



## AGENDA

Village of Chenequa

Monday, June 8, 2026

31275 W County Road K, Chenequa, WI 53029

*This is official notice that the regular monthly meeting of the Village Board of Trustees for the Village of Chenequa will be held immediately following the Plan Commission meeting which is scheduled for 6:00 p.m. on Monday, June 8, 2026, 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 Village Board meeting on May 11, 2026.
- 3) Approval of Invoices.
- 4) 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).
- 5) Review and consider action on a proposed stormwater management plan for 31745 W Muscovy Road submitted by Jeffrey and Sarah Joerres (Tax Key No. CHQV0398998).
- 6) Review and consider action on proposed landscape plan at 5780 N Pheasant Drive submitted by Grizedale UK LLC (Tax Key No. CHQV0403987).
- 7) Review and consider renewal of Chenequa Country Club's liquor license covering the period July 1, 2026 through June 30, 2027.
- 8) Review and discussion on Signs and Billboards Ordinance Section 5.26.
- 9) Report – Forester
- 10) Report – Captain of Police
- 11) Report – Village Administrator
- 12) Report – Village President
- 13) Report – Village Attorney
- 14) Agenda items to be considered for future meetings
- 15) Adjournment

Respectfully submitted by:

Jasmine Haugland, Village Clerk

**To participate via Zoom:**

**<https://us02web.zoom.us/j/87024105469?pwd=XYqy07fVSznISjOI3zPasriyCioz96.1>**

**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 attend 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

VILLAGE BOARD MINUTES  
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - VILLAGE BOARD MINUTES  
OF MONDAY, May 11, 2026  
Unofficial until approved by the Village Board.  
Approved as written ( ) or with corrections ( ) on June 8, 2026.

A meeting of the Village Board of Trustees was held on Monday, May 11, 2026, at 6:09p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Village President – present  
Ms. Manegold / Trustee – present  
Mr. Pranke / Trustee – present  
Mr. Bob Fiedler / Trustee – present  
Mr. Grunke / Trustee – present  
Mr. Luther / Trustee – present  
Mr. Kubick / Trustee – 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**

Alan Enters and Debbie McNear; via Zoom: Mike Pranke and Sue Touchett

**Administration of Oath to Newly Elected Trustee; Bob Fiedler.**

**Public Comment**

Debbie McNear

**Approval of minutes from the Village Board meeting held on April 13, 2026**

Motion (Kubick/Grunke) to amend and approve the minutes; corrections were made. *Motion carried*

**Approval of Invoices**

Motion (Manegold/Fiedler) to approve the invoices, 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 (Grunke/Pranke) to approve the proposed screen fence for a generator at 5106 N Maple Lane as submitted by Robert and Carol Manegold (Tax Key No. CHQV0415006001). *Motion carried.*  
Trustee Manegold recused herself from voting on this agenda item.

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

Motion (Manegold/Fiedler) to approve 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 (Fiedler/Manegold) to approve an entrance column at 4938 County Highway C as submitted by Marc and Jeannie Laurette (Tax Key No. CHQV 0416999003) *Motion carried.*

**Review and consider Resolution Amending the 2025 Adopted Budget; Resolution 2026-05-11-01**

Motion (Kubick/Grunke) to approve Resolution Amending the 2025 Adopted Budget; *Resolution 2026-05-11-01. Motion carried*

**Review and consider Resolution for Transportation; Resolution 2026-05-11-02**

Motion (Grunke/Fiedler) to approve Resolution for Transportation; Resolution 2026-05-11-02. *Motion carried*

**Review and consider Resolution regarding emergency services commitments for disaster response; Resolution 2026-05-11-03**

*Motion (Grunke/Kubick) to approve Resolution regarding emergency services commitments for disaster response; Resolution 2026-05-11-03. Motion carried*

**Review and consider action on Snow Plowing/Salting Agreement and Release Liability form.**

Motion (Fiedler/Grunke) to approve increased fee on the Plowing/Salting Agreement and Release Liability form. *Motion carried.*

**The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85(1)(f) for consideration of specific personnel problems or the investigation of charges against specific persons.**

The Board went into closed session at 6:50 pm. and came out of closed session at 6:54 pm.

**Report – Forester**

No report

**Report – Captain of Police**

Captain Anderson reported 1,362 Calls for Service (CFS) in April.

**Report – Village Administrator**

No report

**Report – Village President**

No report

**Report – Village Attorney**

No report

**Agenda items to be considered for future meetings**

- Review and discussion on the sign ordinance.

**Adjournment**

Motion (Grunke/Pranke) to adjourn the meeting at 7:13 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

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Jasmine Haugland  
Village Clerk

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Jo Ann F. Villavicencio  
Village President



## 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%.**

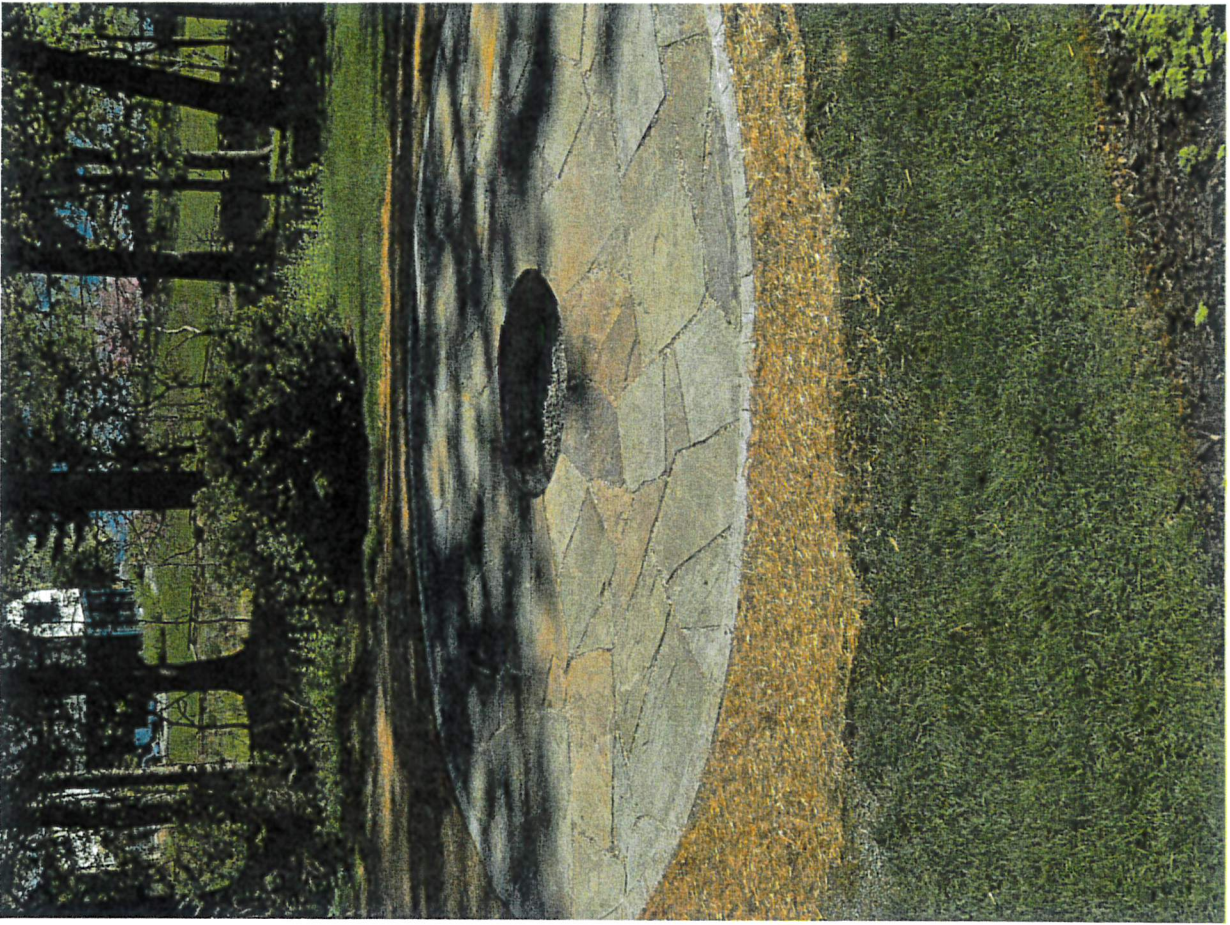
While the work was completed without the required approvals, the project does meet the applicable requirements of Chapter 5 (Building Code) and Chapter 6 (Zoning Code). As a result, the matter is being brought forward for after-the-fact permitting, Plan Commission review, and Village Board consideration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

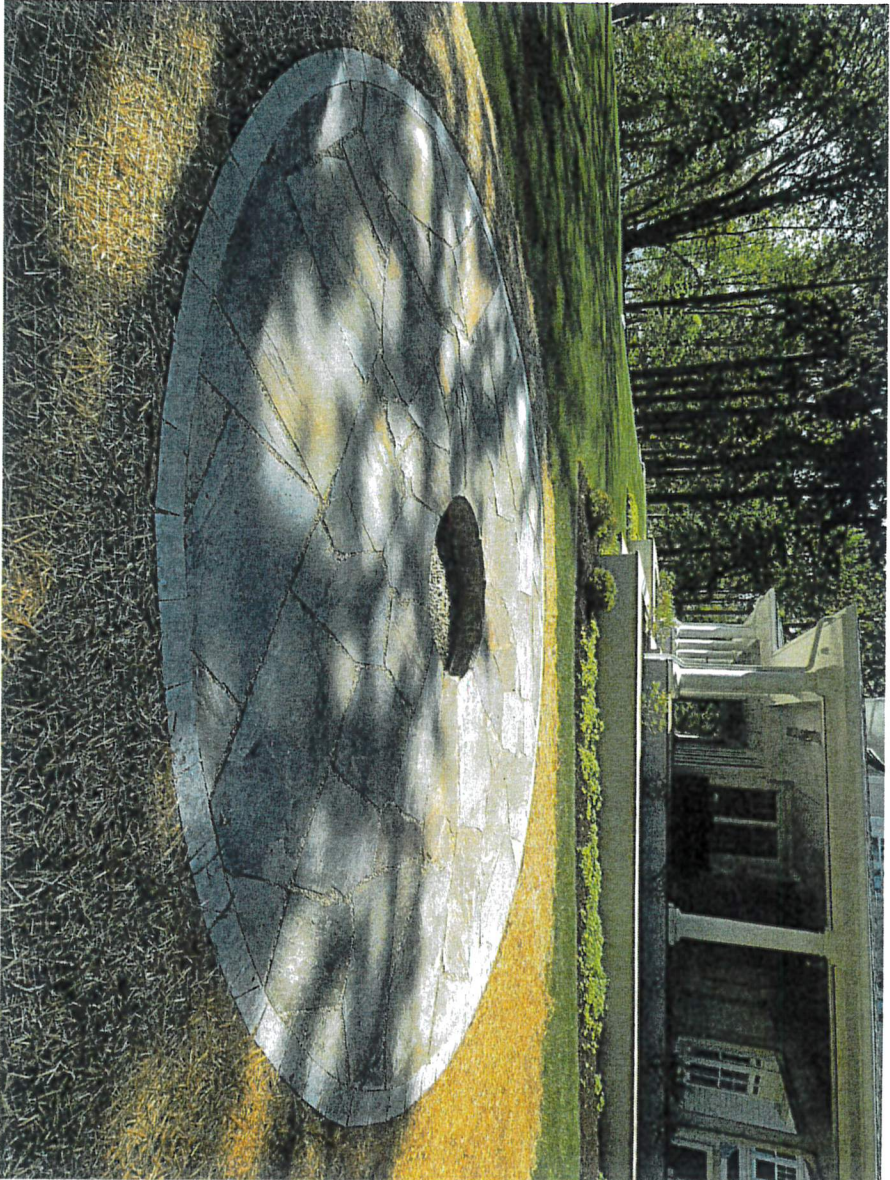
Sincerely,

Cody Lincoln, Zoning Administrator

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









## 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,  
structural, mechanical, electrical,  
plumbing, fire, and interior design  
lighting design, interior communication

205 North 7th Street,  
Milwaukee, Wisconsin 53233  
414.755.5554 - hwd.com

Project Name:  
31745 W. Muscovy Road -  
Drainage Improvements

Client:  
Joerres Residence

Issue:

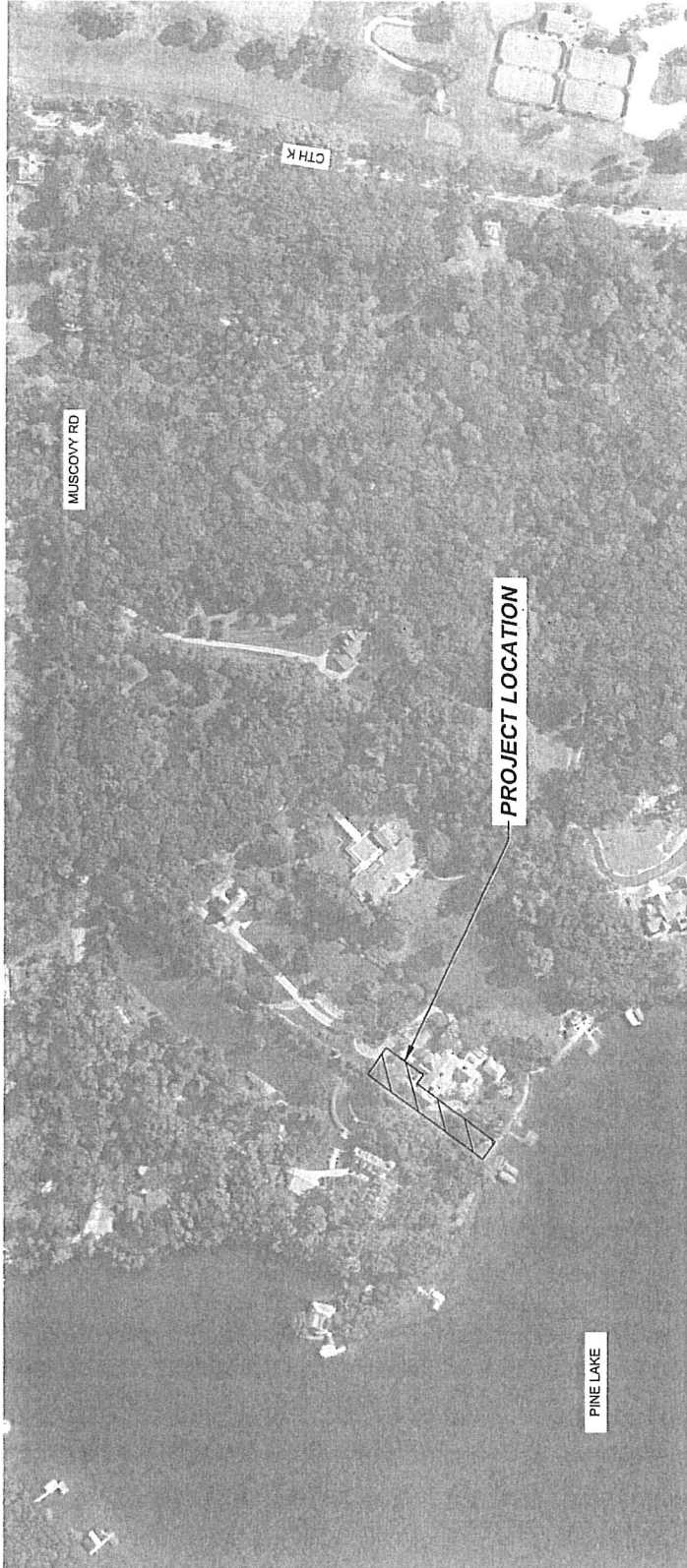
Scale: 1" = 100'

Date: 04/10/2026

Project Number:  
25-1155.00

Sheet Name:  
Project Location and  
General Notes

Sheet Number:  
**C1.00**



**LEGEND:**

UTILITY	GRADING	EXISTING	PROPOSED
WATER MAIN	EXISTING GRADE	EXISTING	PROPOSED
OVERHEAD ELECTRIC	PROPOSED GRADE AT BUILDING	MAJOR CONTOUR	MINOR CONTOUR
GAS LINE	RETAINING WALL, SPOT ELEVATION	EXISTING SPOT ELEVATION	SPOT ELEVATION
SANITARY SEWER	FLARED END SECTION	MAJOR CONTOUR	MINOR CONTOUR
UTILITY POLE	DOOR ELEVATION	PROPOSED GRADE, TOP OF FINISHED THRESHOLD OF CURB	PROPOSED GRADE AT BUILDING
LIGHT POLE	STORM SEWER & STRUCTURE	EXISTING GRADE AT BUILDING	RETAINING WALL, SPOT ELEVATION
SANITARY MANHOLE	WATER MAIN	EXISTING GRADE AT BUILDING	FLARED END SECTION
FIRE HYDRANT	ELECTRICAL LINE	EXISTING GRADE AT BUILDING	DOOR ELEVATION
WATER VALVE	GAS LINE	EXISTING GRADE AT BUILDING	STORM SEWER & STRUCTURE
STORM SEWER & STRUCTURE	SANITARY SEWER	EXISTING GRADE AT BUILDING	WATER MAIN
WATER MAIN	WATER VALVE	EXISTING GRADE AT BUILDING	ELECTRICAL LINE
ELECTRICAL LINE	FLARED END SECTION	EXISTING GRADE AT BUILDING	GAS LINE
GAS LINE	PROPOSED GRADE AT BUILDING	EXISTING GRADE AT BUILDING	SANITARY SEWER
SANITARY SEWER	RETAINING WALL, SPOT ELEVATION	EXISTING GRADE AT BUILDING	WATER VALVE
WATER VALVE	FLARED END SECTION	EXISTING GRADE AT BUILDING	STORM SEWER & STRUCTURE
STORM SEWER & STRUCTURE	DOOR ELEVATION	EXISTING GRADE AT BUILDING	FLARED END SECTION

**GENERAL NOTES AND SPECIFICATIONS:**

- THE EXISTING SITE INFORMATION ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE DATA AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE TO VERIFY THE DATA. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE TO VERIFY THE DATA. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.
- BEFORE PROCEEDING WITH ANY UTILITY, THE UTILITY LOCATIONS SHALL BE VERIFIED BY THE UTILITY OWNERS. THE UTILITY LOCATIONS SHALL BE VERIFIED BY THE UTILITY OWNERS. THE UTILITY LOCATIONS SHALL BE VERIFIED BY THE UTILITY OWNERS.
- ALL UTILITY CONDUITS SHALL BE INSTALLED TO THE DEPTH AND COVER SPECIFIED IN THE UTILITY SPECIFICATIONS. THE UTILITY CONDUITS SHALL BE INSTALLED TO THE DEPTH AND COVER SPECIFIED IN THE UTILITY SPECIFICATIONS. THE UTILITY CONDUITS SHALL BE INSTALLED TO THE DEPTH AND COVER SPECIFIED IN THE UTILITY SPECIFICATIONS.
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**CIVIL SHEET INDEX:**

- | NO.   | PROJECT LOCATION AND GENERAL NOTES |
|-------|------------------------------------|
| C1.00 | PROJECT LOCATION AND GENERAL NOTES |
| C1.01 | EXISTING SITE PLAN                 |
| C1.02 | PROPOSED SITE PLAN                 |
| C1.03 | CONSTRUCTION DETAILS               |



IN ACCORDANCE WITH WISCONSIN STATUTE, UNLAWFUL DAMAGE TO PROPERTY OR PERSONS IS THE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE SITE TO VERIFY THE DATA. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA.





**HARWOOD**  
 CONSULTING ENGINEERS  
 31745 W. KALENY ROAD  
 SUITE 200  
 ANDERSON, IN 46015

Project Name:  
 31745 W. KALENY ROAD  
 DRAINAGE IMPROVEMENTS

Client:  
 James Residence

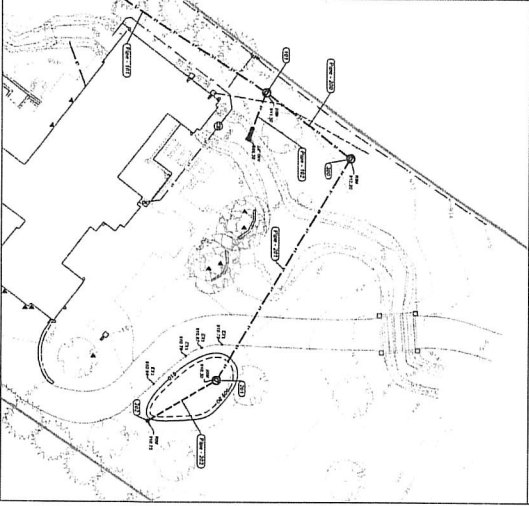
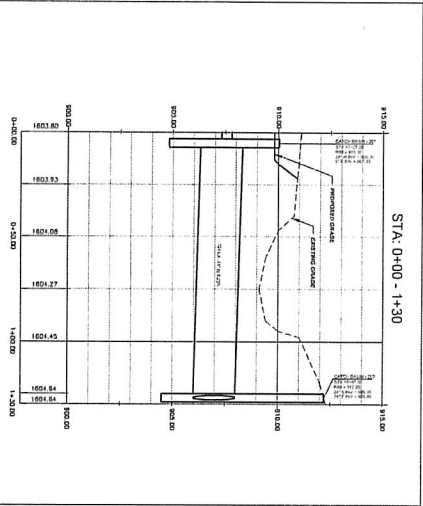
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Sheet Number:  
**C1.20**

Date: 04/10/2026  
 Scale: 1" = 20'  
 Date: 04/10/2026  
 Project Number:  
 25-1155.00

Sheet Name:  
 Plan and Profile

Sheet Number:  
**C1.20**



Flow Number	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow	Flow
1	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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3	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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28	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
29	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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31	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
32	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
33	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
34	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
35	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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37	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
38	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
39	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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42	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
43	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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45	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
46	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
47	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
48	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
49	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
50	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
51	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
52	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
53	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
54	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
55	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
56	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
57	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
58	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
59	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
60	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
61	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
62	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
63	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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65	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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72	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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74	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
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100	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00



Professional Engineer Seal  
 State of Indiana  
 License No. 12345  
 Name: [Name]  
 Address: [Address]  
 City: [City]  
 State: [State]  
 Zip: [Zip]



**HARWOOD**  
 ENGINEERING  
 11000 W. 11th Avenue, Suite 100  
 Golden, Colorado 80401  
 Phone: (303) 440-1100  
 Fax: (303) 440-1101  
 Website: www.harwoodeng.com

Project Name:  
 31545 W. Kanyon Road -  
 Damage Improvements

Client:  
 Jeanes Residents

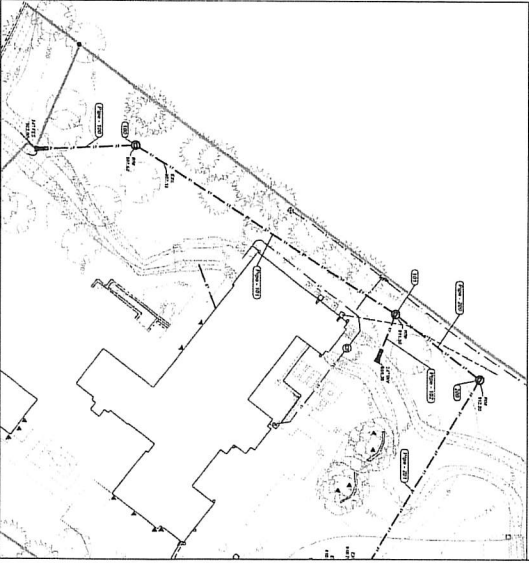
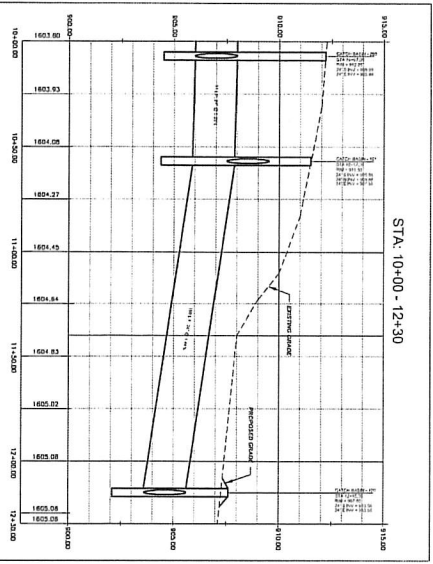
Scale:  
 Plan: 1" = 20'  
 Profile: 1/4" = 2'

Date: 04/10/2026  
 Project Number:  
 ZS-1155-00

Steel Name:  
 Plain and Profile

Sheet Number:  
**C1.21**

01/20/2025



Sheet Size Table

Sheet No.	Size	Quantity	Scale	Sheet Description
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3	11x17	1	1/4" = 2'	11+00.00 - 11+50.00
4	11x17	1	1/4" = 2'	11+50.00 - 12+00.00
5	11x17	1	1/4" = 2'	12+00.00 - 12+30.00

Sheet Schedule Table

Sheet No.	Sheet Description
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2	10+50.00 - 11+00.00
3	11+00.00 - 11+50.00
4	11+50.00 - 12+00.00
5	12+00.00 - 12+30.00



JEFFREY A. JOHNSON, P.E., No. 10000, State of Colorado  
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Colorado, and that I am the author of the design and calculations shown on the above-entitled project, and that I am a duly Licensed Professional Engineer in the State of Colorado, and that I am the author of the design and calculations shown on the above-entitled project, and that I am a duly Licensed Professional Engineer in the State of Colorado, and that I am the author of the design and calculations shown on the above-entitled project.



**HARWOOD**  
 civil, landscape architecture,  
 planning / fire prevention - security  
 lighting design / telecommunications

Project Name:  
 31745 W. Milezany Road -  
 Drainage Improvements

Client:  
 Joerres Residence

Issuance

Scale:

Date: 04/10/2026

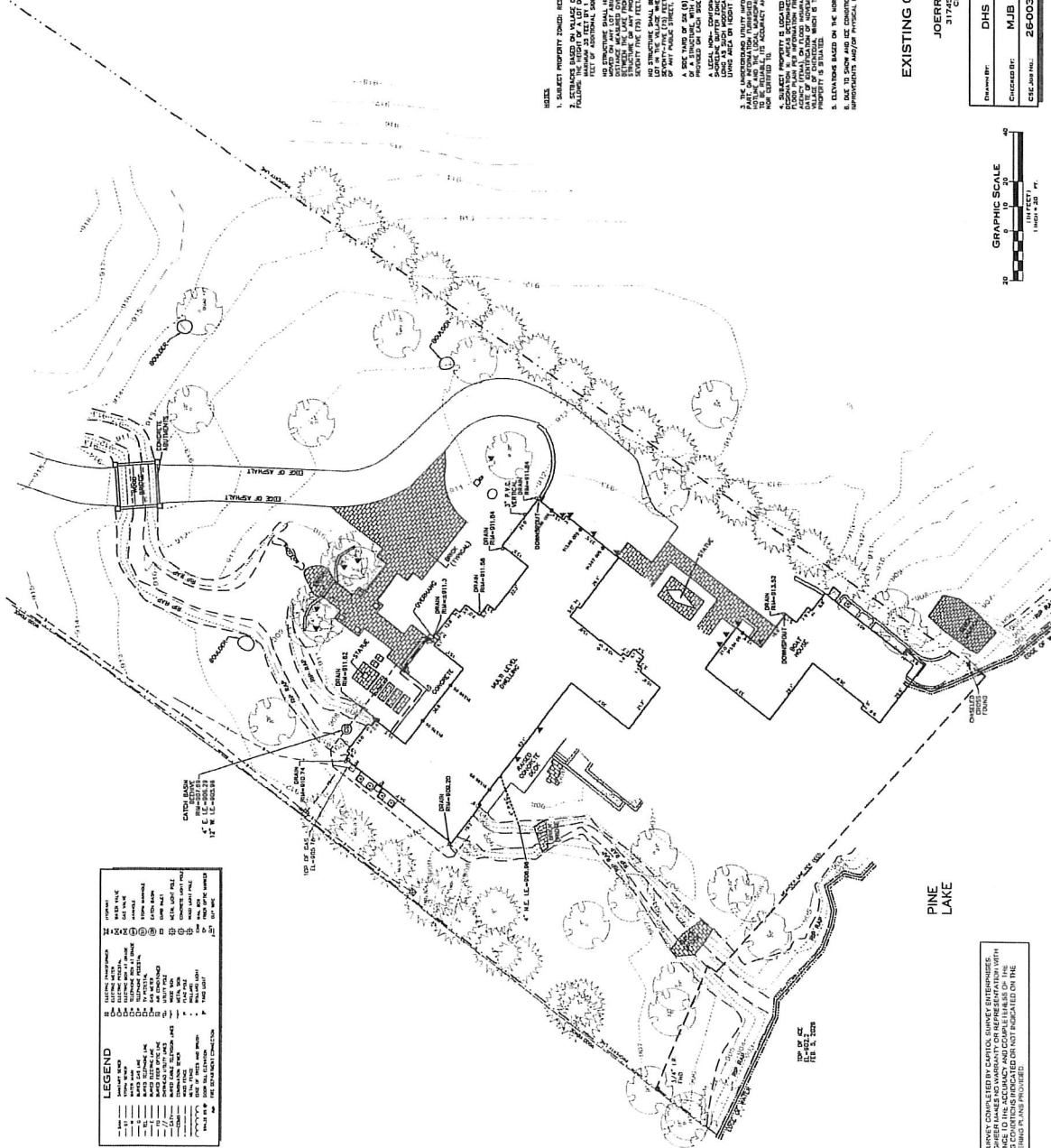
Project Number:  
 25-1155.00

Sheet Name:  
 Existing Survey

Sheet Number:

**C1.30**

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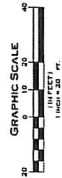


- NOTES:**
1. SUBJECT PROPERTY ZONED: RESIDENTIAL.
  2. ALL EXISTING UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY.
  3. THE UNDERGROUND UTILITIES SHOWN AS SHOWN HEREON IS BASED ON FIELD SURVEY AND RECORD PLANS. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY.
  4. SUBJECT PROPERTY IS LOCATED WITHIN AN AEGD HAZARDOUS WASTE PLUME. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY.
  5. CONDITIONS SHOWN ON THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY. THE LOCATION OF UTILITIES MAY BE INDICATED FROM THE FIELD SURVEY.

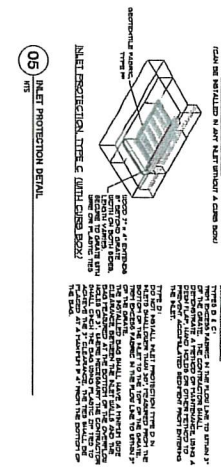
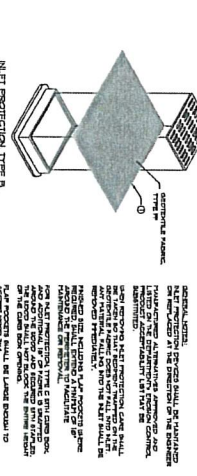
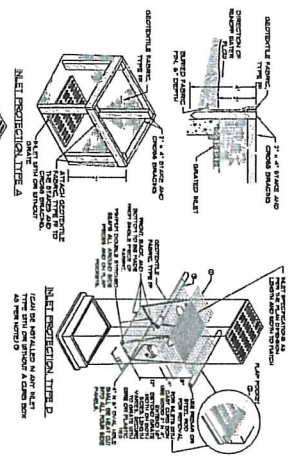
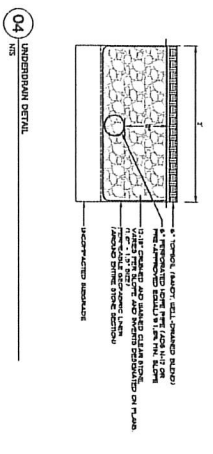
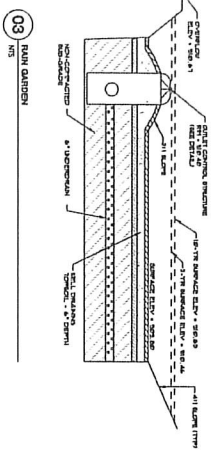
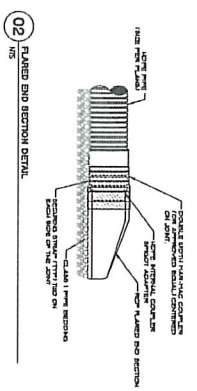
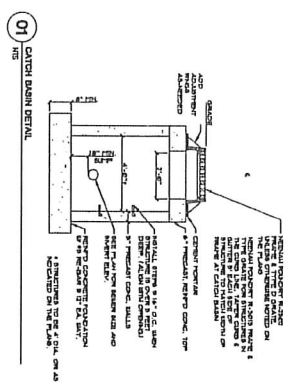
**EXISTING CONDITIONS MAP**

FOR  
 JOERRES RESIDENCE  
 31745 W. MILEZANY ROAD  
 WASHINGTON, WI

Drawn By:	DHS	Date:	FEB. 16, 2026
Checked By:	MJB	Drawn No:	EC-0
CDC App No.:	26003	Sheet:	1 of 1



NOTE: SURVEY COMPLETED BY CARLOS SUINYEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REGARD TO THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE EXISTING SURVEY PLANS PROVIDED.



- GENERAL REQUIREMENTS**
1. Contractor shall provide all materials and labor necessary to complete the work. All materials shall be of the highest quality and meet or exceed all applicable codes and specifications.
  2. Contractor shall provide all necessary permits and approvals for the work.
  3. Contractor shall provide all necessary safety measures and signage for the work.
  4. Contractor shall provide all necessary site preparation and cleanup.
  5. Contractor shall provide all necessary site protection and access control.
  6. Contractor shall provide all necessary site monitoring and reporting.
  7. Contractor shall provide all necessary site documentation and record keeping.
  8. Contractor shall provide all necessary site communication and coordination.
  9. Contractor shall provide all necessary site safety and security measures.
  10. Contractor shall provide all necessary site environmental protection measures.
  11. Contractor shall provide all necessary site quality control measures.
  12. Contractor shall provide all necessary site closeout and final inspection measures.

- STORM DRAINAGE UTILITIES**
1. Storm drainage utilities shall be installed in accordance with the latest edition of the International Building Code (IBC) and the International Plumbing Code (IPC).
  2. Storm drainage utilities shall be installed in a trench with a minimum depth of 48 inches.
  3. Storm drainage utilities shall be installed in a trench with a minimum width of 18 inches.
  4. Storm drainage utilities shall be installed in a trench with a minimum slope of 1/8 inch per foot.
  5. Storm drainage utilities shall be installed in a trench with a minimum cover of 18 inches.
  6. Storm drainage utilities shall be installed in a trench with a minimum bedding of 4 inches.
  7. Storm drainage utilities shall be installed in a trench with a minimum backfill of 12 inches.
  8. Storm drainage utilities shall be installed in a trench with a minimum compaction of 95%.
  9. Storm drainage utilities shall be installed in a trench with a minimum curing of 7 days.
  10. Storm drainage utilities shall be installed in a trench with a minimum protection of 18 inches.
  11. Storm drainage utilities shall be installed in a trench with a minimum signage of 18 inches.
  12. Storm drainage utilities shall be installed in a trench with a minimum record keeping of 18 inches.



**HARWOOD**  
Civil Engineering, Architecture,  
Planning, Fire Protection, Security,  
Landscape Design, Interiors/Restoration

Client:  
Jloerres Residence

Project Name:  
31745 W. Marrow Road -  
Dana Point, CA

Issue Date:  
04/10/2026

Project Number:  
25-1155.00

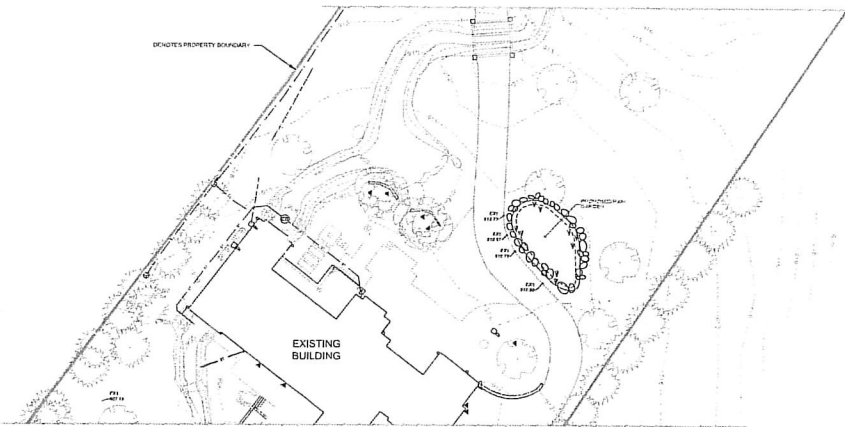
Sheet Name:  
Construction Details  
and Specifications

Sheet Number:  
C5.00

**DEEP RIVER PARTNERS**

210 N. Milwaukee Street  
Suite 400  
Milwaukee, WI 53202  
(414) 276-8500  
deep-river.com

**NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.  
 3. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.  
 4. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.  
 5. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.  
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 9. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.  
 10. ALL PLANTINGS ARE TO BE INSTALLED AS SHOWN UNLESS NOTED OTHERWISE.




**LEGEND**  
 - PLANTING SYMBOLS  
 - HARDSCAPE SYMBOLS  
 - PROPERTY BOUNDARY  
 - EXISTING BUILDING

LANDSCAPE PLAN

Project #1113  
 FIRE LAKE RESIDENCE  
 1126 WEST MUSKOGEE DRIVE  
 HARTLAND, WI 53029

ISSUE DESCRIPTION	DATE
PROPOSED RAIN GARDEN	7/20/11
	7/20/11
	7/20/11
	7/20/11
	7/20/11
	7/20/11
	7/20/11
	7/20/11

LANDSCAPE PLAN

 **C6.00**

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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 bushy plant	
2		Magnolia stellata 'Royal Star'	Tree	PP-05 Eastern Boundary - Trees and Shrubs	5' high bushy 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	
I	Amelanchier canadensis	Tree	PP-07 Entrance South Side - Trees and Hedge	Multistem 10' high	
I	Amelanchier laevis	Tree	PP-07 Entrance South Side - Trees and Hedge	Single stem, 10' high	
I	Carya ovata	Tree	PP-07 Entrance South Side - Trees and Hedge	Single stem, 10' high	
I	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

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

Tel: +44 (0) 207 931 9996












[www.mazzullorussell.com](http://www.mazzullorussell.com)

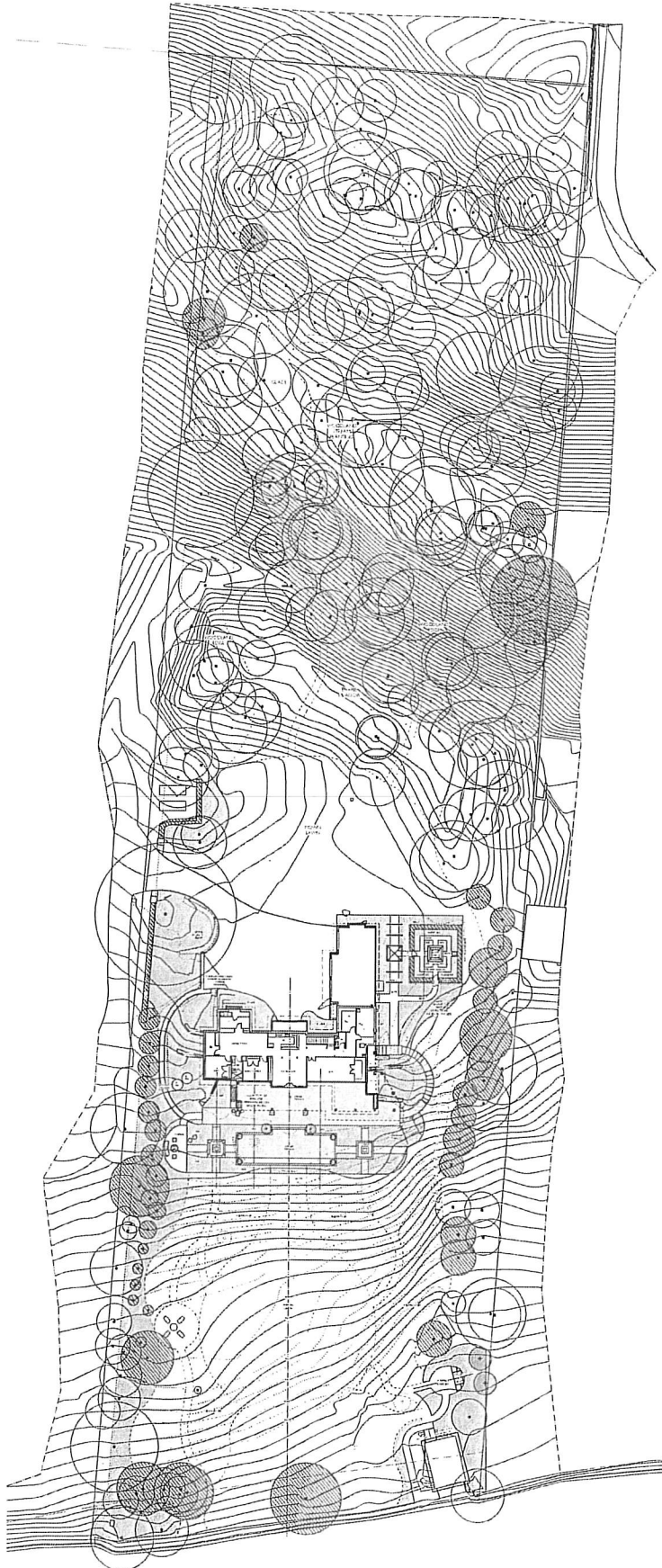
Trading as Mazzullo + Russell Landscape Design Ltd

VAT Reg no. 181042537

Company Reg : 8908537 - Registered in England and Wales

KEY

-  PROPAGULE TREE
-  STONE
-  COBBLES
-  GRAVEL OR CRUSHED GRANITE
-  RETAINING WALL
-  LAWN / DRIVEWAY PATHS
-  LONG GRASS MEADOW COVER & AZOBES
-  PLANTING
-  NATIVE HEDGE
-  METAL EDGE
-  DEER TRAPPING



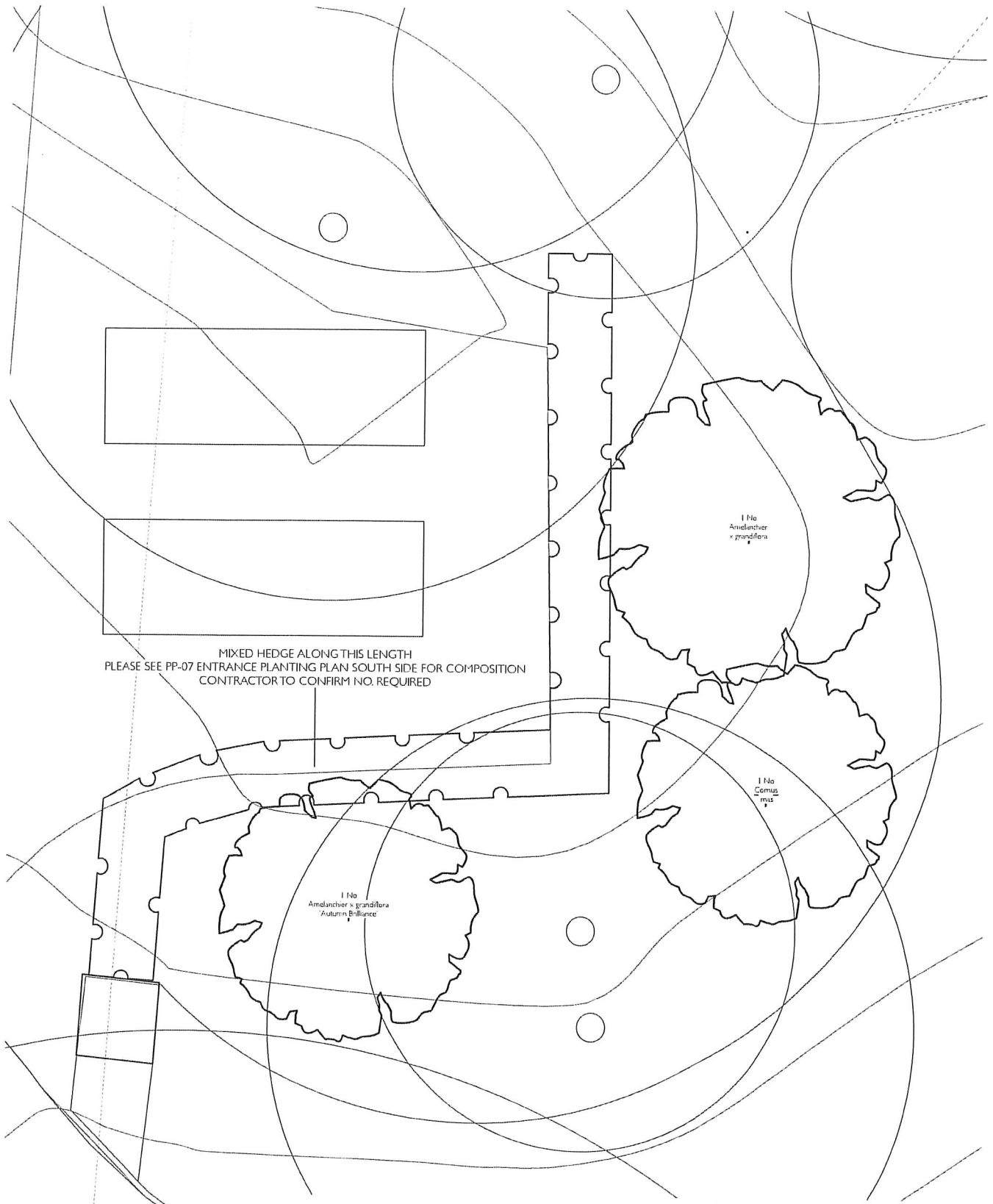
**NOTES**  
 DO NOT SCALE FROM DRAWING  
 USE GIVEN DIMENSIONS ONLY  
 ALL DIMENSIONS ARE IN FEET AND INCHES  
 ALL DIMENSIONS ARE TO BE CHECKED ON SITE ANY INCONSISTENCIES OR INACCURACIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT  
 SETTING OUT IS TO BE CHECKED BY LANDSCAPE ARCHITECT ON SITE  
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

**MAZZULLO + RUSSELL**  
 LANDSCAPE DESIGN

PROJECT	PINE COTTAGE USA		
TITLE	Materials Plan		
SCALE	1"=300' @ A1	DATE	March 2026
DRAWN	AC	CHECKED	LR
ISSUED TO	S340-CP-01A		







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

**NOTES**

- DO NOT SCALE FROM DRAWING.
- USE GIVEN DIMENSIONS ONLY.
- ALL DIMENSIONS ARE IN MILLIMETRES
- 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		
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	© 2025 Mazzullo + Russell Landscape Architecture Pine Cottage, 10000 Pine Ridge Road, Suite 100, Dallas, TX 75243 www.mazzullo+russell.com	

10000 Pine Ridge Road, Suite 100, Dallas, TX 75243  
Tel: 214.343.2075  
www.mazzullo+russell.com

PROJECT		PINE COTTAGE	
TITLE		Eastern Boundary Planting Plan: Trees and Shrubs	
SCALE	1"=10' @ A1	DATE	April 2026
DRAWN	HH	CHECKED	LR
DWG NO	5340-PP-05		

MAZZULLO + RUSSELL  
LANDSCAPE DESIGN

NOTES

DO NOT SCALE FROM DRAWING.

USE GIVEN DIMENSIONS ONLY.

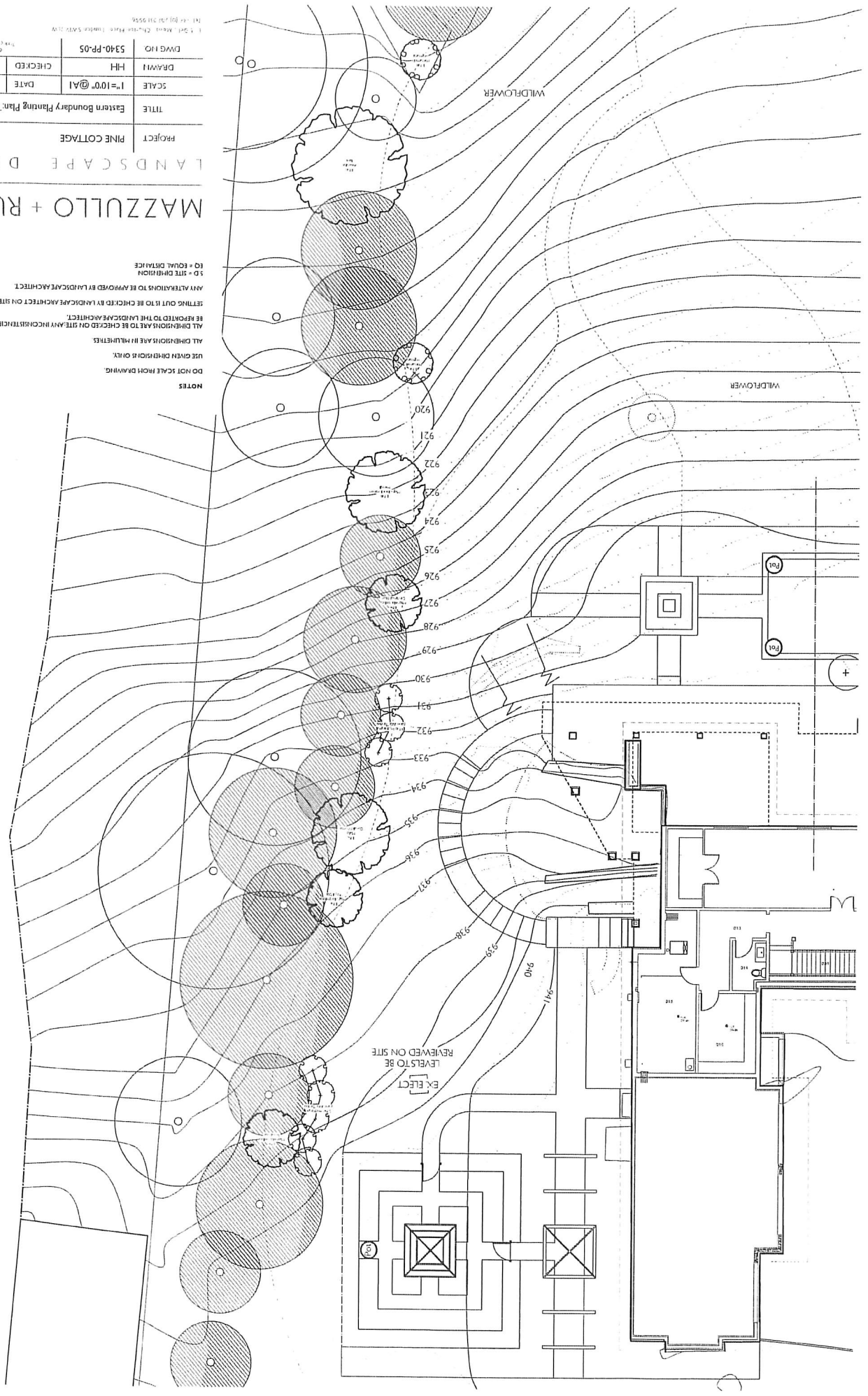
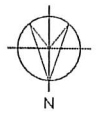
ALL DIMENSIONS ARE IN METERS.

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

LETTINGS ARE TO BE CHECKED BY LANDSCAPE ARCHITECT ON SITE.

ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

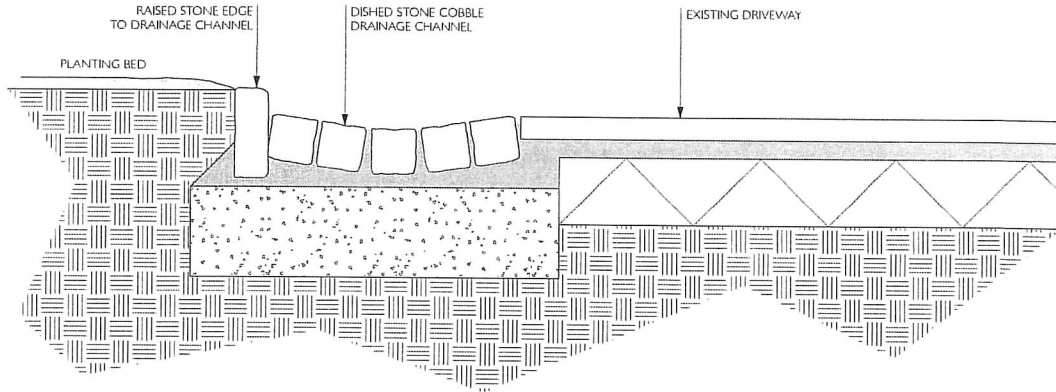
1:0 SITE DIMENSION  
EQ = EQUAL DISTANCE



1:0 Scale: Metric. Drawing Made: Under S&P-010  
 1:0 Scale: Metric. Drawing Made: Under S&P-010  
 1:0 Scale: Metric. Drawing Made: Under S&P-010

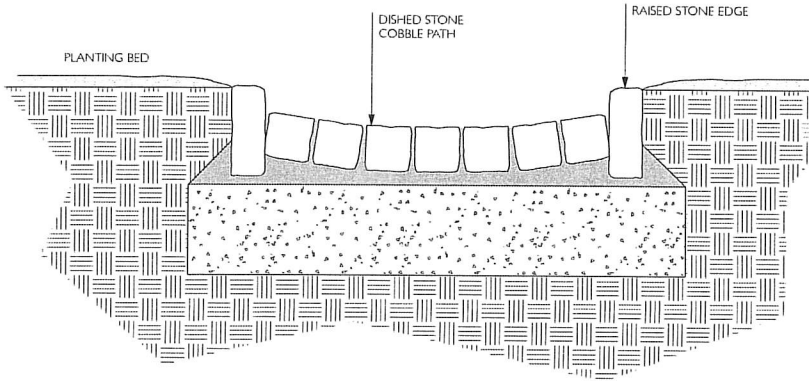






5340-SK-04 FORECOURT STONE COBBLE DRAINAGE CHANNEL EXAMPLE

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

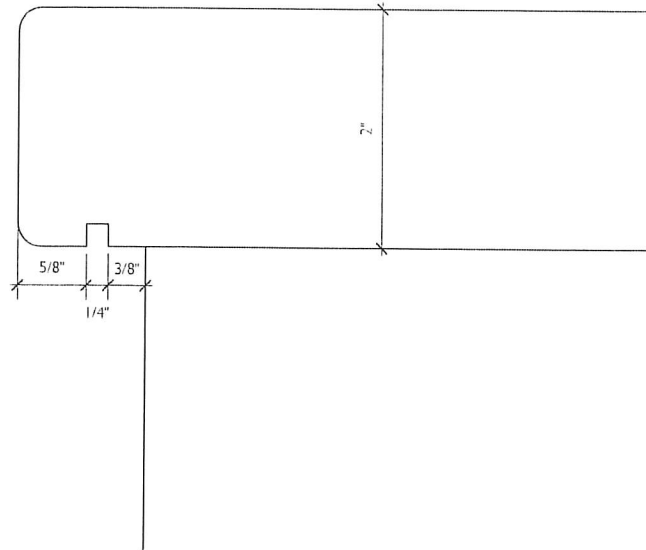


5340-SK-04 STONE COBBLE PATH EXAMPLE

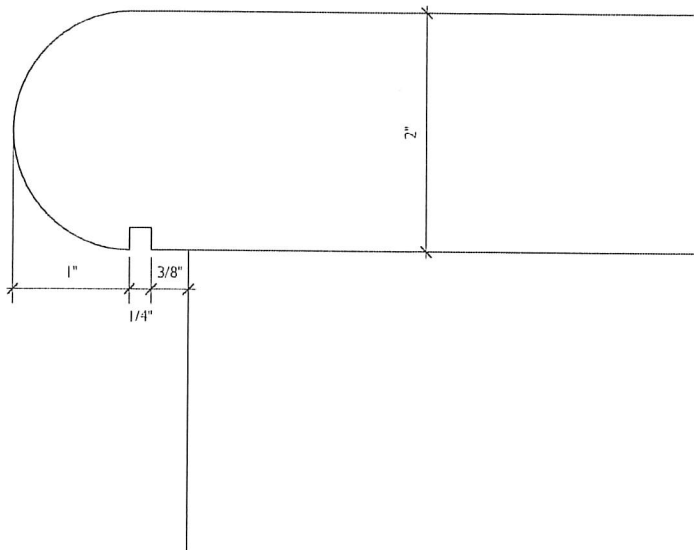
2 SCALE 1 1/2" = 1'0" @ A3

**NOTES**  
 INDICATIVE COBBLE PATH/DRAINAGE CHANNEL EXAMPLES ONLY  
 DO NOT SCALE FROM DRAWING  
 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

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 STEP TREAD PROFILE EXAMPLE  
 1 SCALE 1"=1" @ A3



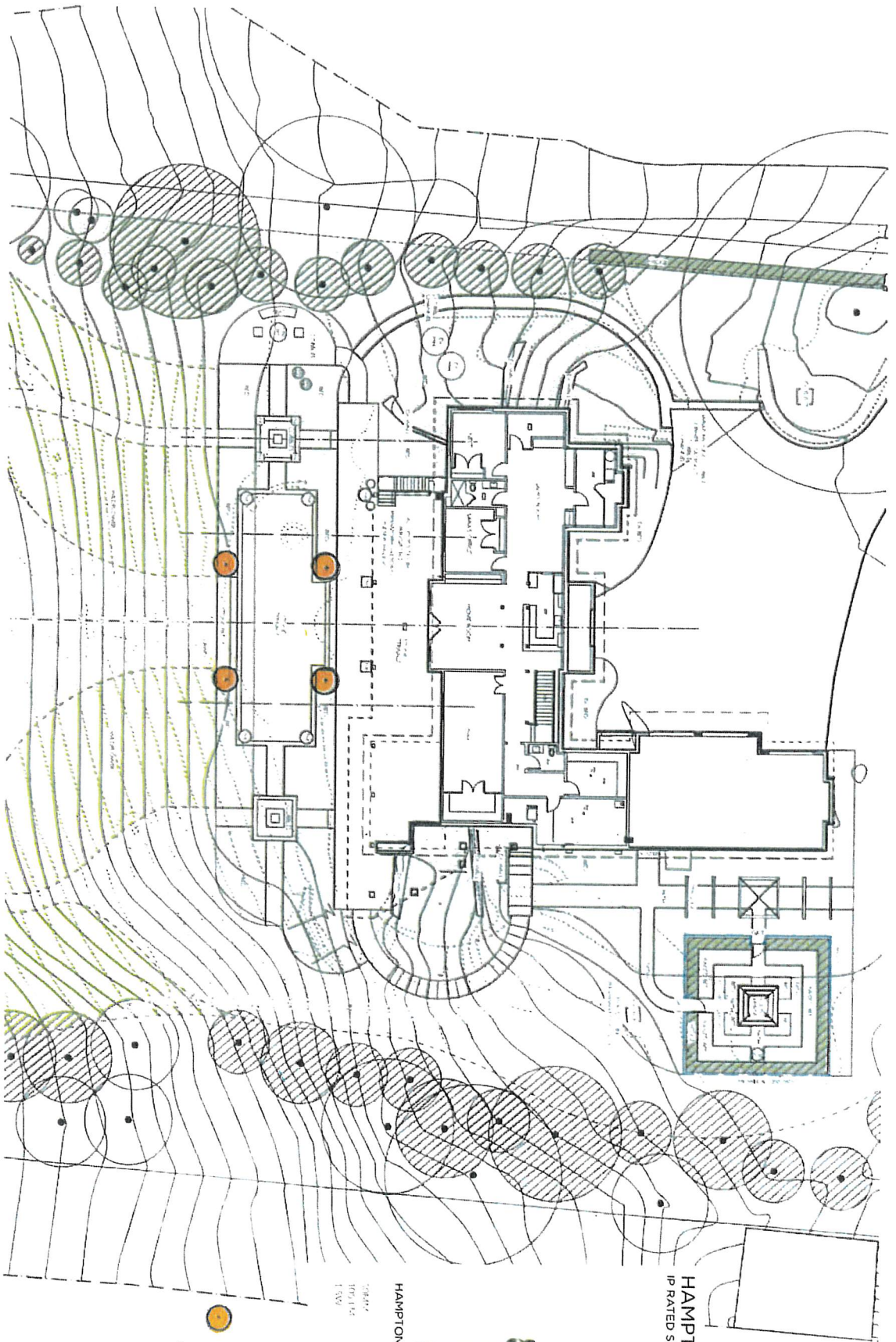
5340-SK-05 BULLNOSE STEP TREAD PROFILE EXAMPLE  
 2 SCALE 1"=1" @ A3

**NOTES**

- INDICATIVE STEP AND TREAD EXAMPLES 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.

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

MAZZULLO + RUSSELL  
 LANDSCAPE DESIGN



HAMPTON  
IP RATED SPIKED FLOODLIGHT



HAMPTON 25 SPIKE

10000  
10000  
10000  
10000

LED RMT4  
LIGHTS  
(4 ea.)

MAZZULLO + RUSSELL  
LANDSCAPE DESIGN

THE PINE COTTAGE  
BESPOKE RUSTIC STRUCTURES

May 2026

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

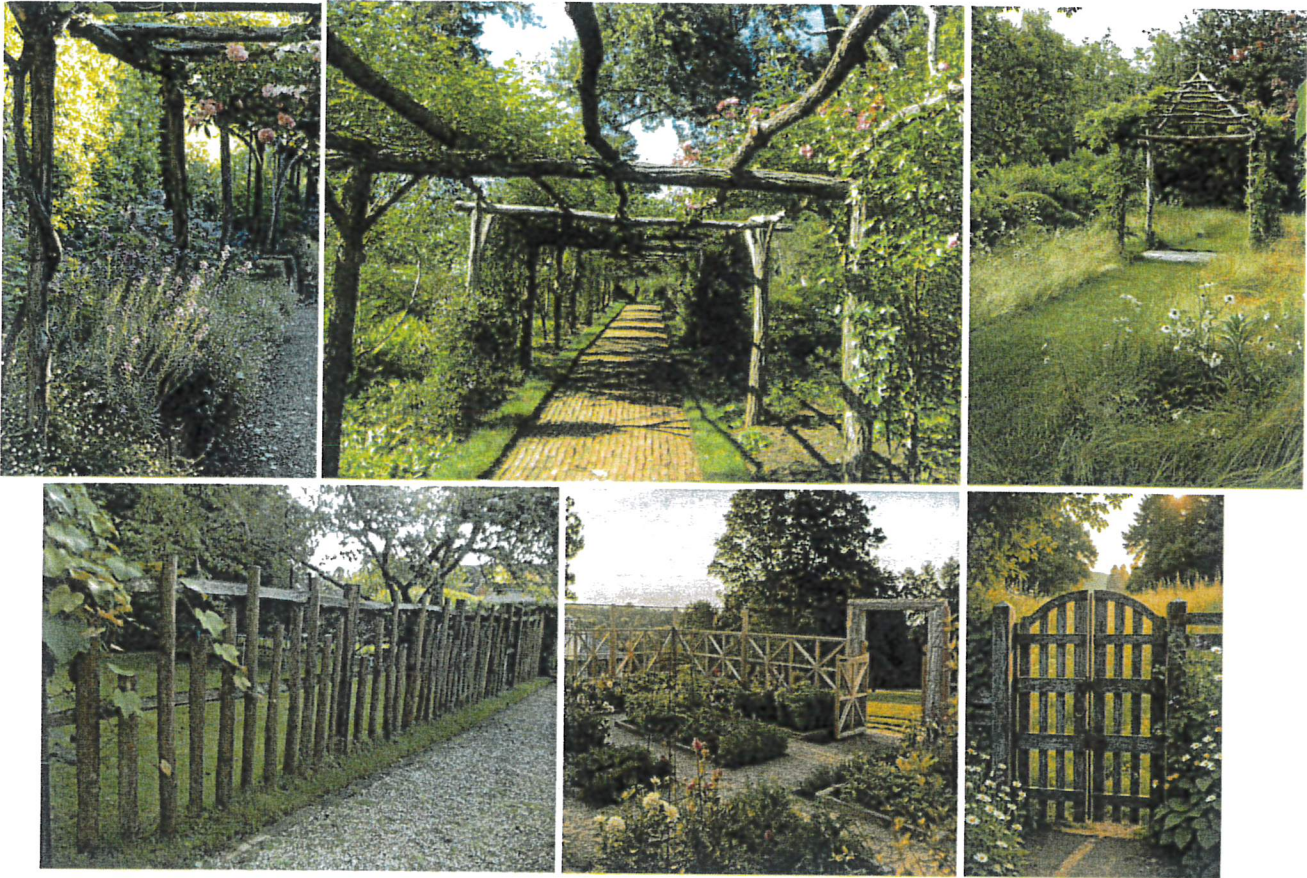
info@mazzullorussell.com

Tel: +44 (0) 207 931 9996

www.mazzullorussell.com

Trading as Mazzullo + Russell Landscape Design Ltd VAT Reg no: 181042537 Company Reg: 8706537 - Registered in England and Wales

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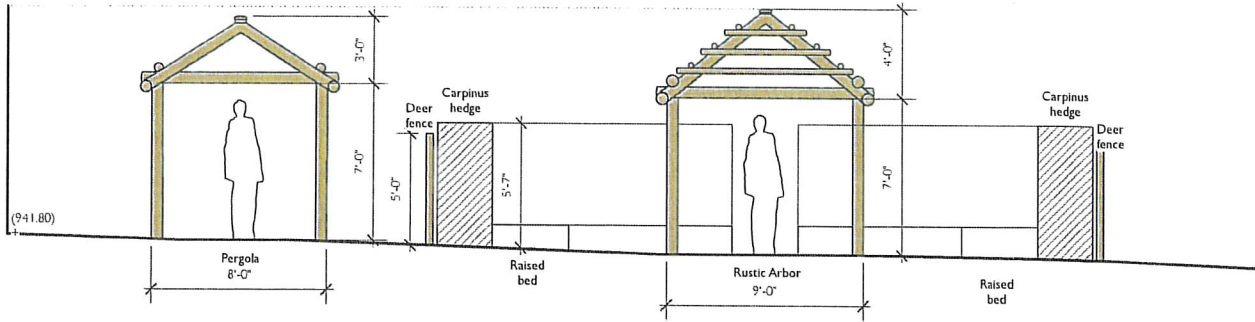
The Kitchen Garden fencing will be similar to that on the left hand side. The Gate will be similar to the gate shown in the right image. The pergola and central structure similar to those shown above. All bespoke made from rustic timbers.



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.

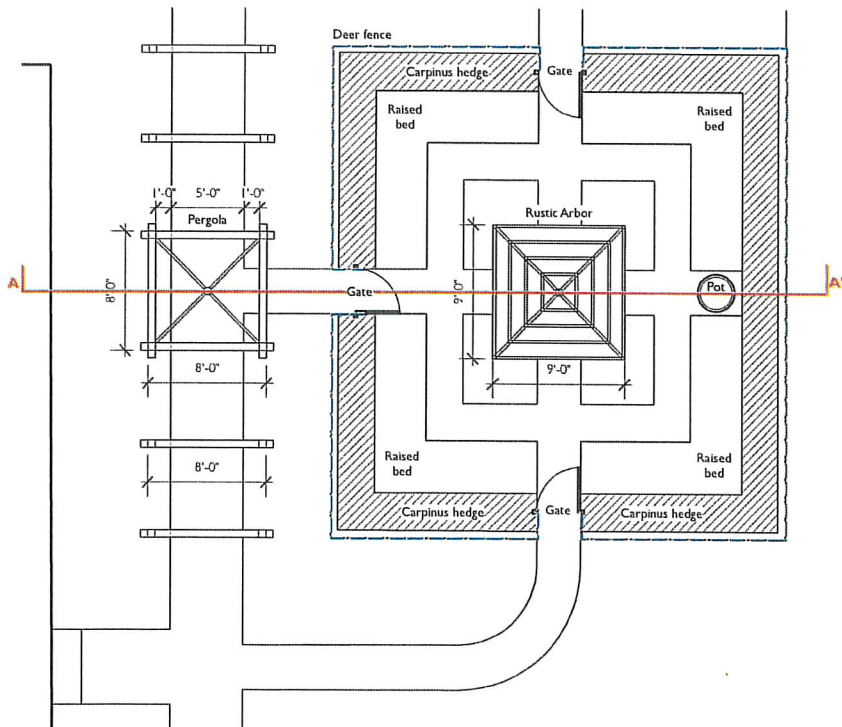
MAZZULLO + RUSSELL  
LANDSCAPE DESIGN

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



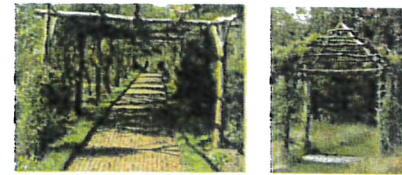
**5340-PL-02 SECTION A-A' - PERGOLA + RUSTIC ARBOR**

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.
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- 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		

115 Oak Meadows Court • Fenton, WI 53125  
 Tel: +1 (414) 201-9410  
 info@mazzullorussell.com  
 www.mazzullorussell.com

WILDFLOWER

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



**NOTE**

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

**LANDWORKS**  
landscape services

www.landworksinc.com  
N69W25195 Indian Grass Ln  
Sussex, WI 53089  
P. 262.820.2501



**NOTES**

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

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ANY ALTERATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

1:0 = SITE DIMENSION

EQ = EQUAL DISTANCE

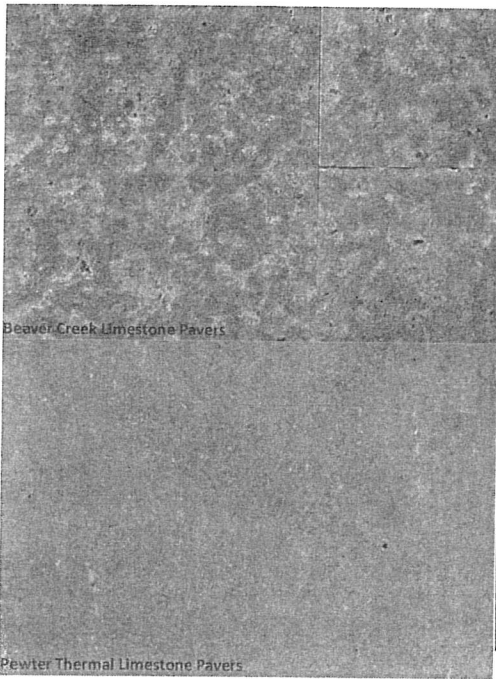
Top of high tide water line

**MAZZULLO + RUSSELL**  
LANDSCAPE DESIGN

PROJECT		PINE COTTAGE USA	
TITLE	Writer's Garden	DATE	May 2024
SCALE	3/16" = 1' @ A2	CHECKED	LA
DRAWN	AC		
DWG NO.	3710-PL-01		

1. Landmarks of the Past, Future, and Now  
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www.mazzullo+russell.com

PROPOSED HARDSCAPE MATERIALS



**PROPOSED TREES**



Apple Serviceberry  
*Amelanchier x grandiflora*



Autumn Brilliance Serviceberry  
*Amelanchier x grandiflora*



Allegheny Serviceberry  
*Amelanchier laevis*



Cornelian Serviceberry  
*Amelanchier canadensis*



Yellow Birdcage  
*Asclepias tuberosa*



Kernal Magnolia  
*Magnolia x fuscescens 'Kerit'*



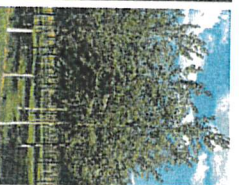
Centennial Blush Magnolia  
*Magnolia stellata 'Centennial Blush'*



Royal Star Magnolia  
*Magnolia stellata 'Royal Star'*



Donald Wymann Crabapple  
*Malus 'Donald Wymann'*



Grey Rider  
*Alnus incana*



Cornelian Cherry Dogwood  
*Cornus mas*



Kousa Dogwood  
*Cornus kousa 'Milly Way'*



River Birch  
*Betula nigra*



Eastern Redbud  
*Cercis canadensis*



Bald Cypress  
*Taxodium distichum*



Witch hazel  
*Hamamelis virginiana*



Shagbark Hickory  
*Carya ovata*

PROPOSED SHRUBS



Mica Iron Lace  
*Syringa patula* 'Mica Iron'



Azed Hydrangea  
*Viburnum* x *Juddi*



Hortensia Alpacita  
*Thuy* 'Scented' 'Mica Iron'



Double White Lace  
*Syringa vulgaris* 'Sine Lemore'



Karesca Snowflake Wood Orange  
*Philadelphus* *Karesca* *Snowflake*



Beauty of Moscow Lilac  
*Syringa vilgiana* '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*



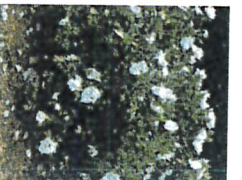
Hedgehog 'Tadpole'  
*Hydrangea* 'Tadpole'



Hortensia Lavender Chiffon  
*Hibiscus* 'Syringa' 'Hortensia'



Coral Madia daphne  
*Daphne* x *Karyocaul* 'Coral Madia'



Rugosa Rose Double of Couture



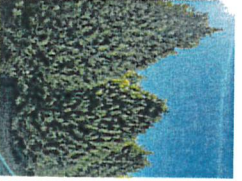
Rugosa Rose  
*Rosa* *Pink Granddora*



Groovy Orange Butterfly Bush  
*Buddleja davidii* 'Groovy Orange'



Green Velvet Boxwood  
*Buxus* x 'Green Velvet'



Green Mountain Boxwood  
*Buxus* x 'Green Mountain'

Form  
AB-200

# Alcohol Beverage License Application

For Municipal Use Only
Municipality <b>Village of Chenequa</b>
License Period <b>July 1, 2026 - June 30, 2027</b>

**Application Type** (check one)

Initial (New)       Renewal

License(s) Requested: (up to two boxes may be checked)	Fees	
<input type="checkbox"/> Class "A" Beer ..... \$ _____ <input type="checkbox"/> Class "B" Beer ..... \$ _____ <input type="checkbox"/> "Class A" Liquor ..... \$ _____ <input type="checkbox"/> Regular "Class B" Liquor \$ _____ <input type="checkbox"/> "Class A" Liquor (cider only) \$ _____ <input type="checkbox"/> Reserve "Class B" Liquor \$ _____ <input type="checkbox"/> "Class C" Liquor (wine only) \$ _____ <input type="checkbox"/> Above-Quota "Class B" Liquor ..... \$ _____	License Fee(s)	\$
	Background Check Fee	\$
	Publication Fee	\$
	<b>Total Fees</b>	<b>\$ 620<sup>00</sup></b>

**Part A: Premises/Business Information**

1. Legal Business Name (individual name if sole proprietorship) <b>Chenequa Country Club, LLC</b>			
2. Business Trade Name or DBA			
3. FEIN <b>39-0985844</b>		4. Wisconsin Seller's Permit Number <b>456-1020178432-08</b>	
5. Entity Type (check one) <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Corporation <input type="checkbox"/> Nonprofit Organization			
6. If the applicant business is an LLC, are the controlling members other LLCs or corporations? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, the members, managers, officers and directors of those business entities must be listed in Part C and provide a Form AB-100.			
7. State of Organization <b>WISCONSIN</b>		8. Date of Organization	
9. Wisconsin DFI Registration Number			
10. Premises Address <b>6250 State Rd 83</b>			
11. City <b>Hartland</b>		12. State <b>WI</b>	13. Zip Code <b>53029</b>
14. County <b>Waukesha</b>		15. Governing Municipality: <input type="checkbox"/> City <input type="checkbox"/> Town <input checked="" type="checkbox"/> Village of: <b>Chenequa</b>	
16. Aldermanic District		17. Premises Phone <b>(262) 367-1320</b>	
18. Premises Email <b>mike@chenequacc.org</b>		19. Website <b>www.chenequacc.org</b>	
20. Premises Description <p><b>Initial (New Applicants Only):</b> Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.</p> <p><b>Renewal Applicants Only:</b> I am renewing a license and by checking the box following this statement, I affirm that I have reviewed the last issued license certificate and the premises description remains the same. <input type="checkbox"/></p> <p><b>Clubhouse and Grounds</b></p>			
21. Mailing Address (if different from premises address)			
22. City		23. State	24. Zip Code

**Part B: Questions**

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol beverages.  Yes  No  
 If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or wholesaler?  Yes  No  
 If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion.  Yes  No  
 5. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine?  Yes  No  
 6. Does the applicant business owe past due municipal property taxes, assessments, or other fees?  Yes  No

**Part C: Individual Information**

Check each box to attest that you have provided the appropriate supplementary information to complete your application. See the instructions for Part C of this application, beginning on page 2, to complete this section.


- I have accurately listed and provided contact and personal information for all required persons involved in the applicant business and any business identified in Part A, Question 6 using Form AB-200AA.
- I have provided an accurate Form AB-100 for each person listed in Form AB-200AA.
- (For corporations, limited liability companies, and nonprofit organizations only) I have provided an accurate Form AB-101 to appoint an agent on behalf of my business.
- I understand that my application is not complete until this supplementary paperwork is received by the municipal clerk where I am applying for an alcohol beverage license.

**Part D: Attestation**

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Paddock	First Name Michael	M.I. R
Title Club Manager	Email mike@chenequacc.org	Phone (262) 367-1320
Signature 		Date 04/01/26

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 4/23/2026	License Number 2026-1	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

## 5.26 SIGNS AND BILLBOARDS.

It shall be unlawful for any person, firm or corporation, to install, erect, fasten, post, paint or maintain any sign, billboard, picture, poster or advertisement upon any curb, sidewalk, fence, board, post, pole, tree, structure or building within the limits of the Village except as set forth herein.

### (1) PERMITTED SIGNS.

(a) This Section shall not apply to signs not exceeding nine (9) square feet in area which: (i) advertise real estate for sale when erected upon the premises so offered for sale, (ii) designate the names of owners or occupants of real estate on which such sign is located, (iii) designate the names of owners or occupants of real estate at the highway entrances leading thereto, (iv) designate the name of a subdivision at its entrance; provided that each parcel of real estate shall be limited to one of each of such signs, exclusive of names on mailboxes; (v) forbid trespassing, are warnings for the protection of persons or property or are of a similar nature; or (vi) relate to an election or any other local, state or federal governmental issue or the political process, subject to subsection (4) herein.

(b) This Section shall not apply to official signs or notices of any governmental unit.

### (2) TEMPORARY SIGNS.

Temporary signs which direct persons to picnics, auctions, estate/garage sales, parties, outings, gatherings, meetings, exhibitions or open houses are permitted but shall be limited to: (i) the hours of such an event and (ii) the premises on property to which the event is taking place or on private property where permission has been granted by the property owner. Such signs shall not exceed six (6) square feet but may be two-sided. The person who has posted or directed the posting of a temporary sign is responsible for its removal in a timely fashion.

### (3) CONTRACTOR SIGNS.

Contractor signs shall be permitted but limited to one (1) sign per construction site and shall be limited to that of the prime contractor or general contractor for the construction site. Contractor signs shall not exceed six (6) square feet but may be two-sided. The duration of the sign shall be limited from the time of the building permit issuance to the completion of construction. Contractor signs shall be placed at the driveway entrance for the purpose of directing deliveries to the construction site.

### (4) POLITICAL SIGNS.

Political signs are not permitted on public property, rights of way or within one hundred (100) feet of a polling place entrance. Political signs shall not exceed six (6) square feet in size and shall be limited to the "election campaign period" as defined in Wisconsin Statutes.

**(5) VIOLATIONS.**

(a) The Village is authorized to remove any signs posted that are in violation of this Section. Any expenses incurred by the Village in the removal process may be billed to the person who has posted or directed the posting of the sign or to the property owner.

(b) Any person, firm, or corporation violating any of the provisions of this Section shall upon conviction thereof forfeit not less than Fifteen Dollars (\$15) nor more than Five Hundred Dollars (\$500) for each day during which such violation shall continue, together with the costs of prosecution, and in default of the payment of such forfeiture and costs shall be imprisoned in the county jail of Waukesha County until payment of such forfeiture and costs of prosecution, but not exceeding ten (10) days.

**(6) STREET NUMBERING REQUIRED.**

Every property in the Village shall be required to display a street number according to the established grids adopted by the Village Board. The Village shall furnish and install numbers and brackets for all properties per the standards of size, style, and color established by the Village Board. The Village Board may, however, in its discretion, establish specific requirements for the uniform location and/or method of display of street numbers for a specific development or subdivision. In such event, property owners within such development or subdivision shall display street numbers in compliance with the Village Board's requirements.

(a) DISPLAY. Street numbers shall be displayed not greater than ten (10) feet from the edge of the roadway and not closer than three (3) feet, nor more than ten (10) feet from the edge of the driveway.

(b) MAINTENANCE/REPLACEMENT. The property owner shall be responsible for maintaining street numbering required under this Section. In the event any street number becomes illegible from the roadway for any reason or there is damage to or loss of any street number(s), such street number(s) shall be replaced in conformity with this Section within thirty (30) days. Such replacement and/or maintenance shall be the property owner's responsibility and at the property owner's expense.

(c) REMOVAL PROHIBITED. No person shall deface, destroy, obstruct or remove any street number required under this Section.

(d) VIOLATIONS. Any person violating any provision of this Section shall be subject to the penalties set forth in subsection 5.26(5)(b).