



## AGENDA

Village of Chenequa Plan Commission  
Monday, June 8, 2026, at 6:00 p.m.  
31275 W. County Road K, Chenequa, WI 53029

*This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held on June 8, 2026, at 6:00 p.m., in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:*

Call to Order  
Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
2. Approval of minutes from the Plan Commission meeting held on May 11, 2026.
3. Review and consider action regarding after-the-fact approvals for a patio and firepit constructed without prior permits or approvals at 6208 N. Brumder Road by Alton and Wendy Davis (Tax Key No. CHQV0401994003)
4. Review and consider action on a proposed stormwater management plan for 31745 W Muscovy Road submitted by Jeffry and Sarah Joerres (Tax Key No. CHQV0398998)
5. Review and consider action on proposed landscape plan at 5780 N Pheasant Drive submitted by Grizedale UK LLC (Tax Key No. CHQV0403987)
6. Adjournment.

Respectfully submitted by:  
Jasmine Haugland, Village Clerk

### To participate via Zoom:

<https://us02web.zoom.us/j/87024105469?pwd=XYqy07fVSznISjOI3zPasrivCloz96.1>

Meeting ID: 870 2410 5469

Passcode: 631669

Or Dial: 301 715 8592 US

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible. It is possible that members of and possibly a quorum of members of the Village Board or other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information. No action will be taken by any other governmental body except by the governing body noticed above.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE  
Village Clerk posted this agenda on Wednesday, June 3, 2026, by 4:30 PM

PLAN COMMISSION MINUTES  
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES  
OF MONDAY, May 11, 2026  
Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections ( ) on June 8, 2026.

A meeting of the Plan Commission was held on Monday, May 11, 2026, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present  
Ms. Surlles / Member – absent  
Mr. Pranke / Member – present  
Mr. Enters / Member – present  
Ms. Benz / Member – present  
Mr. Carroll / Member – present  
Mr. Kriva / Member – present  
Mr. Kesner/ Village Attorney Representative – present  
Mr. Lincoln / Zoning Administrator-Forester - present  
Mr. Carney / Administrator-Police Chief – present  
Mr. Anderson / Police Captain – present  
Ms. Haugland / Village Clerk- present

**Call to Order**

**Pledge of Allegiance**

**Public in Attendance**

Jason Luther, EJ Kubick, Bob Fiedler, Debbie McNear, Richard Grunke; via Zoom: Sue Touchett

**Public Comment**

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

Public comments: None.

**Approval of minutes from the Plan Commission meeting held on April 13, 2026.**

Motion (Enters/Benz) to approve the minutes as presented. *Motion carried.*

**Review and consider action on a proposed screen fence for a generator at 5106 N Maple Lane as submitted by Robert and Carol Manegold (Tax Key No. CHQV0415006001).**

Motion (Kriva/Benz) to recommend to the Village Board approval of the proposed screening fence for a generator at 5106 N Maple Lane as submitted by Robert and Carol Manegold (Tax Key No. CHQV0415006001). *Motion carried.*

**Review and consider action on proposed modifications to the exterior of the existing primary residence at 5780 N Pheasant Drive submitted by Grizedale UK LLC (Tax Key No. CHQV0403987).**

Motion (Carroll/Enters) to recommend to the Village on proposed modifications to the exterior of the existing primary residence at 5780 N Pheasant Drive submitted by Grizedale UK LLC (Tax Key No. CHQV0403987). *Motion carried.*

**Review and consider action on a proposed entrance column at 4938 County Highway C as submitted by Marc and Jeannie Laurette (Tax Key No. CHQV 0416999003).**

Motion (Benz/Carroll) to recommend to the Village on proposed entrance column at 4938 County Highway C as submitted by Marc and Jeannie Laurette (Tax Key No. CHQV 0416999003). Motion carried.

**Adjournment**

Motion (Enters/Kriva) to adjourn at 6:07 p.m. Motion carried.

Respectfully submitted by:

Approved and Ordered Posted by:

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Jasmine Haugland  
Village Clerk-Treasurer

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Jo Ann F. Villavicencio  
Chairperson



## STAFF REVIEW

**Date:** May 18<sup>th</sup>, 2026

**Meeting Date & Time:** Monday, June 8<sup>th</sup>, 2026 at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Owner:** Alton and Wendy Davis

**Location:** 6208 N Brumder Road

**Project Description:** Patio with firepit

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

To the Plan Commission and Village Board,

The Village received a complaint regarding grading and patio installation activities completed at 6208 N. Brumder Road. Upon review, it was determined that the work was completed without the permits and approvals required under the Village Code.

The violations include:

1. Grading activities conducted without a grading permit, contrary to Section 5.4(1)(c), which requires a grading permit for grade changes of twelve (12) inches or greater or for land disturbing activities likely to cause erosion.
2. Construction of a patio without a building permit, contrary to Section 5.4(1)(a). Under Section 5.2(2), a patio qualifies as a structure and therefore requires permitting prior to construction.

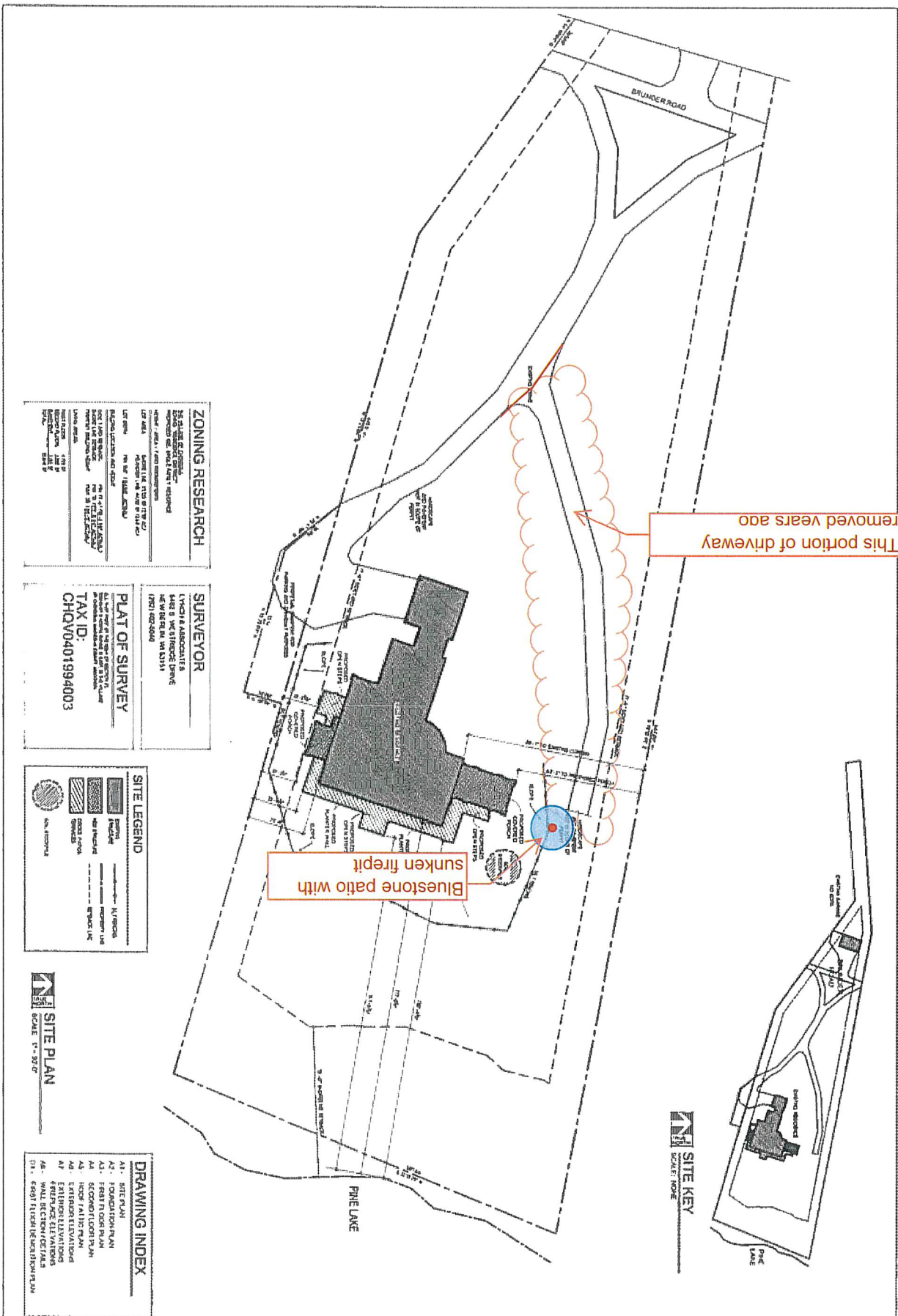
The patio consists of a bluestone pavers with an at-grade firepit in the center. In total, the patio is approximately 20' feet in diameter. **\*Including the patio total impervious surface of the lot is approximately 21%.**

While the work was completed without the required approvals, the project does meet the applicable requirements of Chapter 5 (Building Code) and Chapter 6 (Zoning Code). As a result, the matter is being brought forward for after-the-fact permitting, Plan Commission review, and Village Board consideration in accordance with Village procedures.

Sincerely,

Cody Lincoln, Zoning Administrator

c: Matthew T. Carney, Chief/Administrator  
Jasmine Haugland, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Alton and Wendy Davis, Owner



**ZONING RESEARCH**  
 THE LAKE GENEVA ARCHITECTS  
 201 BRAD RD  
 LAKE GENEVA, WI 53121  
 262.244.1400  
 www.lakegenearchitects.com

**SURVEYOR**  
 LYNCH & ASSOCIATES  
 1000 N. BRUMDER DRIVE  
 SUITE 200  
 LAKE GENEVA, WI 53121  
 (262) 862-3000

**PLAT OF SURVEY**  
 ALL INFORMATION ON THIS PLAT IS BASED ON THE SURVEY CONDUCTED BY LYNCH & ASSOCIATES, INC. ON 08/11/17.  
 TAX ID: CHQV00401994003

**SITE LEGEND**

	EXISTING STRUCTURE
	PROPOSED STRUCTURE
	EXISTING DRIVEWAY
	PROPOSED DRIVEWAY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	SURVEY BOUNDARY

**SITE PLAN**  
 SCALE 1" = 32'

**DRAWING INDEX**

A1	SITE PLAN
A2	FOUNDATION PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF FLOOR PLAN
A6	EXTERIOR ELEVATIONS
A7	INTERIOR ELEVATIONS
A8	PAINT SCHEDULE
A9	PAINT SCHEDULE DETAILS
A10	PAINT SCHEDULE DETAILS

**DAVIS RESIDENCE**  
 8208 N BRUMDER DR.  
 VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI



**LAKE GENEVA ARCHITECTS**  
 201 BRAD RD  
 LAKE GENEVA, WI 53121  
 262.244.1400  
 www.lakegenearchitects.com

STUDIO OF JASON A. BERNARD







## STAFF REVIEW

**Date:** May 28<sup>th</sup>, 2026

**Meeting Date & Time:** Monday, June 8<sup>th</sup>, 2026 at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Owner:** Jeffrey and Sarah Joerres

**Location:** 31745 W Muscovy Road

**Project Description:** Stormwater Review

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

To the Plan Commission and Village Board,

The purpose of this memo is to provide the Village Board with a summary of the proposed stormwater improvements associated with the above-referenced property and the applicability of state and local stormwater regulations.

The Joerres property contains an existing dry riverbed drainage feature that currently terminates at the foundation of the primary dwelling. Stormwater is then carried around the foundation through an existing 12-inch pipe, which daylights back into the dry riverbed on the lakeside of the residence. In recent years, this configuration has reportedly resulted in significant stormwater backup and localized flooding issues during major rain events.

To address these concerns, Harwood Engineering has prepared a stormwater improvement plan intended to better manage runoff and reduce the likelihood of future flooding. The proposal includes the following components:

1. Installation of a raingarden closer to the source of runoff in order to capture and infiltrate stormwater before it reaches the existing drainage system.
2. Conveyance of overflow stormwater underground via a proposed 24-inch pipe directed toward the existing dry creek bed system.
3. Replacement of the existing 12-inch foundation bypass pipe with a new 24-inch pipe intended to improve stormwater capacity and reduce the potential for backups and flooding around the residence.

Like the existing system, the proposed pipe will continue to discharge on the lakeside of the primary dwelling into the existing drainage feature. No additional grading, shoreline alteration, or site modifications are proposed at this time. Because of the increased pipe diameter, the location in which the pipe daylights is closer to the lake than where the existing pipe terminates.

The proposed plans were reviewed by Isak Fruchtman of Strand Associates, who concluded that the project does not trigger applicable state or local stormwater management regulations. Based upon that review, the proposed work is considered a maintenance and stormwater mitigation effort intended to improve the functionality of an existing drainage system rather than create additional stormwater impacts. The project does not involve the creation of new impervious surfaces, substantial land disturbance, or modifications that would otherwise trigger formal stormwater permitting under current State or Village regulations.

Please feel free to contact staff with any questions regarding the proposed improvements or associated regulatory review.

Sincerely,

Cody Lincoln, Zoning Administrator

c: Matthew T. Carney, Chief/Administrator  
Jasmine Haugland, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Jeffrey and Sarah Joerres, Owner



Strand Associates, Inc.<sup>®</sup>  
126 North Jefferson Street, Suite 350  
Milwaukee, WI 53202  
(P) 414.271.0771  
www.strand.com

May 29, 2026

Mr. Cody Lincoln, Director of Public Works/Zoning Administrator  
Village of Chenequa  
31275 West County Road K  
Chenequa, WI 53029

Re: Stormwater Management Plan (SWMP) Review of 31745 West Muscovy Road Drainage Improvements  
Village of Chenequa, Wisconsin (Village)

Dear Cody,

Strand Associates, Inc.<sup>®</sup> (Strand) has performed an SWMP review of the 31745 West Muscovy Road Drainage Improvements drawings submitted by Harwood Engineering Consultants, Ltd., on behalf of the Joerres residence.

#### Information Reviewed

1. 31745 West Muscovy Road–Drainage Improvements Drawings–Dated April 10, 2026

#### Relevant Standards

1. Current Version of Village Code of Ordinances (Ordinances)
2. Chapter Natural Resources 151 of the Wisconsin Administrative Code–Runoff Management (NR 151)

#### Summary and Recommendations

The proposed redevelopment involves less than 1 acre of overall site disturbance, no increase in exposed parking lot or roadway, and is generally limited to underground utility construction. Therefore, it is exempt from meeting any of the construction site or postconstruction performance standards identified in NR 151.

Land disturbing activities appear to exceed an area of 5,000 square feet. Therefore, an erosion control plan should be submitted in accordance with the standards identified in the Ordinances. Village staff or representatives should review erosion control plan materials upon receipt.

Strand has no further comments regarding this permit application. If you have any questions, please call 414-271-0771.

Sincerely,

STRAND ASSOCIATES, INC.<sup>®</sup>

Isak P. Fruchtman, P.E.

IPF:sjl\S:\MIL\4600-4699\4626\002\Designs-Studies-Reports\31745 W Muscovy Road\31745 W Muscovy Rd\_Engineering Review No. 1.docx



**HARWOOD**  
civil, landscape architecture,  
interior design, mechanical,  
plumbing / fire protection, security,  
lighting design, telecommunications

255 North 2nd Street,  
Milwaukee, Wisconsin 53233  
414.755.5544 - hnc.com

Project Name:  
31745 W. Muscovy Road -  
Drainage Improvements

Client:  
Joerres Residence

Issuance:

Scale: 1" = 100'

Date: 04/10/2026

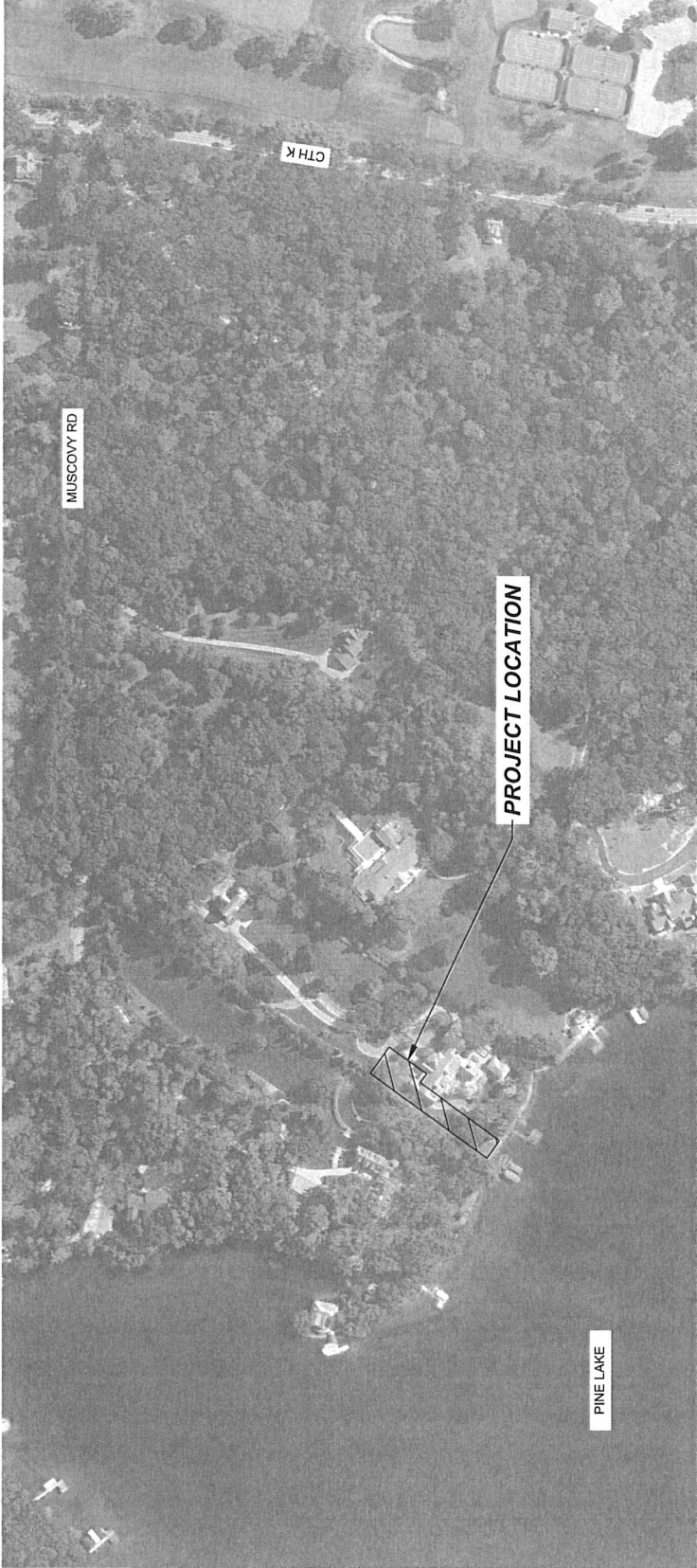
Project Number:  
25-1155.00

Sheet Name:  
Project Location and  
General Notes

Sheet Number:

**C1.00**

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**LEGEND:**

**UTILITY**

**EXISTING:**

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- SEWER
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

**PROPOSED:**

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

**GRADING**

**EXISTING:**

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SPOT ELEVATION

**PROPOSED:**

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION
- FINISHED GRADE
- GROUND GRADE AT BUILDING
- SPOT ELEVATION
- BEARING WALL SPOT ELEVATION
- DOOR SPOT ELEVATION
- PPV SPOT ELEVATION
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

**SITE**

**EXISTING:**

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

**PROPOSED:**

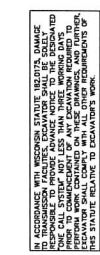
- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

**GENERAL NOTES AND SPECIFICATIONS:**

1. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE CITY AND COUNTY OF ANN ARBOR STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
2. BEFORE PROCEEDING WITH ANY UTILITY, CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE CITY AND COUNTY OF ANN ARBOR STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
4. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
5. BACKFILL REQUIREMENTS AND FINISHES SHALL ADHERE TO THE MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION, AND THE CITY AND COUNTY OF ANN ARBOR STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

**CIVIL SHEET INDEX:**

- C1.00 PROJECT LOCATION AND GENERAL NOTES
- C1.01 SITE PLAN AND PROFILE
- C1.02 EXISTING UTILITIES
- C1.03 EXISTING SURVEY
- C1.04 EXISTING CONSTRUCTION DETAILS



IN ACCORDANCE WITH MICHIGAN STATUTE 330.13(1) I AM RESPONSIBLE TO PROVIDE AN INDEPENDENT PROFESSIONAL ENGINEERING SERVICE TO THE CLIENT AND TO THE PUBLIC. I AM NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR SYSTEM THAT DOES NOT COMPLY WITH ALL APPLICABLE REGULATORY REQUIREMENTS AND STANDARDS.



# HARWOOD

civil / landscape architecture  
structural / mechanical / electrical  
plumbing / fire protection / security  
lighting design / telecommunications

255 North 21st Street,  
Milwaukee, Wisconsin 53233  
414.475.5554 - hwd.com

Project Name:  
31745 W. Muscovy Road -  
Drainage Improvements

Client:  
Joerres Residence

Issuance:

Scale 1" = 20'



Date: 04/10/2026

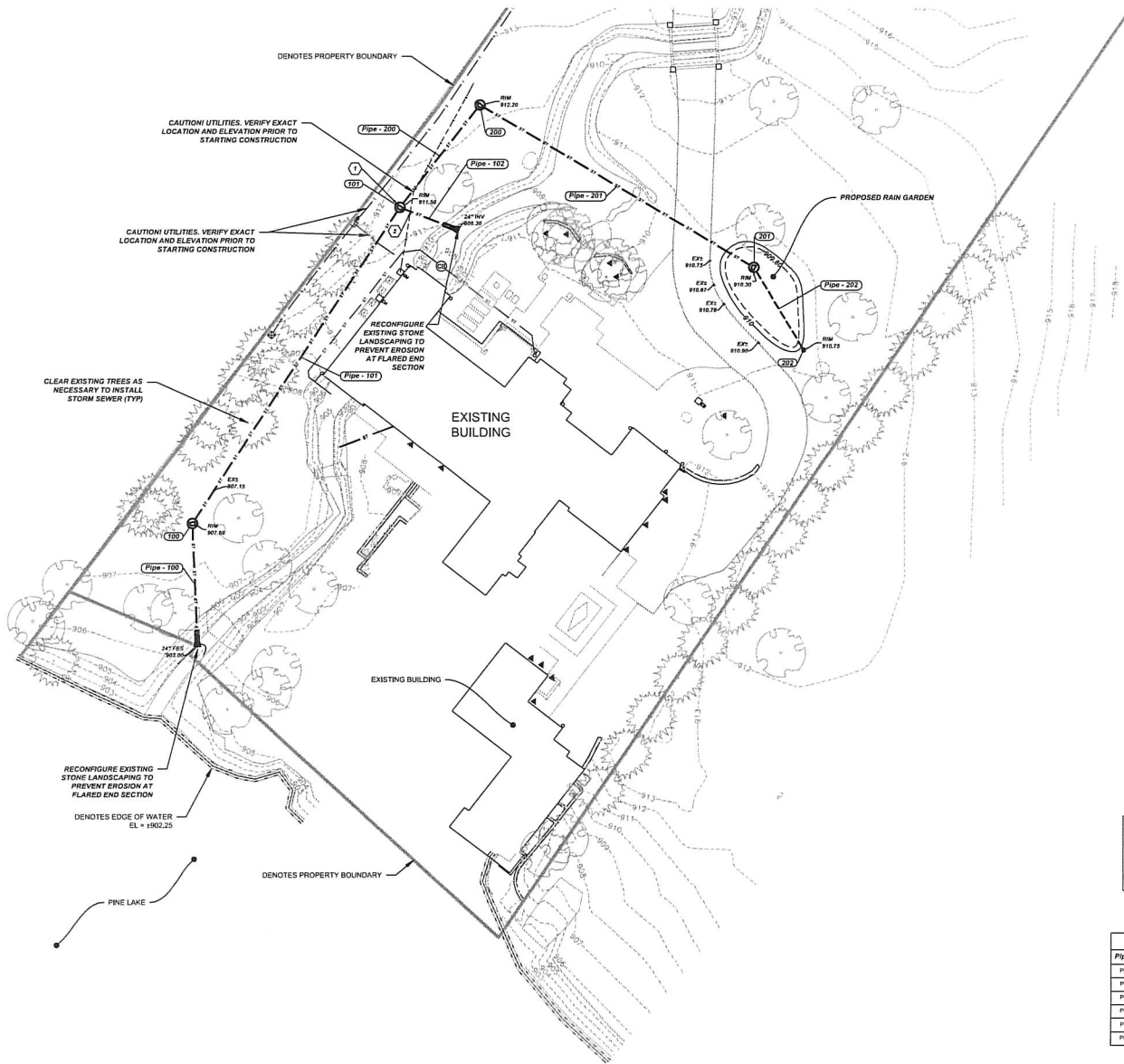
Project Number:  
25-1155.00

Sheet Name:  
Site and Grading Plan

Sheet Number:

# C1.10

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- NOTES**
- INSTALL INLET PROTECTION AFTER CATCH BASIN HAS BEEN INSTALLED. REMOVE INLET PROTECTION AFTER SITE HAS STABILIZED.
  - CAUTION! UTILITY CROSSING. VERIFY EXACT LOCATION AND ELEVATION PRIOR TO STARTING CONSTRUCTION  
TOP PIPE EL GAS = +906.00  
RV PR 24" STORM SEWER = 907.80

Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	24"	HDPE	48'	1.20%	W/ RCP F.E.S.
Pipe - 101	24"	HDPE	147'	1.50%	
Pipe - 102	24"	HDPE	24'	2.00%	
Pipe - 200	24"	HDPE	51'	0.25%	
Pipe - 201	24"	HDPE	121'	0.25%	
Pipe - 202	8"	HDPE	30'	0.00%	UNDERDRAIN

Storm Structure Table	
#	Structure Details
100	CATCH BASIN RMA = 911.50 Pipe - 101 = 903.08 Pipe - 100 = 903.08
101	CATCH BASIN 9" DIA RMA = 911.50 Pipe - 102 = 907.50 Pipe - 200 = 905.98 Pipe - 101 = 905.98
200	CATCH BASIN RMA = 912.20 Pipe - 201 = 905.99 Pipe - 200 = 905.99
201	CATCH BASIN W/ 18" RCP ORATE RMA = 910.30 Pipe - 202 = 907.30 Pipe - 201 = 905.30
202	STORM CLEANOUT RMA = 910.15 Pipe - 202 = 907.30



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0173, DAMAGE TO TRANSMISSION FACILITIES. EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



# HARWOOD

civil - landscape architecture  
structural - mechanical - electrical  
plumbing / fire protection - security  
lighting design - telecommunications

255 North 21st Street,  
Milwaukee, Wisconsin 53233  
414.475.5554 • [hec.com](http://hec.com)

Project Name:  
31745 W. Muscovy Road -  
Drainage Improvements

Client:  
Joerres Residence

Issuance:

Scale:  
Plan: 1" = 20'  
Profile (H): 1" = 20'  
Profile (V): 1" = 2'

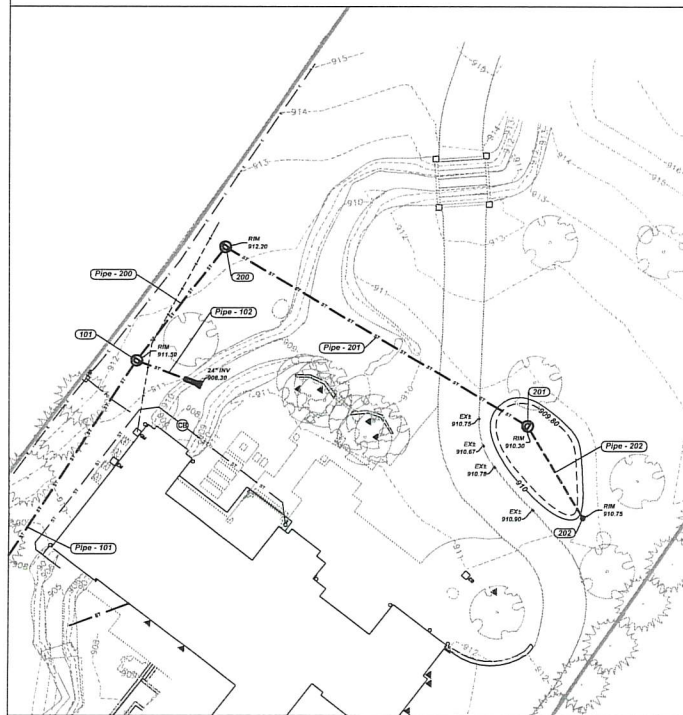
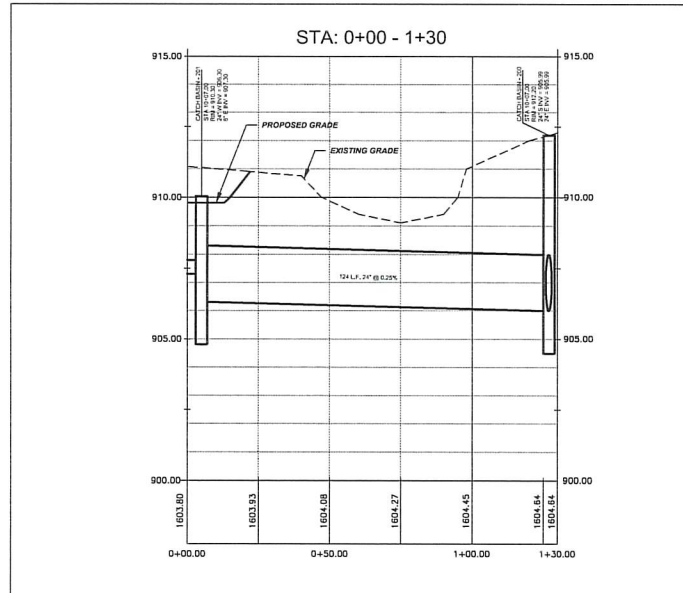
Date: 04/10/2026

Project Number:  
25-1155.00

Sheet Name:  
Plan and Profile

Sheet Number:

# C1.20



Storm Pipe Table					
Pipe Name	Size	Material	Length	Slope	Description
Pipe-100	24"	HDPE	48	1.20%	W/ HCP FLS
Pipe-101	24"	HDPE	147	1.55%	
Pipe-102	24"	HDPE	24	2.68%	
Pipe-200	24"	HDPE	51	0.25%	
Pipe-201	24"	HDPE	121	0.25%	
Pipe-202	6"	HDPE	30	0.00%	UNDERDRAIN

Storm Structure Table	
#	Structure Details
100	CA (2) BASIN RM = 907.50 Pipe-101 = 905.58 Pipe-100 = 902.58
101	CA (2) BASIN W/ GATE RM = 911.50 Pipe-102 = 901.50 Pipe-200 = 905.58 Pipe-101 = 905.58
200	CATCH BASIN RM = 912.20 Pipe-201 = 905.99 Pipe-200 = 905.99
201	CATCH BASIN W/ HCP FLS GATE RM = 910.30 Pipe-202 = 907.30 Pipe-201 = 905.30
202	STORM CLEANOUT RM = 910.70 Pipe-202 = 907.30

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TONE CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





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structural · mechanical · electrical  
plumbing / fire protection · security  
lighting design · telecommunications

255 North 21st Street,  
Milwaukee, Wisconsin 53233  
414.475.5554 • hceL.com

Project Name:  
31745 W. Muscovy Road -  
Drainage Improvements

Client:  
Joerres Residence

Issuance:

Scale:  
Plan: 1" = 20'  
Profile (H): 1" = 20'  
Profile (V): 1" = 2'

Date: 04/10/2026

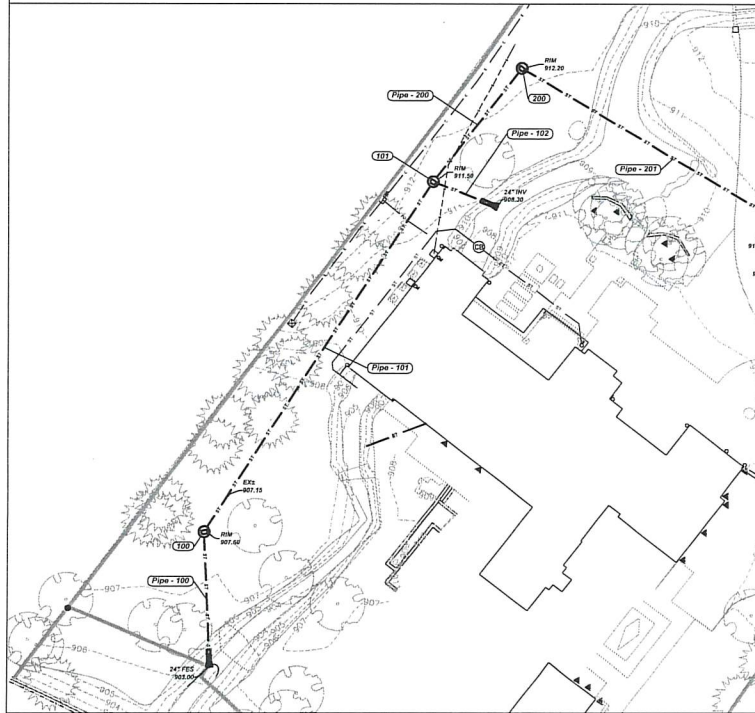
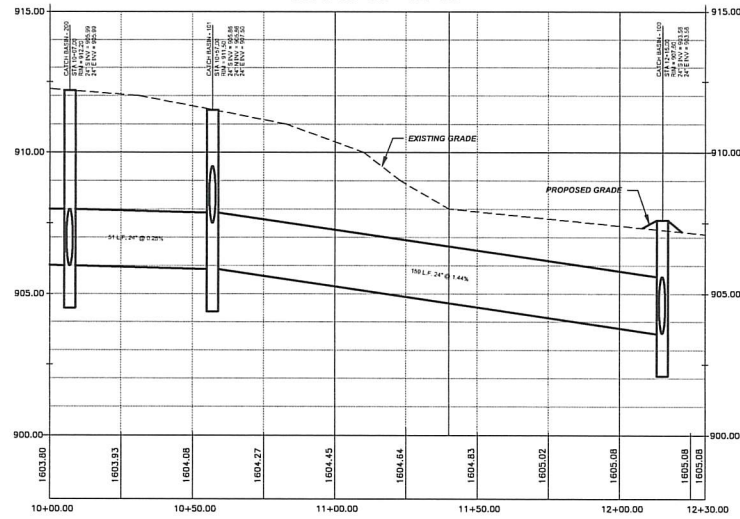
Project Number:  
25-1155.00

Sheet Name:  
Plan and Profile

Sheet Number:  
**C1.21**

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## STA: 10+00 - 12+30

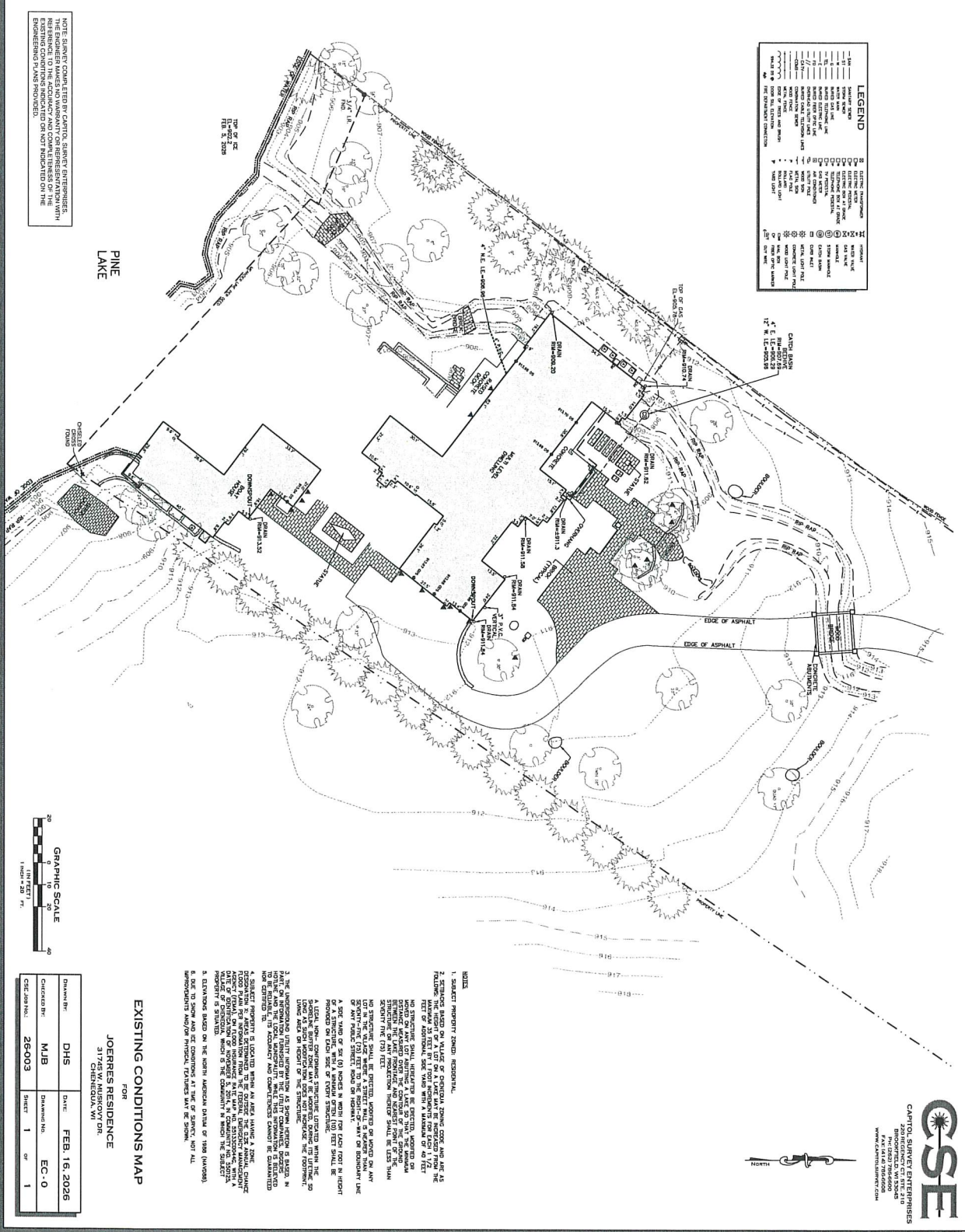


Pipe Name	Size	Material	Length	Slope	Description
Pipe-100	24	HDPE	85	1.20%	W/ HCP 1.5L
Pipe-101	24	HDPE	147	1.55%	
Pipe-102	24	HDPE	24	2.60%	
Pipe-200	24	HDPE	51	0.25%	
Pipe-201	24	HDPE	124	0.25%	
Pipe-202	8	HDPE	58	0.00%	UNDERDRAIN

#	Structure Details
100	CATCH BASIN IRL = 907.00 Pipe-101 = 903.58 Pipe-100 = 903.08
101	CATCH BASIN IRL = 911.00 Pipe-102 = 905.00 Pipe-200 = 905.06 Pipe-101 = 905.06
200	CATCH BASIN IRL = 912.25 Pipe-201 = 905.00 Pipe-200 = 905.09
201	CATCH BASIN - W/ BELL CURB IRL = 910.30 Pipe-202 = 901.30 Pipe-201 = 905.30
202	STORM CLEANOUT IRL = 916.12 Pipe-202 = 907.30

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSDOM FACILITIES EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED TOWN CALL SYSTEM NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.





**LEGEND**

1	EXISTING BUILDING	14	EXISTING DRIVEWAY
2	EXISTING DRIVEWAY	15	EXISTING DRIVEWAY
3	EXISTING DRIVEWAY	16	EXISTING DRIVEWAY
4	EXISTING DRIVEWAY	17	EXISTING DRIVEWAY
5	EXISTING DRIVEWAY	18	EXISTING DRIVEWAY
6	EXISTING DRIVEWAY	19	EXISTING DRIVEWAY
7	EXISTING DRIVEWAY	20	EXISTING DRIVEWAY
8	EXISTING DRIVEWAY	21	EXISTING DRIVEWAY
9	EXISTING DRIVEWAY	22	EXISTING DRIVEWAY
10	EXISTING DRIVEWAY	23	EXISTING DRIVEWAY
11	EXISTING DRIVEWAY	24	EXISTING DRIVEWAY
12	EXISTING DRIVEWAY	25	EXISTING DRIVEWAY
13	EXISTING DRIVEWAY	26	EXISTING DRIVEWAY

NOTE: SURVEY COMPLETED BY CAPTOL SURVEY ENTERPRISES, INC. IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING BOARD OF THE STATE OF WISCONSIN. ENGINEERING CONDITIONS INDICATED OR NOT INDICATED ON THE EXISTING CONDITIONS MAP ONLY.



DRAWN BY:	DHS	DATE:	FEB. 16, 2026
CHECKED BY:	MJB	DRAWING NO.:	EC-0
CDC/038 NO.:	26-003	SHEET:	1 OF 1

**EXISTING CONDITIONS MAP**

FOR  
**JOER'S RESIDENCE**  
 31745 W. MANSORY DR.  
 CHENOCQUA, WI

- NOTES:**
1. SUBJECT PROPERTY ZONING: RESIDENTIAL.
  2. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA Labeled "ZONING CHANGE FLOOD HAZARD" ON THE FLOOD HAZARD MAP OF THE COUNTY OF WAUKESHA, WISCONSIN, DATED 01/11/2024. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA Labeled "ZONING CHANGE FLOOD HAZARD" ON THE FLOOD HAZARD MAP OF THE COUNTY OF WAUKESHA, WISCONSIN, DATED 01/11/2024. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA Labeled "ZONING CHANGE FLOOD HAZARD" ON THE FLOOD HAZARD MAP OF THE COUNTY OF WAUKESHA, WISCONSIN, DATED 01/11/2024.
  3. THE LANDSCAPING UTILITY INFORMATION AS SHOWN HEREON IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR COMPLETENESS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED.
  4. ELEVATIONS SHOWN ON THE NORTH AMERICAN DATUM OF 1983 (NAD83).
  5. USE TO DETERMINE THE CONDITIONS AT THE TIME OF SURVEY, NOT ALL INFORMATION INDICATED HEREON IS CURRENT.

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 WAUKESHA, WI 53186  
 PHONE: 262-781-1111  
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 414.475.5554 • hwd.com

Project Name:  
 31745 W. Mansory Road -  
 Drainage Improvements

Client:  
 Joeer's Residence

Scale:  
 \_\_\_\_\_

Date: 04/10/2026

Project Number:  
 25-1155.00

Sheet Name:  
 Existing Survey

Sheet Number:  
**C1.30**

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## STAFF REVIEW

**Date:** May 15<sup>th</sup>, 2026

**Meeting Date & Time:** Monday, June 8<sup>th</sup> at 6:00 P.M.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Landworks

**Owner:** Grizedale UK, LLC

**Location:** 5780 N Pheasant Drive

**Project Description:** Proposed Landscape Plan

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

Dear Plan Commission and Village Board,

The applicant, Grizedale UK, LLC, has submitted a landscape plan for their residence. As outlined in the submitted materials, the scope of work includes the following:

1. A "Kitchen Garden" north of the primary residence.
2. Stone Terraces with path lakeside of primary residence.
3. Cobble path with a firepit and seating area along the south side of the primary residence and a cobble fire pit area adjacent to the aforementioned stone terrace.
4. Wildflower prairie lakeside and meadow prairie extending beyond the rear of home.
5. Writers garden with arbor and seat rear of the boathouse structure.

### **Kitchen Garden**

- a. As proposed, there is a kitchen garden to be installed to the North of the primary residence.
- b. The proposed kitchen garden will have raised beds, a path and a "Rustic Arbor".
  1. A sample photo of the arbor has been provided on the second page of the document titled "The Pine Cottage- Bespoke Rustic Structures".
  2. "Rustic Arbor" is proposed to be 11' in height.
- c. This garden area is surrounded by a fence.
  1. A sample photo of the fence has been provided on the second page of the document titled "The Pine Cottage- Bespoke Rustic Structures".
  2. The proposed fence will be 5' in height.
- d. Between the kitchen garden and home is a path with a pergola structure.
  1. A sample photo of the pergola structure has been provided on the second page of the document titled "The Pine Cottage- Bespoke Rustic Structures".
  2. The proposed pergola will be 8' in height.
- e. Layout has been illustrated on provided landscape plan.

## **Stone Terraces**

- a. Two stone terraces are proposed to be installed on the lakeside of the primary residence.
- b. Terraces will be constructed of limestone pavers with limestone cobbles as an accent.
- c. Both terraces are well beyond the 75' setback from the OHWM of Pine Lake.
- d. Details and layout are illustrated on provided landscape plan.

## **Cobble Path/Patio**

- a. South of the aforementioned terraces is a proposed cobble patio area with cobble path connecting to the main driveway.
- b. The path and patio will be constructed of "Valders Limestone Cobbles".
- c. As proposed, there is a firepit and seating area proposed on this patio.

## **Prairie/Meadow Area**

- a. On the lakeside of the home the applicant proposes to convert a portion of existing yard space into a wildflower prairie.
- b. Rear of the house, the applicant proposes to convert existing woodland into a "prairie meadow".
- c. Details and layout are illustrated on provided landscape plan.

## **Writers Garden**

- a. Near the shorefront, the applicant proposes to install a "writers garden".
- b. The garden consists of plantings that will surround an arbor with seat.
- c. The arbor is beyond the 75' setback from the ordinary high water mark of Pine Lake.
- d. Details and layout are illustrated on provided landscape plan.

## **Proposed Outdoor Lighting**

- a. The applicant proposes 4 LED path light around the lakeside terrace.
- b. The location of these lights is located on page 12 of provided plans
- c. The lights are 105 Lumens and 1.5 watts 2700K Color temperature

## **Total Impervious Surface**

**15,442 square feet which is 8.7% of total lot coverage**

Regards,  
Cody Lincoln, Zoning Administrator

Matthew T. Carney, Police Chief/Administrator  
Jasmine Haugland, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Grizedale UK LLC, Owner

# MAZZULLO + RUSSELL

## LANDSCAPE DESIGN

### 5340 | Pine Cottage, USA | Plant Schedule | April 2026

NB. All prices are quoted ex VAT and ex Delivery. All plants are to be well grown in their pots, and of the highest quality. No substitutes or 9cm pots unless agreed with Landscape Architect.

All trees to be feathered unless otherwise indicated. No top grafted trees. Photographs to be provided for all trees, specimen shrubs and climbers.

Refer to M+R Soft Landscaping Specification for guidance and example photographs of quality expected.

If plants supplied by M+R, once plants have been delivered to site, M+R take no responsibility for the up keep, planting or maintenance of such plants and therefore accept no responsibility for any possible plant failures either pre or post completion.

Initial No.	Updated No.	Species	Plant type	Area of Garden	Size requested	Notes
TBC		Mixed Hedge - see 5340-PP-01 and PP-07 for number and composition	Hedge	PP-01 Entrance North Side - Trees and Hedge	4'-5' height bushy hedging plants	
1		Amelanchier x grandiflora	Tree	PP-01 Entrance North Side - Trees and Hedge	8-12' High Multistem	See Image
1		Amelanchier x grandiflora 'Autumn Brilliance'	Tree	PP-01 Entrance North Side - Trees and Hedge	8-12' High Multistem	
1		Cornus mas	Tree	PP-01 Entrance North Side - Trees and Hedge	6' plus	
2		Hamamelis virginiana	Shrub	PP-05 Eastern Boundary - Trees and Shrubs	4-5" shrub	
8		Hydrangea paniculata 'Tardiva'	Shrub	PP-05 Eastern Boundary - Trees and Shrubs		
1		Aesculus flava	Tree	PP-05 Eastern Boundary - Trees and Shrubs	Single stem,	
1		Magnolia x loebneri 'Merrill'	Tree	PP-05 Eastern Boundary - Trees and Shrubs	10' high multistem	
1		Magnolia stellata 'Centennial Blush'	Tree	PP-05 Eastern Boundary - Trees and Shrubs	5' high busy plant	
2		Magnolia stellata 'Royal Star'	Tree	PP-05 Eastern Boundary - Trees and Shrubs	5' high busy plant	
1		Malus 'Donald Wyman'	Tree	PP-05 Eastern Boundary - Trees and Shrubs	Single stem, 10' high	
7		Rosa 'Blanc Double de Coubert'	Rosa	PP-06 Writer's Garden - Trees and Shrubs	Bare root	
1		Rosa 'Pink Grootendorst'	Rosa	PP-06 Writer's Garden - Trees and Shrubs	Bare root	
1		Buddleja davidii 'Groovy Grape'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
7		Buxus sempervirens 3ft ball	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
2		Buxus sempervirens 4ft ball	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
2		Daphne x burkwoodii 'Carole Mackie'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
1		Hibiscus 'Lavender Chiffon'	Shrub	PP-06 Writer's Garden - Trees and Shrubs	5' plant	
3		Hydrangea 'Endless Summer'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
3		Hydrangea macrophylla 'Blushing Bride'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
10		Hydrangea quercifolia 'Snow Queen'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
1		Philadelphus 'Minnesota Snowflake'	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
1		Syringa patula 'Miss Kim'	Shrub	PP-06 Writer's Garden - Trees and Shrubs	4' plants	
1		Syringa vulgaris 'Beauty of Moscow'	Shrub	PP-06 Writer's Garden - Trees and Shrubs	5' bushy plants	
1		Syringa vulgaris 'Mme Lemoine'	Shrub	PP-06 Writer's Garden - Trees and Shrubs	5' bushy plants	
9		Thuja occidentalis 'Holmstrup'	Shrub	PP-06 Writer's Garden - Trees and Shrubs	7' specimen plants	
1		Viburnum x juddii	Shrub	PP-06 Writer's Garden - Trees and Shrubs		
2		Alnus incana	Tree	PP-06 Writer's Garden - Trees and Shrubs	Single stem, 10' high	
1		Amelanchier laevis	Tree	PP-06 Writer's Garden - Trees and Shrubs	8-12' multistem	
2		Betula nigra	Tree	PP-06 Writer's Garden - Trees and Shrubs	Single stem, 10' high	
2		Cercis canadensis	Tree	PP-06 Writer's Garden - Trees and Shrubs	Multistem 10' high	
2		Cornus kousa 'Milky Way'	Tree	PP-06 Writer's Garden - Trees and Shrubs	Multistem 10' high	
1		Magnolia x loebneri 'Merrill'	Tree	PP-06 Writer's Garden - Trees and Shrubs	Multistem 10' high	
1		Taxodium distichum 'Shawnee Brave'	Tree	PP-06 Writer's Garden - Trees and Shrubs	8-10' specimen tree	

1 - 5 Dells Mews, Churton Place, London SW1V 2LW

info@mazzullorussell.com

Tel: +44 (0) 207 931 9996

www.mazzullorussell.com

Trading as Mazzullo + Russell Landscape Design Ltd

VAT Reg no. 181042537

Company Reg : 8908537 - Registered in England and Wales

# MAZZULLO + RUSSELL

LANDSCAPE DESIGN

TBC	Mixed Hedge - see 5340-PP-01 and PP-07 for number and composition	Hedge	PP-07 Entrance South Side - Trees and Hedge	4'-5' height bushy hedging plants	
1	Amelanchier canadensis	Tree	PP-07 Entrance South Side - Trees and Hedge	Multistem 10' high	
1	Amelanchier laevis	Tree	PP-07 Entrance South Side - Trees and Hedge	Single stem, 10' high	
1	Carya ovata	Tree	PP-07 Entrance South Side - Trees and Hedge	Single stem, 10' high	
1	Cornus kousa 'Milky Way'	Tree	PP-07 Entrance South Side - Trees and Hedge	Multistem 10' high	

1 - 5 Dells Mews, Churton Place, London SW1V 2LW

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Tel: +44 (0) 207 931 9996

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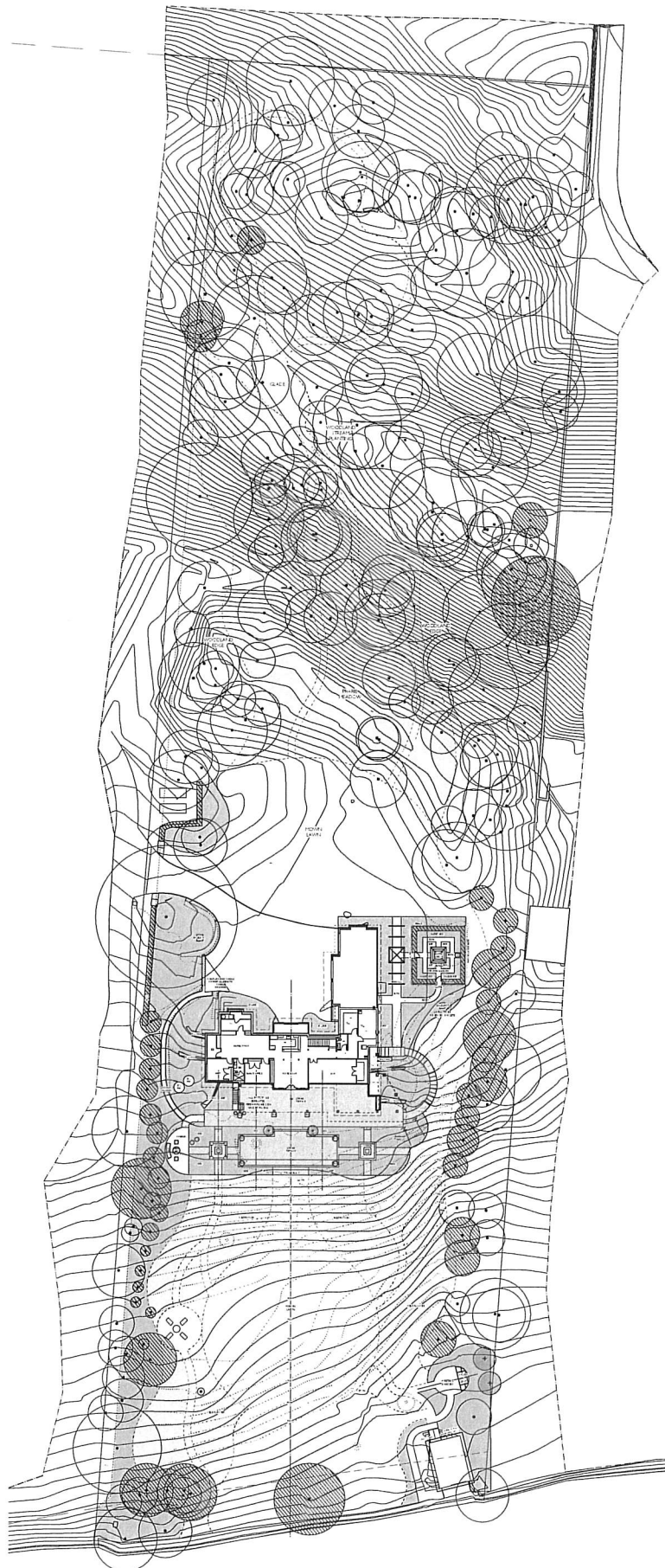
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KEY

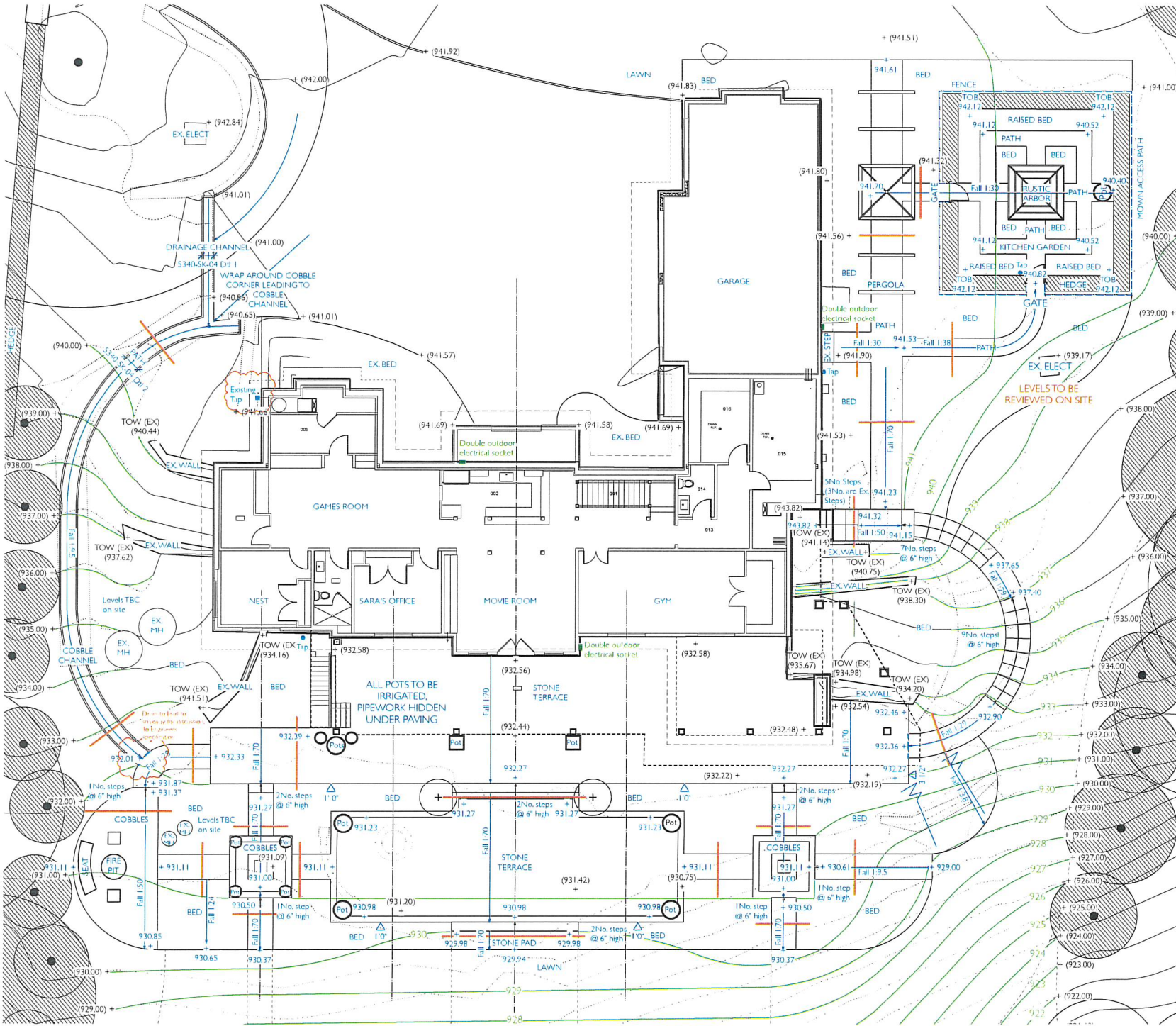
-  PROPOSED TREE
-  STONE
-  COBBLES
-  GRAVEL OR GRAVEL CRATE
-  RETAINING WALL
-  LAWN / MOWN PATHS
-  LONG GRASS, WILDFLOWER & ROSES
-  PLANTING
-  NATIVE HEDGE
-  METAL EDGE
-  DEER FENCING



**NOTES**  
 DO NOT SCALE FROM DRAWING  
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 SETTING OUT RTD TO BE CHECKED BY LANDSCAPE ARCHITECT ON SITE  
 ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT  
 SD = SITE DIMENSION  
 EQ = EQUAL DISTANCE

**MAZZULLO + RUSSELL**  
 LANDSCAPE DESIGN

PROJECT	FINE COTTAGE, USA		
TITLE	Materials Plan		
SCALE	1"=30'0"@A1	DATE	March 2026
DRAWN	AC	CHECKED	LR
DWG NO.	S340-CP-01A		

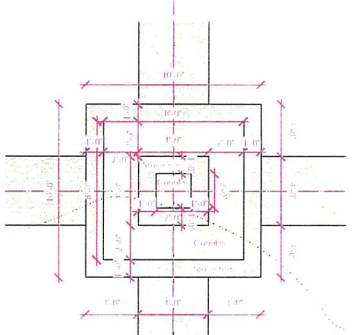
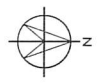
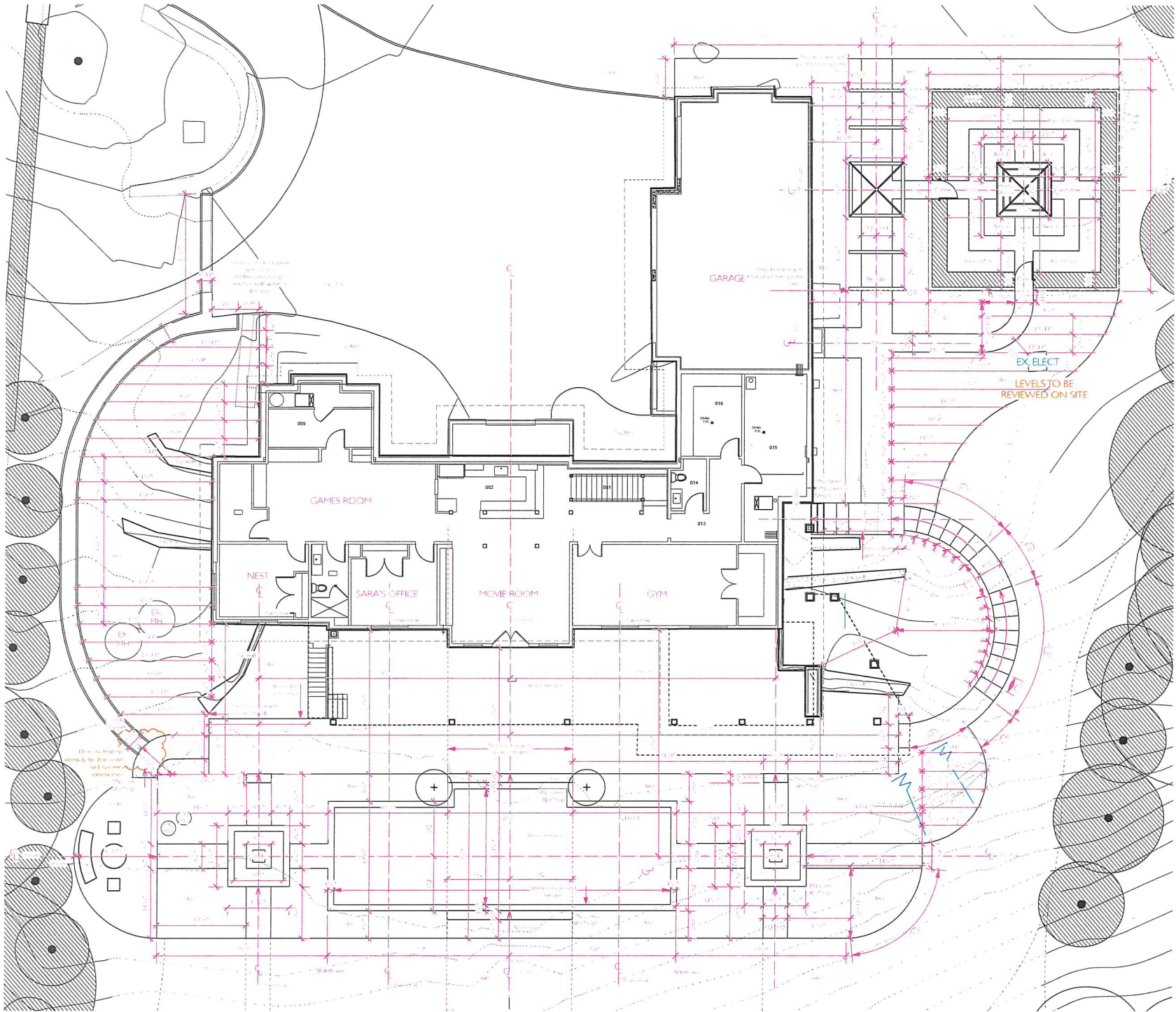


- KEY**
- EXISTING LEVEL + (00.00)
  - PROPOSED LEVEL + (00.00)
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - GAS TRIG. POWER & WATER
  - SLOT DRAIN
  - LAND DRAIN
  - TAP (ABOVE GROUND)
  - EXISTING TAP (ABOVE GROUND)
  - OUTDOOR ELECTRICAL SOCKET
  - GAS SUPPLY

- NOTES**
- DO NOT SCALE FROM DRAWING.
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  - ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
  - SD = SITE DIMENSION
  - EQ = EQUAL DISTANCE

**MAZZULLO + RUSSELL**  
LANDSCAPE DESIGN

PROJECT	PINE COTTAGE, USA		
TITLE	Around the House Levels & Ducting Plan		
SCALE	1"=10'0"@A2	DATE	April 2026
DRAWN	AC	CHECKED	LR
DWG NO.	5340-CP-02	© 2025 Mazzullo + Russell Landscape Design 1401 14th St, Suite 100, San Francisco, CA 94103 www.mazzullo-russell.com	



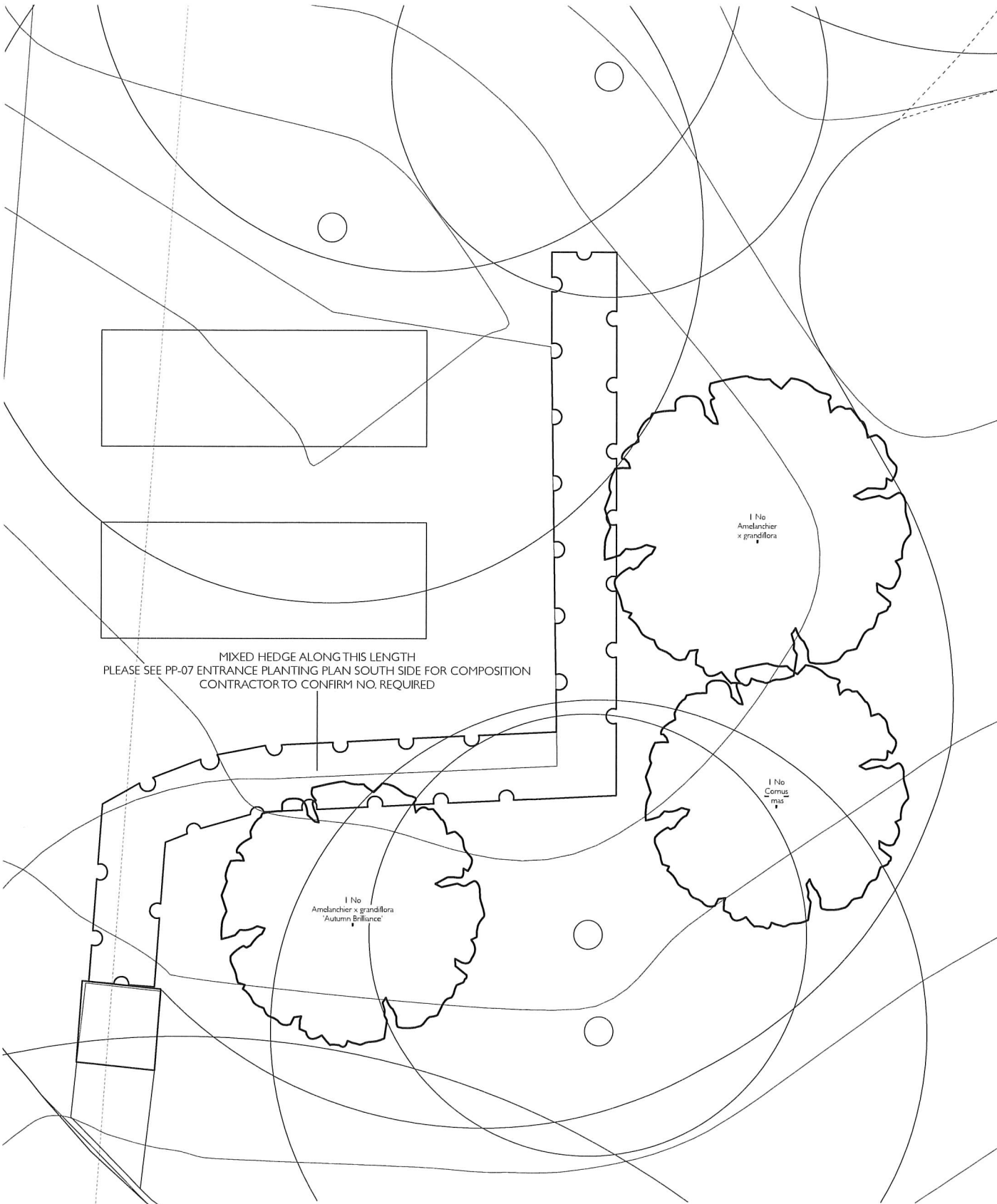
TYPICAL TERRACE COBBLE TRIM DETAIL

- NOTES**
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  - S.D. = SITE DIMENSION
  - EQ. = EQUAL DISTANCE

**MAZZULLO + RUSSELL**  
LANDSCAPE DESIGN

PROJECT	PINE COTTAGE, USA		
TITLE	Around the House Setting Out Plan		
SCALE	1"=10'0"@A2	DATE	April 2026
DRAWN	AC	CHECKED	LR
DWG NO.	5340-CP-03		

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MIXED HEDGE ALONG THIS LENGTH  
PLEASE SEE PP-07 ENTRANCE PLANTING PLAN SOUTH SIDE FOR COMPOSITION  
CONTRACTOR TO CONFIRM NO. REQUIRED

**NOTES**

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LANDSCAPE DESIGN

PROJECT	PINE COTTAGE		
TITLE	Entrance Planting Plan - North Side: Trees and Hedge		
SCALE	1/4"=1'0" @A3	DATE	April 2026
DRAWN	HH	CHECKED	LR
DWG NO.	5340-PP-01		



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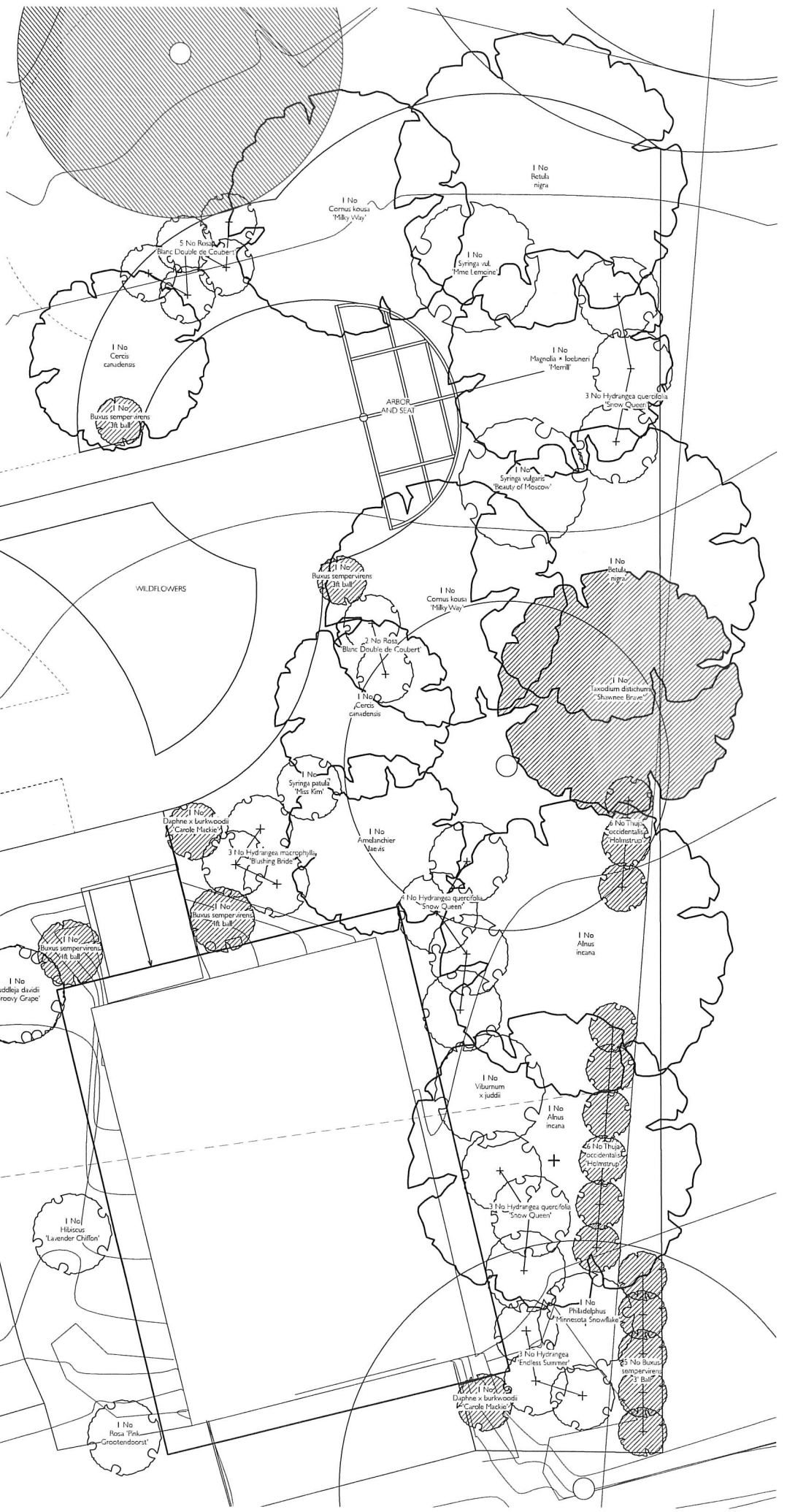
## LANDSCAPE DESIGN

PROJECT	PINE COTTAGE		
TITLE	Writer's Garden Planting Plan: Trees and Shrubs		
SCALE	1/4" = 1'0" @ A2	DATE	April 2026
DRAWN	HH	CHECKED	LR
DWG NO.	5340-PP-06	© 2026 Mazzullo + Russell as Group Scales, Plans & Field Layout Design	

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Tel: +44 (0) 20 930 9900  
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S.D = SITE DIMENSION  
EQ = EQUAL DISTANCE



WILDFLOWERS

WILDFLOWERS

WILDFLOWERS

WILDFLOWERS

WILDFLOWERS

WILDFLOWERS

ARBOUR AND SEAT

5 No Rosa  
Blanc Double de Coubert

1 No  
Cercis  
canadensis

1 No  
Buxus sempervirens  
"3ft ball"

1 No  
Cornus kousu  
"Milky Way"

1 No  
Syringa vul.  
"Primo Lemene"

1 No  
Betula  
nigra

1 No  
Magnolia x loebneri  
"Flamit"

3 No Hydrangea quercifolia  
"Snow Queen"

1 No  
Syringa vulgaris  
"Beauty of Moscow"

WILDFLOWERS

1 No  
Buxus sempervirens  
"3ft ball"

2 No Rosa  
Blanc Double de Coubert

1 No  
Cercis  
canadensis

1 No  
Cornus kousu  
"Milky Way"

1 No  
Betula  
nigra

1 No  
Taxodium distichum  
"Shawnee Brave"

1 No  
Syringa patula  
"Miss Kim"

1 No  
Amelanchier  
"Aeolis"

1 No  
Daphne x barkwoods  
"Carole Mackie"

3 No Hydrangea macrophylla  
"Blushing Bride"

1 No  
Buxus sempervirens  
"3ft ball"

1 No Hydrangea quercifolia  
"Snow Queen"

1 No Thuja  
occidentalis  
"Holmstrus"

1 No  
Alnus  
incana

1 No  
Buxus sempervirens  
"3ft ball"

1 No  
Buddleja davidi  
"Greasy Grape"

1 No  
Viburnum  
x juddii

1 No  
Alnus  
incana

4 No Thuja  
occidentalis  
"Holmstrus"

3 No Hydrangea quercifolia  
"Snow Queen"

1 No  
Philadelphus  
"Minnesota Snowflake"

3 No Hydrangea  
"Endless Summer"

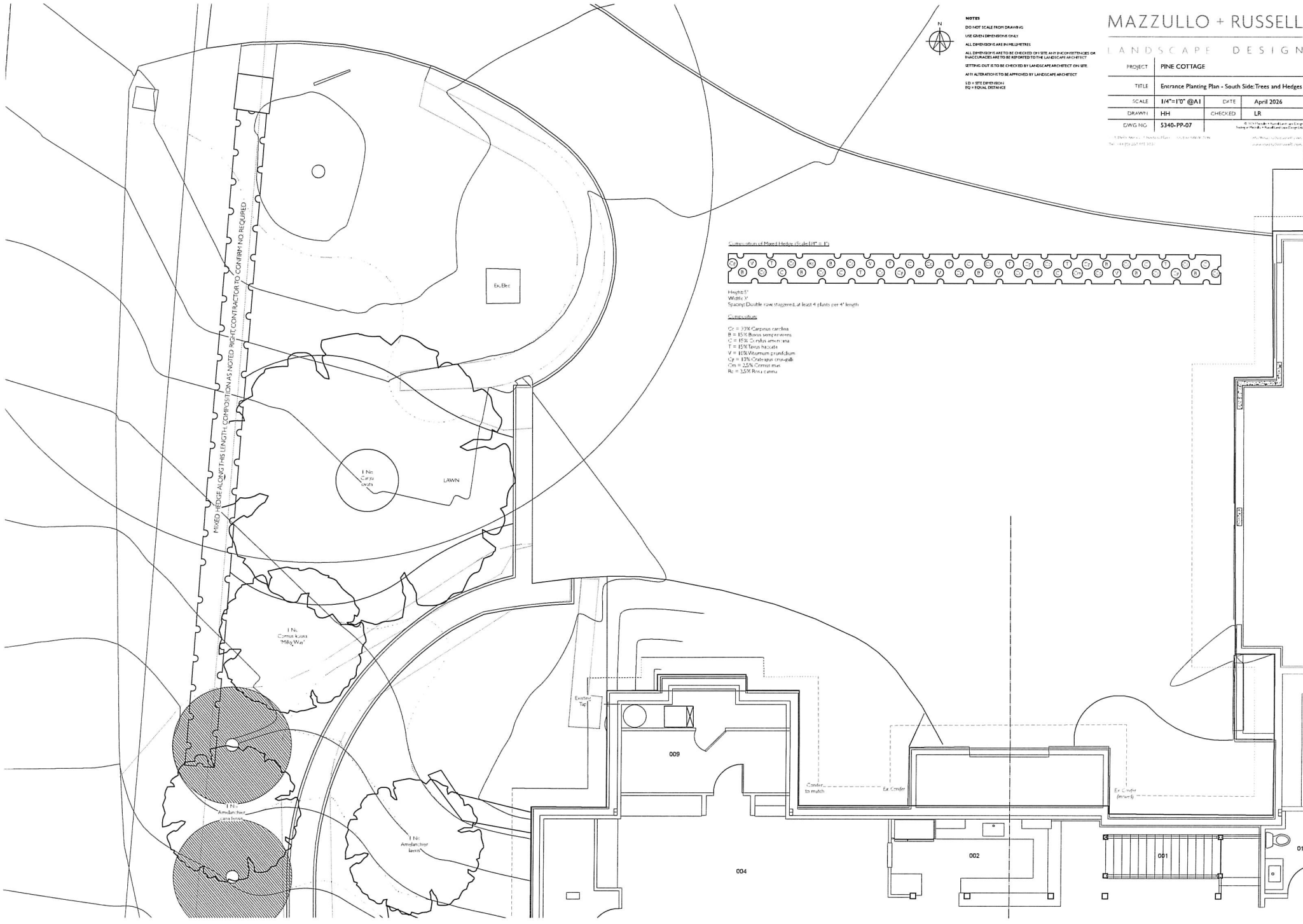
25 No Buxus  
sempervirens  
"3ft Ball"

1 No  
Daphne x barkwoods  
"Carole Mackie"

1 No  
Rosa "Finl"  
"Grootendorst"

PROJECT	PINE COTTAGE		
TITLE	Entrance Planting Plan - South Side Trees and Hedges		
SCALE	1/4" = 1'0" @ A1	DATE	April 2026
DRAWN	HH	CHECKED	LR
DWG NO.	S340-PP-07		

**NOTES**  
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 ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND IN CONFORMANCE WITH  
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 SITE PLAN SHALL BE CHECKED BY LANDSCAPE ARCHITECT ON SITE  
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 ED = SITE DIMENSION  
 EQ = EQUAL DISTANCE



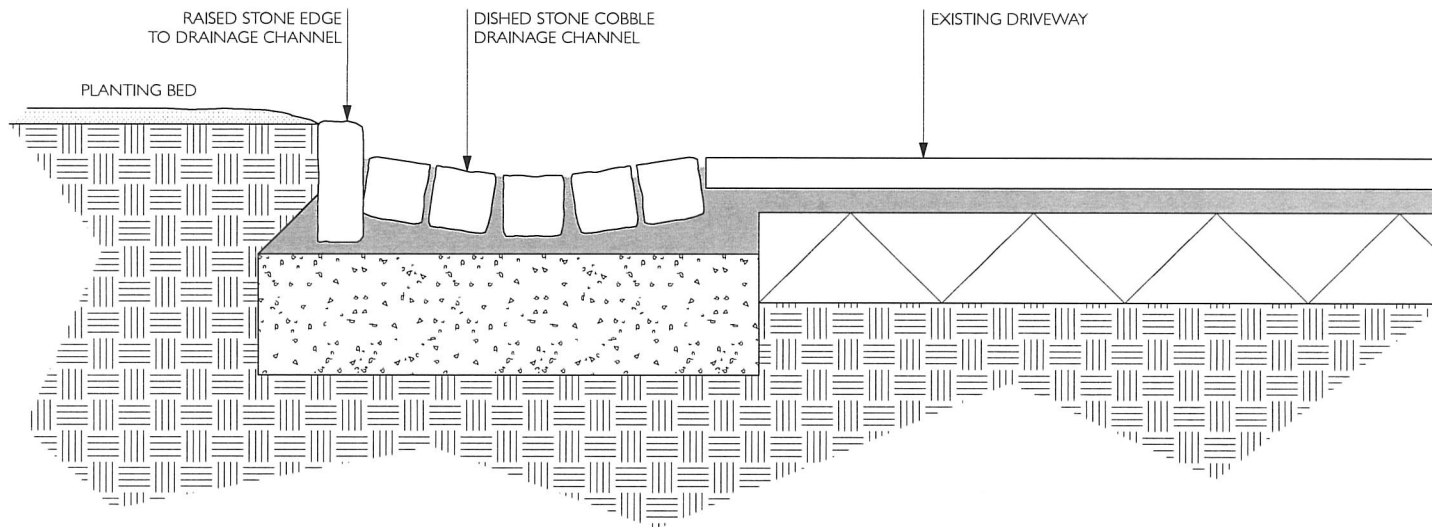
Composition of Mixed Hedge (Scale 1/8" = 1')



Height: 6'  
 Width: 4'  
 Spacing: Double row staggered at least 4 plants per 4' length

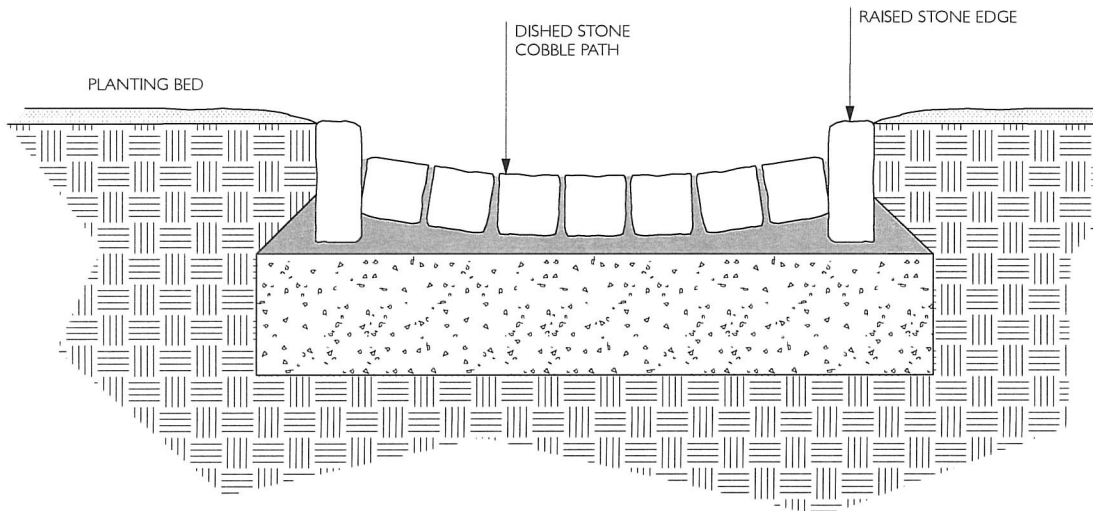
**Legend**

- C = 33% Camelia caroliniana
- B = 15% Buxus sempervirens
- C = 15% Camelia japonica
- T = 15% Taxus canadensis
- V = 10% Viburnum prunifolium
- Cm = 10% Cornus mas
- Rc = 10% Rosa canina



5340-SK-04 FORECOURT STONE COBBLE DRAINAGE CHANNEL EXAMPLE

1 SCALE 1 1/2" = 1'0" @ A3



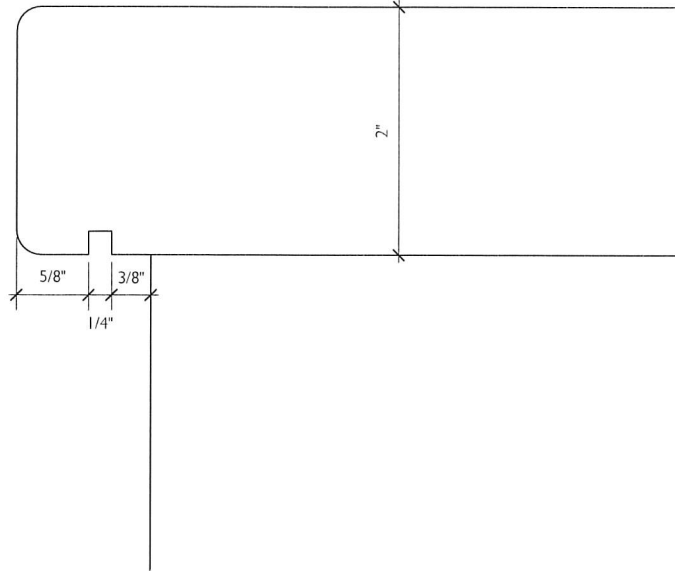
5340-SK-04 STONE COBBLE PATH EXAMPLE

2 SCALE 1 1/2" = 1'0" @ A3

**NOTES**  
 INDICATIVE COBBLE PATH/DRAINAGE CHANNEL EXAMPLES ONLY.  
 DO NOT SCALE FROM DRAWING.  
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 INACCURACIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.  
 ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

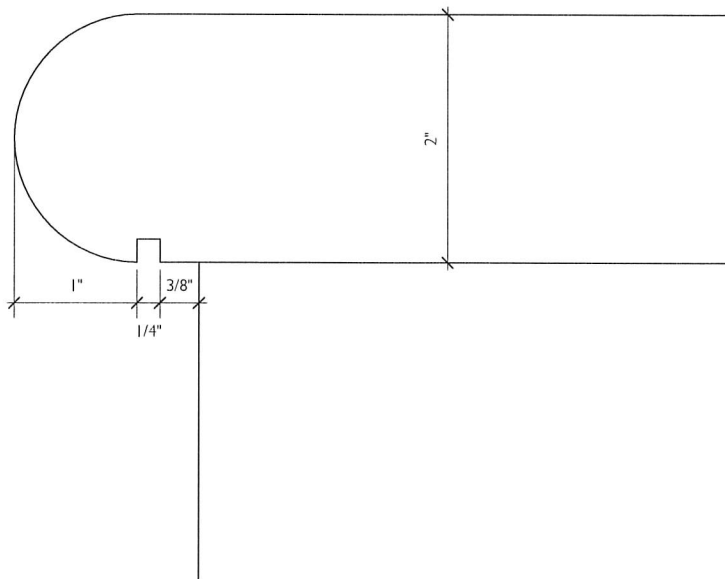
PINE COTTAGE  
 STONE COBBLE PATH & CHANNEL EXAMPLES  
 DWG 5340-SK-04 SCALE 1-1/2"=1'0"@A3 DATE APRIL 2026

MAZZULLO + RUSSELL  
 LANDSCAPE DESIGN



**5340-SK-05** PENCIL-ROUND STEPTREAD PROFILE EXAMPLE

**1** SCALE 1"=1" @ A3



**5340-SK-05** BULLNOSE STEPTREAD PROFILE EXAMPLE

**2** SCALE 1"=1" @ A3

**NOTES**

INDICATIVE STEP AND TREAD EXAMPLES ONLY.

DO NOT SCALE FROM DRAWING.

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ALL DIMENSIONS ARE TO BE CHECKED ON SITE; ANY INCONSISTENCIES OR INACCURACIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.

ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

PINE COTTAGE  
 STONE STEP TREAD PROFILE EXAMPLES  
 DWG 5340-SK-05 SCALE 1"=1" @ A3 DATE APRIL 2026

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 Pines & Pavers • Rustic Landscape Design  
**MAZZULLO + RUSSELL**  
 LANDSCAPE DESIGN



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LANDSCAPE DESIGN

THE PINE COTTAGE  
BESPOKE RUSTIC STRUCTURES

May 2026

1 - 5 Dells Mews, Churton Place, London SW1V 2LW

[info@mazzullorussell.com](mailto:info@mazzullorussell.com)

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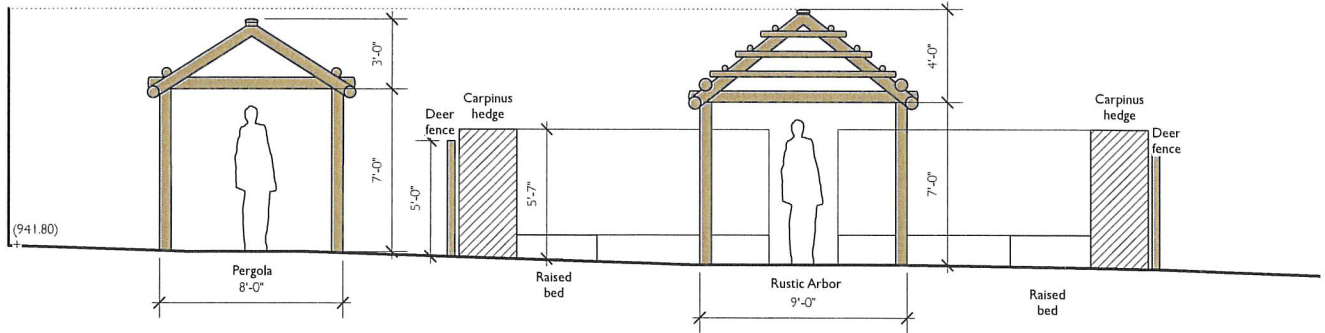


The Kitchen Garden fencing will be similar to that on the left hand side. The Gate will be similar to the gate shown in the right image. The pergola and central structure similar to those shown above. All bespoke made from rustic timbers.



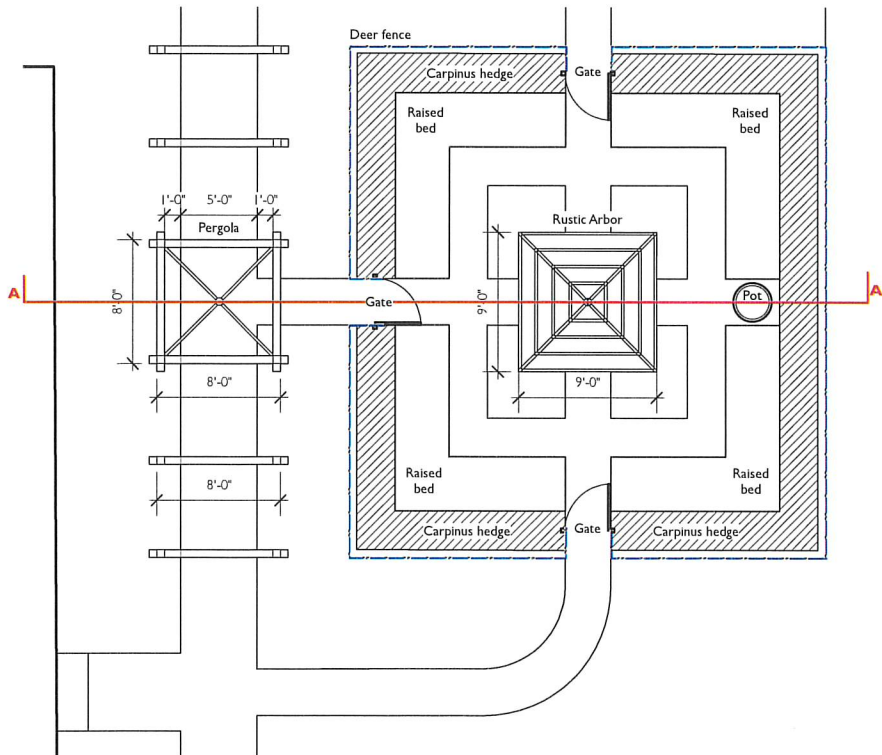
The writer's arbour will be a domed structure similar in shape to that on the left hand image but made from rustic timbers as in the image on the site. Bespoke hand made on site.

**KEY**  
 EXISTING LEVEL + (00.00)  
 PROPOSED LEVEL + 00.00



**5340-PL-02 SECTION A-A' - PERGOLA + RUSTIC ARBOR**

1 SCALE 3/16" = 1'0" @ A3



**5340-PL-02 PERGOLA + RUSTIC ARBOR LOCATION PLAN**

2 SCALE 1/8" = 1'0" @ A3



Pergola



Rustic Arbor



Deer fence



Gate

**NOTES**

- INDICATIVE RUSTIC ARBOR EXAMPLE ONLY
- DO NOT SCALE FROM DRAWING.
- USE GIVEN DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN FEET AND INCHES.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY INCONSISTENCIES OR INACCURACIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.
- ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
- FIXING DETAILS TO BE CONFIRMED BY SUPPLIER.
- SUPPLIER TO PROVIDE SHOP DRAWINGS PRIOR TO MANUFACTURE. DRAWINGS TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR COMMENT PRIOR TO MANUFACTURE.

MADE FROM RUSTIC LOCAL TIMBER.



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

**MAZZULLO + RUSSELL**  
 LANDSCAPE DESIGN

PROJECT	PINE COTTAGE		
TITLE	PERGOLA + RUSTIC ARBOR SECTION		
SCALE	VARIES@A3	DATE	MAY 2026
DRAWN	AC	CHECKED	LR
DWG NO.	5340-PL-02		

1 - 3 Dell's Meas. Chaston Place London SW1W 2JW  
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WILDFLOWER

- KEY**
-  EXISTING TREES
  -  PROPOSED TREES
  -  TREES/SITES TO BE REMOVED
  -  LAWN / MOWN PATHS
  -  LONG GRASS, WILDFLOWER & ROSES
  -  PLANTING

ARBOR & SEAT

WRITER'S GARDEN



**NOTE**  
Rustic Arbor set well back from 75' high tide water line

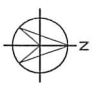
75'-0"

6 No. Ex. Steps

Top of high tide water line

**LANDWORKS**  
landscape services

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Sussex, WI 53089  
p. 262.820.2501



**NOTES**

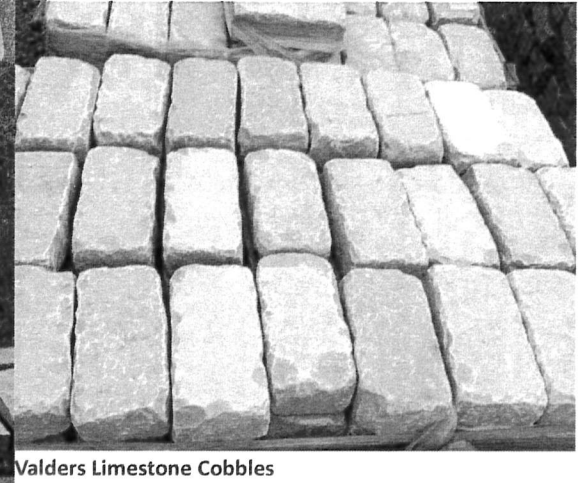
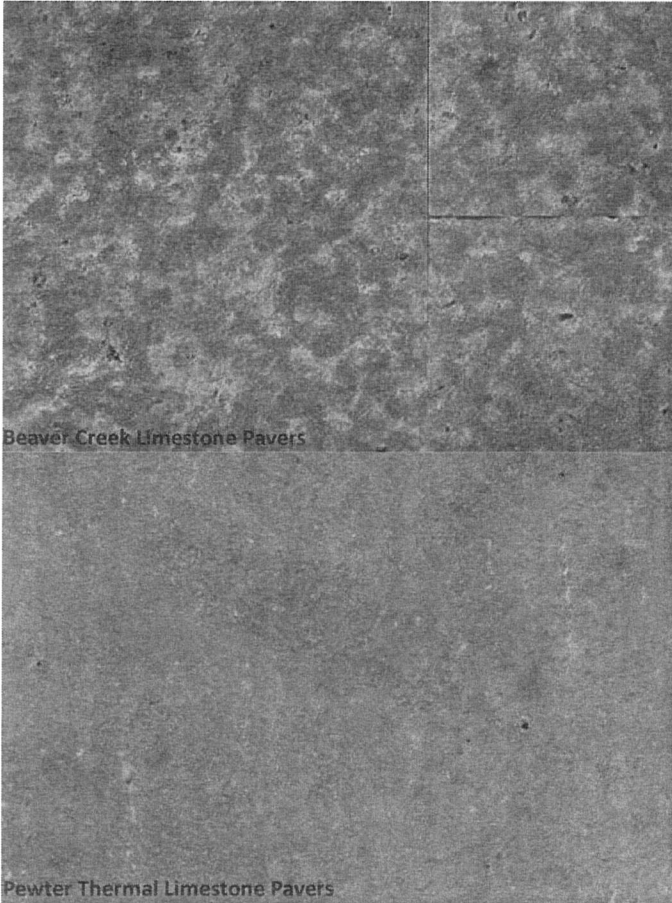
DO NOT SCALE FROM DRAWING.  
USE GIVEN DIMENSIONS ONLY.  
ALL DIMENSIONS ARE IN FEET AND INCHES.  
ALL DIMENSIONS ARE TO BE CHECKED ON SITE. ANY INCONSISTENCIES OR INACCURACIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT.  
SETTING OUT IS TO BE CHECKED BY LANDSCAPE ARCHITECT ON SITE.  
ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

S.D. = SITE DIMENSION  
EQ = EQUAL DISTANCE

**MAZZULLO + RUSSELL**  
LANDSCAPE DESIGN

PROJECT	PINE COTTAGE, USA		
TITLE	Writer's Garden		
SCALE	3/16"=1'0"@A2	DATE	May 2026
DRAWN	AC	CHECKED	LR
DWG NO.	S340-PL-01		

PROPOSED HARDSCAPE MATERIALS



**PROPOSED TREES**



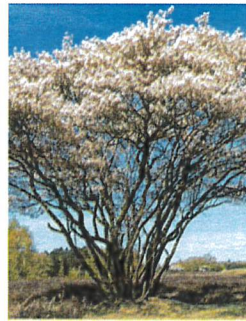
Apple Serviceberry  
Amelanchier x grandiflora



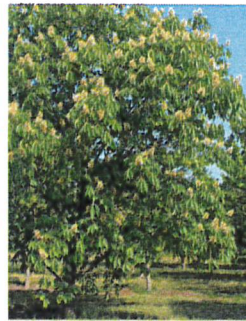
Autumn Brilliance Serviceberry  
Amelanchier x grandiflora



Allegheny Serviceberry  
Amelanchier laevis



Canadian Serviceberry  
Amelanchier canadensis



Yellow Buckeye  
Aesculus flava



Merrill Magnolia  
Magnolia x loebneri 'Merrill'



Centennial Blush Star Magnolia  
Magnolia stellata 'Centennial Blush'



Royal Star Magnolia  
Magnolia stellata 'Royal Star'



Donald Wyman Crabapple  
Malus 'Donald Wyman'



Grey Alder  
Alnus incana



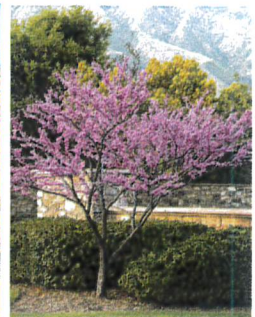
Cornelian Cherry Dogwood  
Cornus mas



Kousa Dogwood  
Cornus kousa 'Milky Way'



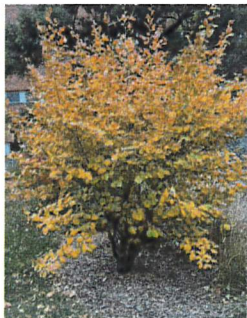
River Birch  
Betula nigra



Eastern Redbud  
Cercis canadensis



Bald Cypress  
Taxodium distichum



Witchhazel  
Hamamelis virginiana



Shagbark Hickory  
Carya ovata

PROPOSED SHRUBS



Miss Kim Lilac  
*Syringa patula* 'Miss Kim'



Judd Viburnum  
*Viburnum x juddii*



Holmstrup Arborvitae  
*Thuja occidentalis* 'Holmstrup'



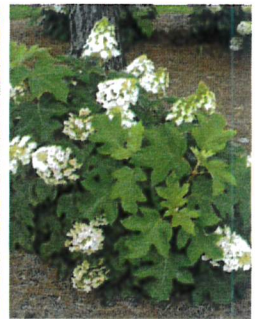
Double White Lilac  
*Syringa vulgaris* 'Mme Lemoine'



Minnesota Snowflake Mock Orange  
*Philadelphus* 'Minnesota Snowflake'



Beauty of Moscow Lilac  
*Syringa vulgaris* 'Beauty of Moscow'



Oakleaf Hydrangea  
*Hydrangea quercifolia*



Oakleaf Hydrangea 'Snow Queen'  
*Hydrangea quercifolia* 'Snow Queen'



Blushing Bride Hydrangea  
*Hydrangea macrophylla* 'Blushing Bride'



Endless Summer Hydrangea  
*Hydrangea* 'Endless Summer'



Hydrangea 'Tardiva'  
*Hydrangea paniculata* 'Tardiva'



Hibiscus 'Lavender Chiffon'  
*Hibiscus syriacus* 'Notwoodone'



Carole Mackie daphne  
*Daphne x burkwoodii* 'Carole Mackie'



Rugosa Rose  
*Rosa* 'Blanc Double de Coubert'



Rugosa Rose  
*Rosa* 'Pink Grootendorst'



Groovy Grape Butterfly Bush  
*Buddleja davidii* 'Groovy Grape'



Green Velvet Boxwood  
*Buxus x* 'Green Velvet'



Green Mountain Boxwood  
*Buxus x* 'Green Mountain'