6 AND BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18, EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

**MORTGAGEE CERTIFICATE**

_____, a corporation duly organized and existing under and by the virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described on this Certified Survey Map, and does hereby consent to the owners certificate of,William and Jaclyn Rehm, owners.

In witness whereof, the said_____ has caused these presents to be signed and its corporate seal to be hereunto affixed this _____ day of _____, 20___.
In the presence of:

_____ _____
Corporate Name Corporate Officer

State of Wisconsin) ss
County of Waukesha)

Personally came before me this_____day of _____, 20__, the above named Corporate Officer of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____ _____
Public Notary My commission expires

**BASEMENT RESTRICTION - GROUNDWATER**

The lands that are part of this Certified Survey Map are located in an area with mapped soils that contain seasonal high groundwater. The Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code currently require that the lowest level of any residence must be at an elevation that is at least one (1) foot higher than the highest seasonal high groundwater level, unless a variance from that requirement is obtained from the Waukesha County Board of Adjustment. Therefore, additional soil testing in the vicinity of any future proposed residence (or addition) will be required to ensure compliance with this requirement. If the requirement regarding vertical separation distance from the highest seasonal groundwater level is modified by a future amendment to the Waukesha County Shoreland Protection Ordinance and the Waukesha County Zoning Code, the requirement at the time of construction shall apply. All groundwater separation requirements set forth by the Town of Merton must also be complied with.

August 16, 2024
Revised April 30, 2025
Revised May 5, 2025

This instrument drafted by Thomas M. Bernklau

ARC™

(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF GOVERNMENT LOT 6 AND BEING A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 27, TOWNSHIP 8 NORTH, RANGE 18, EAST, IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.

**TOWN OF MERTON PLAN COMMISSION APPROVAL**
Approved by the Plan Commission of the Town of Merton on this 2nd day of ~~October 5, 2025.~~ 2024

Tim Klink, Chairman

Holly Claas, Recording Secretary

**TOWN OF MERTON BOARD APPROVAL**
Approved by the Board of the Town of Merton on this 9th day of June, 2025.

Tim Klink, Chairman

Donna Hann, Clerk

**WAUKESHA COUNTY DEPARTMENT OF PARKS AND USE**
This Certified Survey Map has been filed for approval as requested by Chapter 236 of the Wisconsin State Statutes, is hereby approved on this ____day of _____,2025.

_____
Dale R. Shaver, Director

**EXTRATERRITORIAL REVIEW – VILLAGE OF CHENEQUA**
Approved by the Plan Commission of the Village of Chenequa on this ____day of _____,2025.

_____ _____
Jo Ann Villavicencio, Village President Deanna Braunschweig, Village Clerk

**EXTRATERRITORIAL REVIEW – VILLAGE OF CHENEQUA**
Approved by the Village Board of the Village of Chenequa on this ____day of _____,2025.

_____ _____
Jo Ann Villavicencio, Village President Deanna Braunschweig, Village Clerk

WISCONSIN
THOMAS M. BERNKLAU
S-2656
WAUKESHA, WI
LAND SURVEYOR

August 16, 2024
Revised April 30, 2025
Revised May 5, 2025

This instrument drafted by Thomas M. Bernklau