



AGENDA

Village of Chenequa

Monday, July 13, 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, July 13, 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 June 8, 2026.
- 3) Approval of Invoices.
- 4) Review and consider Resolution regarding filling vacancy and appointing Municipal Court Judge; *Resolution 2026-07-13-01*
- 5) Review and consider Resolution regarding change in snowplow fee; *Resolution 2026-07-13-02*
- 6) Review and consider action on An Ordinance Creating Section 5.28 of the Village of Chenequa Municipal Code Regarding Accessory Structures; *Ordinance No 2026-07-13-01*
- 7) Review and consider action on An Ordinance Amending Section 4.2 of the Village of Chenequa Municipal Code Regarding Boat Speeds on Pine Lake; *Ordinance No 2026-07-13-02*
- 8) Review and consider action on An Ordinance Creating Section 5.26(1)(c) of the Village of Chenequa Municipal Code Regarding Certain Signs; *Ordinance No 2026-07-13-03*
- 9) Review and consider action on proposed addition to a primary residence at 6241 N State Highway 83 submitted by Ninaweb Trust (Tax Key No. CHQV0398993)
- 10) Review and consider action on proposed new accessory structure at 4953 White Pines Court submitted by Christopher and Lori McClain (Tax Key No. CHQV0415996009)
- 11) Review and consider action on a Certified Survey Map submitted by Gregory and Jannelle Peterson of N67W31186 Chenequa Cir (MRTT 0372-010) in the Town of Merton, Waukesha County, Wisconsin per Village Code 6.18(16) Extraterritorial Jurisdiction
- 12) Report – Forester
- 13) Report – Captain of Police
- 14) Report – Village Administrator
- 15) Report – Village President
- 16) Report – Village Attorney
- 17) Agenda items to be considered for future meetings
- 18) Adjournment

Respectfully submitted by:
Jasmine Haugland, Village Clerk

To participate via Zoom:

<https://us02web.zoom.us/j/86121396553?pwd=zU6o79Kh79B0pr6UJBCnSYpRw1Jkd8.1>

Meeting ID: 861 2139 6553

Passcode: 524477

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, July 8, 2026, by 4:30 PM

VILLAGE OF CHENEQUA
RESOLUTION NO. 2026-07-13-01

RESOLUTION FILLING VACANCY AND APPOINTING MUNICIPAL COURT JUDGE

WHEREAS, the Lake country Municipal Court is a joint Municipal Court duly formed and existing under the Constitution and laws of the state of Wisconsin, and

WHEREAS, the office of municipal judge is currently vacant due to the retirement of the Hon. Timothy Kay, and

WHEREAS, under the laws of the state of Wisconsin such vacancy can be filled by appointment of a municipal court judge by action of the member communities to hold office until an election to be held as required by governing Wisconsin statutes, and

WHEREAS, the Operations Committee of the court has interviewed candidates for the vacancy and forwarded its recommendation to the Administrative Committee, which Committee has accepted the recommendation of the Operations Committee that the vacancy be filled by appointment of Attorney Ronald J. Sonderhouse, and

WHEREAS, the Administrative Committee is recommending that the member communities appoint Ronald J. Sonderhouse, a licensed Wisconsin attorney, and a resident of a member community of the Lake Country Municipal Court, to fill the vacancy and serve as municipal court judge pending a future election:

NOW THEREFORE BE IT RESOLVED by the undersigned member communities of the Lake Country Municipal Court, that, effective the last date of signature by any community:

Ronald J. Sonderhouse is hereby appointed as municipal court judge of the Lake Country Municipal Court, and shall assume such duties forthwith upon administration of the oath of office.

Adopted this 13th day of July, 2026.

VILLAGE OF CHENEQUA

By: _____
Jo Ann F. Villavicencio
Village President

Attest:

Jasmine Haugland
Village Clerk-Treasurer

Date Adopted: July 13, 2026

Date Published: July 14, 2026

**VILLAGE OF CHENEQUA
RESOLUTION NO. 2026-07-13-02**

RESOLUTION REGARDING CHANGE IN SNOWPLOW FEE

WHEREAS, the Village of Chenequa (“Village”) provides snowplowing services, for a fee, to landowners requesting such service during the Winter season; and

WHEREAS, approximately 207 residents participated in the program during the 2025-26 winter season, and were charged an annual fee of \$200 per household; and

WHEREAS, after accounting for the cost of plowing public roadways and facilities, the total cost of the private property snowplowing program exceeds the current revenue received for such program;

NOW THEREFORE, BE IT RESOLVED, in consideration of the foregoing, for purposes of administering the Village’s snowplowing program, the following change is made to the fee charged per household for snowplowing services:

That portion of the fee schedule for the Village of Chenequa related to providing snowplowing services to village households is hereby amended by changing the annual fee from \$200 per household to \$250 per household, effective during the 2026-27 winter plowing season

BE IT FURTHER RESOLVED THAT the revenue portions of the adopted 2026 Village Budget may be amended as necessary to reflect the fee change.

The Village Administrator shall be authorized to take all actions required to effectuate the purposes of this Resolution.

Adopted this 13 day of July, 2026.

VILLAGE OF CHENEQUA

By: _____
Jo Ann F. Villavicencio
Village President

Attest:

Jasmine Haugland
Village Clerk-Treasurer

Date Adopted: July 13, 2026
Date Published: July 14, 2026

Village of Chenequa
ORDINANCE NO. 2026-07-13-01

**AN ORDINANCE CREATING SECTION 5.28 OF THE VILLAGE OF CHENEQUA
MUNICIPAL CODE REGARDING ACCESSORY STRUCTURES**

WHEREAS, the Village of Chenequa has elected to exercise jurisdiction over building permits and code enforcement under Wisconsin Law to promote and protect public safety, health, welfare, and morals; and

WHEREAS, the Village of Chenequa desires to regulate the location and construction of Accessory Structures on residential properties within the Village;

NOW, THEREFORE, the Board of Trustees of the Village of Chenequa, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. Section 5.28 of the Village of Chenequa Code is hereby created to read in its entirety as follows:

5.28 ACCESSORY STRUCTURES.

(1) Accessory Sheds

- A. Accessory Shed is defined in Sec. 6.3(2) of this Code.
- B. Unless otherwise provided for in appropriate codes or actions of the Village Board, Accessory Sheds shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest exterior Accessory Shed wall.
- C. An Accessory Shed is reviewed and inspected only for compliance with the Village's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property.
- D. An Accessory Shed shall be installed on a concrete slab or treated wood floor, or other floor materials acceptable to the Village.
- E. A minimum of four (4) hold-down restraints shall be required. One on each corner of the Accessory Shed or as otherwise approved by the Village.

(2) Accessory Buildings- greater than 100 Square feet

- A. Accessory Building is defined in Sec. 6.3(1) of this Code.
- B. Unless otherwise provided for in appropriate codes or by actions of the Village Board, Accessory Buildings over 100 square feet in size shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest Accessory Building wall.

- C. Footings and Foundations for Accessory Buildings over one hundred (100) square feet shall be constructed to meet this section.
1. Except as provided in sub. 2., engineered drawings shall be provided for foundations built on sloping sites having a depth at any portion of the foundation greater than 16".
 2. Accessory Buildings may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. The lower reinforcement bar shall be set two (2) inches above the bottom of the thickened edge and the upper reinforcement bar shall be set six (6) inches above the bottom of the thickened edge. Slab reinforcement shall be a minimum of number ten (10) six by six (6" x 6") inch wire mesh. Exterior wall curbs shall be provided not less than six (6) inches above the finished ground grade adjacent to the garage. Anchor bolts shall meet SPS 321.18(1)(c)3. for size, embedment length, and spacing requirements.
- D. Accessory Buildings shall be constructed as follows:
1. Unless designed through structural analysis, load-bearing foundation walls and partitions shall be constructed as per sections SPS 321.15 to 321.18.
 2. Accessory Buildings of wood frame construction shall be constructed with the following requirements.
 - a. Studs may have a maximum spacing of 24 inches on centers.
 - b. Diagonal corner bracing shall be installed on both walls at each corner. Diagonal corner bracing may be applied on the inside surface of studs.
 - c. Corner posts may consist of two two-by-four-inch studs or a single four-by-four-inch stud.
 - d. Collar beams at the top plate and collar ties in the upper 1/3 of the roof shall be installed with a maximum spacing of 48 inches on center. Collar beams may be two-by-six-inch. Collar ties shall be at least two-by-four-inch for roof slopes less than four inches per foot. A one-by-six-inch collar tie may be used for roof slopes four inches per foot or greater.
 - e. Accessory Building roofs shall be framed in accordance with the applicable requirements of section SPS 321.28.
- E. Heating, ventilating and air conditioning. The provisions of Chapter SPS 323 shall apply to the design, installation and construction of all heating, ventilating and air-conditioning systems installed in Accessory Buildings.

(3) Accessory Buildings with Living area

- A. Accessory Building is defined in Sec. 6.3(1) of this Code.
- B. Living Area is defined in Sec. 6.3(29) of this Code. A “Living Area” approved under this section is not to be used as a standalone residential, dwelling or sleeping space.
- C. Unless otherwise provided for in appropriate codes Accessory Buildings with Living Area shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest Accessory Building wall.
- D. Accessory Buildings with Living Area shall be constructed as follows:
 - 1. Unless designed through structural analysis, load-bearing foundation walls and partitions shall be constructed as per sections SPS 321.15 to 321.18.
 - 2. Accessory Buildings with Living Area of wood frame construction shall be constructed following UDC SPS 320-325 requirements.
- E. Heating, ventilating and air conditioning. The provisions of Chapter SPS 323 shall apply to the design, installation and construction of all heating, ventilating and air-conditioning systems installed in Accessory Buildings with Living Area.

Section 2. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

Adopted this 13 day of July, 2026.

VILLAGE OF CHENEQUA

By: _____
Jo Ann Villavicencio
Village President

ATTEST:

Jasmine Haugland
Village Clerk – Treasurer

Date Adopted: July 13, 2026
Date Posted: July 14, 2026

Village of Chenequa
ORDINANCE NO. 2026-07-13-02

**AN ORDINANCE AMENDING SECTION 4.2 OF THE VILLAGE OF
CHENEQUA MUNICIPAL CODE REGARDING BOAT SPEEDS ON PINE LAKE**

WHEREAS, the Village of Chenequa has elected to exercise jurisdiction over the speeds of boats on Pine Lake under Wisconsin Law to promote and protect public safety, health, welfare, and morals; and

WHEREAS, the Village of Chenequa desires to amend its regulation regarding speed on Pine Lake in order to be consistent with State Law;

NOW, THEREFORE, the Board of Trustees of the Village of Chenequa, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. Subsection 4.2(4)(c) of the Village of Chenequa Code is hereby amended as follows:

- (d) DAYTIME SPEED RESTRICTIONS, NIGHTTIME SPEED RESTRICTIONS. A person shall operate or use a motorboat or personal watercraft at speeds no greater than forty-five (45) miles per hour from sunrise to sunset each day. A person shall operate or use a motorboat at slow-no-wake speed from sunset each day until sunrise of the next day.

Section 2. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

Adopted this 13 day of July, 2026.

VILLAGE OF CHENEQUA

By: _____
Jo Ann Villavicencio
Village President

ATTEST:

Jasmine Haugland
Village Clerk – Treasurer

Date Adopted: July 13, 2026
Date Published: July 14, 2026

Village of Chenequa
ORDINANCE NO. 2026-07-13-03

**AN ORDINANCE CREATING SECTION 5.26(1)(c) OF THE VILLAGE OF CHENEQUA
MUNICIPAL CODE REGARDING CERTAIN SIGNS**

WHEREAS, the Village of Chenequa has elected to exercise jurisdiction over signs erected within the Village limits under Wisconsin Law in order to promote and protect public safety, health, welfare, morals and for aesthetic considerations; and

WHEREAS, the Village of Chenequa desires to allow and regulate the location and construction of certain types of signs for nonprofit land conservation organizations located on properties within the Village;

NOW, THEREFORE, the Board of Trustees of the Village of Chenequa, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. Subsection 5.26(1)(c) of the Village of Chenequa Code is hereby created to read in its entirety as follows:

(c) This Section shall not apply to signs representing a nonprofit land conservation organization, indicating ownership or management of the land upon which the sign is located, provided the signs fall within the following parameters:

1. The sign display surface is not more than twelve (12) square feet on one side;
2. The sign display surface is not more than six (6) feet from the ground upon which the sign is mounted;
3. The sign is located not less than two (2) feet from the public right of way;
4. The sign is not illuminated; and
5. The sign utilizes only “earth-tones” or “neutral” coloring (no bright colors) in its display or design. The color determination within this subsection may be made by the Village Forester.

Section 2. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

Adopted this 13 day of June, 2026.

VILLAGE OF CHENEQUA

By: _____

Jo Ann Villavicencio
Village President

ATTEST:

Jasmine Haugland
Village Clerk – Treasurer

Date Adopted: July 13, 2026
Date Published: July 14, 2026



STAFF REVIEW

Date: June 15th, 2026

Meeting Date & Time: Monday, July 13th at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Deep River Partners

Owner: Ninaweb Trust

Location: 6241 N State Road 83

Project Description: Proposed Addition to Existing Dwelling

Zoning District: Residence District – Lot Abutting a Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	2	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	152	L.F.
YARD SETBACKS: Front (North)	22	ft. min.	300+	ft.
Side (West)	17.25	ft. min.	58	ft.
Side (East)	17.25	ft. min.	22.63	ft.
Lake (South)	75	ft. min.	78.5	ft.
BUILDING HEIGHT:	40	ft. max	34.5	ft.

COMMENTS:

1. The applicant proposes to construct a 1,812-square-foot addition to the existing residence located at 6241 N. State Road 83.
2. The proposed addition will have a maximum height of 22.8 feet.
3. The addition is proposed on the southeast corner of the existing residence and will extend along the east property line toward the lake.
4. The addition will contain a 16-foot by 40-foot indoor swimming pool.
5. All pool mechanical equipment will be located within the structure.
6. The proposed addition will use exterior materials that match the existing residence. Refer to the sample photos and lakeside images/renderings included with the application materials for additional detail.
7. The applicant proposes to install three new exterior light fixtures designed to match the existing fixtures on the residence.
 - a. The proposed fixtures have an output of 2400 lumen and a color temperature of 3,000K
 - b. The proposed lights are compliant with 5.24 (Outdoor Lighting)

8. As proposed, the addition will not include gutters. A French drain system will be installed on both sides of the structure. Stormwater from the addition is proposed to discharge southwest of the residence.
9. To accommodate grade changes associated with the addition, a flagstone retaining wall is proposed along the east side of the structure.
 - a. At its highest point, the retaining wall will measure approximately 2 feet 4 inches in height.
 - b. The nearest point of the retaining wall will be approximately 15.4 feet from the east property line.
10. To accommodate the proposed addition, a portion of the existing deck that wraps around the residence will be removed.
11. The proposed project complies with all other applicable requirements of the Village of Chenequa Zoning Code.
12. A building permit shall be obtained from the Village Building Inspector prior to the commencement of any construction activity.
13. The total impervious surface coverage, including the proposed addition will be approximately 16.1 percent of the lot area.

c: Matthew Carney, Police Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Ninaweb Trust, Owner
Deep River Partners, Architect
Cody Lincoln, Zoning Administrator

Pine Lake Pool Addition

Project #2607

Plan Commission Review

July 13th, 2026



Pine Lake Addition- Existing Exterior



Pine Lake Addition- Existing Exterior



Pine Lake Addition- Proposed Exterior



Pine Lake Addition- Proposed Exterior



Pine Lake Addition- Lake View



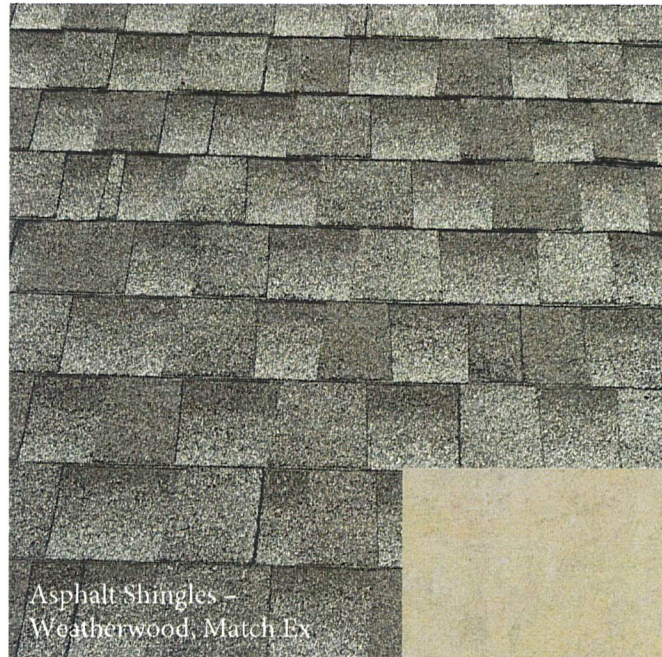
Pine Lake Addition- Lake View



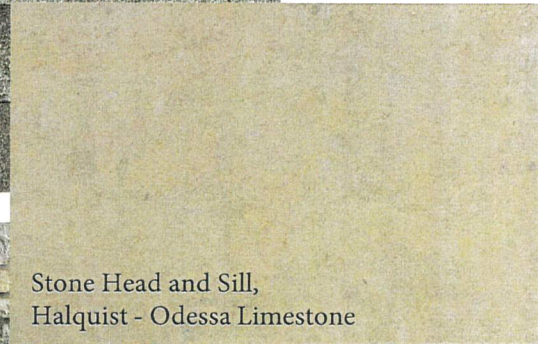
Pine Lake Addition- Exterior Materials



Hardie Panel Siding
- Gray Slate, Match Ex.



Asphalt Shingles -
Weatherwood, Match Ex



Stone Head and Sill,
Halquist - Odessa Limestone



Trim, Match Ex.

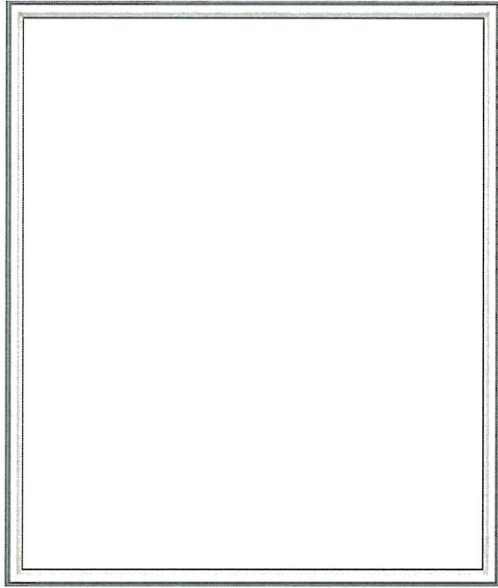


Retaining Wall
-Match Ex.

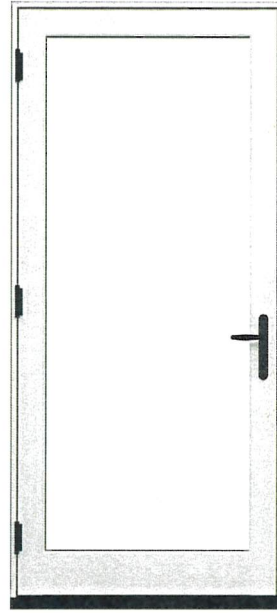


Kensington Buff Stone
Veneer, Match Ex.

Pine Lake Addition- Exterior Materials



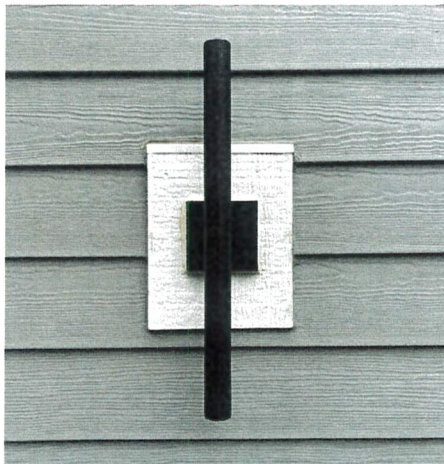
Marvin – Vivid Direct Set Windows
Stone White



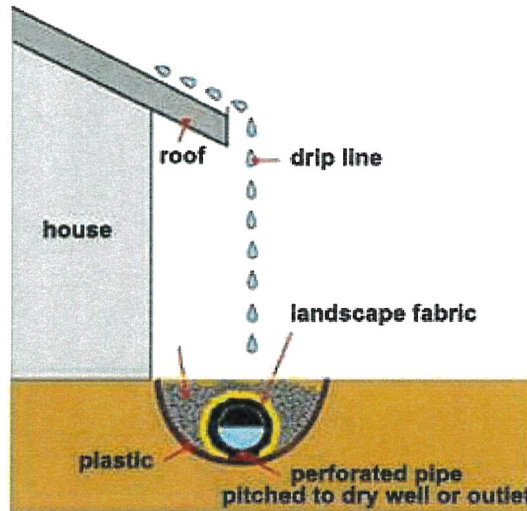
Marvin – Vivid Swinging Door



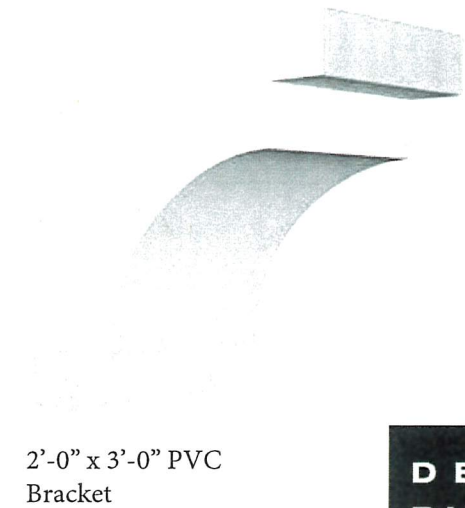
Therma Tru Service Door



Match Existing Light Fixture



Drainage System



2'-0" x 3'-0" PVC
Bracket





STAFF REVIEW

Date: June, 16th 2026

Meeting Date & Time: Monday, July 12th, 2026 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Regency Builders

Owner: Chris and Lori McClain

Property Address: 4953 White Pines Ct.

Project Description: Proposed Accessory Structure

Zoning District: Residence District

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	5	acres	6.7	Acres
LOT WIDTH: AVERAGE	200	L.F. min.	430	L.F.
YARD SETBACKS: Front (West)	25	ft. min.	197.56	ft.
Rear (East)	10	ft. min.	378.02	ft.
Side (North)	10	ft. min.	63.84	ft.
Side (South)	10	ft. min.	298.92	ft.
BUILDING HEIGHT:	35	ft. max	23	ft.

COMMENTS:

1. The applicant proposes to construct a new accessory building behind the existing primary residence.
2. The proposed structure will have a total footprint of approximately 2,287 square feet (.7% of total lot area).
3. The structure measures approximately 70 feet by 35 feet.
4. The structure will include a wet bar and a shower.
5. The exterior of the structure will be finished with AquaFir Charcoal wood siding.
6. The roof will consist primarily of asphalt shingles, with steel roofing accents proposed for low-pitch areas over dormers and the awning.
7. Five exterior light fixtures are proposed to be installed on the structure.
 - a. All fixtures have a color temperature of 3,000K.
 - a. One fixture adjacent to the service door will produce 349 lumens.
 - b. Two fixtures adjacent to the garage doors will each produce 403 lumens.
 - c. Two fixtures located on the front elevation of the structure will each produce 520 lumens.
 - d. The fixtures utilize integrated recessed light sources designed to minimize glare and light trespass and are compliant with Section 5.24 of the Village Code.

8. A landscape plan prepared by Nelson Landscape has been submitted. The plan proposes a paver walkway connecting the new accessory structure to the existing pool and patio area. The proposed pavers will match the existing paver materials currently installed on the property.
9. Total impervious surface coverage on the property, including all proposed improvements, will be approximately 7.9%.
10. The proposed accessory structure is located more than one hundred (100) feet from all adjacent dwellings and therefore complies with Section 6.5(4)(c)(i).
11. The proposed accessory structure complies with all other applicable requirements of the Village of Chenequa Zoning Code.
12. A building permit must be obtained from the Building Inspector prior to the commencement of construction.

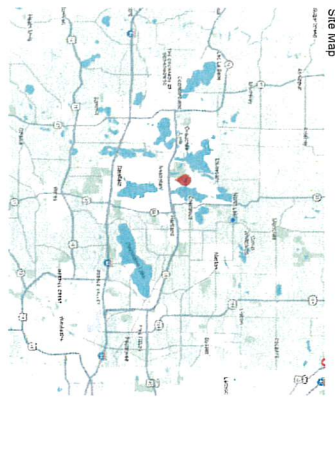
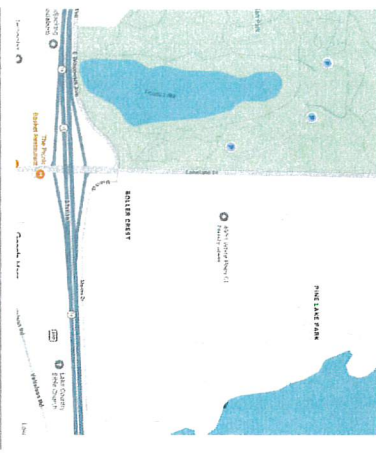
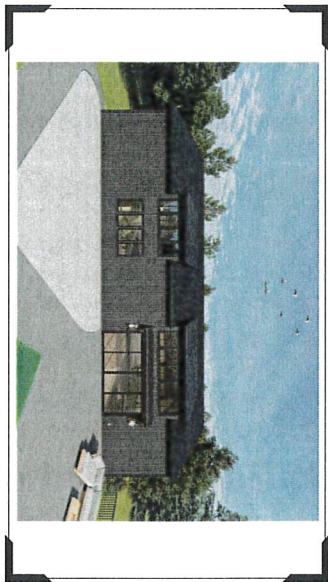
c: Matthew T. Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Chris and Lori McClain, Owner

ELEVATE DESIGN

N76W30708 CTH-WV
 Hartland, WI, 53029
 Cell: 262.825.6956
 www.Elevatedesignwi.com

Project Manager:
 Jodi Bertram
 Call: 262.435.6956
 jodi@elevatedesignwi.com

Design Coordinator:
 Adam Fritsch



McClain LC RUSTIC OUTBUILDING Lot 2 White Pines Ct. Chenequa, WI

CONSTRUCTION SET

General Contractor: Ragnos Builders Mike Bertram 262.254.4514	Electrical Contractor: TBD	Structural Engineer:
Civil Engineer: TBD	HVAC/Plumbing: TBD	

Homeowner Phase Approval Sign-off

Design / Construction Team

Scope / Project Information:
 New Out-Building

Project Scope

Zoning / Code / Ordinance / AHJ Information:
 Waushara County

General Project / Site Information:
 First Floor Area: 1,948 Sqft
 Garage/Mechanical: 338 Sqft
 Overall Building Footprint: 2,287 Sqft
 Lot Coverage: 0.7% (0.287/25.721)

Code / AHJ Information

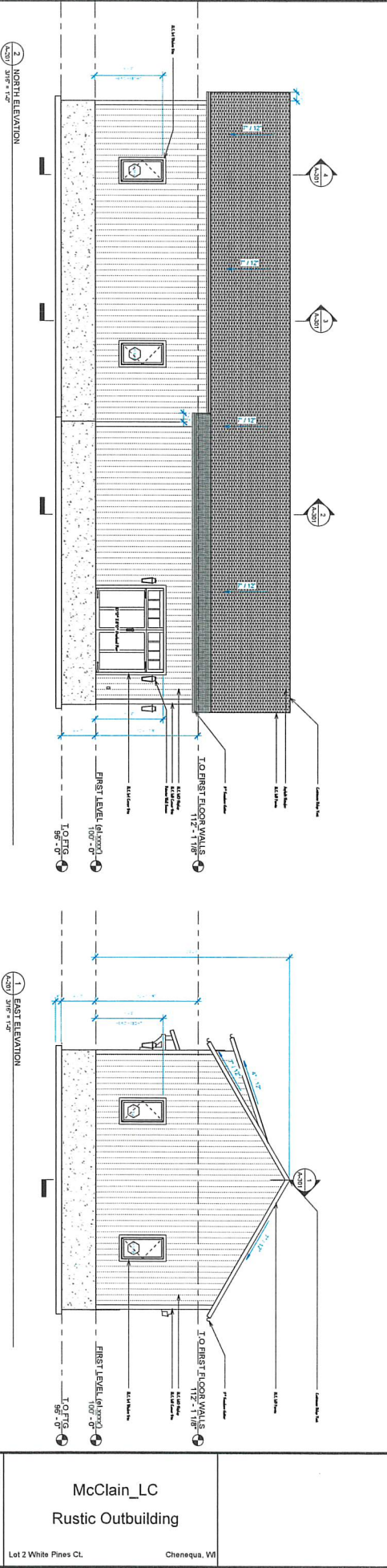
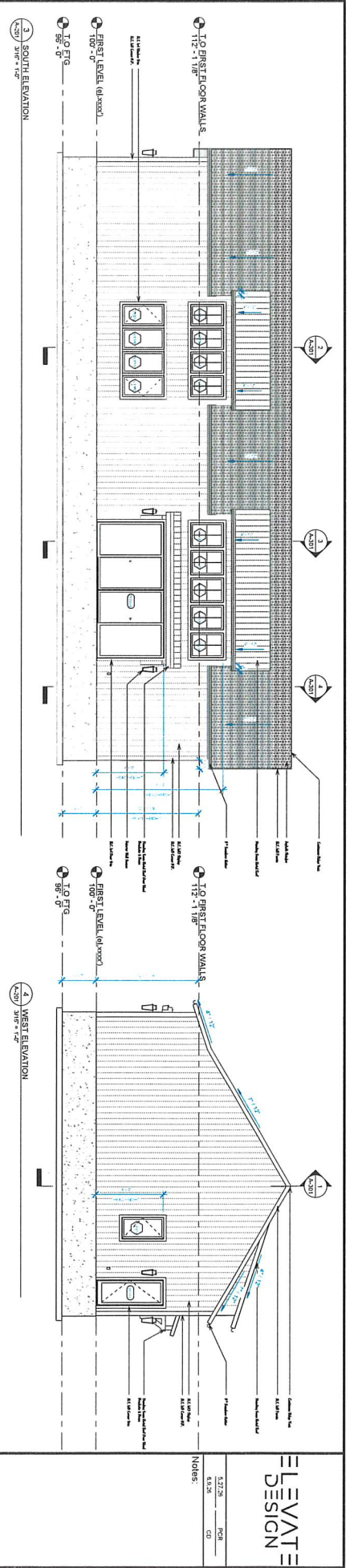
- GENERAL	C401 COVER SHEET	C401 Civil Estimating - VMS Systems
	C402 GENERAL NOTES	C402 Civil Estimating - VMS Systems
	C403 MATERIAL REPERFORMANCE TABLES	C403 Civil Estimating - VMS Systems
	C404 CONSTRUCTION SCHEDULE	C404 Civil Estimating - VMS Systems
	C405 PRODUCT PERFORMANCE	C405 Civil Estimating - VMS Systems
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	C446 PRODUCT PERFORMANCE	C446 Civil Estimating - VMS Systems
	C447 PRODUCT PERFORMANCE	C447 Civil Estimating - VMS Systems
	C448 PRODUCT PERFORMANCE	C448 Civil Estimating - VMS Systems
	C449 PRODUCT PERFORMANCE	C449 Civil Estimating - VMS Systems
	C450 PRODUCT PERFORMANCE	C450 Civil Estimating - VMS Systems

- ARCHITECTURAL	A401 SITE PLAN	
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	A500 BUILDING SECTIONS	

Drawing Index

<p>ELEVATE DESIGN</p> <p>Scale: 1/8" = 1'-0"</p> <p>Notes: 5/27/26 5/27/26 5/27/26</p>	<p>McClain LC RUSTIC OUTBUILDING</p> <p>Lot 2 White Pines Ct. Chenequa, WI</p>	<p>ISSUED: APPROX 5/15/26</p> <p>PRINTED: APPROX 5/15/26</p> <p>DATE: 5/15/26</p> <p>DESIGNER: Jodi Bertram</p> <p>DRAWN BY: Jodi Bertram</p> <p>CHECKED BY: Jodi Bertram</p> <p>PROJECT: McClain LC</p> <p>COVER SHEET</p> <p>SHEET TITLE: G-001</p> <p>SHEET NO.:</p>
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GENERAL PROJECT NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND SHALL BE APPROVED BY THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.

Site Elevation Separation

1. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
3. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
5. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.
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9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF THE SURROUNDING ENVIRONMENT.

<h1>ELEVATE DESIGN</h1>		4.2.23 4.26 00 Notes:
<h2>McClain_LC Rustic Outbuilding</h2>		
Lot 2 White Pines Ct. Chenequa, WI		
DRAWN BY: McClain_LC CHECKED BY: JB	PROJECT: McClain_LC DRAWN BY: JB CHECKED BY: JB	SCALE: AS SHOWN DATE: 05/01/2024 PROJECT: McClain_LC DRAWN BY: JB CHECKED BY: JB
SHEET TITLE: EXTERIOR ELEVATIONS SHEET NO: A-201 PROJECT NO: 2024-001		

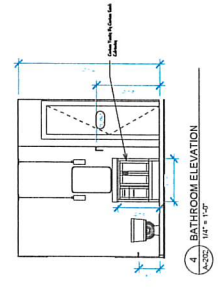
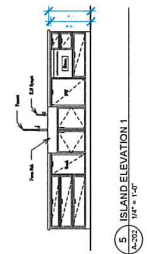
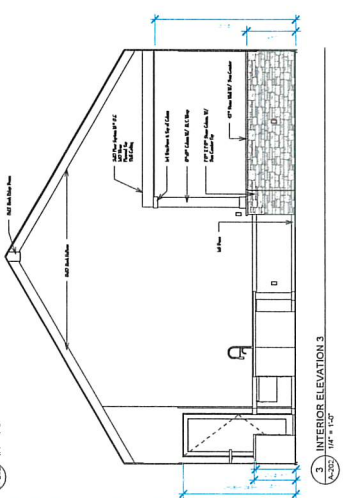
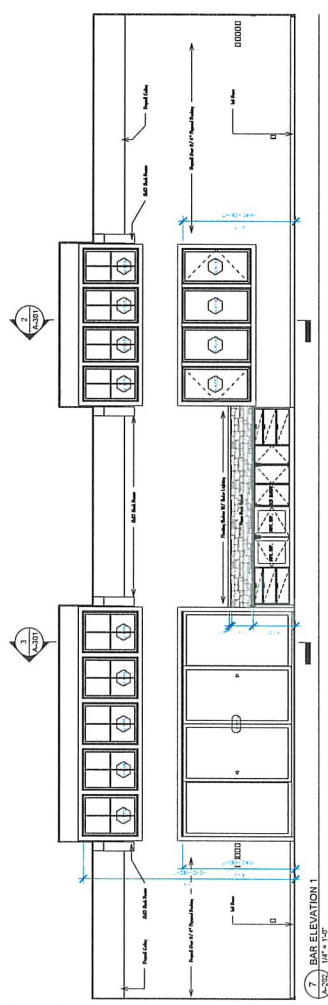
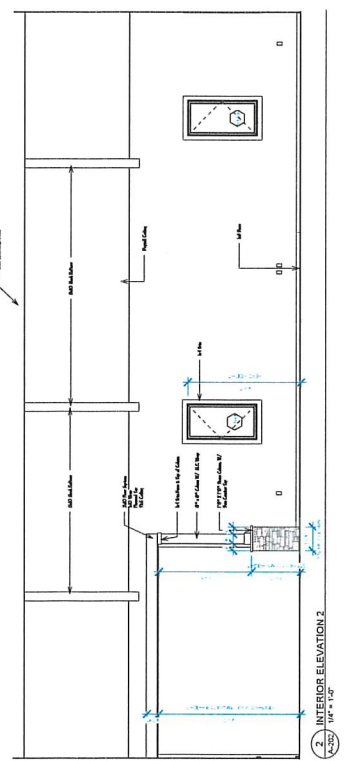
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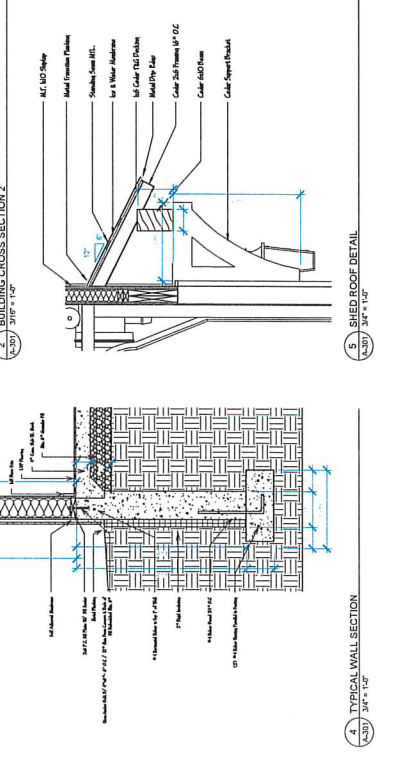
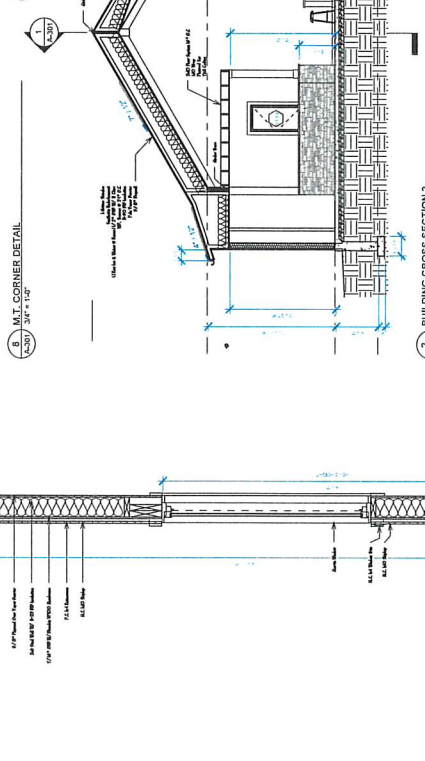
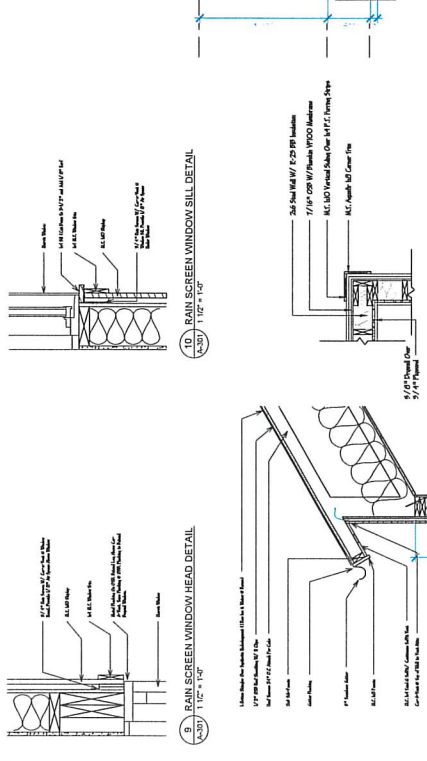
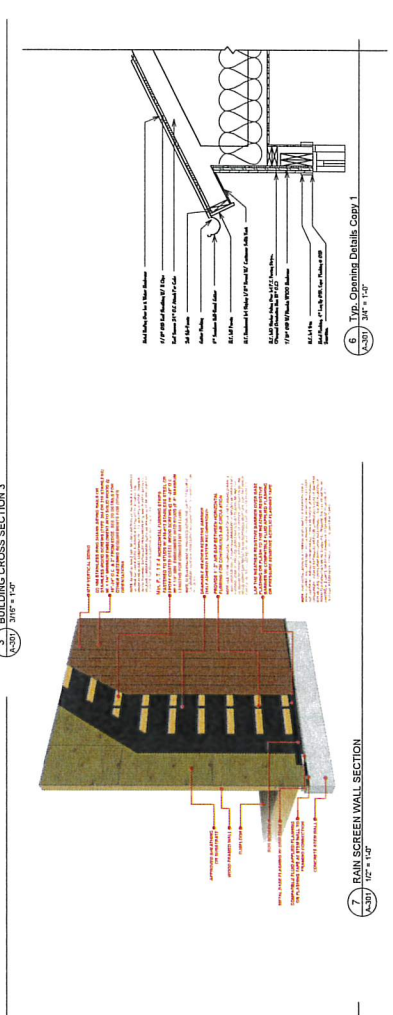
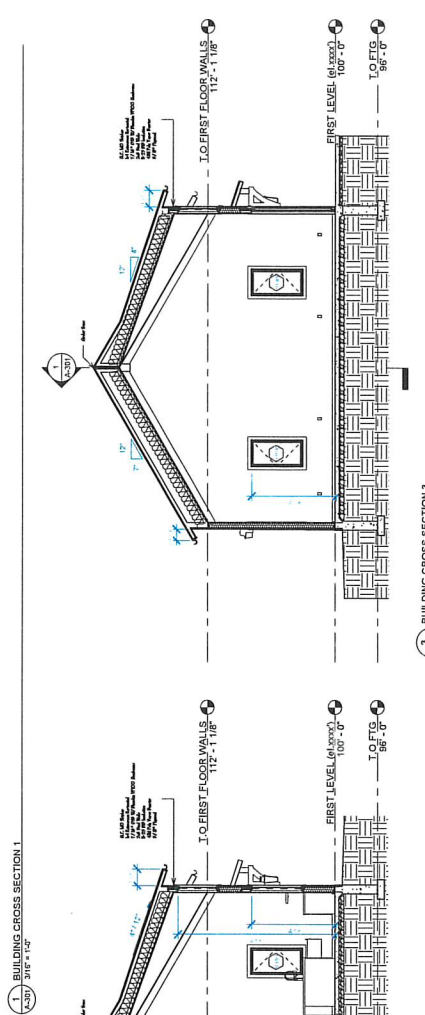
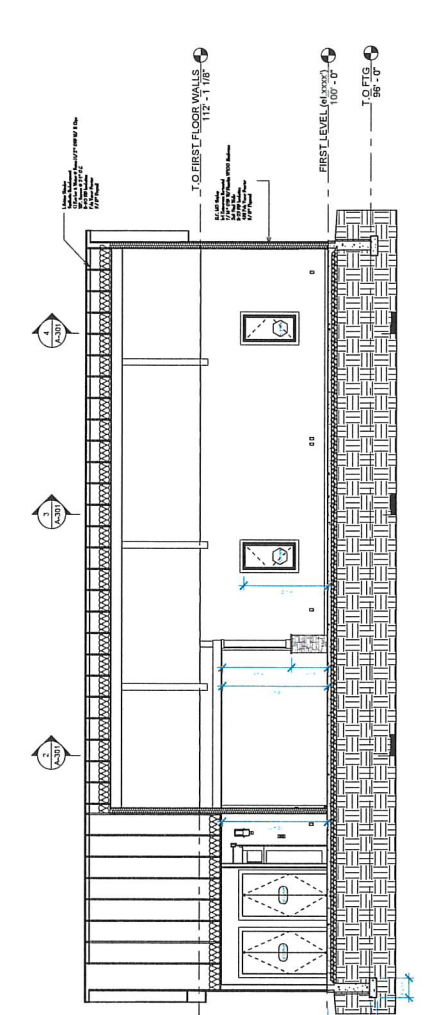
1. FINISHES: SEE FINISH SCHEDULE FOR ALL FINISHES.
2. ALL INTERIORS SHALL BE FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
3. ALL INTERIORS SHALL BE FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL INTERIORS SHALL BE FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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20. ALL INTERIORS SHALL BE FINISHED TO THE CENTERLINE UNLESS OTHERWISE NOTED.

Fire Rating Separation

1. ALL FIRE RATED SEPARATIONS SHALL BE 1 HOUR RATED UNLESS OTHERWISE NOTED.
2. ALL FIRE RATED SEPARATIONS SHALL BE 1 HOUR RATED UNLESS OTHERWISE NOTED.
3. ALL FIRE RATED SEPARATIONS SHALL BE 1 HOUR RATED UNLESS OTHERWISE NOTED.
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20. ALL FIRE RATED SEPARATIONS SHALL BE 1 HOUR RATED UNLESS OTHERWISE NOTED.



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WINDOW SCHEDULE Main Home

NO.	LEVEL	MANUFACTURER	WINDOW TYPE	Material	Height	Width
1	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
2	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
3	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
4	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
5	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
6	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
7	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
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48	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
49	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width
50	1ST FLOOR	MANUFACTURER	WINDOW TYPE	Material	Height	Width

DOOR SCHEDULE

NO.	LEVEL	MANUFACTURER	DOOR TYPE	Material	Height	Width
1	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
2	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
3	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
4	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
5	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
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49	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width
50	1ST FLOOR	MANUFACTURER	DOOR TYPE	Material	Height	Width

McClain_LC
Rustic Outbuilding

Lot 2 White Pines Ct. Chenequa, WI

DESIGNED BY: **McClain_LC**
 DRAWN BY: **AB**
 CHECKED BY: **AB**
 PROJECT: **McClain_LC**
 CLIENT: **McClain_LC**
 DATE: **4/23/20**
 SHEET TITLE: **WINDOW, DOOR, ROOM SCHEDULE**
 SHEET NO.: **A-601**

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Waukesha, WI 53187-0823
☎ 262-549-6111
☎ 262-549-9229
🌐 www.nelsonlandscape.com

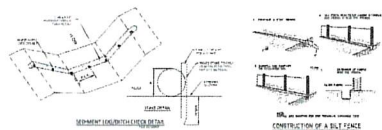
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NEW OUTBUILDING SITE
& GRADE PLAN, OPT. 'A'

Project:
McCLAIN LC OUTBUILDING
LOT 2, WHITE PINES COURT
CHENEQUA, WI

Client:
Regency
REGENCY BUILDERS, INC.
1133 QUAIL COURT
PEWAUKEE, WI 53072

Plan Notes:
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 6-08-26
Revisions: 6-10-26

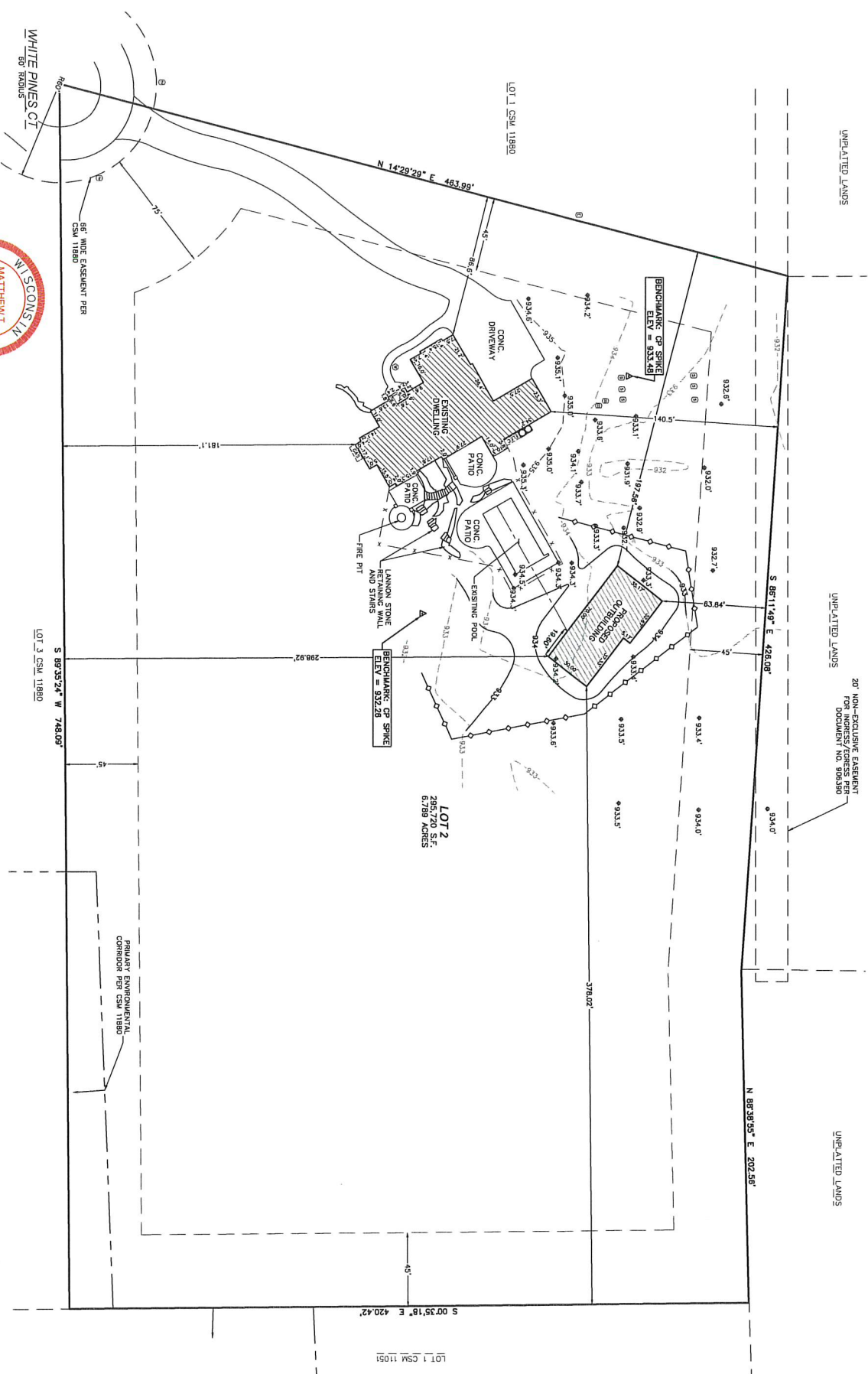
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- Design/Build

PLAT OF SURVEY
 LOT 2 OF CERTIFIED SURVEY MAP NO. 11880, BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 18 EAST, VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN.



SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO SHOWS WHO PURCHASED, MORTGAGED, OR GUARANTEED THE TITLE THEREON WITHIN ONE (1) YEAR FROM DATE HEREOF.
 SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

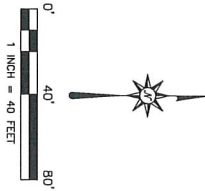
NOTES:
 1. REGULATIONS AND MASONRY MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
 2. PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER INSPECTOR. THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR. MEASUREMENTS SHALL BE PROVIDED BY THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR BASED ON THE BUILDING CONDITIONS.
 3. A TITLE COMMITMENT HAS NOT BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.

PROPOSED GRADING PER LANDSCAPE PLAN
 FINISH YARD GRADE: 934.2
 TOP OF FOOTING: 930.50

SETBACK REQUIREMENTS
 BUILDING DIMENSIONS SHOWN PER PLANS DATED 04/23/2026.
 SIDE YARD = 45'
 REAR YARD = 45'

LEGEND

△	CONTROL POINT BENCHMARK
○	WELL
○	SEPTIC CLEANOUT
○	ELECTRIC TRANS./PEDESTAL
○	TV PEDESTAL
○	ELECTRIC
○	AIR CONDITIONER
○	EXISTING SPOT GRADE
○	EXISTING DOWNPOUR
○	PROPOSED DOWNPOUR
○	PROPOSED SILT FENCE



CLIENT	REGENCY BUILDERS INC	LOCATION	4953 WHITE PINES CT NASHOTAH, WAUKESHA COUNTY, WISCONSIN TAX KEY: CHQV0415996009	REV.	
PROJECT	MCCLEIN	DRAWN BY	NG	CHECKED BY	MT0
DRAWING	PERMIT SURVEY				
DRAWING NO.	N6130 SURVEY PR.DWG				
DATE	06/09/2026				
JOB NO.	26130				
	1 OF 1				



BALTHUS Exterior Sconces

WS-W28514 / WS-W28516 / WS-W28521

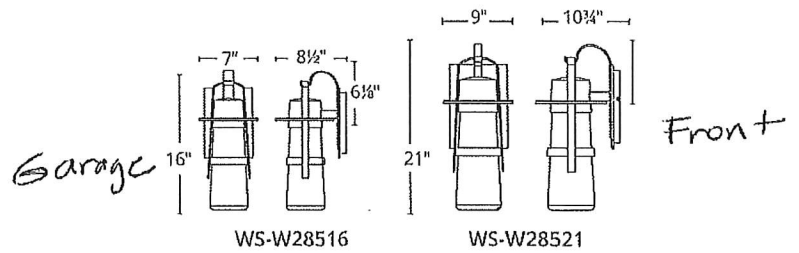
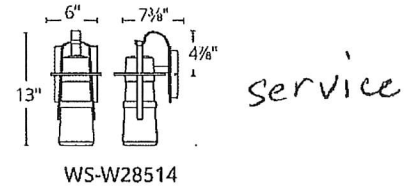
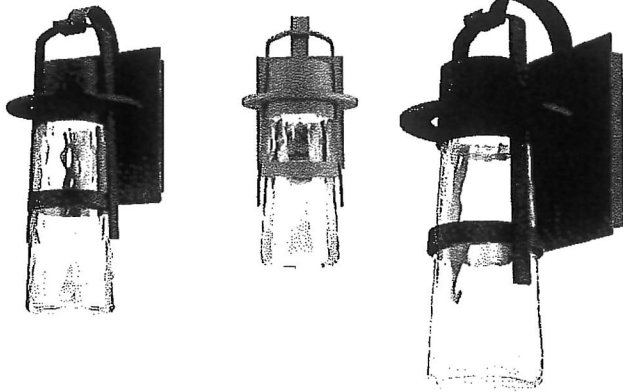
MODERN FORMS

Fixture Type: Mcclain

Catalog Number: _____

Project: _____

Location: _____



PRODUCT DESCRIPTION

Heavy hardware exhibits craftsman details. Clear hammered mouth-blown glass creates resplendent splashes of light.

SPECIFICATIONS

Construction: Aluminum

Light Source: High output LED




Finish: Black (BK), Graphite (GH), Oil Rubbed Bronze (ORB)

Standards: ETL & cETL Wet Location listed, CEC Title 24 Compliant, IP65, Dark Sky friendly

FEATURES

- Mouth blown hammered clear glass
- Weather-resistant powder coat
- No transformer or driver needed
- Dimmer: ELV
- Rated Life: 50,000 hours
- Color temp: 3000K
- 277V option available
- CRI: 90

ORDER NUMBER

Model	Height	Wattage	Voltage	LED Lumens	Delivered Lumens	Finish
WS-W28514	13"	10W		800	349	BK <i>Black</i> 
WS-W28516	16 3/8"	12W	120V	1000	403	GH <i>Graphite</i> 
WS-W28521	21"	15W		1200	520	ORB <i>Oil Rubbed Bronze</i> 

Example: WS-W28514-ORB

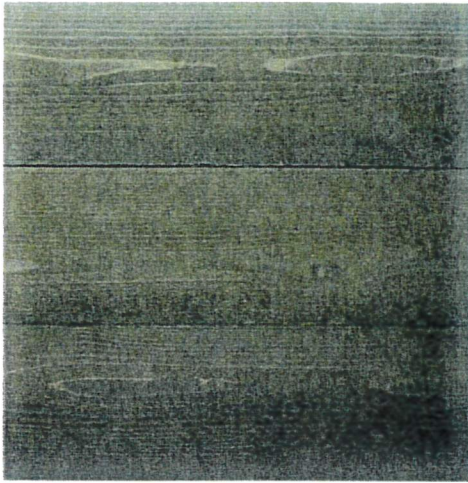
For 277V special order, add an "F" before the finish: WS-W28521F-ORB

modernforms.com
Phone (866) 810.8615
Fax (800) 526.2585

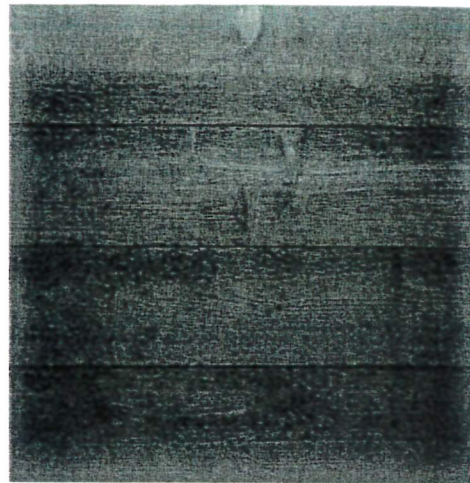
Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

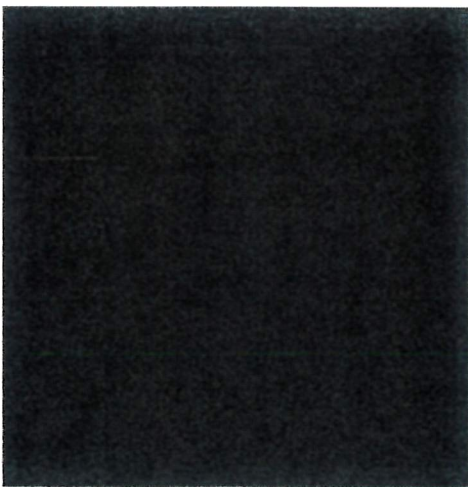
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760



AQUAFIR™ BATTLESHIP



AQUAFIR™ CHARCOAL
wire brushed



AQUAFIR™ BLACK



AQUAFIR™ HAZELNUT

3D TEXTURE

Chris & Lori McClain
Rustic Outbuilding
4953 White Pines Court

Montana Timber Exterior Wire Brushed Siding
Color: Aquafir Charcoal

THOUGHTFULLY FINISHED NATURAL WOOD

AquaFir™ is a pre-finished, sealed wood product crafted with precision milling, rich texturing, and a semi-transparent stain that highlights natural grain and warmth. Designed to integrate effortlessly into any project, it delivers refined, authentic wood aesthetics with outstanding value.

WHY CHOOSE AQUAFIR™?

Wide Color Range: From subtle neutrals to bold statements.

Exceptional Value: Premium performance at an accessible price.

Design Versatility: Works equally well in modern, rustic, and urban spaces.

SPECIFICATIONS



Project Details | Hazelnut | Smooth | Cedar

Chris & Lori McClain
Rustic Outbuilding
4953 White Pines Court

CertainTeed NorthGate Roof Shingles
Color: Max Def Moire Black



Consider/Act on the Memorandum of Understanding for Impact Fees with Western Lake Fire District. A motion to approve the Memorandum of Understanding for Impact Fees with Western Lakes was approved by Fleming/Olson/ Motion Carried.

Consider/Act on Certified Survey Map for Gregory and Jannelle Peterson, to combine two parcels (MRTT 0372-010; N67W31186 Chenequa Cir and MRTT 0372-009; N67W31210 Chenequa Cir) to construct a new single-family residence, presented by Miller Marriot Construction and approve by plan commission on April 15, 2026. A motion to approve The CSM for Gregory and Jannelle Peyterson to combine two parcels at MRTT 0372-010; N67W31186 Chenequa Cir and MRTT 0372-009; N67W31210 Chenequa Cir) to construct a new single-family residence was made by Olson/Fleming. Motion Carried.

Consider/Act on Service Agreement for Actuarial Services. Treasurer Kempen reviewed the updated Service Agreement for actuarial services with Nyhart. A motion to approve the Actuarial Services with Nyhart was made by Herrick/Olson. Motion carried.

Consider/Act on 2026-2027 Amusement License Bear Trap. Clerk Hann explained Bear Trap was missed on the list presented to the town board at the last meeting and just wanted to correct that. A motion to approve the amusement license for North Lake Bear Trap was made by Herrick/Fleming. Motion carried.

Consider/Act on Outdoor Event Kuhtz for a Class Reunion. A motion to approve the outdoor event for Kuhtz's was made by Fleming/Olson. Motion carried.

Clerk, Board, Highway, Treasurer and Attorney Reports. Treasurer Kempen reminded the board that budget meeting will be need to be set up in the next month or so. DPW Director Griffin said road projects are moving allow. Chairman Klink stated the Library Director wants to put a 9 X 11 two sided flyer in the with the tax bills and he asked them to send something to him for him to review.

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

Adjourn - A motion to adjourn was made by Fleming/Krogmann. Motion carried. Meeting adjourned at 7:10 p.m.

Respectfully Submitted
Donna Hann, Town Clerk

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOT 5 AND LOT 6, BLOCK B OF "CHENEQUA CLUB HIGHLANDS NO. 1" BEING LOCATED IN A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWN 8 NORTH, RANGE 18 EAST IN THE TOWN OF MERTON, WAUKESHA COUNTY, WISCONSIN.



PREPARED BY:

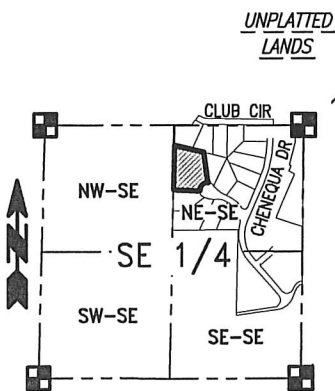
TRIO ENGINEERING, LLC
19035 W. CAPITOL DRIVE
SUITE 200
BROOKFIELD, WI 53045
PHONE: 262-790-1480

OWNER:

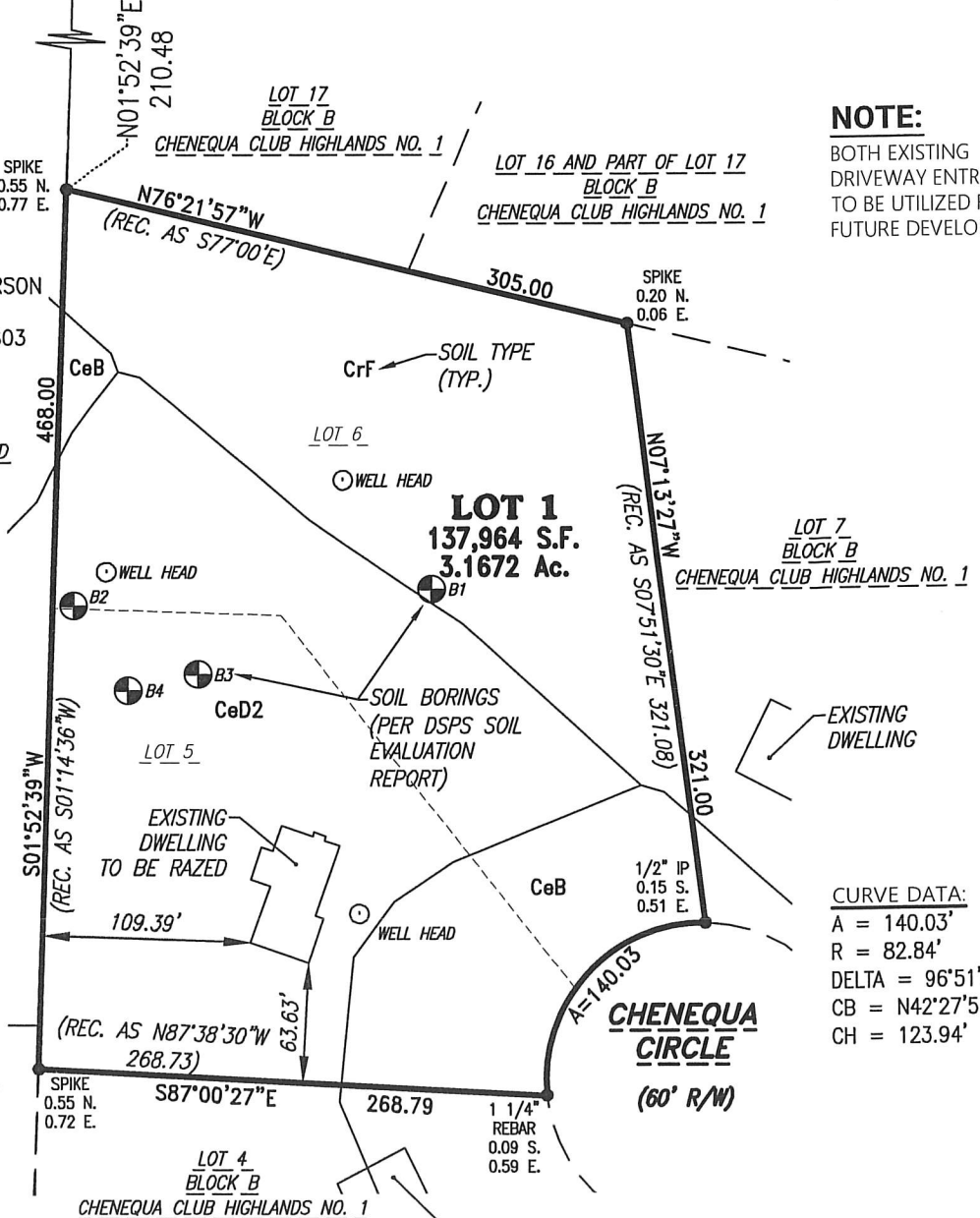
GREGORY AND JANNELLE PETERSON
COMMUNITY PROPERTY TRUST
11125 GULF SHORE DR APT. 803
NAPLES, FL 34108
PHONE: 414-350-1201

NOTE:

BOTH EXISTING DRIVEWAY ENTRANCES TO BE UTILIZED FOR FUTURE DEVELOPMENT.



LOCALITY MAP
S.E. 1/4
SEC. 21, T. 8 N., R. 18 E.
SCALE: 1" = 2000'



CURVE DATA:

A = 140.03'
R = 82.84'
DELTA = 96°51'05"
CB = N42°27'52"E
CH = 123.94'



SCALE: 1" = 100'

Handwritten signature: Madeline P. Gossen