



AGENDA

Village of Chenequa Plan Commission
Monday, August 10, 2026, at 6:00 p.m.
31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held on August 10, 2026, at 6:00 p.m., in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:

Call to Order
Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
2. Approval of minutes from the Plan Commission meeting held on July 13, 2026.
3. Review and consider action on a proposed stormwater management plan for 31817 W Muscovy Road and 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999002 & CHQV0398999003)
4. Review and consider action on proposed landscape plan at 5219 N State Road 83 submitted by Hello Starling LLC (Tax Key No. CHQV0417992007)
5. Review and consider action on a proposed reconstruction of the existing primary residence, conversion of the existing secondary residence into an accessory structure, reconstruction of an existing accessory structure, and approval of a landscape plan for the property owned by Thomas and Amy Marshall (Tax Key No. CHQV0416997).
6. Review and consider action on proposed landscape plan at 5464 N Paulines Wood Drive submitted by James and Genevieve Harkness (Tax Key No. CHQV0414995)

3 Adjournment.

Respectfully submitted by:
Jasmine Haugland, Village Clerk

To participate via Zoom:

<https://us02web.zoom.us/j/81038642937?pwd=G4mHLL0BJzwODy6hDiVozkSn0iXL4K.1>

Meeting ID: 810 3864 2937

Passcode: 243432

Or Dial: 301 715 8592 US

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

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE
Village Clerk posted this agenda on Wednesday, August 5, 2026, by 4:30 PM

PLAN COMMISSION MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES
OF MONDAY, July 13, 2026
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on August 10, 2026.

A meeting of the Plan Commission was held on Monday, July 13, 2026, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present
Ms. Surles / Member – present
Mr. Pranke / Member – present
Mr. Enters / Member – present
Ms. Benz / Member – present
Mr. Carroll / Member – present
Mr. Kriva / Member – present
Mr. Wagner Ebben/ 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

Carol Manegold, Bob Fiedler, Debbie McNear, Richard Grunke; via Zoom: Linda Surles and Paul Launer

Public Comment

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

Public comments: None

Approval of minutes from the Plan Commission meeting held on June 8, 2026.

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

Review and consider action on a proposed addition to a primary residence at 6241 N State Highway 83 submitted by Ninaweb Trust (Tax Key No. CHQV0398993).

Motion (Benz/Kriva) to recommend to the Village on a proposed addition to a primary residence at 6241 N State Highway 83 submitted by Ninaweb Trust (Tax Key No. CHQV0398993). *Motion carried.*

Review and consider action on proposed new accessory structure at 4953 White Pines Court submitted by Christopher and Lori McClain (Tax Key No. CHQV0415996009).

Motion (Pranke/Carroll) to recommend to the Village on proposed new accessory structure at 4953 White Pines Court submitted by Christopher and Lori McClain (Tax Key No. CHQV0415996009). *Motion carried contingent on the removal of the microwave.*

Review and consider action on a Certified Survey Map (CSM) 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

The property owner has two (2) lots with buildings on them and Waukesha County is requiring them to combine the lots to allow for any additions. Waukesha County and the Town of Merton have given final approval.

Motion (Benz/Enters) to recommend to the Village Board approval of the extraterritorial Certified Survey Map submitted by Gregory and Jannelle Peterson. Motion carried

Adjournment

Motion (Kriva/Pranke) to adjourn at 6:13 p.m. Motion carried.

Respectfully submitted by:

Approved and Ordered Posted by:

Jasmine Haugland
Village Clerk-Treasurer

Jo Ann F. Villavicencio
Chairperson



STAFF REVIEW

Date: July 22nd, 2026

Meeting Date & Time: Monday, August 10th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Engineer: Lynch & Associates

Owner: 31795 Muscovy LLC

Location: 31795 W Muscovy Road and 31817 W Muscovy Road

Project Description: Proposed Stormwater Management Plan

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

On behalf of 31795 Muscovy LLC, Lynch and Associates have submitted a stormwater management plan for the properties located at 31795 and 31817 W. Muscovy Road for review by the Village.

Isak Fruchtman on behalf of Strand Associates, Inc. has conducted an independent technical review of the submitted stormwater management plan. Attached in this packet is a copy of the review and associated comments.

From a zoning perspective, the Village has reviewed the proposed stormwater management improvements for compliance with the Village Code. As proposed, the stormwater system discharges approximately 150 feet landward of the Ordinary High-Water Mark (OHWM) of Pine Lake. From that point, runoff is conveyed through a dry creek bed which will terminate at 75' from the OHWM.

Section 6.5(4)(a)(i)(E) of the Village Code regulates dry creek bed structures and establishes standards for their design and placement. Based on staff's review, the proposed dry creek bed improvements meet the applicable requirements of this section.

The Plan Commission and Village Board should consider the technical comments provided by Strand Associates, along with staff's zoning review, when evaluating the proposed stormwater management plan.

Regards,

Cody Lincoln, Zoning Administrator

Matthew T. Carney, Police Chief/Administrator

Jasmine Haugland, Clerk/Treasurer

Paul Launer, Lake Country Inspections

31795 Muscovy LLC, Owner

Isac Fruchtman, Strand Associates



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

July 30, 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 31795 West Muscovy Road
Drainage Improvements
Village of Chenequa, Wisconsin (Village)

Dear Cody,

Strand Associates, Inc.® (Strand) has performed a SWMP review of the 31795 West Muscovy Road Drainage Improvements drawings submitted by Lynch & Associates Engineering Consultants, LLC, on behalf of the Ziegler Property (Developer).

Information Reviewed

1. Grading & Erosion Control Plan—Sheet No. C300 and C301—Dated July 17, 2026.
2. Storm Sewer Plan & Profile—Sheet No. C200—Dated July 17, 2026.
3. Storm Water Management Plan—31795 West Muscovy Road—Dated July 23, 2026.
4. Soil Loss & Sediment Discharge Calculations—Dated July 9, 2026.
5. Lynch & Associates Engineering Consultants, LLC Response Letter—Dated July 9, 2026.

Relevant Standards

1. Current Version of Village Code of Ordinances (Ordinances)
2. Chapter Natural Resources (NR) 151 of the Wisconsin Administrative Code (WAC)—Runoff Management
3. Waukesha County Stormwater Management and Erosion Control Ordinance—Chapter 14, Article VIII

Summary and Recommendations

The proposed redevelopment involves more than 1 acre of overall site disturbance and an increase in exposed parking lot or roadway. Therefore, it should meet minimum construction site and postconstruction performance standards identified in WAC NR 151.

The following comments should be addressed when submitting final engineering drawings for the Village's review.

Mr. Cody Lincoln, Director of Public Works/Zoning Administrator
Village of Chenequa
Page 2
July 30, 2026

General Comments

1. Make the following revisions to the stormwater maintenance agreement provided in Appendix 8 of the SWMP. This stormwater maintenance agreement should be signed and recorded with Waukesha County.
 - a. Change any references to "City" to be "Village."
 - b. Add signature lines for the Village and Developer.
 - c. Identify maintenance vehicle access on Exhibit B.
 - d. Remove redundant operation and maintenance pages from Exhibit D.
2. When redevelopment includes the addition of impervious areas, the site is typically regulated using a combination of redevelopment and new development stormwater management standards, prorated accordingly. Given this redevelopment is adding impervious area, a portion of the site should meet the 40 percent total suspended solids (TSS) reduction standard for redevelopment, and the other portion should meet the 80 percent TSS reduction standard for new development. It appears the general strategy employed to meet stormwater quality standards is to treat a majority of off-site flows to offset undetained on-site areas. Under no-control conditions, the site produces approximately 836 pounds of TSS annually; the proposed stormwater features capture approximately 1,167 pounds of TSS from both on-site and off-site areas. Therefore, the total TSS reduction amount, in comparison to TSS produced from on-site runoff, exceeds redevelopment and new development TSS reduction standards. No revisions or updates are needed.

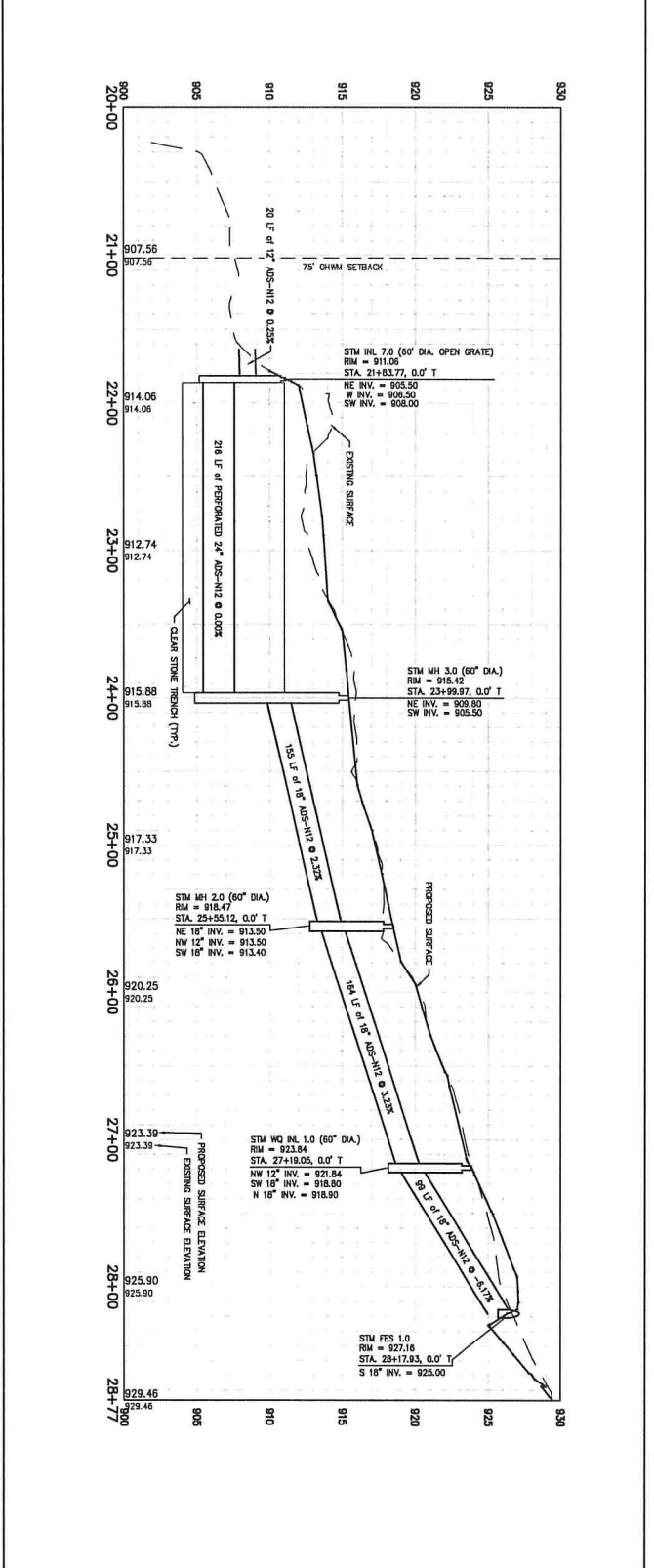
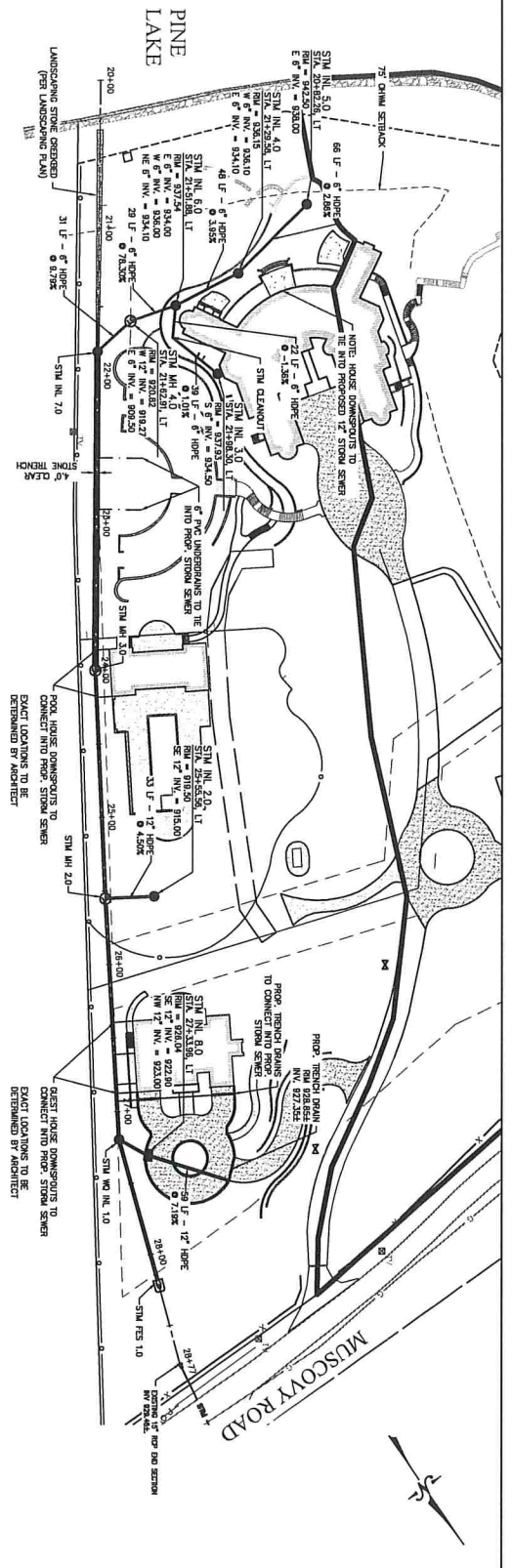
If you have any questions, please call 414-271-0771.

Sincerely,

STRAND ASSOCIATES, INC.®



Isak P. Fruchtman, P.E.

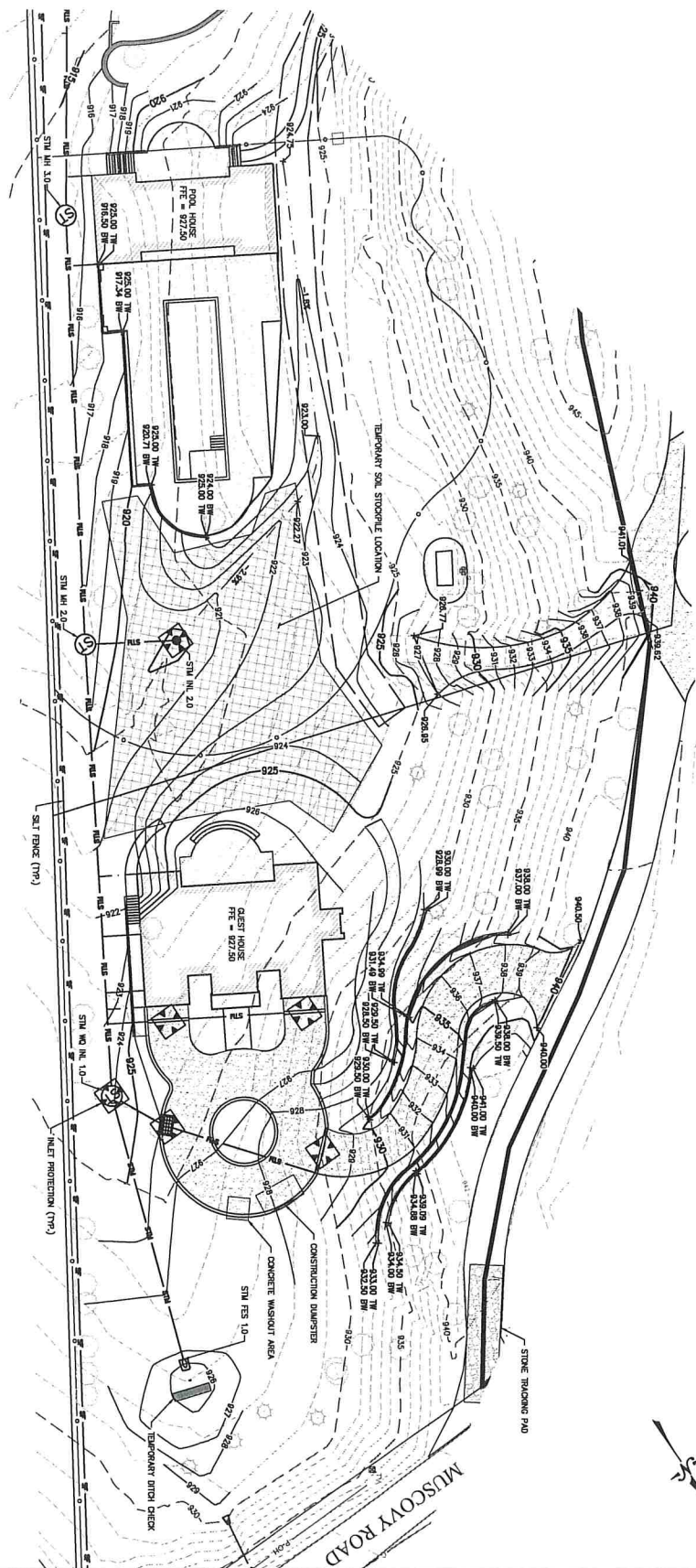


FILENAME: P:\Shed\1 - Project\2025\25.0016 - City Construction - Ziegler Residence - Chenequa\CAD\Sheet\25.0016 STM Plan.dwg

PLOT DATE: 7/17/2026 12:23 PM

ISSUED FOR REVIEW PLAN DATE: 12/16/23 DESIGNED BY: TGL, AP SCALE: 1"=40' PROJECT NO.: 25.0016 SHEET NO.: C200		STORM SEWER PLAN & PROFILE NO. _____ REVISIONS _____ BY _____ DATE _____	SITE IMPROVEMENT PLANS FOR ZIEGLER PROPERTY CHENEQUA, WI LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC
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- CONSTRUCTION SEQUENCE - EROSION CONTROL**
1. OBTAIN ALL REQUIRED PERMITS AND CONDUCT A PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR.
 2. INSTALL PERIMETER EROSION CONTROL MEASURES, INCLUDING SILT FENCE, MATT PROTECTION AND EROSION CONTROL MATS.
 3. LAND-DEVELOPING ACTIVITIES
 4. CLEAN AND GRASS ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION. PRESERVE EXISTING VEGETATION AND STORMWATER MANAGEMENT FACILITIES.
 5. SITE AND STORMWATER TREATMENT AREAS PROTECTED WITH TEMPORARY EROSION CONTROL MEASURES.
 6. COMPLETE ROAD GRADING AND INSTALL UNDERGROUND UTILITIES, FOUNDATION, AND OTHER SITE IMPROVEMENTS WHILE MAINTAINING ALL EROSION CONTROL MEASURES.
 7. EROSION CONTROL BLANKET ON SLOPES AND OTHER VULNERABLE AREAS THAT WILL REMAIN BARE FOR MORE THAN 7 DAYS.
 8. MAINTAIN EROSION CONTROL MEASURES AWAY FROM THE RESIDENCE AND TOWARD APPROVED STORMWATER MANAGEMENT FACILITIES.
 9. REMOVE TEMPORARY EROSION CONTROL MEASURES ONLY AFTER ALL DISTURBED AREAS HAVE BEEN REVEGETATED OR LANDSCAPED.
 10. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION AND FINAL SITE STABILIZATION IS ACHIEVED.

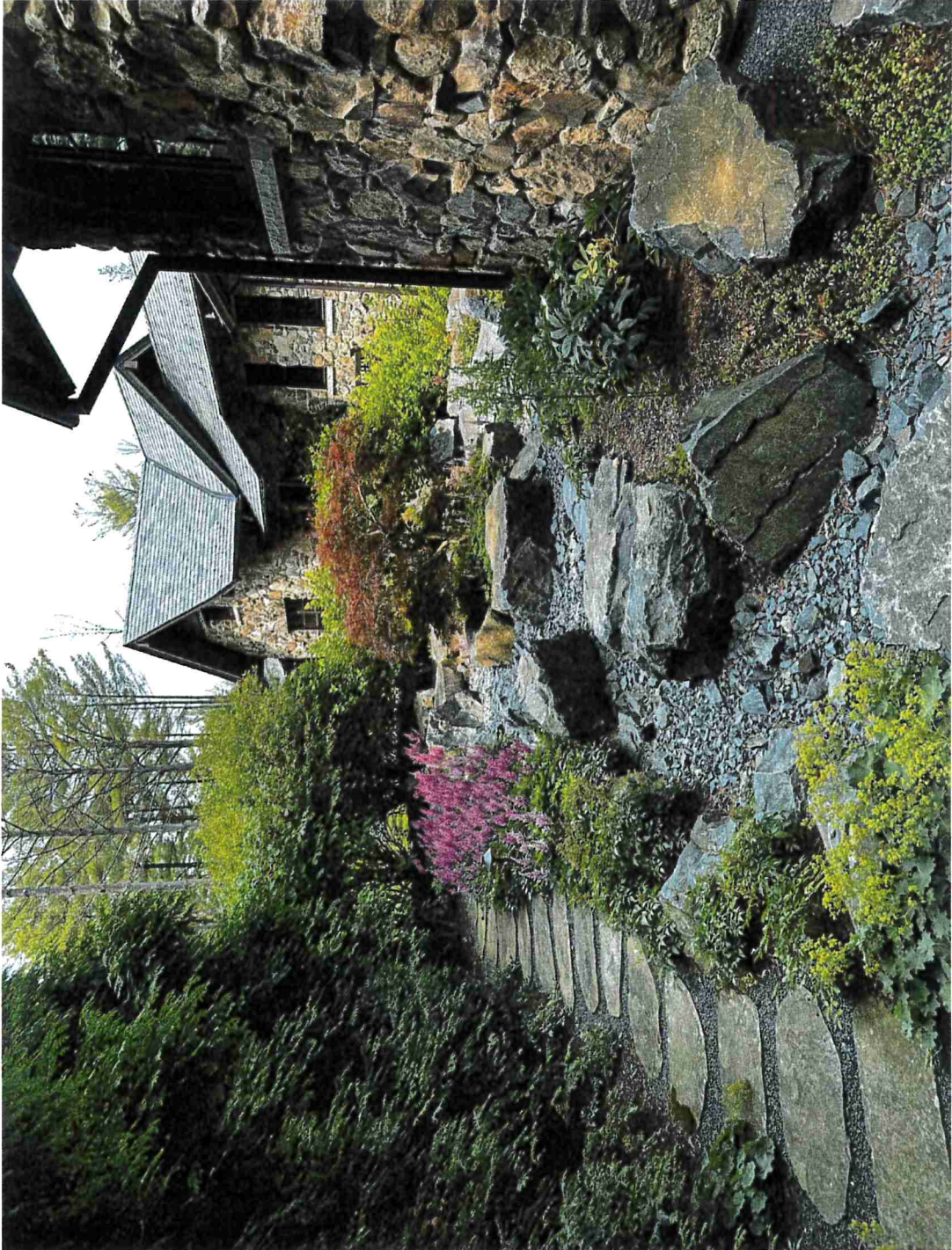


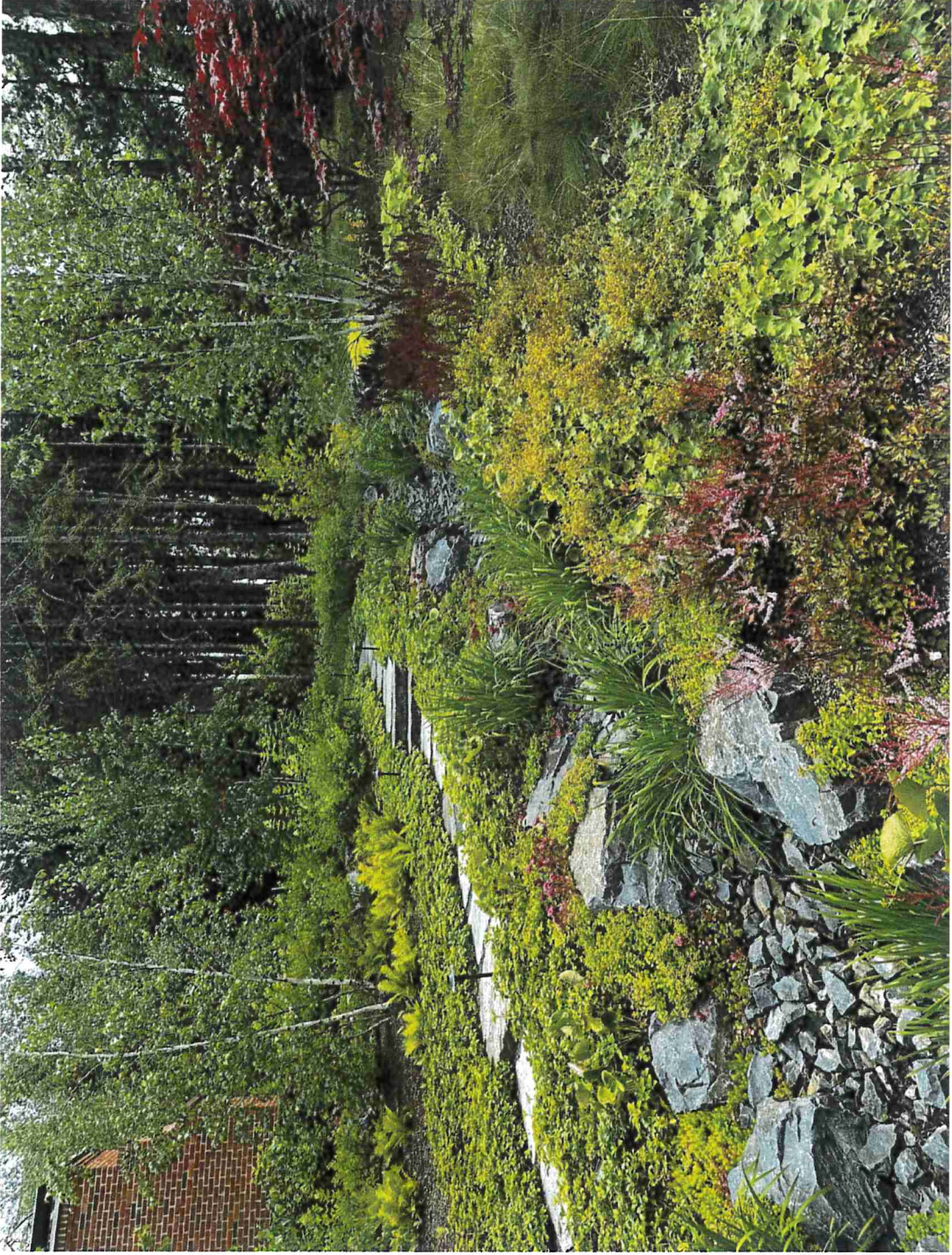
ISSUED FOR REVIEW	
PLAN DATE	12.16.25
DESIGNED BY	TEL
SCALE	1"=40'
PROJECT NO.	25.0016
SHEET NO.	C300

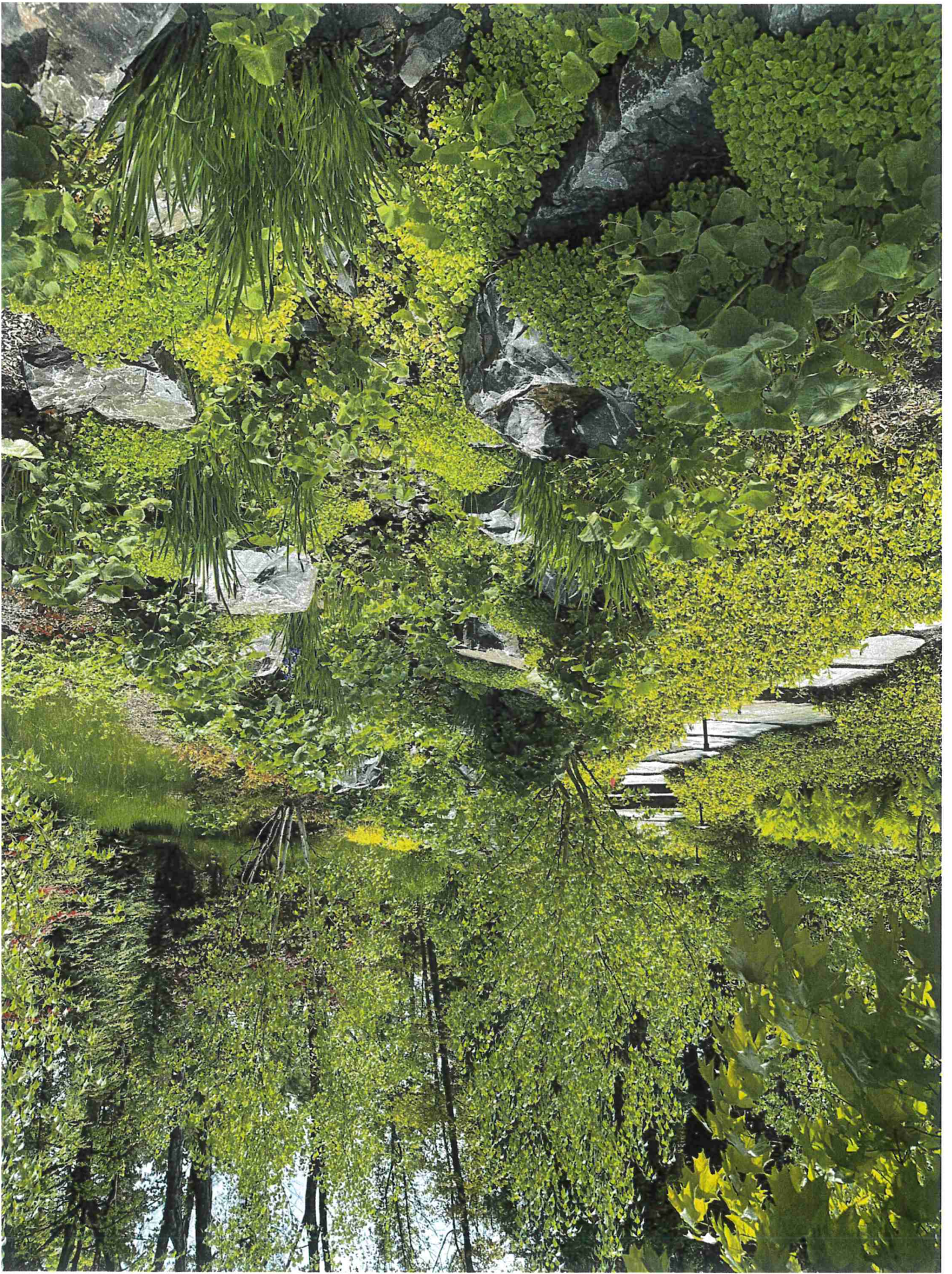
GRADING & EROSION CONTROL PLAN	
NO.	REVISIONS
BY	DATE

SITE IMPROVEMENT PLANS FOR
ZIEGLER PROPERTY
 CHENEQUA, WI

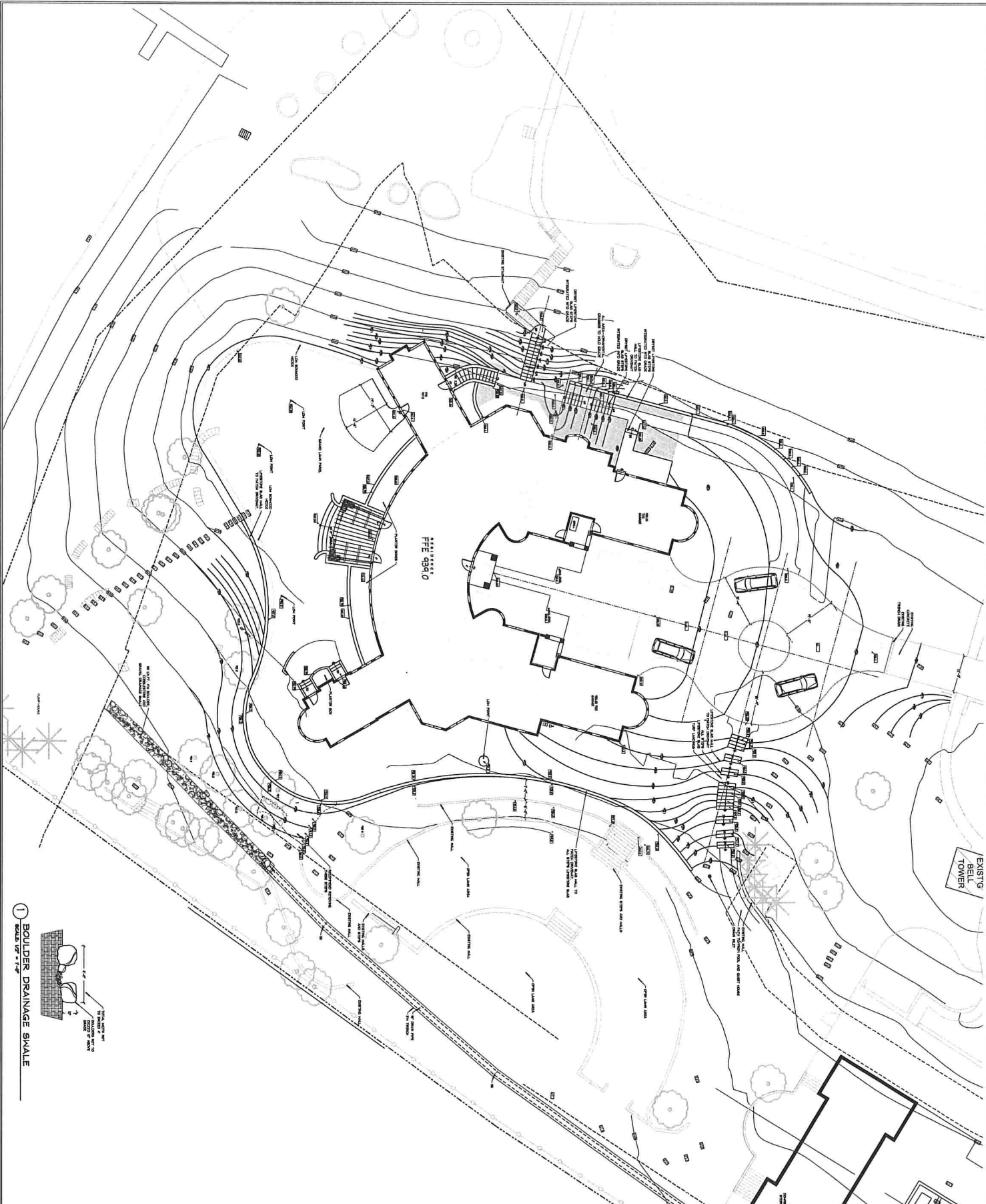
LYNCH & ASSOCIATES
 ENGINEERING CONSULTANTS, LLC











ZIEGLER RESIDENCE

31795 MUSCOVY ROAD

HARTLAND, WISCONSIN

REVISIONS
DATE: 11/11/11
DESCRIPTION:

Scott
BYRON
& CO., INC.
Landscape Architecture
Contracting and Maintenance
3088 North South Highway
Suite 200
Madison, WI 53718
Tel: 608-261-1172
Fax: 608-261-1173

DATE: 06.25.11

DESIGN: MCD

DRAWN: MCD

SALESPERSON: JIK

CLIENT: ZIEGLER

SHEET TITLE:

GRADING &
DRAINAGE

SHEET NUMBER:
L-05.1

JOB NUMBER:
ZS-124



STAFF REVIEW

Date: July 15th, 2026

Meeting Date & Time: Monday, August 10th, 2026 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscape Architect: Land Works

Owner: Hello Starling LLC

Location: 5219 N State Road 83

Project Description: Proposed Landscape Plan

Zoning District: Residence District – Lot Abutting a Lake

PRIMARY RESIDENCE:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	3.73	acres
LOT WIDTH: AVERAGE	150	ft. min.	177	ft.
TOTAL IMPERVIOUS SURFACE	NA	Percent	16.35	Percent

COMMENTS:

The applicant has submitted a landscape plan that requires review and approval.

Within Shoreland Setback

1. Plans include adding a patio within the shoreland setback (Existing path/stairs to remain)
 - a. Approximately half way down the path (35 feet from the ordinary high-water mark at the nearest point) is a proposed patio
 - Patio materials will consist of Irregular flagstone
 - 6.5(4)(a)(B) lists patios/terraces as permissible structures between the 30' and 75' setback of the lakefront are considered a permissible structure.
 - b. Surrounding the proposed patio will be a mixture of shrubs and understory plantings

Around the Primary Residence

2. Lakeside Patio

- a. On the lakeside of the primary residence is a proposed lakeside patio
- b. Patio materials will consist of patterned bluestone
- c. This patio is entirely outside the shoreland setback
- d. Patio location is depicted on the included landscape plan

3. Paver Walk

- a. At the entrance to the primary residence is a "Paver Walk"
- b. The proposed walkway will consist of patterned bluestone
- c. Walk location is included on the provided landscape Plan

4. Grill Patio

- a. On the north side of the primary residence, the applicant proposes to install a "Small Grill Patio".
- b. The proposed patio materials will consist of patterned bluestone

5. Hot Tub

- a. SE of the primary residence is a proposed above ground hot tub
- b. The proposed hot tub is 102" X 102"
- c. Adjacent to the proposed hot tub is a small retaining wall constructed of Lannon stone
- d. The proposed hot tub is entirely outside the 75' riparian setback

6. Outdoor Lighting

- a. No outdoor lighting is proposed at this time. An outdoor lighting plan must be approved by the Plan Commission and Village Board if the applicant chooses to add outdoor lighting after-the fact.

c: Matthew T Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Hello Starling LLC, Owner
Paul Studio Design, Architect
Cody Lincoln, Zoning Administrator

**5219 Hwy 83
Hartland, WI**

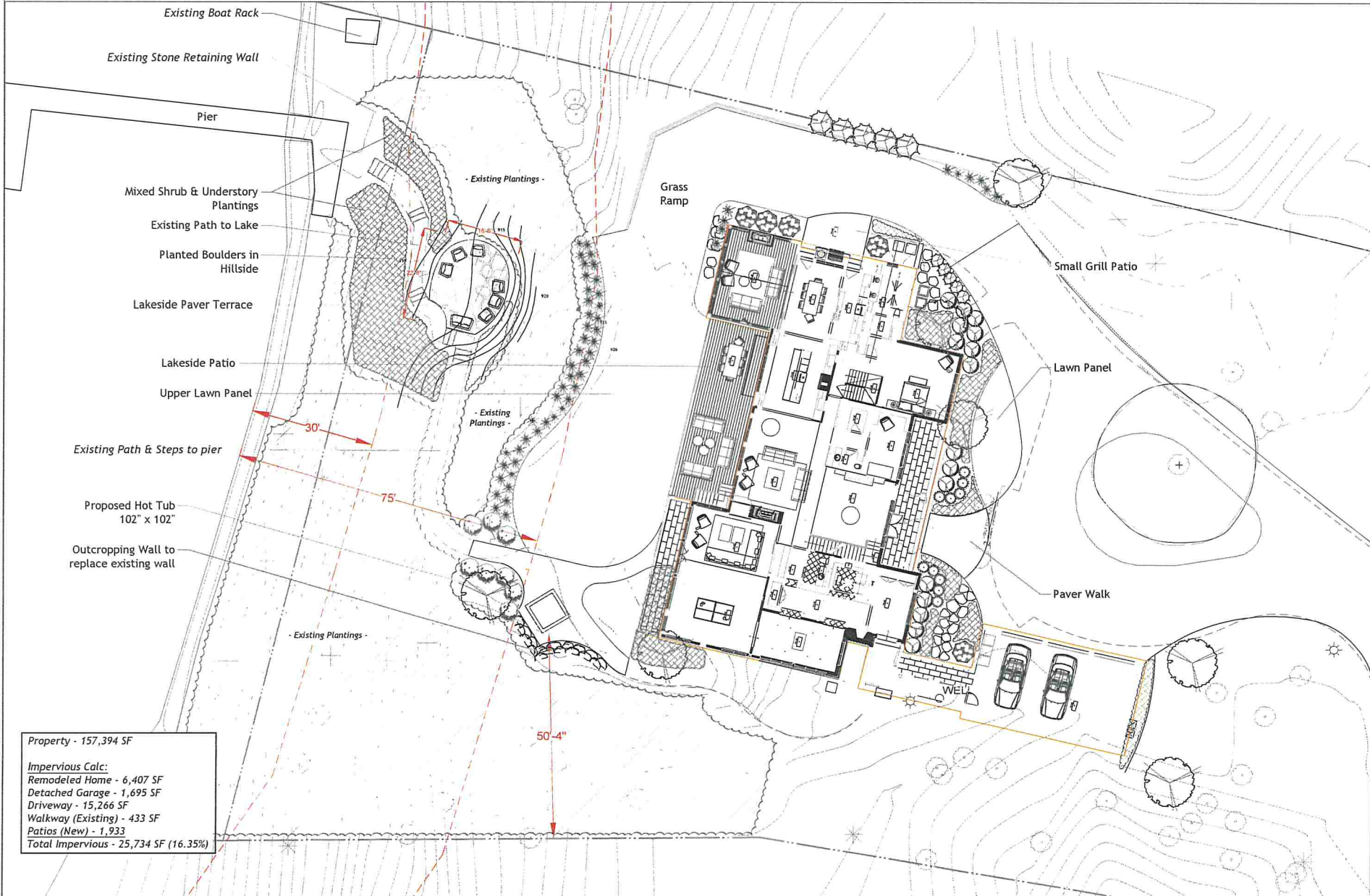
Site Inventory and Analysis
Steve Kehl, PLA & Amy Scheper

Revisions:
Sheet Number: 1/1
Date: 6 / 2026



Scale: 1" = 10'-0"

This drawing is made only for the individual project shown and is not intended to be used for any other project without the written consent of the author. The user assumes all liability for any errors or omissions in this drawing.



Limestone Outcropping –
Retaining Walls





Patio Options

Irregular Flagstone & Patterned Bluestone



Hot Tub - 102" x 102"





STAFF REVIEW

Date: July 21st, 2026

Meeting Date & Time: Monday, August 10th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Wise Design Builders

Owner: Thomas and Amy Marshall

Location: 32088 W Treasure Island Drive

Project Description: Proposed modification to existing structures and proposed landscape plan

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

The applicants are requesting review of a comprehensive redevelopment for the property located at 32088 W Treasure Island Drive on a 2.02-acre peninsula situated at the point of Treasure Island.

The property currently contains three structures:

- An existing primary residence;
- An existing secondary residence, which is proposed to be converted into an accessory structure; and
- An existing detached garage.

As part of the proposed redevelopment, the applicants intended to reconstruct all three structures while not exceeding the footprint, living area and height in nonconforming areas of the property.

Because of the property's unique shoreline configuration and the location of the existing structure, each of the existing structures is deemed legal nonconforming. Portions of each structure are located within the 75' shoreland setback from the ordinary high-water mark.

Prior to the preparation of this staff report, the applicants appeared before the Village Board of Appeals to request relief from specific provisions of the Zoning Code that could not be addressed through the redevelopment review process alone.

Those variances addressed only the specific ordinance provisions requiring Board of Appeals approval. The remaining components of the redevelopment proposal, including reconstruction of the primary residence, conversion of the secondary residence to an accessory structure, reconstruction of the detached garage, associated site improvements, and the proposed landscape plan, are now before the Plan Commission and Village Board for review.

PRIMARY RESIDENCE:	REQUIRED RES. DISTRICT		EXISTING STRUCTURE		PROPOSED PROJECT	
LOT AREA:	2	acres	3.73	acres	2.06	acres
LOT WIDTH: AVERAGE	150	ft. min.	192	ft.	192	ft.
YARD SETBACKS: Rear (North)	25	ft. min	64.1	ft.	25.55	ft.
Lake (East)	75	ft. min.	89.3	ft.	87.57	ft.
Lake (South)	75	ft. min.	300+	ft.	300+	ft.
Lake (West)	75	ft. min.	54	ft.	54	ft.
BUILDING HEIGHT:	40	ft. max	38.5	ft.	38.5	ft.

Proposed Reconstruction and Addition to the Existing Primary Residence

As proposed, the applicants are requesting approval to reconstruct and expand the existing single-family residence on the property. The existing residence is considered a legal-nonconforming structure because it:

- A. Is located partially within the 75-foot shoreland setback
- B. Is one of two existing primary residences on the property

Section 6.7(4)(c) of the Village Code states:

"In addition, a legal nonconforming structure which is nonconforming solely because it is located in part within the shoreline buffer zone and because portions of it are seventy-five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage, river or stream may be modified to increase either its footprint, living area or height where all modifications and all changes constituting either a building or structure alteration or reconstruction take place outside of the shoreline buffer zone or more than seventy-five (75) feet from the ordinary high-water mark. No such modification shall expand the nonconformity within the shoreline buffer zone."

Section 6.3(31) defines a "Modification" as a *building or structure alteration* and/or a *reconstruction*.

Based on the plans submitted, the proposed reconstruction does not increase the existing shoreline setback nonconformity. The portions of the residence located within the 75-foot setback are reduced in size and scale compared to the existing structure. In accordance with

6.7(4)(c) the Marshall family proposed to reconstruct using the existing foundation for the portions that fall within the shoreland setback.

- The living area located within the setback is reduced by 634 square feet, from 1,902 square feet to 1,268 square feet
- The interior volume within the setback is reduced by 366 cubic feet, from 15,850 cubic feet to 15,484 cubic feet
- The maximum height of the residence within the setback is reduced from 28.45 feet to 23.73 feet

The proposed additions are located along the north and east elevations of the residence, outside of the 75-foot shoreland setback. The proposed expansion does not increase the level of nonconformity.

Ordinance 6.5(4)(a)(ii) restricts the total surface area of the lake elevation not to exceed 4,000 square feet if the structure falls within 100' of the shoreland setback. As proposed, the lake elevation does not exceed 3248.47 sq ft

With the proposed additions, the total living area of the reconstructed residence will be 5,620 square feet, representing a decrease of 130 square from the existing square footage of 5,750 over the existing residence.

North Addition

The proposed addition along the north side of the residence is located 25.55 feet from the north property line, satisfying the required 25-foot side-yard setback. The Village Code also requires a minimum 50-foot separation between primary dwellings on adjoining properties. The proposed addition maintains a separation of 84.75 feet from the neighboring residence to the north, exceeding this requirement.

A significant portion of the north addition consists of an outdoor kitchen area with a pergola and retractable shade roof. This feature is located entirely outside of the required 75-foot shoreland setback. The remainder of the north addition consists of an attached two-car garage.

Proposed Exterior Materials

The proposed residence will consist of the following exterior materials:

- Nichiha "RoughSawn Espresso" fiber cement siding
- Nichiha "ToughBlock" steel siding panels
- Bedford Grey stone veneer accents
- Aluminum-clad black windows
- Black EPDM rubber roofing with black metal fascia
- Black overhead garage doors

Outdoor Lighting

There have been two structure mounted lighting styles proposed to be installed on the primary residence

- 1.) Wac “Revels” outdoor wall sconces
 - a. These lights will be installed in two different size variations based on location around the primary residence there will be a 300 and 400 lumen option installed
 - b. These lights may not exceed 3000K color temperature per 5.24(5)
 - c. These lights are fully shielded and compliant with the shielding requirements of 5.24
- 2.) Element “Fixed downlight”
 - a. Recessed in covered areas, the applicants propose to install downlights around the perimeter of the home and in the outdoor kitchen area
 - b. These lights have selectable color temperature and light output. Color temperature cannot exceed 3000K color temperature per 5.24(5)

SECONDARY RESIDENCE:	REQUIRED RES. DISTRICT		EXISTING STRUCTURE		PROPOSED PROJECT	
LOT AREA:	2	acres	3.73	acres	2.06	acres
LOT WIDTH: AVERAGE	150	ft. min.	192	ft.	192	ft.
YARD SETBACKS: Rear (North)	25	ft. min	300+	ft.	300+	ft.
Lake (East)	75	ft. min.	81	ft.	81	ft.
Lake (South)	75	ft. min.	100+	ft.	100+	ft.
Lake (West)	75	ft. min.	38	ft.	38	ft.
BUILDING HEIGHT:	40	ft. max	13.39	ft.	13.39	ft.

Proposed Reconstruction and Conversion of Existing Secondary Residence

The applicants are also proposing to reconstruct the existing secondary residence located on the property. Similar to the primary residence, this structure is considered a legal nonconforming structure because it:

- A. Is located partially within the required 75-foot shoreland setback
- B. Is one of two primary residences located on the property, contrary to Village Code Section 6.3(33), which permits only one residence per lot

As proposed, the applicants intend to reconstruct the existing structure while simultaneously converting it from a secondary residence into an accessory structure. To accomplish this, all cooking and sleeping facilities will be removed.

Based on the plans submitted, the proposed reconstruction does not increase the existing shoreline setback nonconformity of the structure.

Outdoor Lighting

There has been one structure mounted lighting style proposed to be installed on accessory structure.

- a. Wac "Revels" outdoor wall sconces
 - i. These lights will be installed around the accessory structure
 - ii. As proposed these fixtures have a light output of 400 lumens and may not exceed a color temperature of 3000K per 5.24(5)
 - iii. These lights are fully shielded and compliant with the shielding requirements of 5.24

Proposed Exterior Materials

The applicants propose to use exterior materials that are consistent with materials used on the primary residence, including:

- Nichiha "RoughSawn Espresso" siding
- Nichiha "ToughBlock" steel siding panels
- Aluminum-clad black windows
- Black EPDM rubber roofing with black metal fascia

DETACHED GARAGE:	REQUIRED RES. DISTRICT		EXISTING STRUCTURE		PROPOSED PROJECT	
LOT AREA:	2	acres	3.73	acres	2.06	acres
LOT WIDTH: AVERAGE	150	ft. min.	192	ft.	192	ft.
YARD SETBACKS: Rear (North)	25	ft. min	300+	ft.	300+	ft.
Lake (East)	75	ft. min.	23.55	ft.	23.55	ft.
Lake (South)	75	ft. min.	300+	ft.	300+	ft.
Lake (West)	75	ft. min.	117.9	ft.	117.9	ft.
BUILDING HEIGHT:	35	ft. max	9.22	ft.	9.22	ft.

Proposed Reconstruction of Existing Detached Garage

The applicants are also requesting approval to reconstruct the existing detached garage located on the property. The detached garage is considered a legal nonconforming accessory structure because it is located entirely within the 75-foot shoreland setback of Pine Lake.

Section 6.7(4)(b) of the Village Code states:

"A legal nonconforming structure that is located within the shoreline buffer zone or seventy-five (75) feet or less from the ordinary high-water mark of any navigable water, lake, pond, flowage,

river or stream may, at the option of the owner, be modified, during its lifetime so long as such modification does not increase the footprint, living area or height of the structure...

Notwithstanding anything to the contrary herein, an owner may increase the height of a nonconforming accessory structure if necessary to address modifications or repairs to the accessory structure's roof so long as such modification or repair does not increase the accessory structure's useable area."

Section 6.3(31) defines a "Modification" as a *building or structure alteration* and/or a *reconstruction*.

Based on the plans submitted, the proposed reconstruction complies with the limitations established under Section 6.7(4)(b). The proposed detached garage does not increase the existing footprint, usable area, or height of the legal nonconforming structure. As proposed, the reconstruction maintains the existing level of nonconformity and does not expand the structure's encroachment within the required 75-foot shoreland setback.

There are two existing sheds behind the detached garage. These sheds will be removed as part of this proposal.

Outdoor Lighting

There has been one structure mounted lighting style proposed to be installed on accessory structure.

- b. Wac "Revels" outdoor wall sconces
 - i. These lights will be installed around the accessory structure
 - ii. As proposed these fixtures have a light output of 400 lumens and may not exceed a color temperature of 3000K per 5.24(5)
 - iii. These lights are fully shielded and compliant with the shielding requirements of 5.24

Proposed Exterior Materials

The applicants propose to construct the detached garage using the same architectural style and exterior materials as the proposed primary residence and reconstructed accessory structure, including:

- Nichiha "RoughSawn Espresso" siding
- Nichiha "ToughBlock" steel siding panels
- Aluminum-clad black windows
- Black EPDM rubber roofing with black metal fascia.

Landscaping

With the proposed projects, the applicants have also submitted a landscape plan that requires review and approval. The plan includes a new driveway configuration, retaining walls, patios, stormwater management and plantings.

Impervious Surface and Stormwater Management

The existing impervious surface on the property on the property is 19,735 square feet of surface area. As proposed, the applicants will be increasing total impervious surface to 27,307 square feet. This is an increase of 7,572 square feet. Once the project is complete, total impervious surface as proposed will make up 30.4% of the total lot area.

To account for this increase in impervious surface, the applicants propose to install;

- One (1) 77 cubic foot infiltration basin south to the primary residence
- One (1) 106 cubic foot infiltration basin east of the primary residence
- One (1) 112 cubic foot infiltration basin north west of the primary residence
- One (1) 271 cubic foot stormwater infiltration trench bordering the east side of the primary residence

These basins will be installed with intention to capture stormwater runoff from the majority of the driveway (10,965sqft of 14,627sqft), the entire primary residence, and portions of the patios and walkways (1,432sqft of 3,084sqft). In total, 17,788 square feet of the total 27,307 square feet of impervious space will be treated using these basins. These numbers are based on capturing water from a ½" rain event.

Driveway Layout

With the landscape plan, the applicants are proposing to modify the driveway configuration to add a circle drive component, a drive to the garage access below ground and a ramp component that goes up to the main entrance and first floor garage.

*Driveway portions within the 30' setback of Pine Lake are considered legal nonconforming, as proposed the applicants will not be changing the footprint of this portion of the driveway.

Retaining Wall

Between the lower, and upper driveway portions, the applicants are looking to retain the hillside with use of a retaining wall with plantings in front of the wall.

- a. As proposed, the retaining wall will be 5' in height at its highest point and 2' in height at its lowest point
- b. At the nearest point, the retaining wall is 60' from the shoreland setback of Pine Lake
- c. Per Ordinance 6.5(4)(a)(i) a retaining wall is not a permissible structure within the shoreland setback of Pine Lake. Accordingly, a permit application was made with the

Board of Appeals and a variance was granted to install the proposed retaining wall

- d. The retaining wall will be screened to help blend it with the surrounding landscaping

Proposed Stairs

As proposed, there are two (2) sets of stairs proposed within the shoreland setback of Pine Lake.

- a.) One set of stairs is located on the east side of the primary residence and a second set of stairs is proposed on the west side of the primary residence
- b.) Within the shoreland setback, Ordinance 6.5(4)(a)(i) only allows one (1) set of stairs within the shoreland setback. Accordingly, a permit application was made with the Board of Appeals and a variance was granted to install two (2) sets of stairs within the setback area

Proposed patio

On the east side of the primary residence, the applicants propose to install a walkout patio.

6.5(4)(a)(i)(C) lists patios and terraces as permissible structures between 30 and 75' from the ordinary high-water mark of Pine Lake.

Proposed path

Connecting the circle portion of the proposed drive, to the lakeside on the west side of the residence, the applicants are proposing to install a walkway. The proposed walkway is 4' in width.

6.5(4)(a)(i) lists walkways as permissible structures within the shoreland setback.

Proposed Lighting

The applicant proposes a variety of outdoor lighting around the property to accompany the new landscaping.

- a.) Around the proposed plantings, paths and patios the applicant proposes to install path and landscape lighting. These proposed lighting styles are both downward directed to reduce the possibility of light trespass and glare
 - a. These fixtures have a proposed color temperature of 2,700K and an output of 300-425 lumens
 - b. There are 56 path light in total proposed
- b.) Beneath hardscape step coping and along the proposed retaining walls, the applicants propose recessed rope lighting. As proposed, to eliminate the possibility for trespass and glare, this rope lighting is intended to illuminate downward and not outward

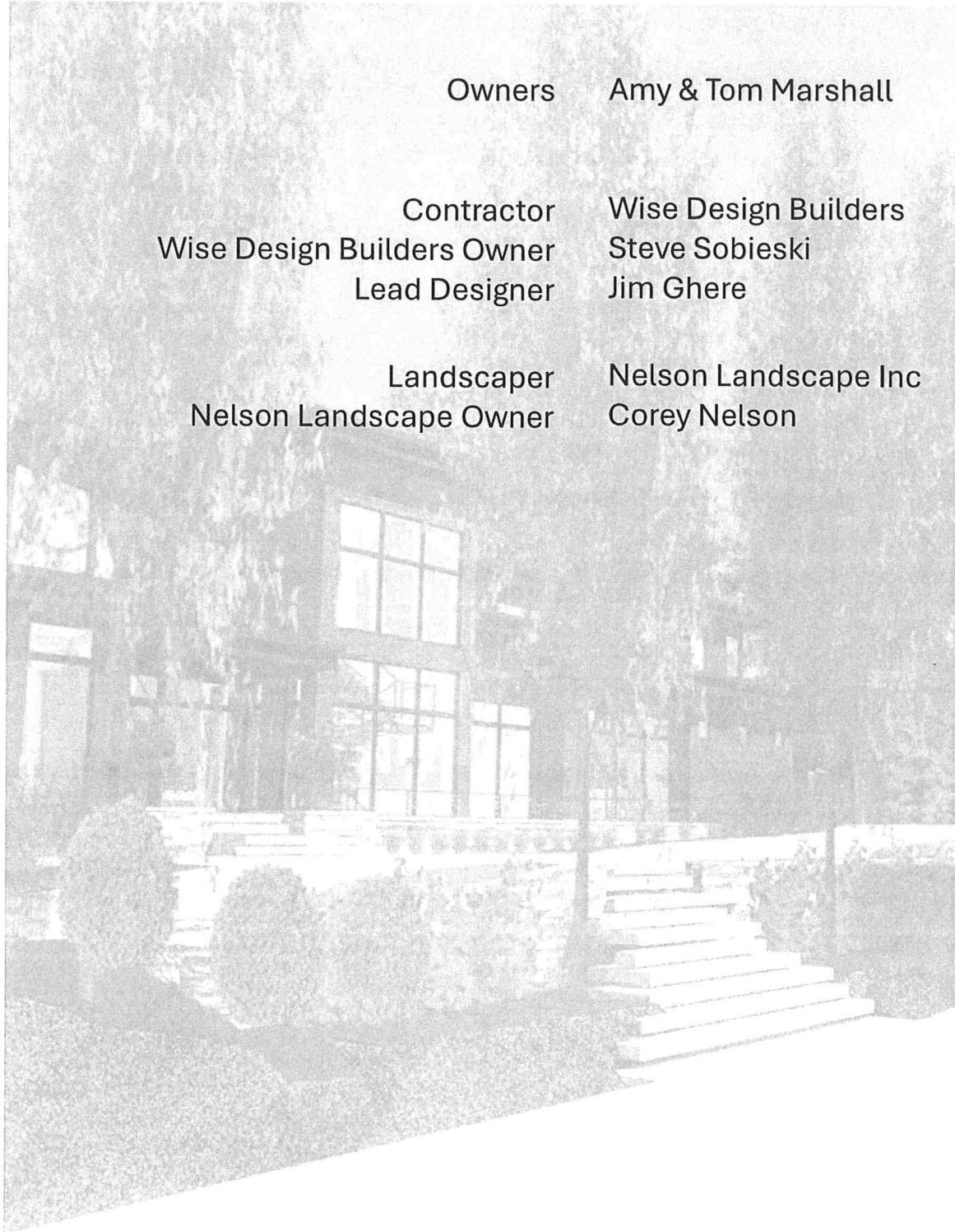
- a. These fixtures have a proposed color temperature of 2,700K and span a total of 490 linear feet
- b. These fixtures are 329 lumens per 16 linear feet
- c.) Near the outdoor kitchen there is some recessed lighting proposed. This lighting, as proposed will be recessed into the block and shielded to prevent outward directed light
 - a. These fixtures have a proposed color temperature of 2,700K and a lumen output of 200
 - b. There are 2 recessed lights proposed

Regards,

Cody Lincoln, Zoning Administrator

Matthew Carney, Police Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Tom and Amy Marshall, Owner

Introductions



Owners Amy & Tom Marshall

Contractor Wise Design Builders
Wise Design Builders Owner Steve Sobieski
Lead Designer Jim Ghery

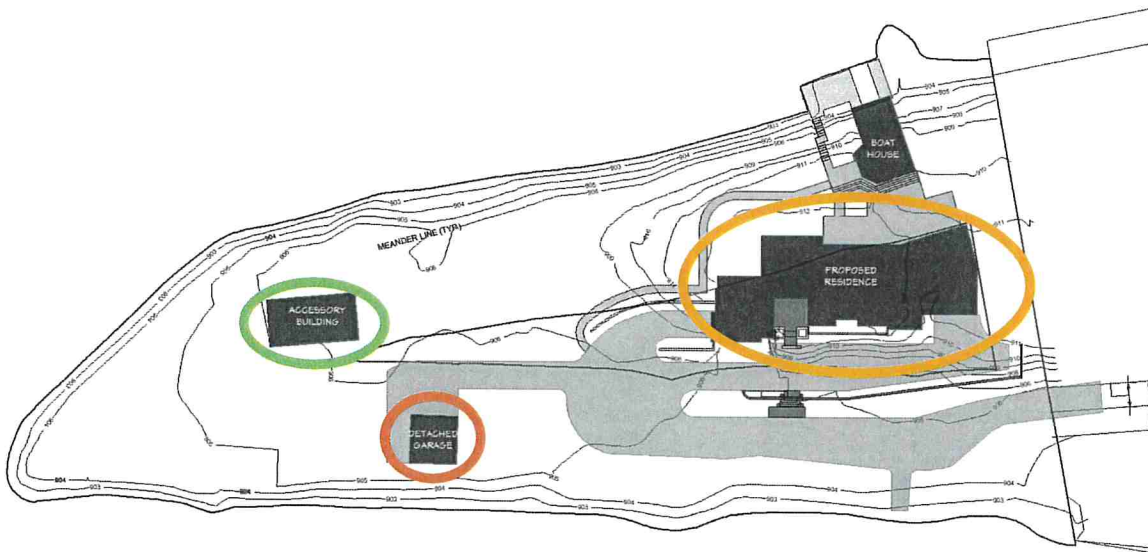
Landscaper Nelson Landscape Inc
Nelson Landscape Owner Corey Nelson

Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Intent

Obtain approval for:

1. Tear down the existing home and construct a new home in place
2. Reconstruct the existing detached garage
3. Reconstruct the existing accessory building



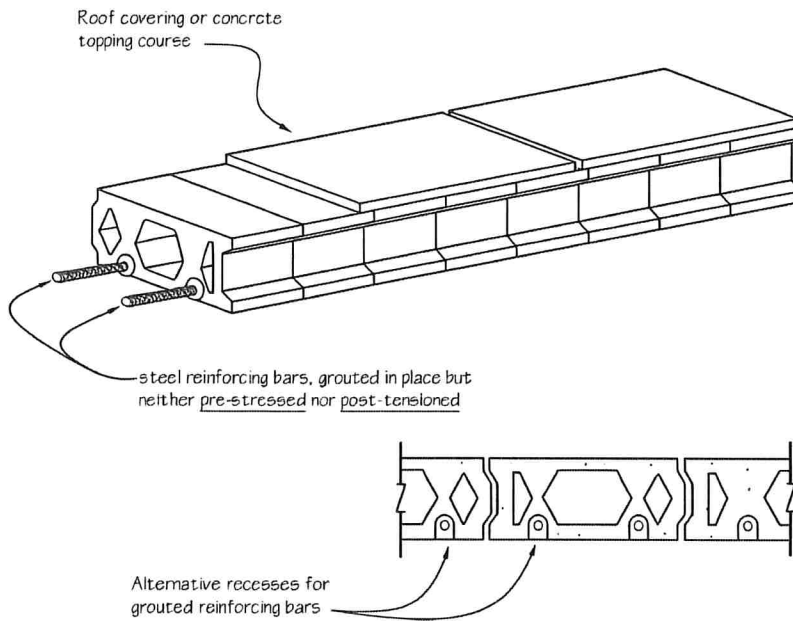
Proposed Site Plan

Goal: Create structures subservient and harmonious to their natural surroundings

Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Special Conditions:

1. Structures are past their useful life, in need of update
2. Existing home does not lend itself to remodeling – Dox Block System



Locations:

- Main level floor
- Main level walls
- Second level floor

Dox Block:

- Brief use in early 60s, discontinued
- Modification is dangerous and costly

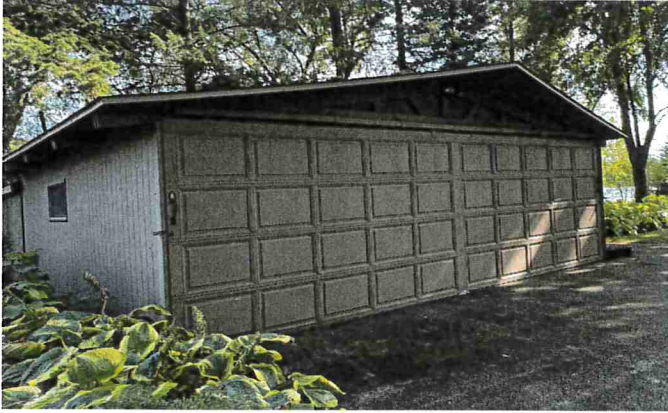


Existing Dox Block Ceiling in Lower Level

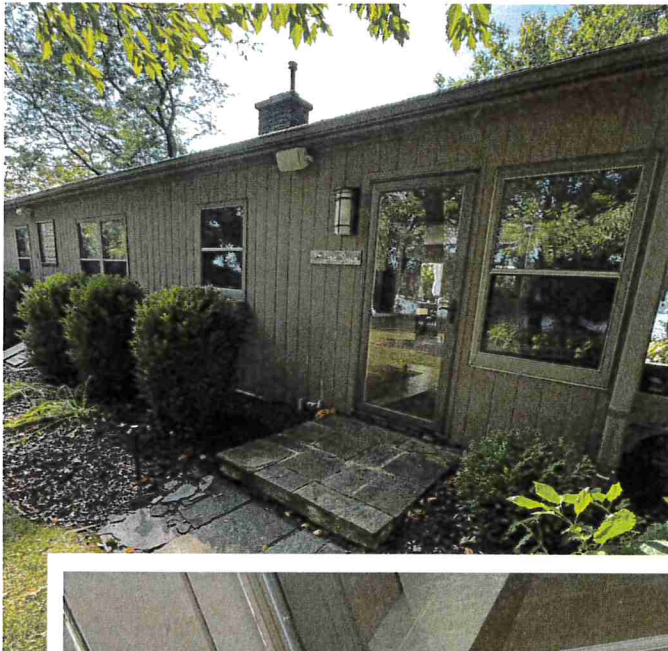
Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Existing | Structure Constraints

Special Conditions:



1. Detached garage sliding doors are difficult to open and sometimes impossible in winter
2. Existing garage and accessory building are extremely difficult to defend from unwanted pests and control moisture

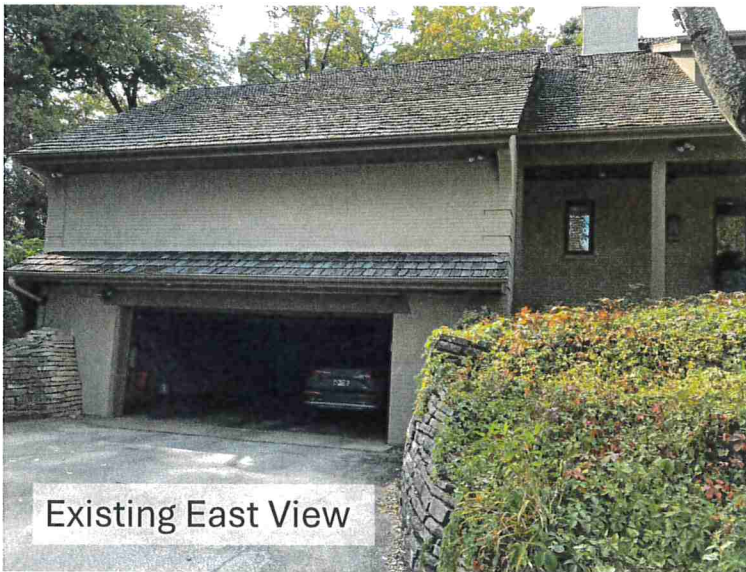


Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Existing | Style

Existing Structure & Setting Mismatch:

Style: Monolithic
Mid-Century
Functionalism turns
its back on nature



The existing home
is heavy / solid and
walls off the
natural beauty of
the landscape

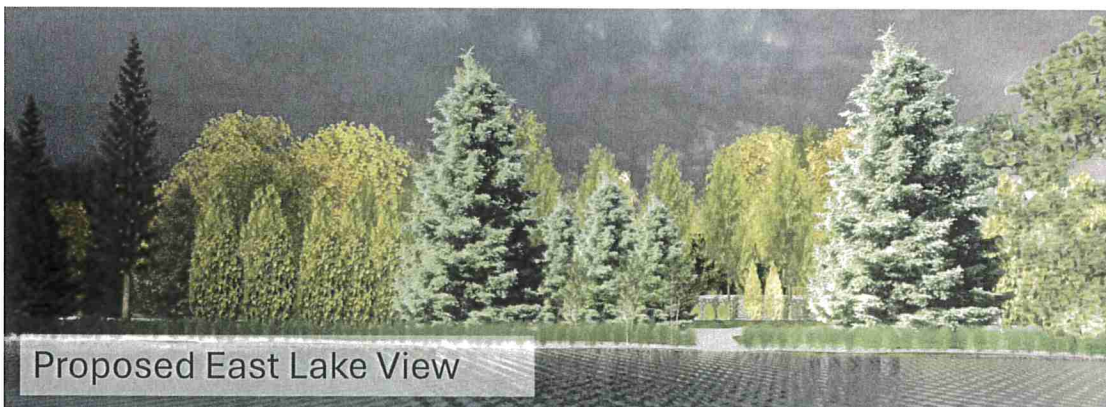


Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Proposed | Home Style

Proposed Harmonizes with Setting: Organic Modernism

- Dark organic colors blend into the shadows of the tree lined landscape
- Long horizontal lines mimic the horizon of the lake
- Flat roofs eliminate the large expanses of roof & reflection



Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Proposed | Home Style

- Natural setting preserved and improved
- Shoreline buffer zone vegetation increased



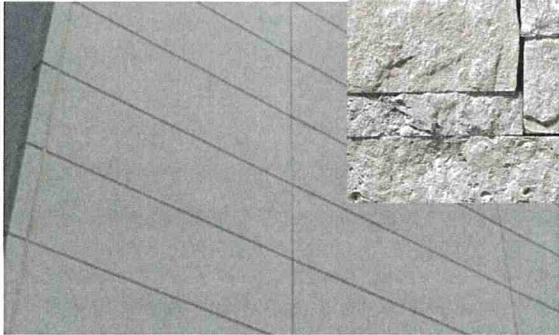
- Views from lake subdued



Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Proposed | Exterior Materials

- Matte finish textured exterior wall materials minimize glare and fall back into the shadows of the landscape



Nichiha Tuffblock Steel



Middleton Stone

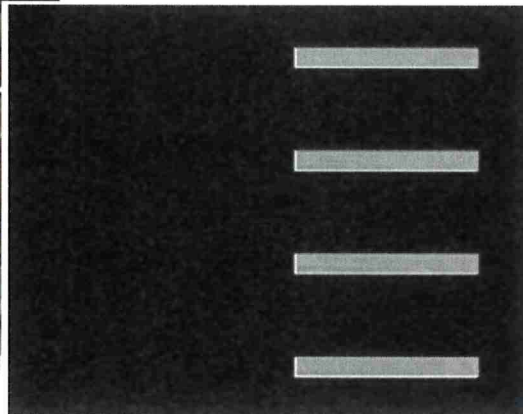


Nichiha Roughsawn Espresso



Kolbe VistaLuxe Black

- Black window frames, overhead doors, and rooflines fall further into the shadows of the trees



Haas Carbon Black Overhead Door

Amy & Tom Marshall Residence
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Proposed | Site Improvements

- Reconstruction of the accessory building to match the style of the proposed home



- Reconstruction of the detached garage to match the style of the proposed home



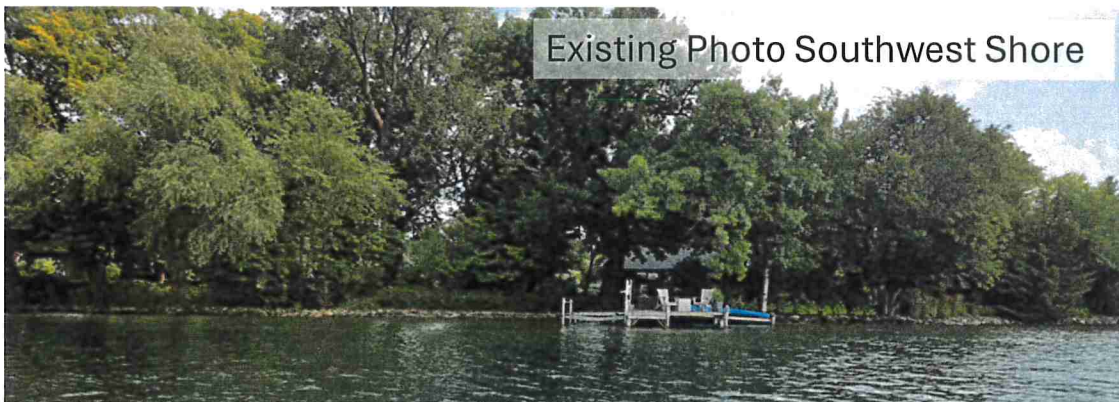
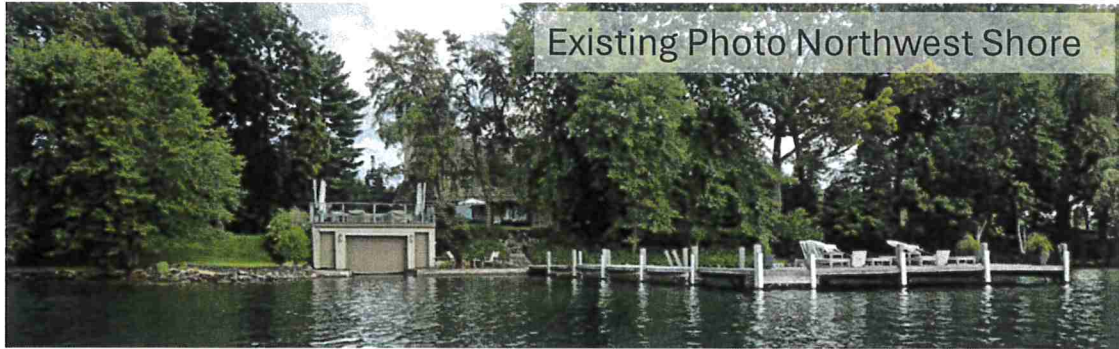
Existing Photo East Shore



Proposed Rendering East Shore

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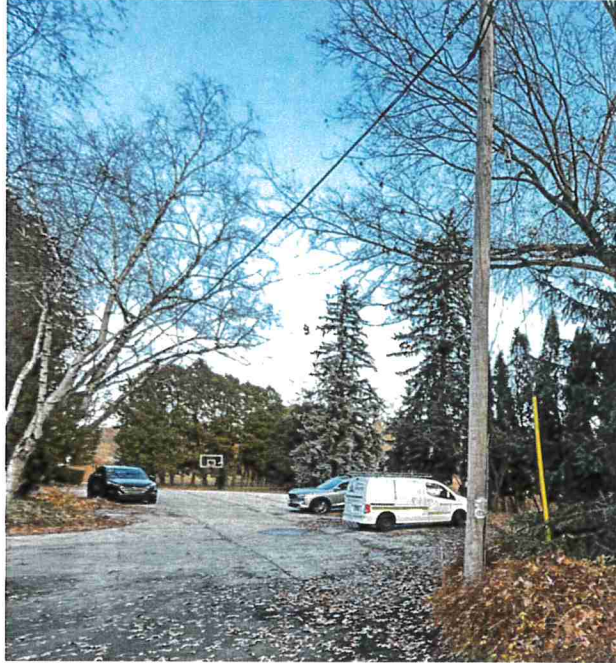
Shoreline Photos



Amy & Tom Marshall Residence
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Proposed | Site Improvements

- Utilities are currently overhead and will be cleaned up and buried



- Existing drainage directly from storm drains into lake will be eliminated
- Corey Nelson will talk more about drainage and landscaping

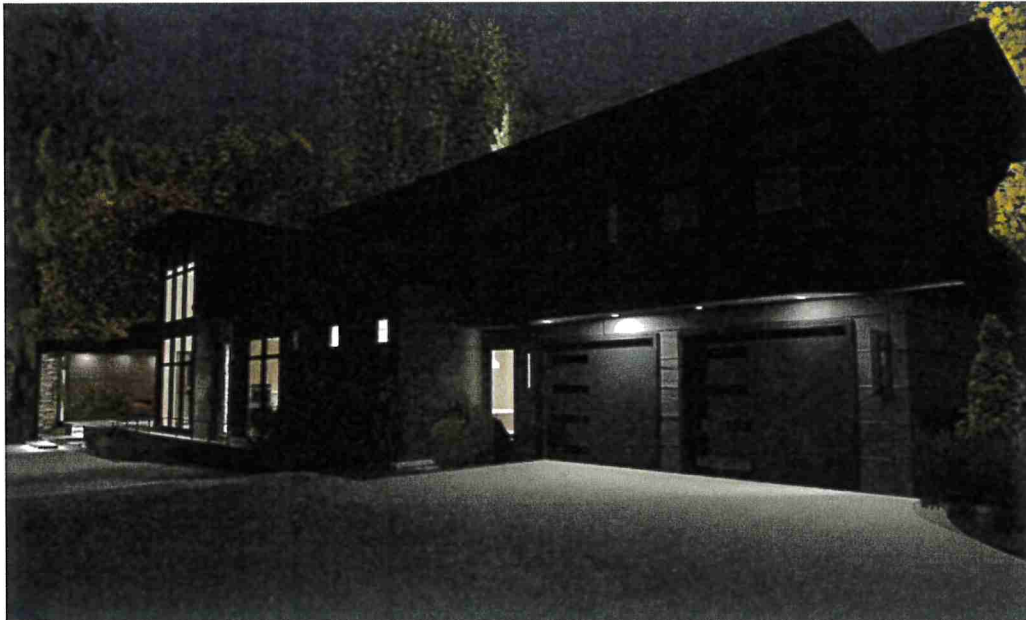
Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Proposed | Exterior Lighting



Lighting Scheme Utilizes:

- Recessed lighting in soffits
- Wall mounted fixtures with hidden light source
- Corey Nelson will talk more about landscape lighting



Amy & Tom Marshall Residence
32088 Treasure Island Dr.

Conclusion

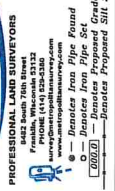
Goal Recap: Create structures subservient and harmonious to their natural surroundings

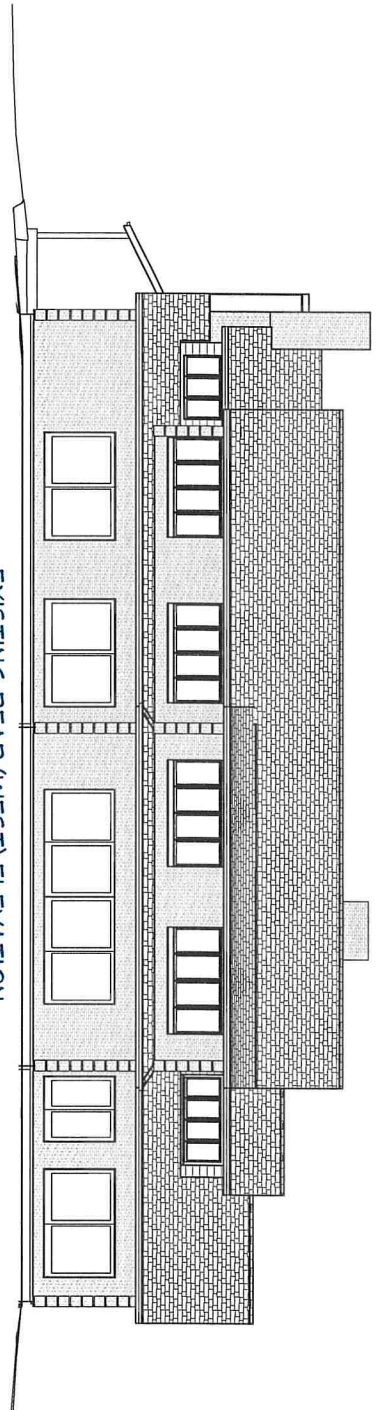
- Style the new home with organic modernism
- Improve natural setting and subtle lake views
- Utilize deep colored materials
- Update accessory buildings to match home
- Improve utilities and water management
- Lighting exceeding ordinance requirements

We are creating structures that integrate into the beauty of the landscape with deep organic color and texture that preserves the peace and beauty of the lake

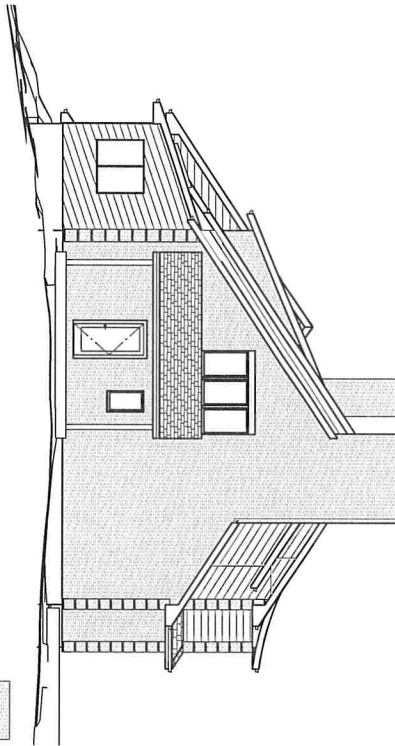
We respectfully request the boards approval

Amy & Tom Marshall Residence
32088 Treasure Island Dr.

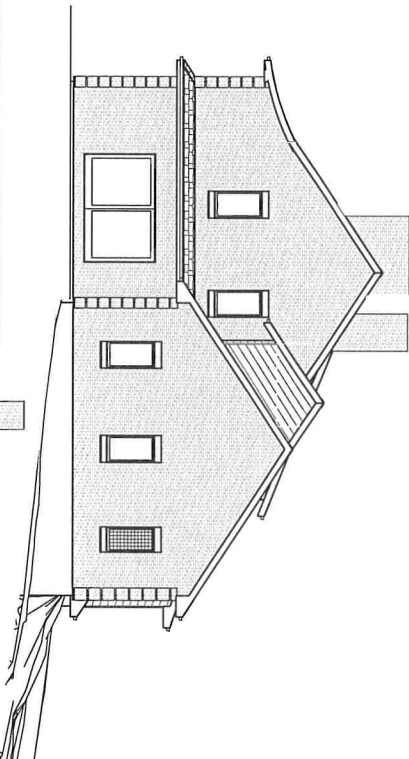




EXISTING REAR (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SIDE
(NORTH)
ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING SIDE
(SOUTH)
ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING FRONT (EAST) ELEVATION
SCALE: 3/16" = 1'-0"

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NEW RESIDENCE

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AO.O COVER

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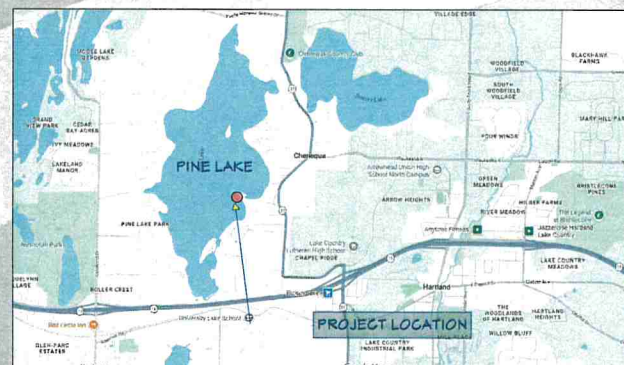
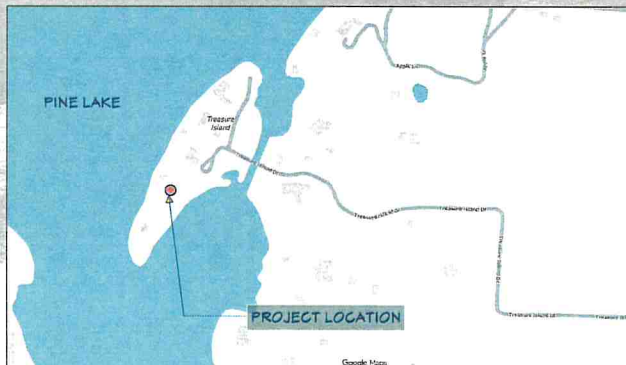
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S1.0 STRUCTURAL

S1.1 STRUCTURAL
S1.2 STRUCTURAL
S1.3 STRUCTURAL

REVISIONS

#	DATE	TYPE
1	01.01.1900	xxx



CLIENT SIGNATURE: _____ DATE: _____

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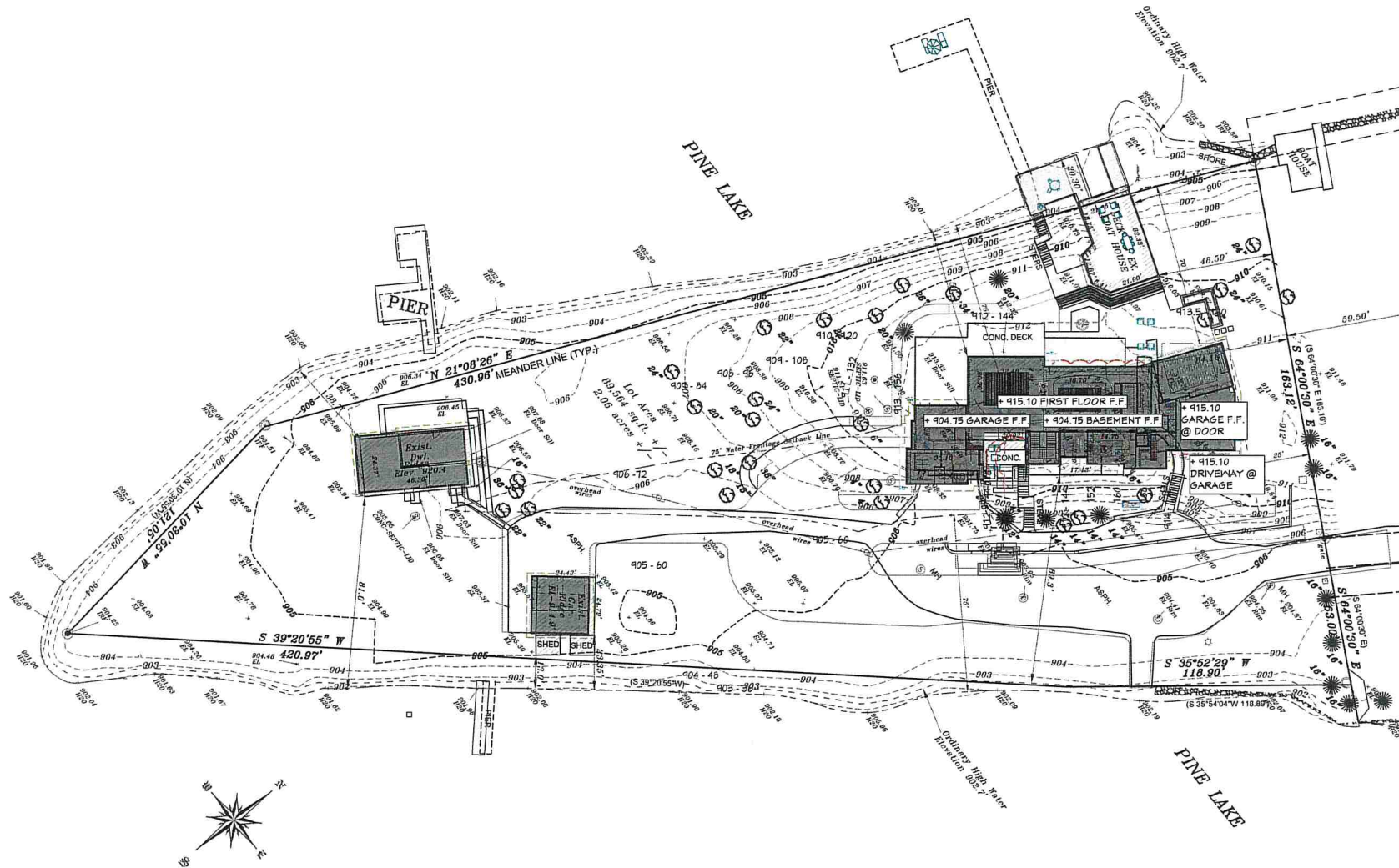
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SITE PLAN
SCALE: 1" = 20'±0"



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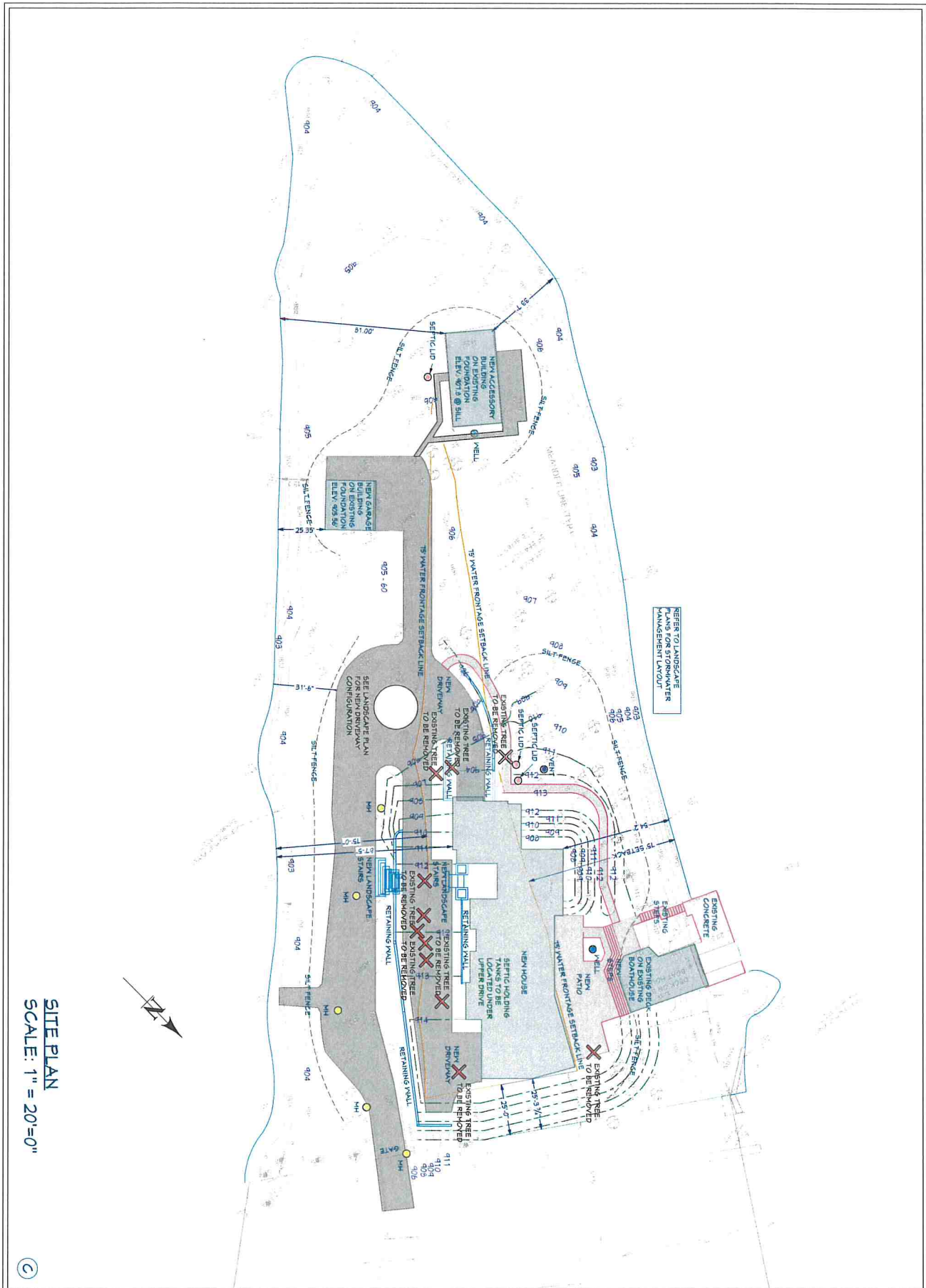
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SITE PLAN
SCALE: 1" = 20'-0"

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A1.2

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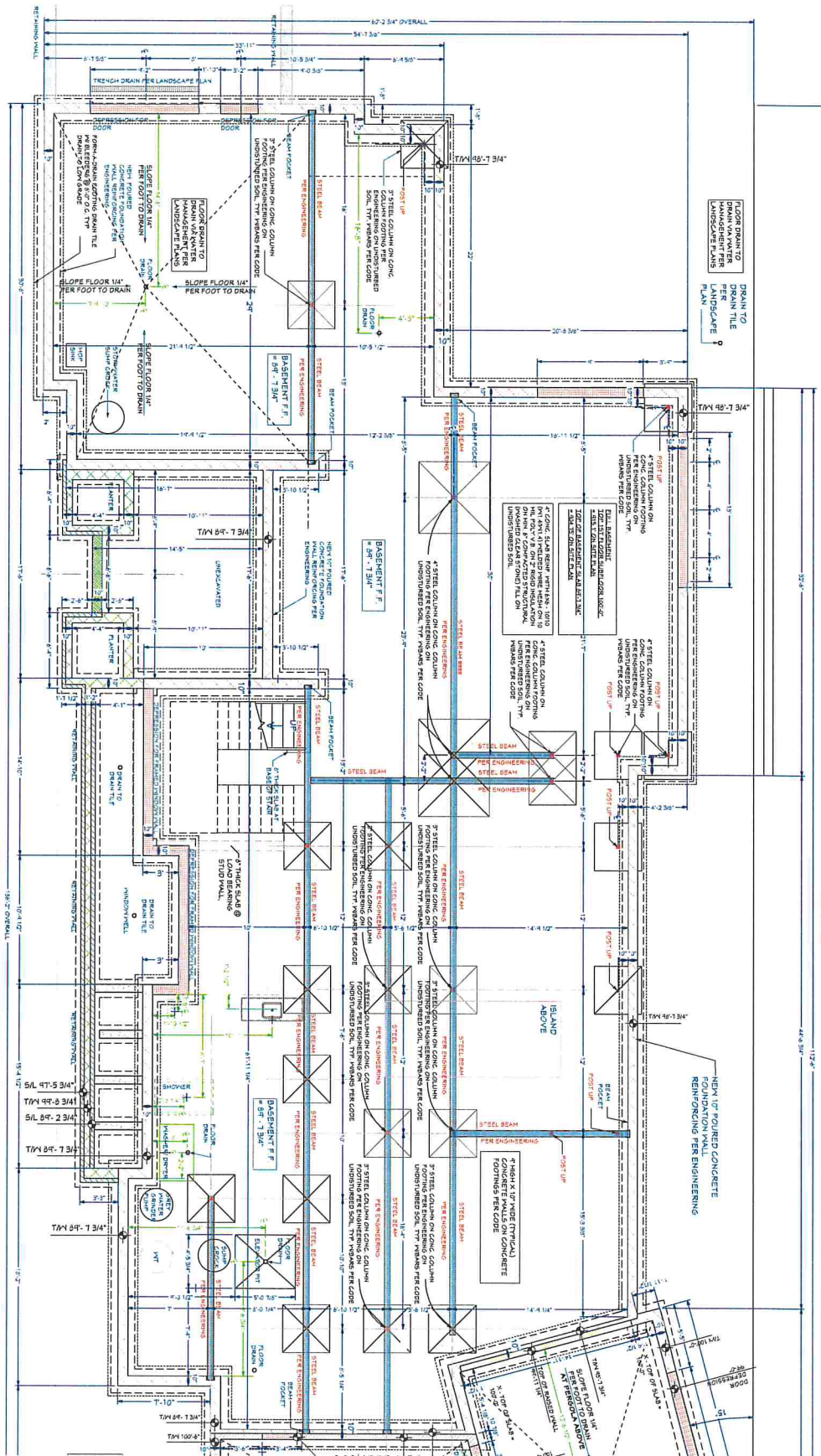
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FOUNDATION PLAN "A"
SCALE: 1/4" = 1'-0"

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A2.0

DATE: 07/10/24

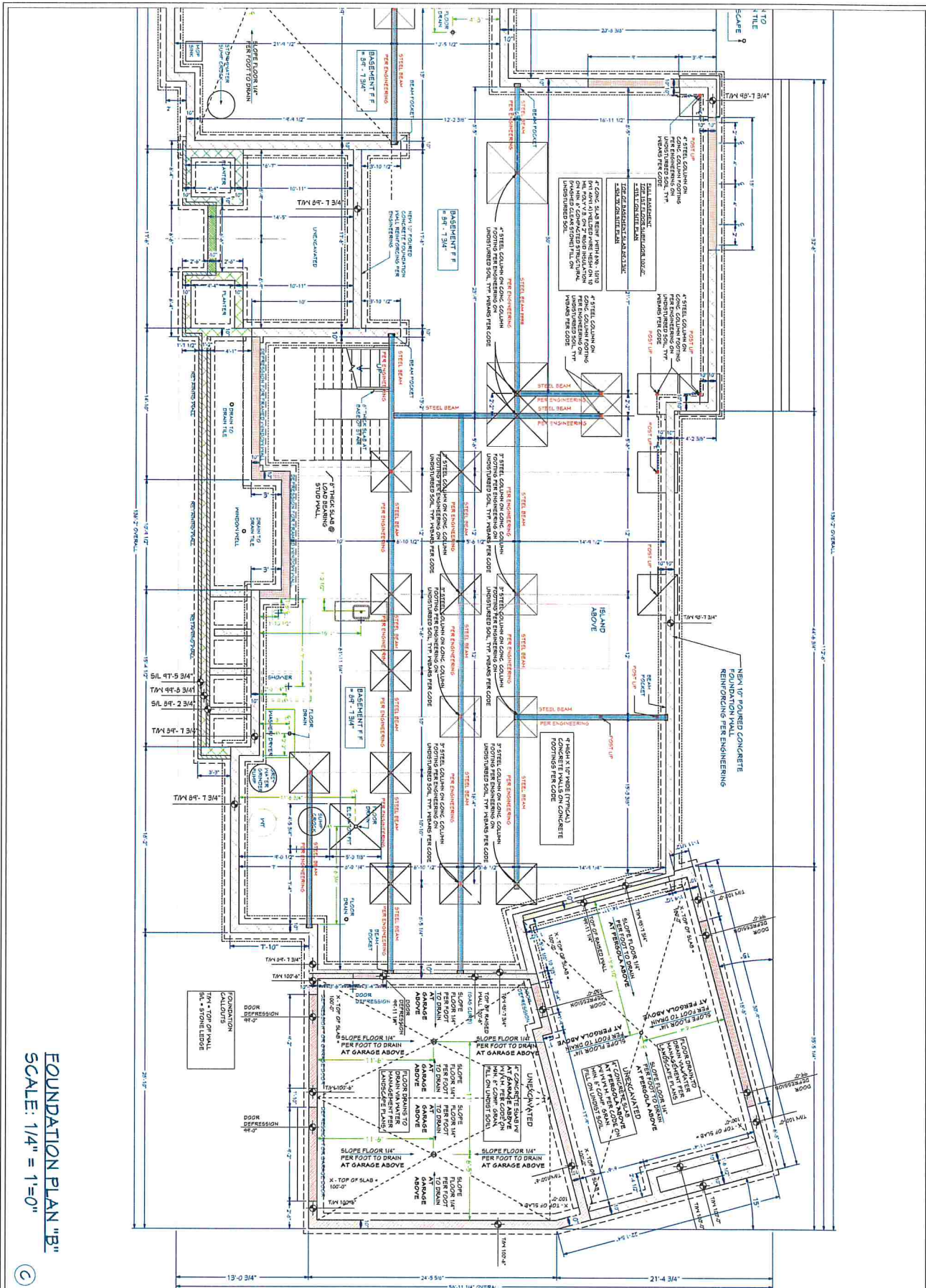
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FOUNDATION PLAN "B"
SCALE: 1/4" = 1'-0"

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A2.1

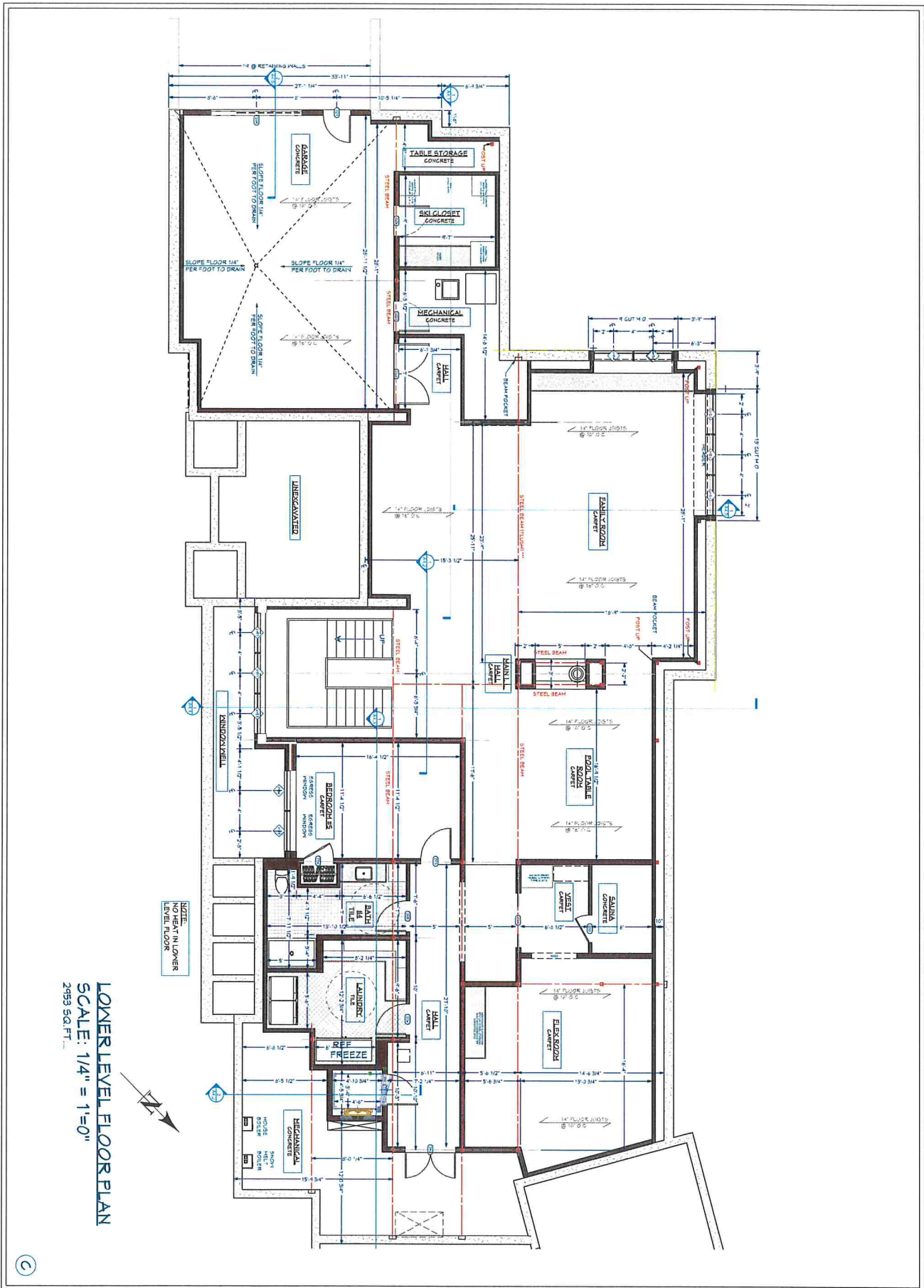
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LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
2953 SQ. FT.

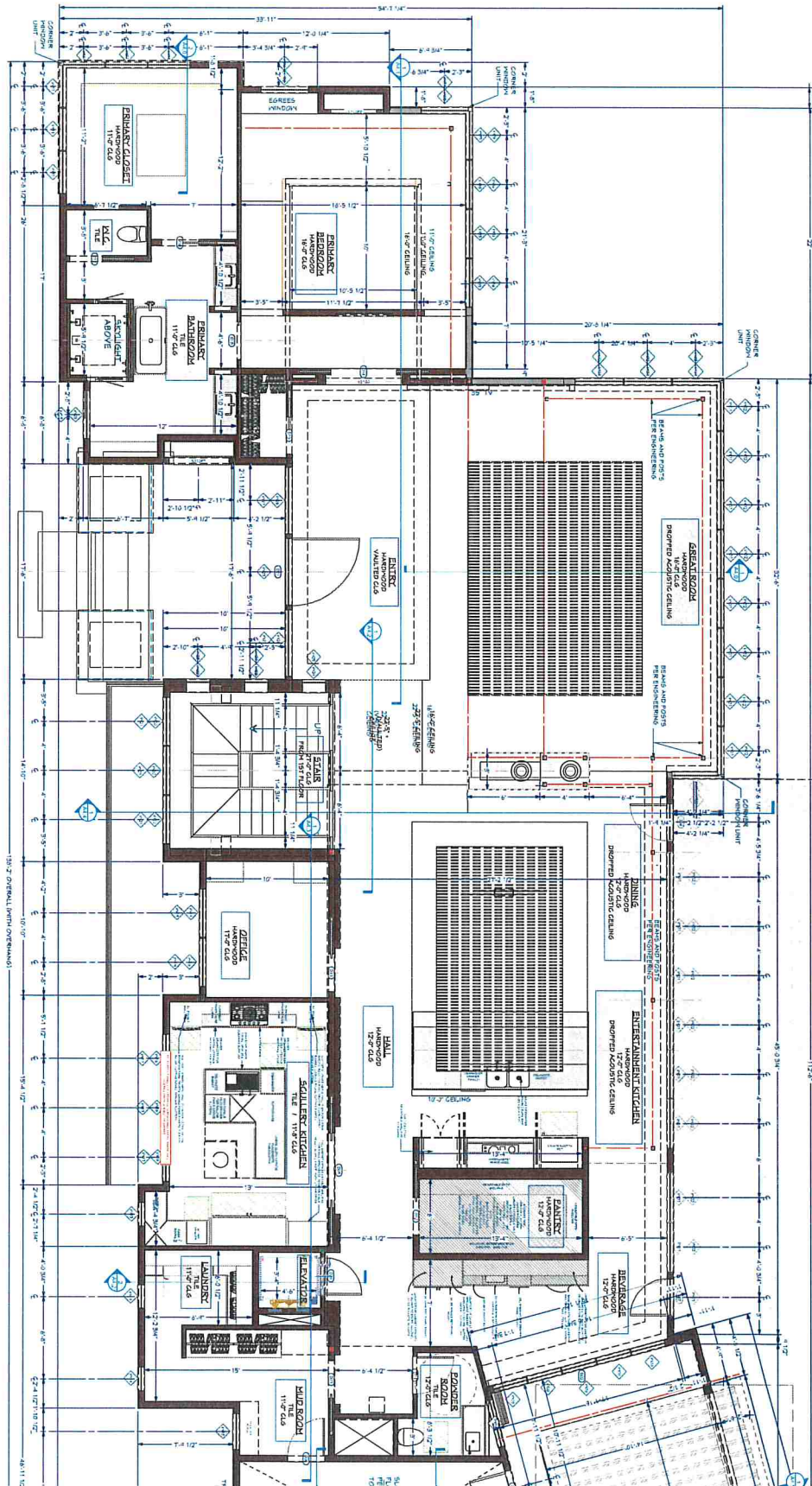
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A2.2



FIRST FLOOR PLAN "A"
SCALE: 1/4" = 1'-0"
4392 SQ. FT.

NOTE:
FLOORING & ALL AREAS
SHOWN ARE APPROXIMATE

6

A2.3

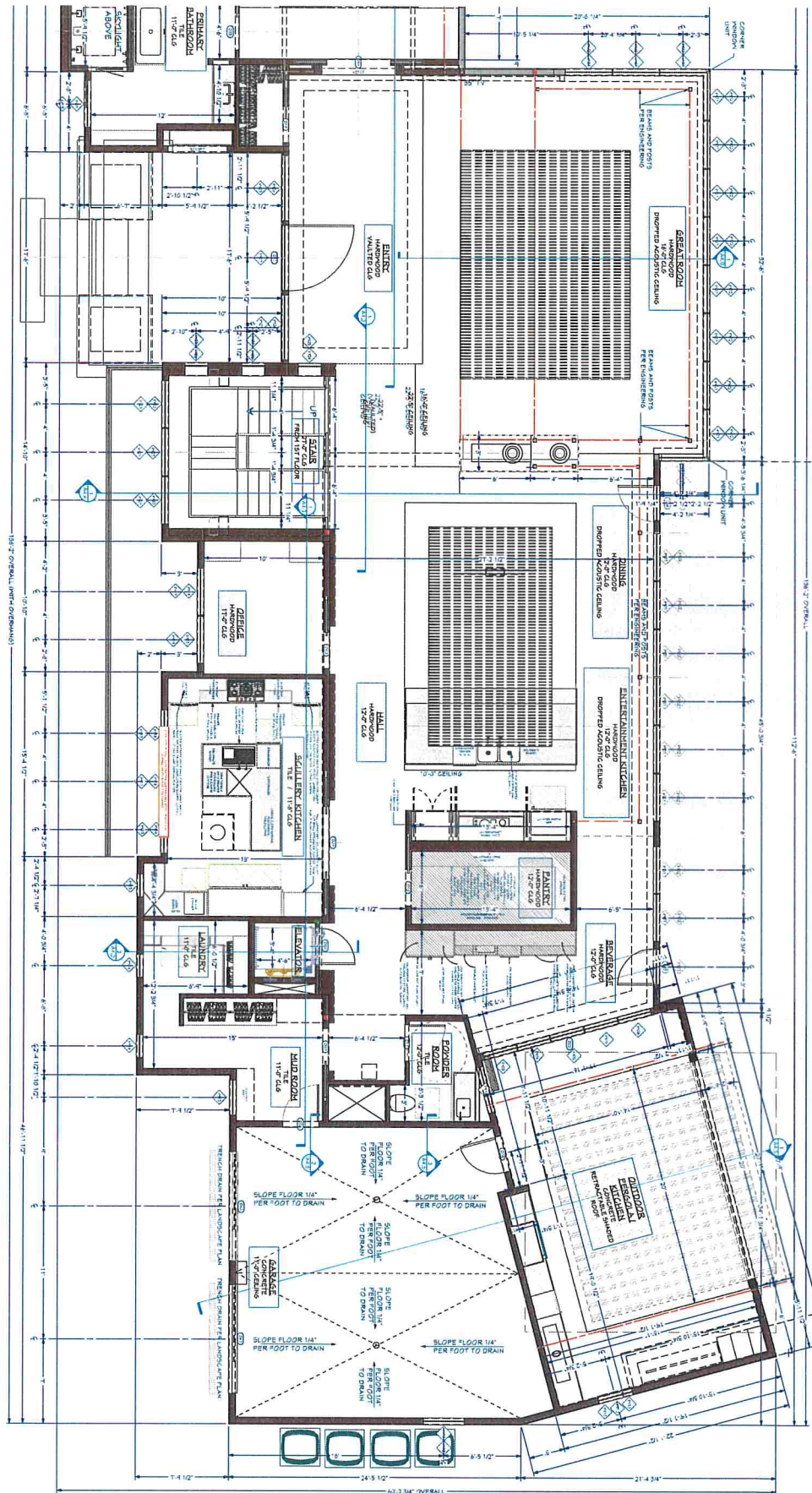
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FIRST FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"

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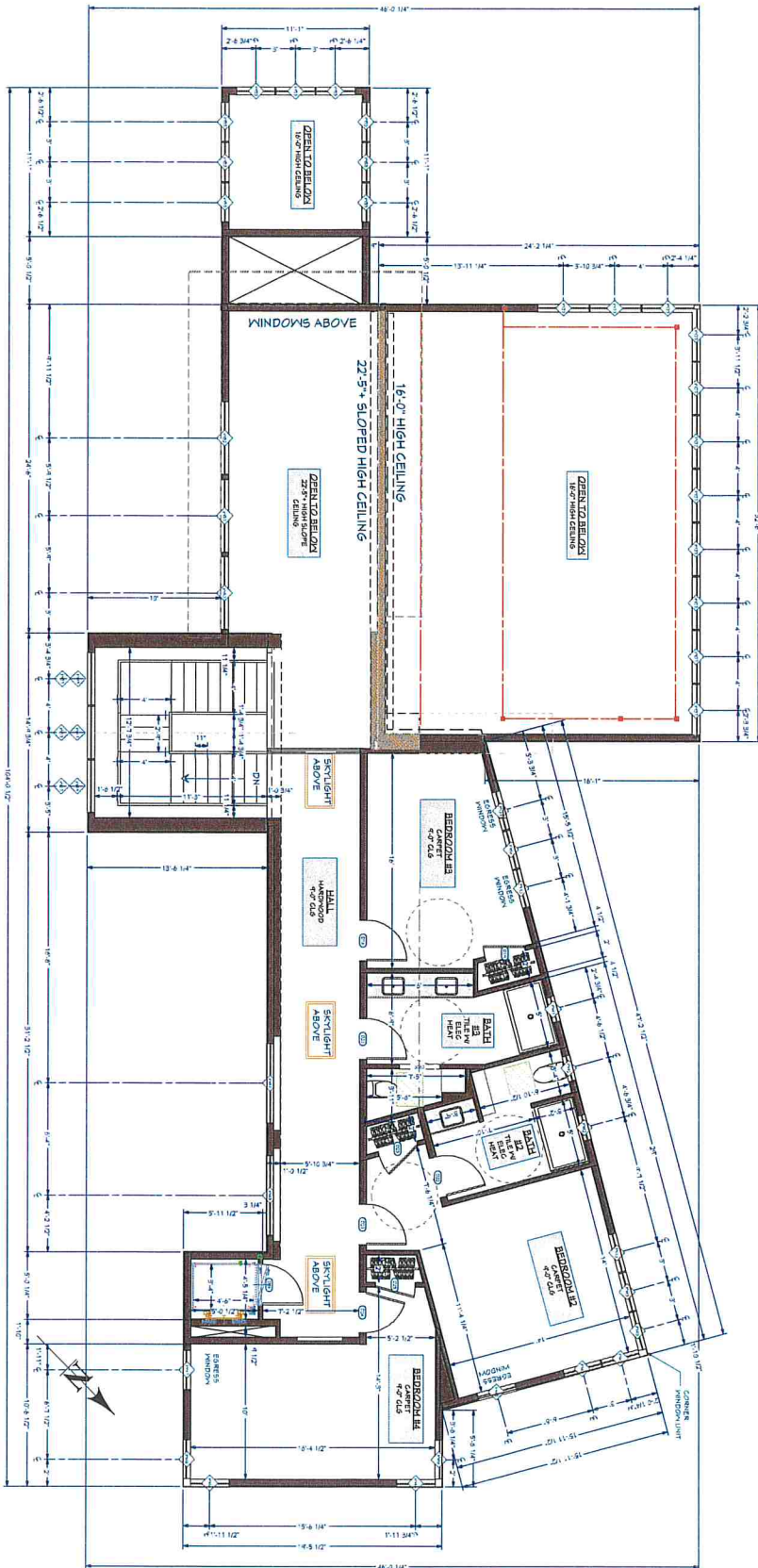
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 1206 SQ. FT.

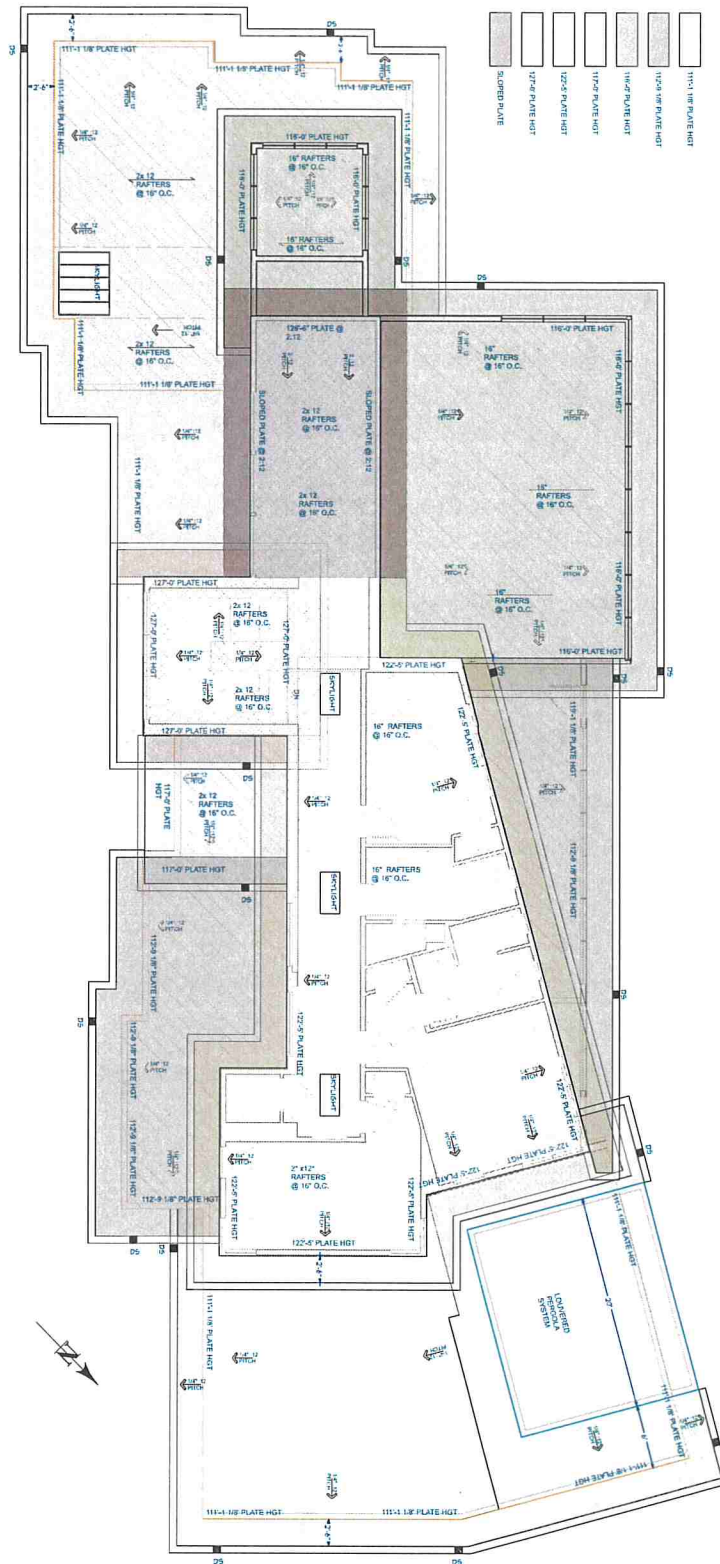
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ROOF PLAN
SCALE: 3/16" = 1'-0"

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A2.7

SHEET NUMBER:

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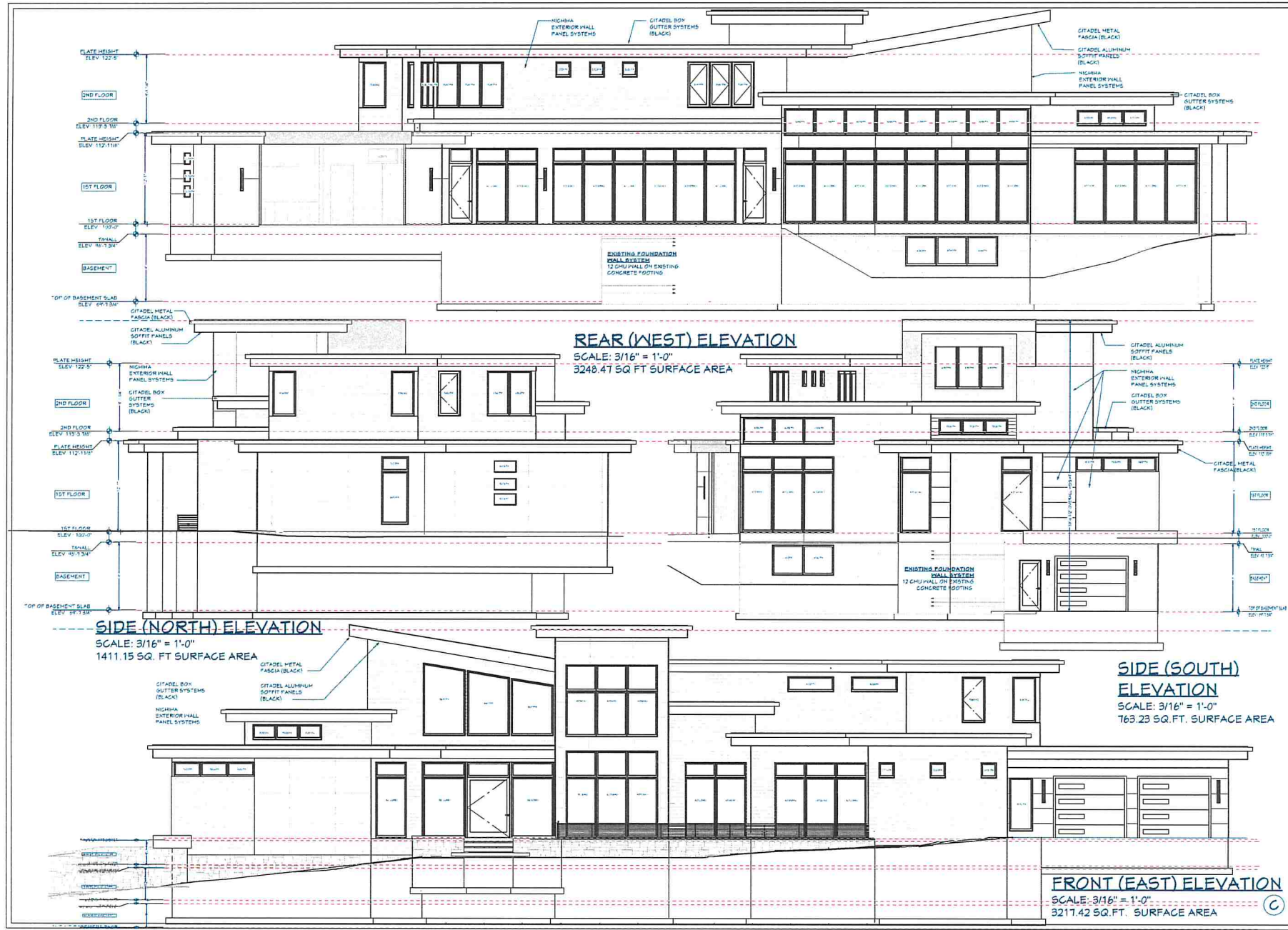
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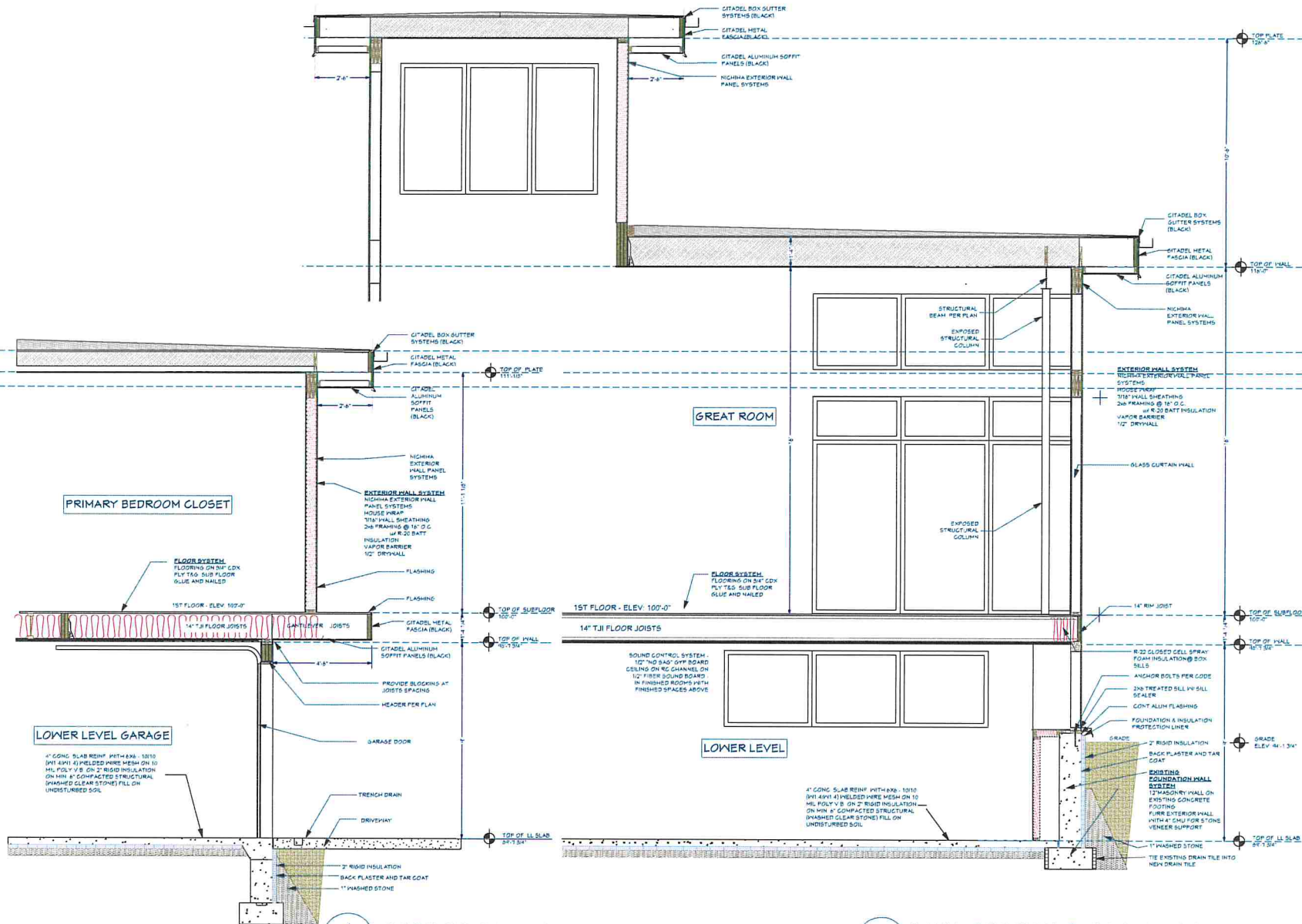
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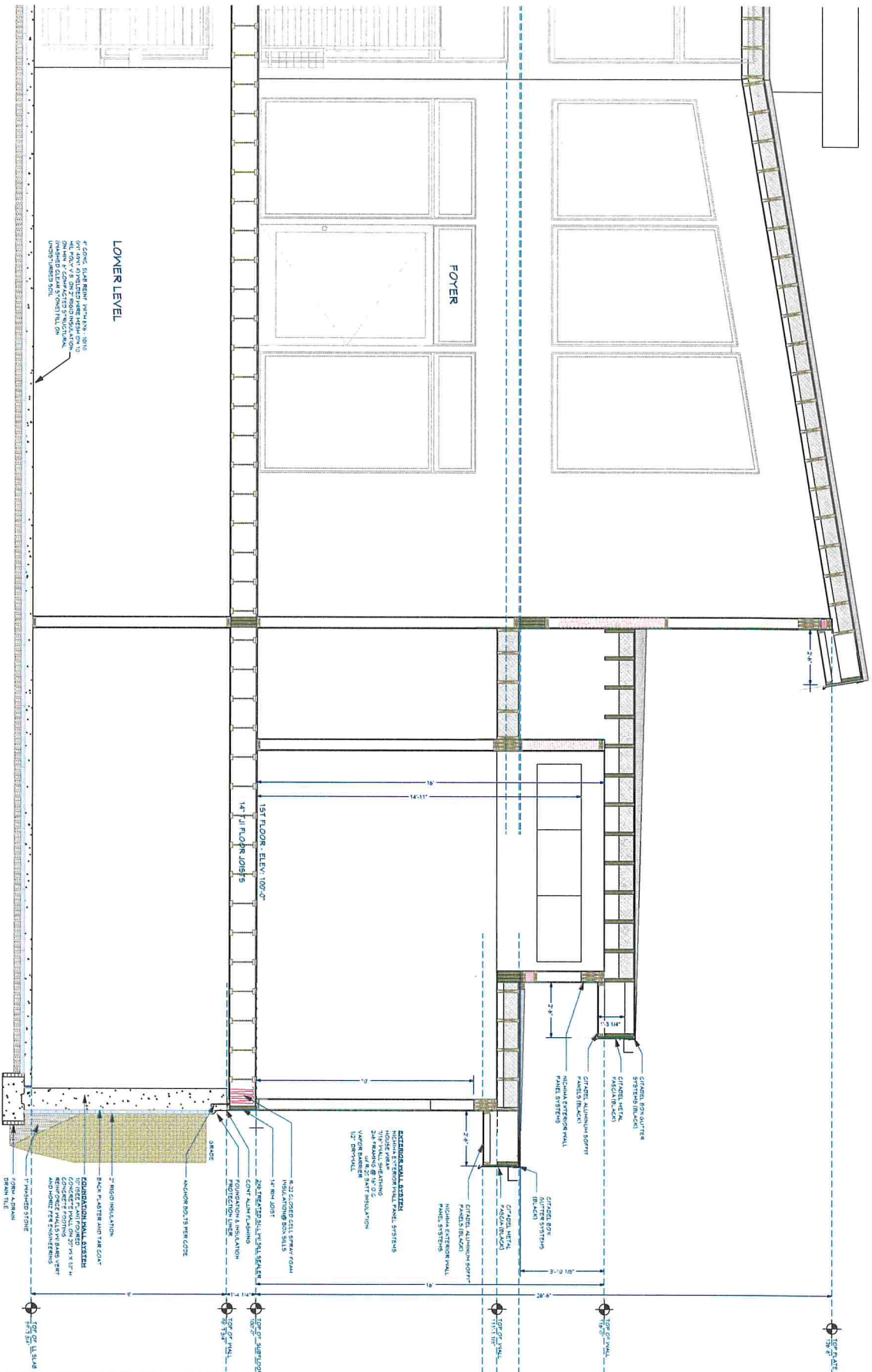
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INITIAL: GRB

SHEET NUMBER:

A4.0





1 SECTION @ FOYER / MASTER BEDROOM
A4.1 SCALE: 1/2" = 1'-0"

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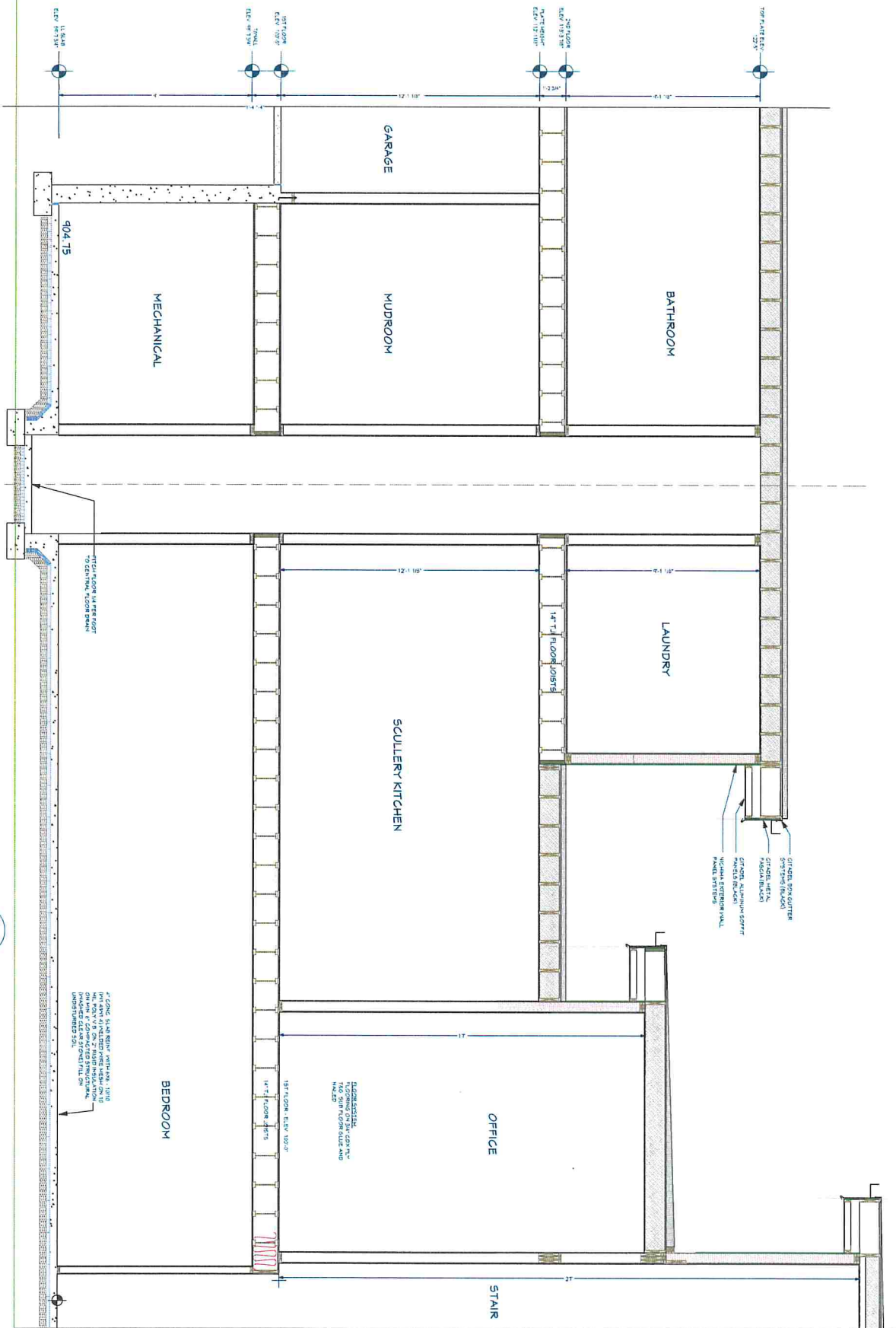
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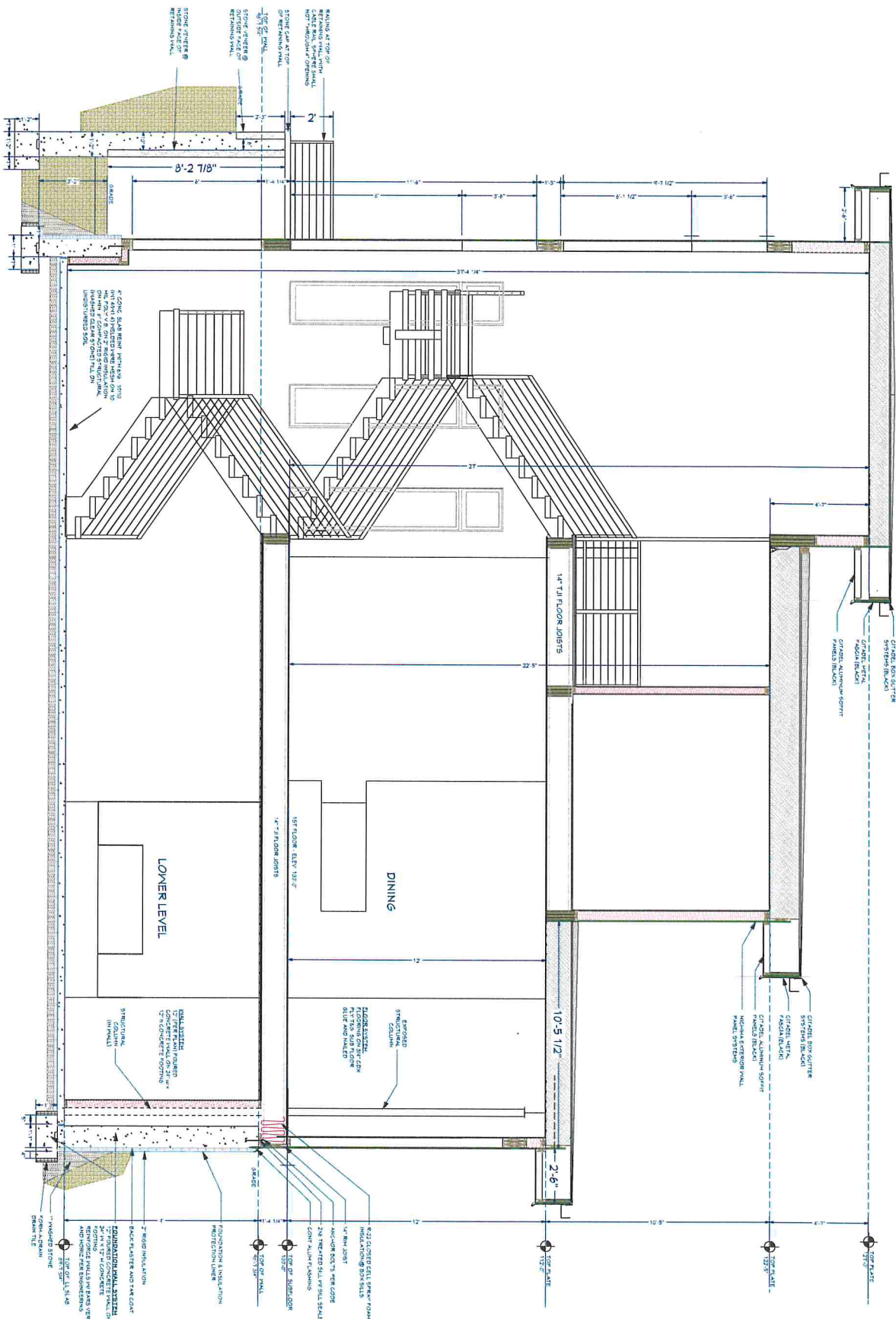
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1 SECTION @ STAIR / GREAT ROOM
A4.4 SCALE: 1/2" = 1'-0"

A4.4

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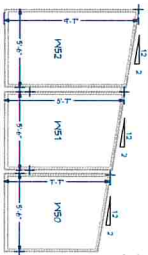


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NUMBER	DATE	QTY	ROOM NAME	FLOOR	DOOR SCHEDULE	DESCRIPTION	COMMENTS
D01	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D02	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D03	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D04	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D05	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D06	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D07	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D08	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D09	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D10	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D11	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D12	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D13	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D14	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D15	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D16	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D17	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D18	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D19	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D20	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D21	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D22	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D23	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D24	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D25	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D26	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D27	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D28	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D29	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
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D31	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D32	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D33	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D34	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
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D41	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D42	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D43	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D44	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	

NUMBER	DATE	QTY	ROOM NAME	FLOOR	DOOR SCHEDULE	DESCRIPTION	COMMENTS
D01	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D02	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
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D42	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D43	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	
D44	11/19/21	1	MAIN FLOOR	1	11000 EX	DOOR	



WINDOW / DOOR SCHEDULE

(C)

A6.0

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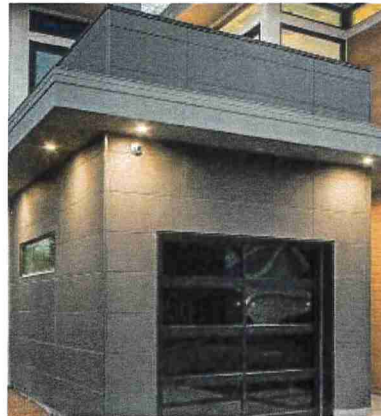


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Nichiha "Roughsawn Espresso" Siding 120" x 18" panels, with wood board look



Nichiha "Toughblock Steel" Siding 72" x 18" panels



Halquist "Middleton" sawn stone (2-1/4", 5" & 7-3/4" heights)



Bedford Grey 2-1/4" thick stone sill with smooth front

EXTERIOR WALL FINISHES



Kolbe "VistaLuxe AL" Aluminum windows with black exteriors



EXTERIOR WINDOWS AND DOORS

MATERIALS

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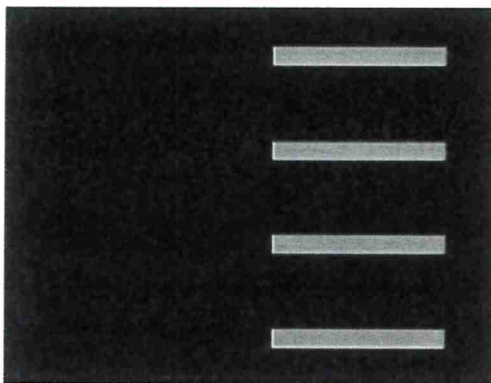
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Haas Carbon Black
overhead door with slimline
glass



Brustor B600 S Pergola
(recessed into surrounding
roof); black aluminum with
retractable louvers

EXTERIOR
OVERHEAD DOORS &
PERGOLA



EPDM Rubber Roofing;
Aluminum Metal Fascia
Materials (20" tall), black



Aluminum Box Gutter, 8"
with 6" downspout, black

EXTERIOR SOFFIT,
FASCIA, GUTTERS
AND ROOF

Smooth LP Soffit, black



MATERIALS

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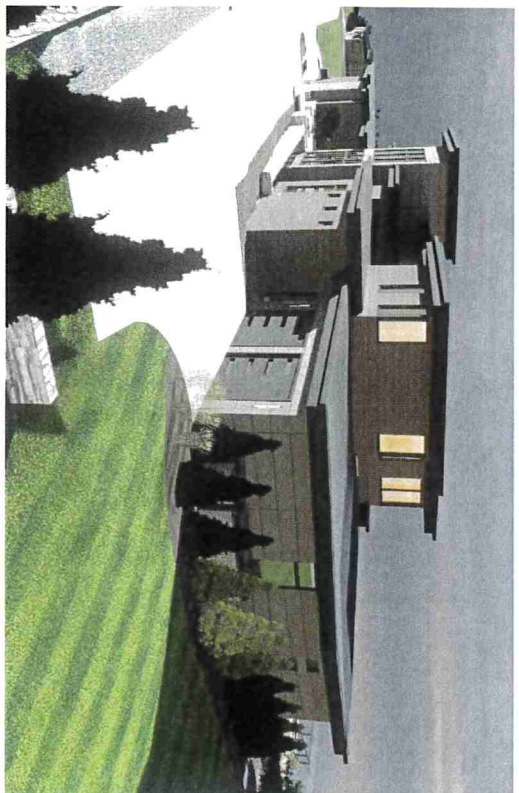
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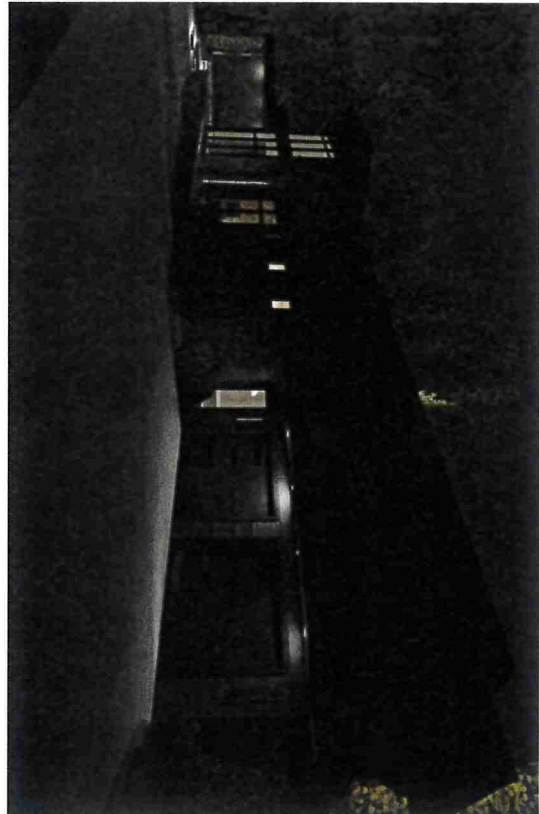
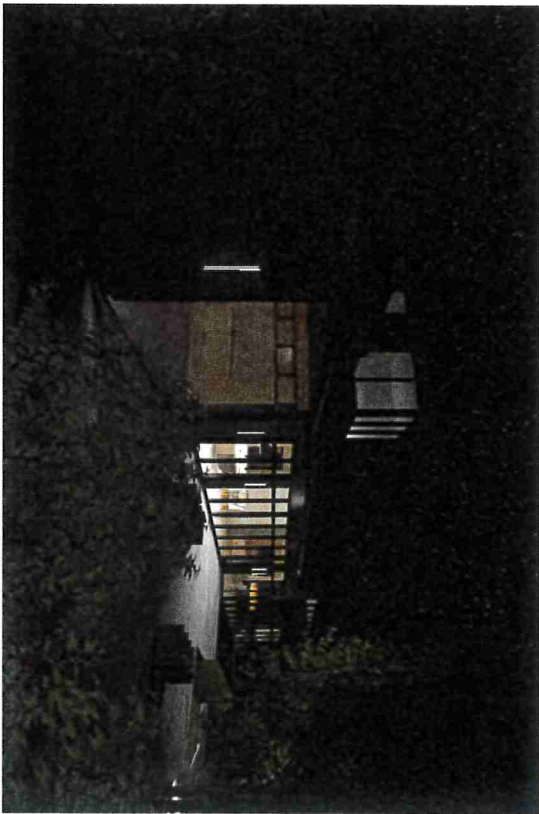
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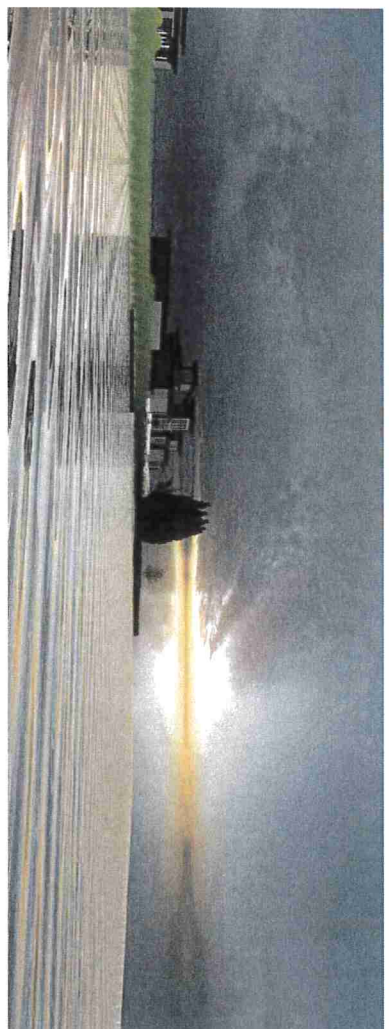
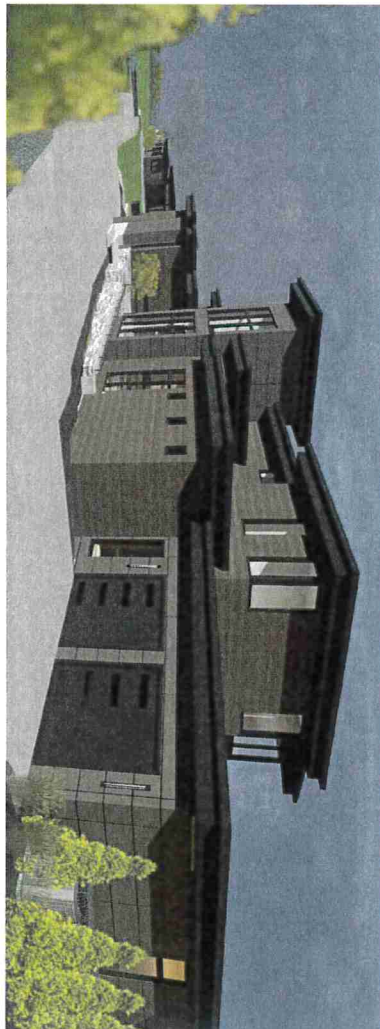
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A9.4

SHEET NUMBER:

INITIAL: GSB

DATE: 07/02/20

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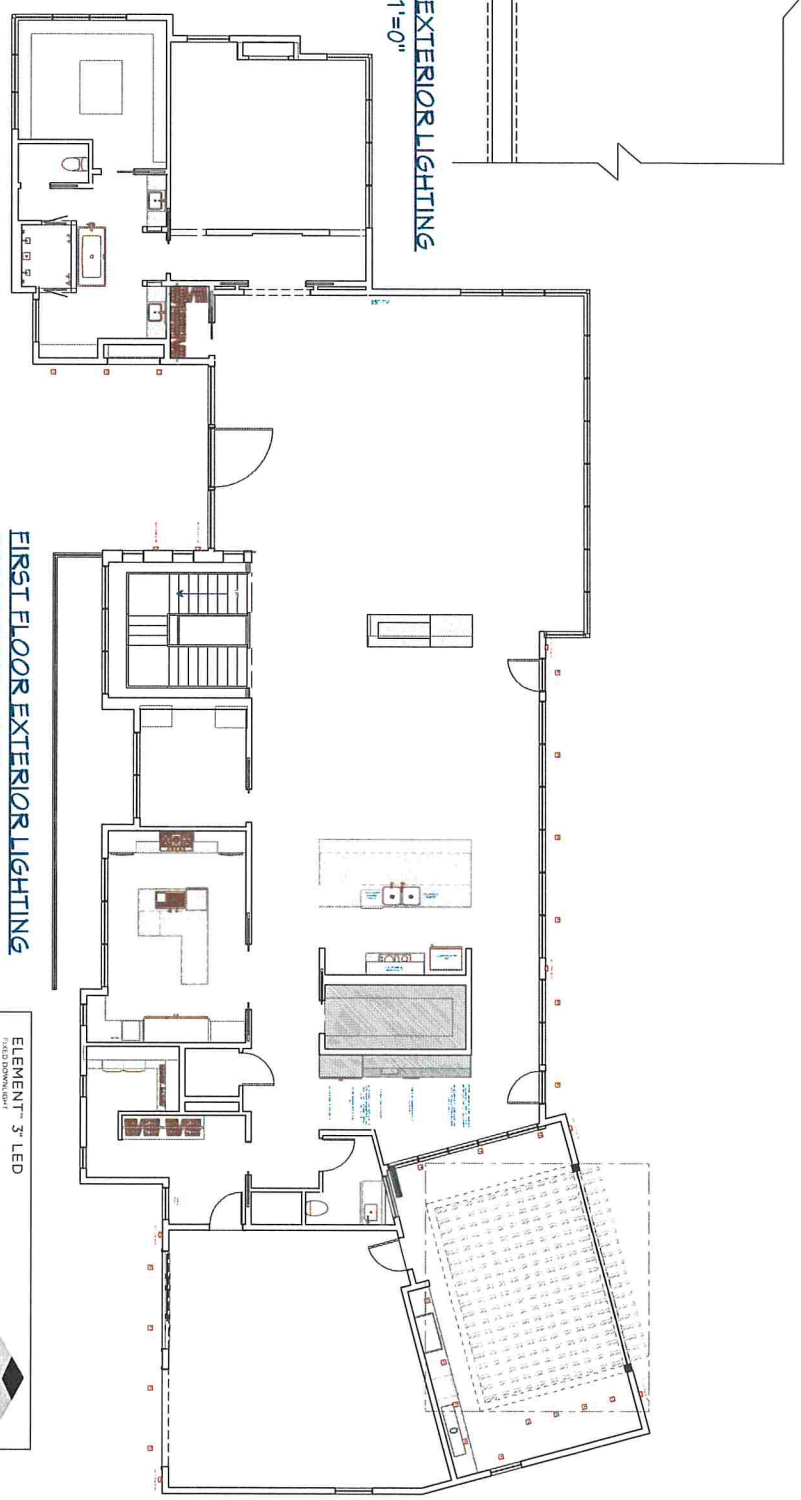
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LOWER LEVEL EXTERIOR LIGHTING SCALE: 3/16" = 1'-0"



FIRST FLOOR EXTERIOR LIGHTING SCALE: 3/16" = 1'-0"

WAC LIGHTING

Project: **Marshall Residence**
Drawing Number: **EL1.0**
Revision: **1.0**

Outdoor Wall Score

Location	Fixture Type	Quantity	Notes
Front Porch	LED Flood	2	1' x 2' x 10'
Back Porch	LED Flood	2	1' x 2' x 10'
Side Porch	LED Flood	2	1' x 2' x 10'
Front Yard	LED Flood	2	1' x 2' x 10'
Back Yard	LED Flood	2	1' x 2' x 10'
Side Yard	LED Flood	2	1' x 2' x 10'

Notes: **WAC LIGHTING**
- All lighting fixtures are to be installed in accordance with the manufacturer's instructions.
- All lighting fixtures are to be installed in accordance with the manufacturer's instructions.
- All lighting fixtures are to be installed in accordance with the manufacturer's instructions.

WAC LIGHTING

Project: **Marshall Residence**
Drawing Number: **EL1.0**
Revision: **1.0**

Outdoor Wall Score

Location	Fixture Type	Quantity	Notes
Front Porch	LED Flood	2	1' x 2' x 10'
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Side Yard	LED Flood	2	1' x 2' x 10'

Notes: **WAC LIGHTING**
- All lighting fixtures are to be installed in accordance with the manufacturer's instructions.
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- All lighting fixtures are to be installed in accordance with the manufacturer's instructions.

ELEMENT 3- LED

Element	Material	Quantity	Notes
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'
LED Flood	1' x 2' x 10'	2	1' x 2' x 10'

NOTE:
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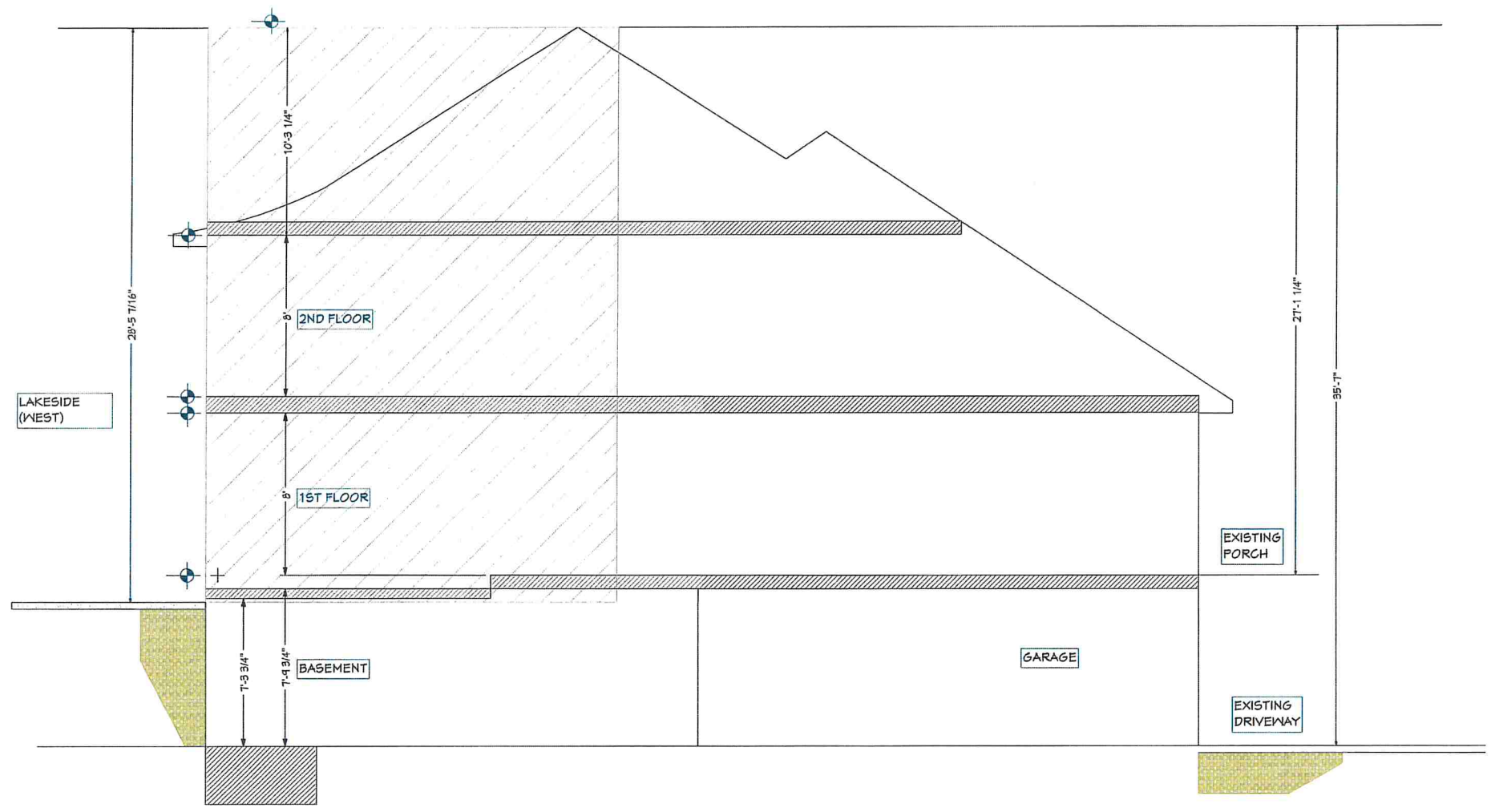
DATE: 07/02/2024
INITIALS: ORB
SHEET NUMBER: **E1.0**

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MARSHALL RESIDENCE
32088 W TREASURE ISLAND DRIVE
HARTLAND, WI 53029
NEW RESIDENCE

AREA WITHIN BUFFER
ZONE (NOTE BUFFER
ZONE ANGLES IN
PLAN)

EXISTING
HOME

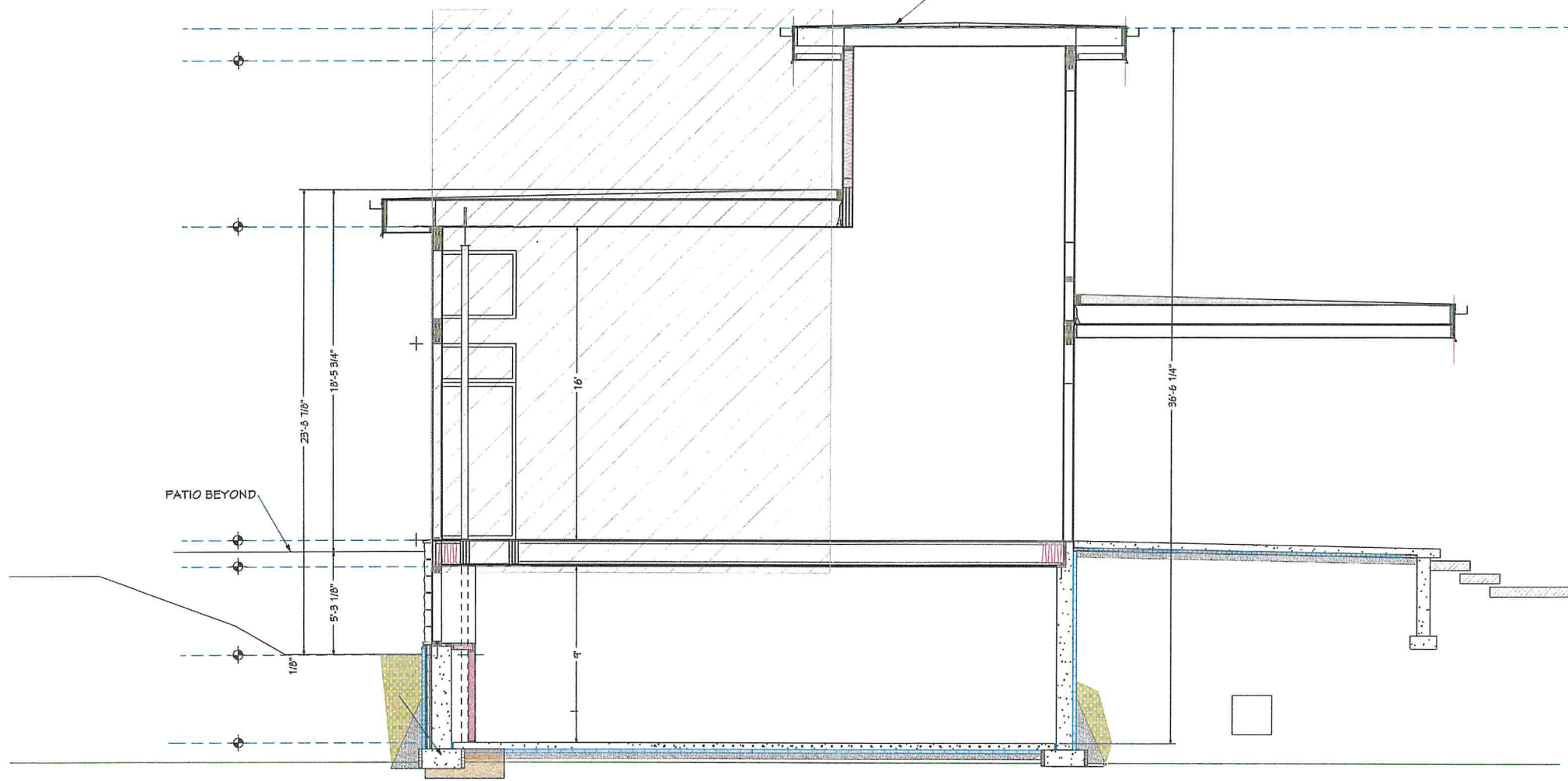


AREA WITHIN BUFFER
ZONE (NOTE BUFFER
ZONE ANGLES IN
PLAN)

PROPOSED
HOME

TOWER BEYOND
(OUTSIDE OF BUFFER
ZONE)

PATIO BEYOND

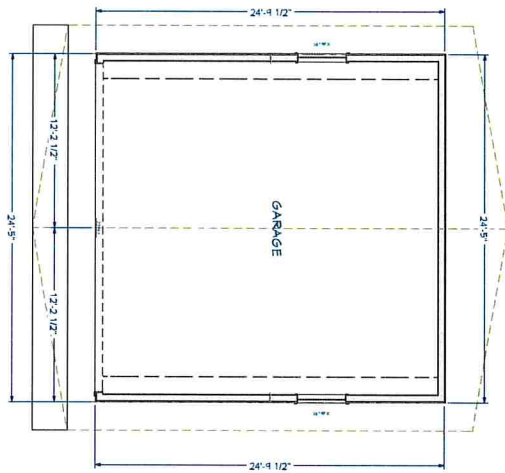


MARSHALL RESIDENCE

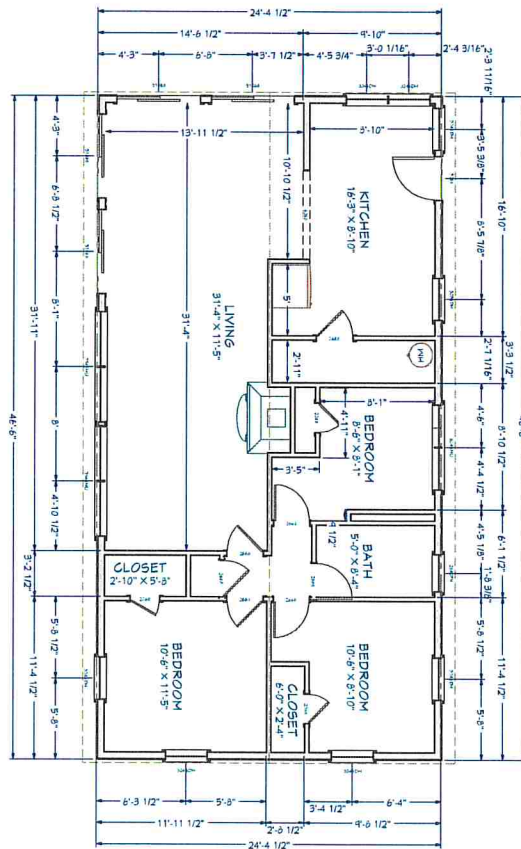
BUFFER ZONE CALCULATIONS

	Square Feet	Cubic Feet
Existing Home	1,902	15,850
Proposed Home	1,268	15,484
Difference:	(634)	(366)

	Height
Existing Home	28' 5 7/16"
Proposed Home	
Grade to Peak	18' 5 3/4"
Below Grade	<u>5' 3 1/8"</u>
Total:	23' 8 7/8"



EXISTING GARAGE FLOOR PLAN
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



©

EX-1

SHEET NUMBER:

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DATE: 07/10/22

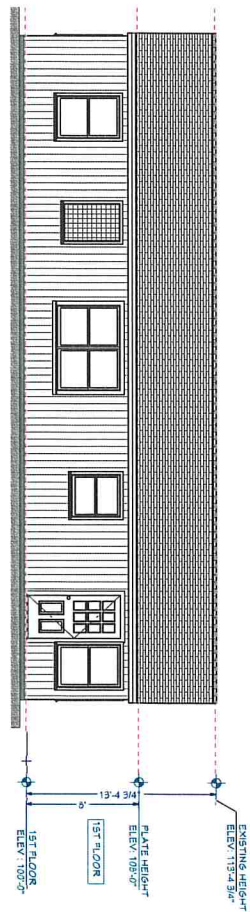
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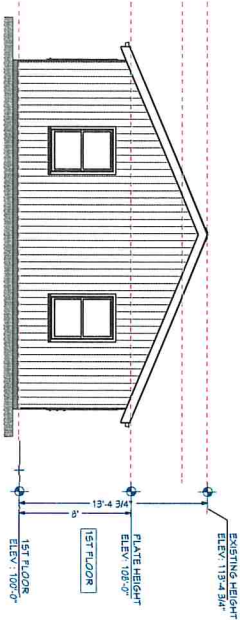
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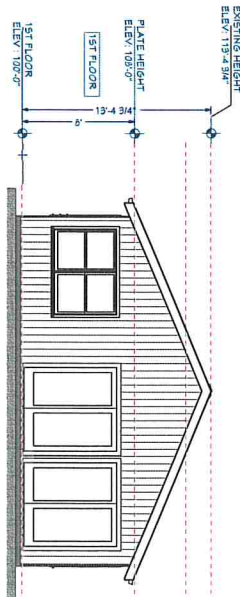
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ISLAND DRIVE
HARTLAND, WI 53029



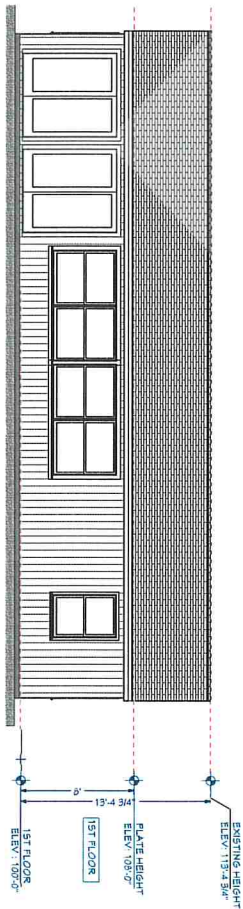
ACCESSORY BUILDING
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

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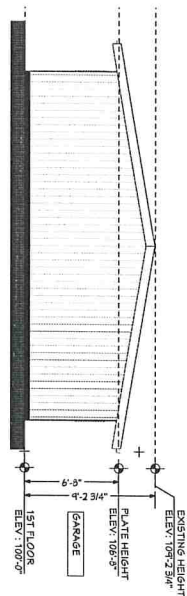
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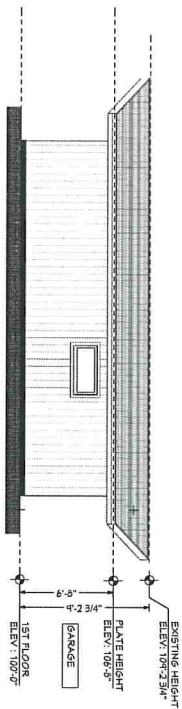
EX-2

DATE: 07/10/26
INITIAL: 068
SHEET NUMBER:

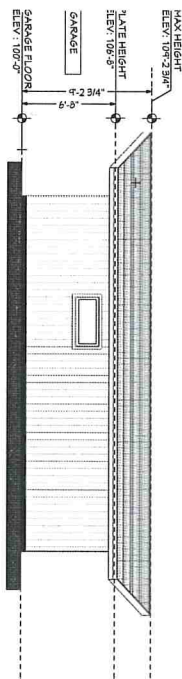
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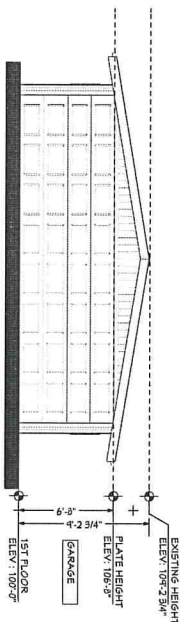
**EXISTING GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"



**EXISTING GARAGE
NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



**EXISTING GARAGE
SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



**EXISTING GARAGE
WEST ELEVATION**
SCALE: 1/4" = 1'-0"

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EX-3

SHEET NUMBER:

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ISLAND DRIVE
HARTLAND, WI 53029

MARSHALL ACCESSORY BUILDINGS

32088 W TREASURE ISLAND DRIVE

HARTLAND, WI 53029

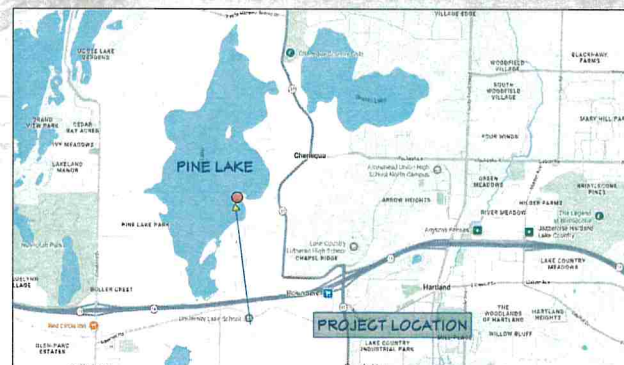
SHEET INDEX

- 00.0 COVER
- 01.0 FLOOR PLANS
- 02.0 ACCESSORY BUILDING ELEVATIONS
- 02.1 DETACHED GARAGE ELEVATIONS
- 03.0 ACCESSORY BUILDING RENDERINGS
- 03.1 DETACHED GARAGE RENDERINGS
- OE1.0 EXTERIOR LIGHTING

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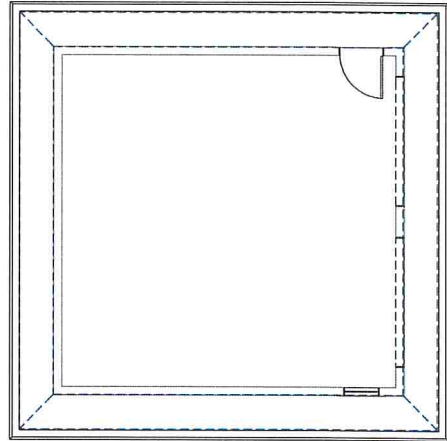
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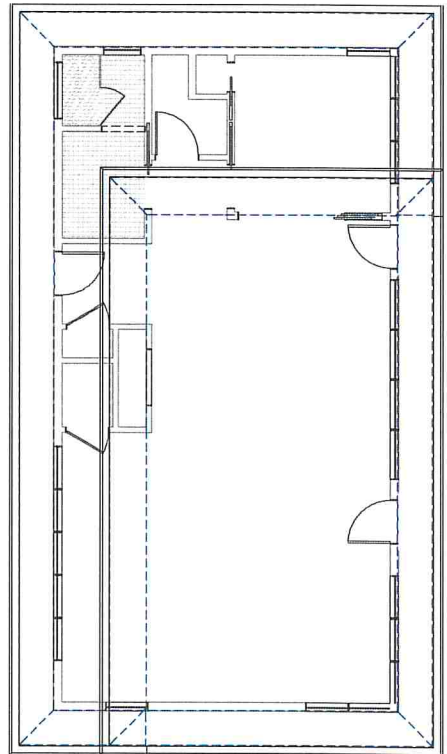
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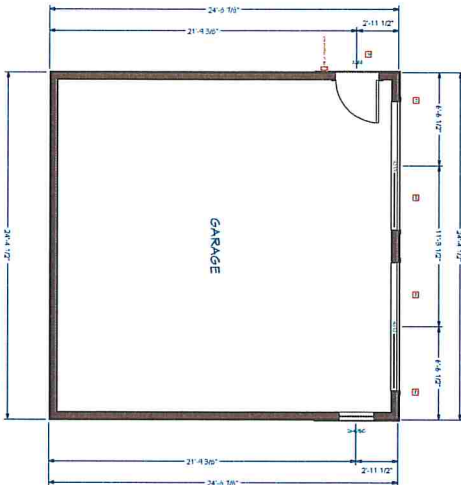




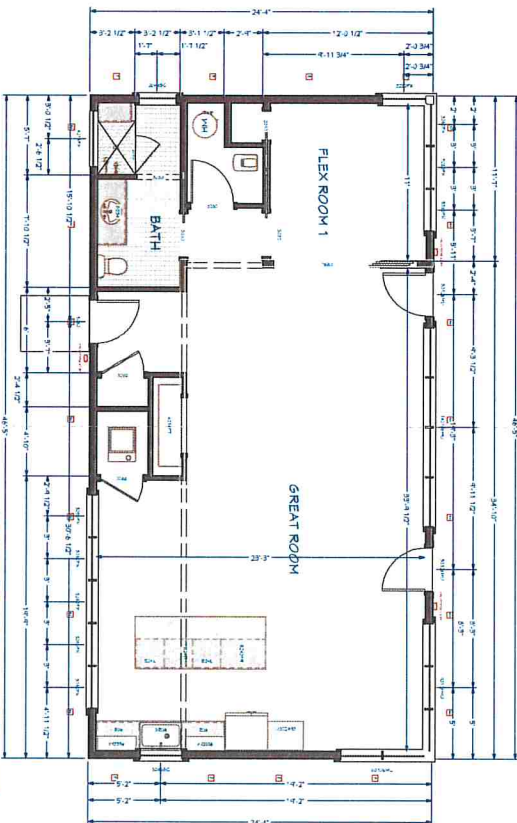
GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING ROOF PLAN
SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN
W/ EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"



ACCESSORY BUILDING FLOOR PLAN
W/ EXTERIOR LIGHTING
SCALE: 1/4" = 1'-0"

(C)

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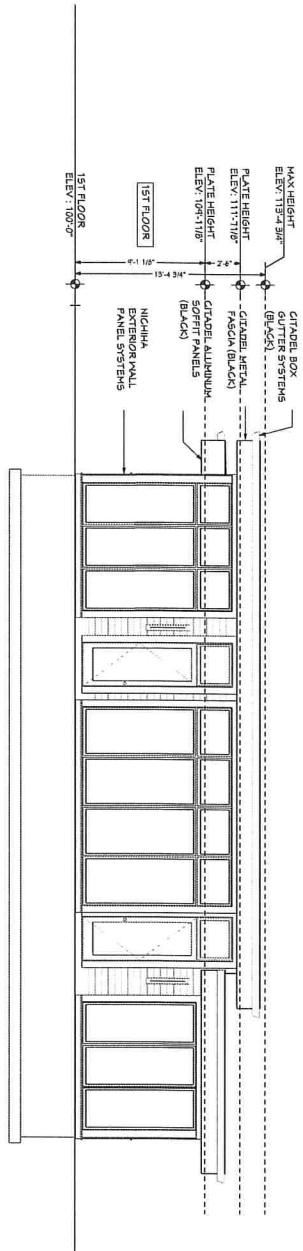
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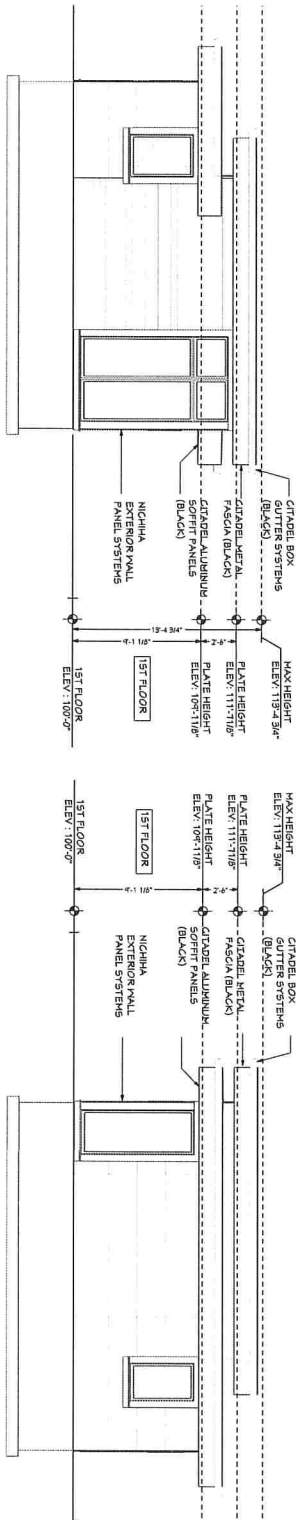
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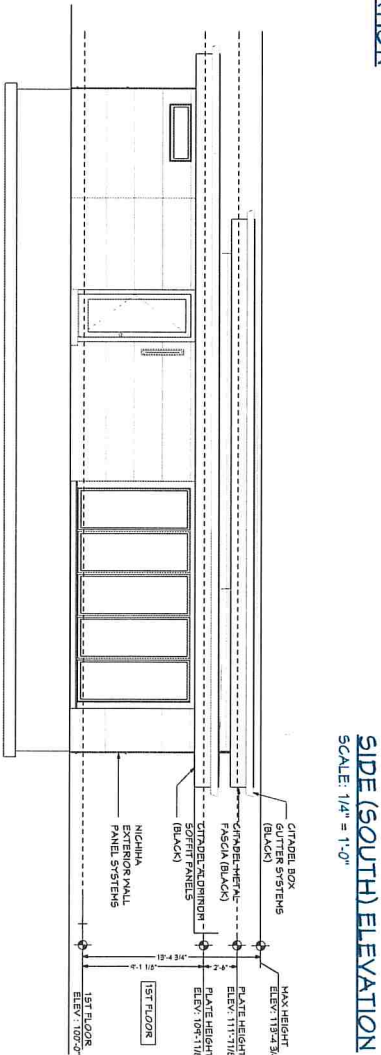
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REAR (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



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

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

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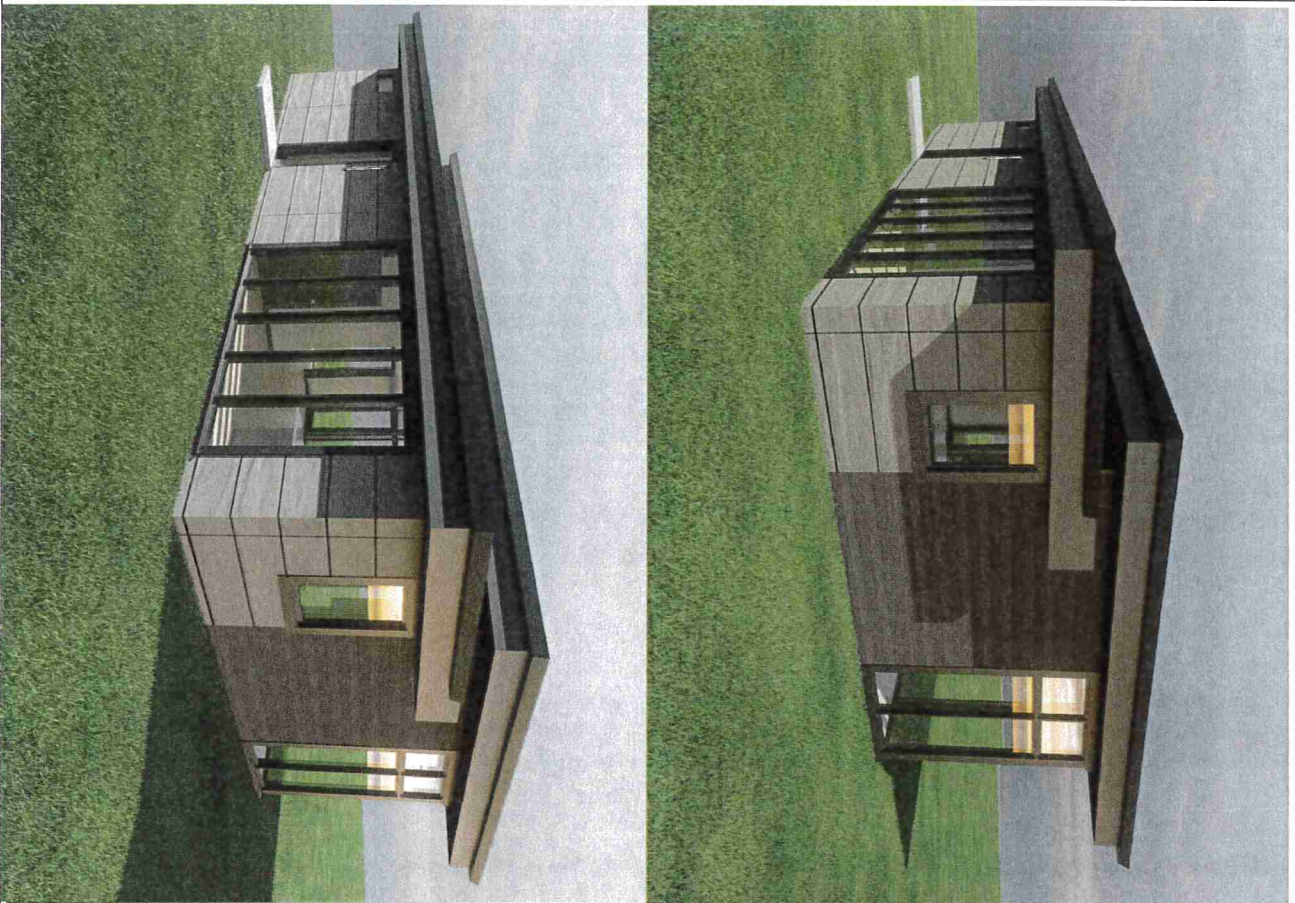
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02.0

(C)



120



ACCESSORY
BUILDING
RENDERINGS

0

03.0

SHEET NUMBER

INITIAL: 6/8/8

DATE: 07/10/24

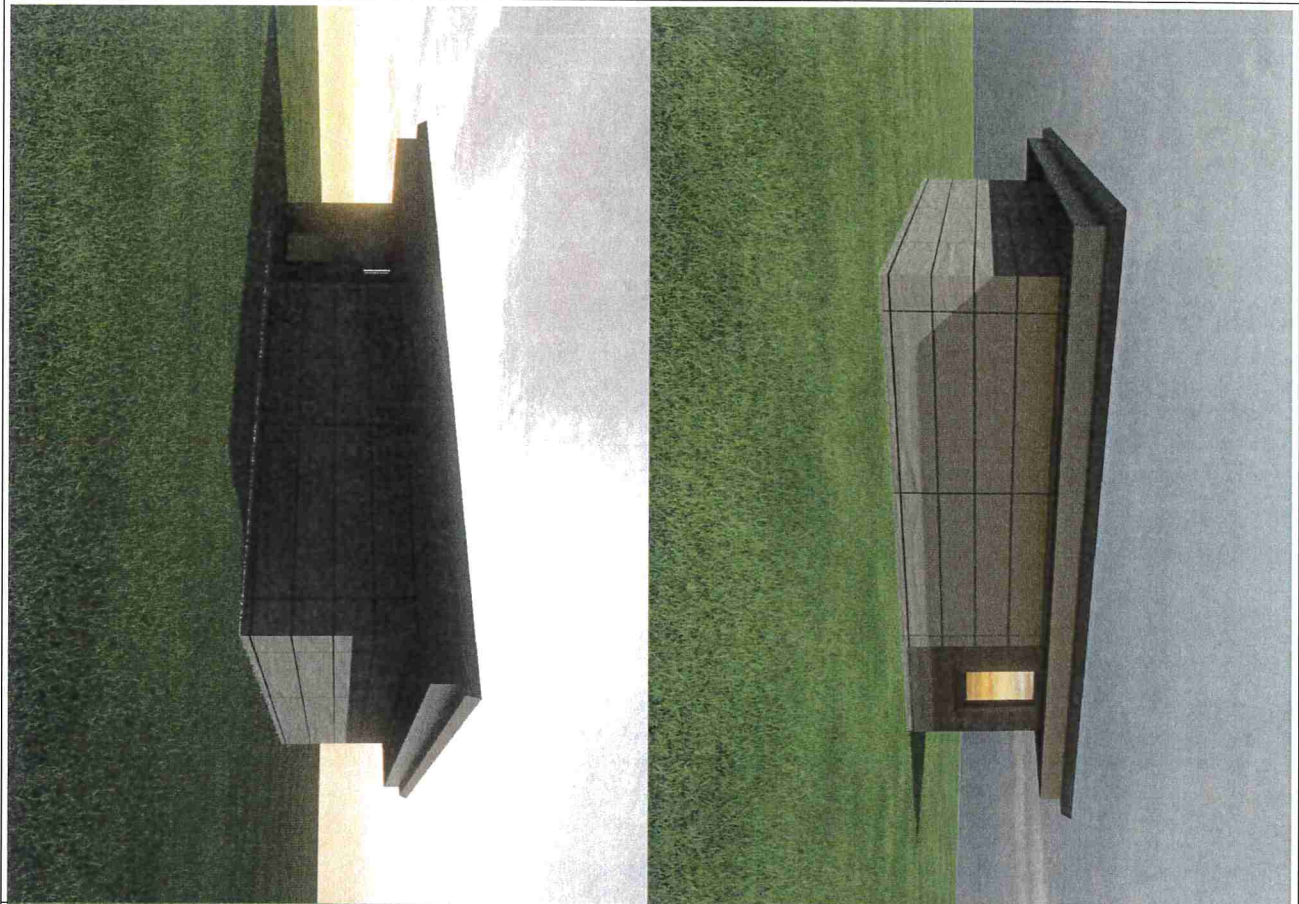
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DETACHED
GARAGE
RENDERINGS
SCALE: NTS



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WAC LIGHTING

Revels

Outdoor Wall Sconce

Model: RLS-1000
Finish: 1000
Material: 1000
Weight: 1000
Dimensions: 1000 x 1000 x 1000

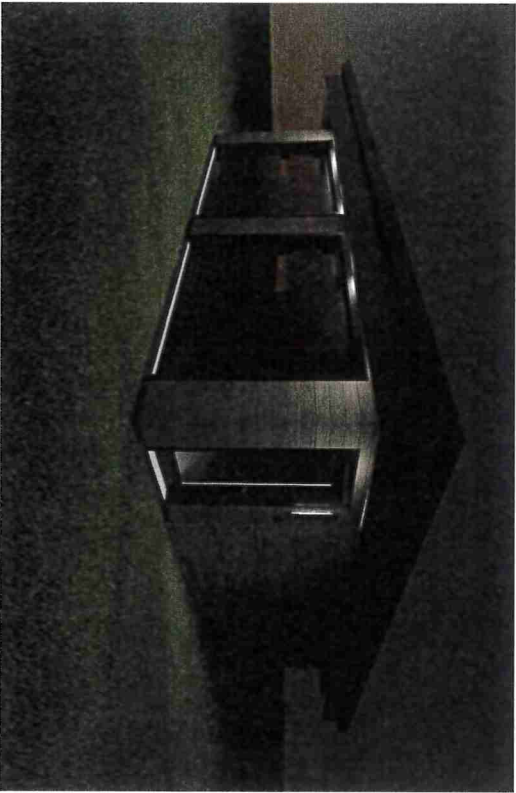
Installation: 1000
Warranty: 1000
Notes: 1000

For more information please contact: 1000
Website: 1000

Finish Type: 1000
Material: 1000
Weight: 1000
Dimensions: 1000 x 1000 x 1000

Installation: 1000
Warranty: 1000
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**MARSHALL
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 32088 W TREASURE
 ISLAND DRIVE
 HARTLAND, WI 53029

Sheet Title:

PRELIMINARY SITE/GRADE
PLAN

Project:

THE MARSHALL RESIDENCE
TREASURE ISLAND DRIVE
CHENEQUA, WI

Client:

TOM & AMY MARSHALL

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 7-21-25
Revisions: 9-10-25, 9-17-25, 1-12-26, 1-21-26, 6-15-26

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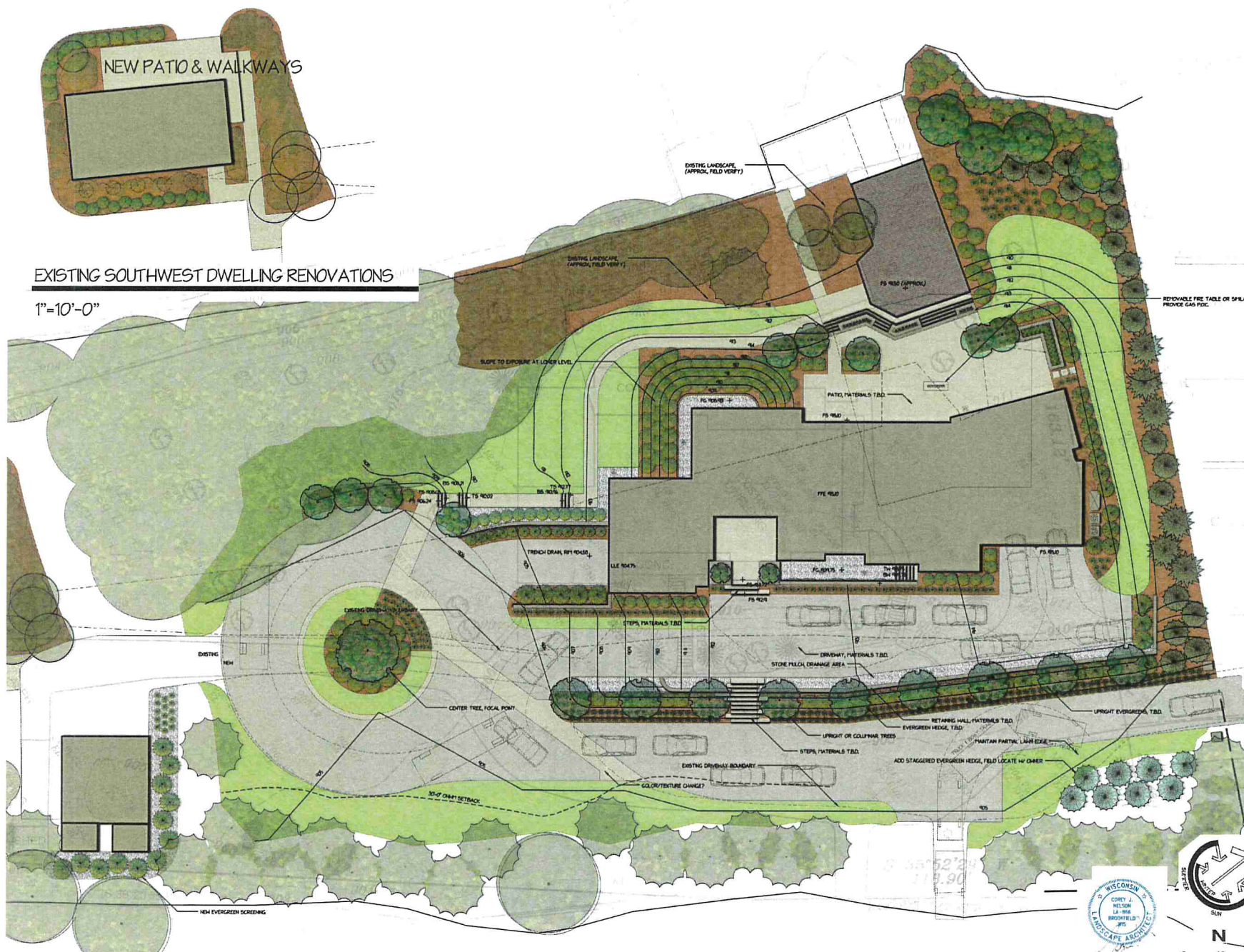
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NEW PATIO & WALKWAYS

EXISTING SOUTHWEST DWELLING RENOVATIONS

1"=10'-0"





LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823

262-549-6111
262-549-9229

www.nelsonlandscape.com

Sheet Title:

PLANTING PLAN

Project:

THE MARSHALL RESIDENCE
TREASURY ISLAND DRIVE
CHENEQUA, WI

Client:

TOM & AMY MARSHALL

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 7-21-25
Revisions: 9-10-25, 9-17-25, 1-21-26, 7-14-26

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Plant Number	Plant Name	Quantity	Notes
1	1" GREEN DIRT TONKOO	1	
2	1" GREEN DIRT TONKOO	1	
3	1" GREEN DIRT TONKOO	1	
4	1" GREEN DIRT TONKOO	1	
5	1" GREEN DIRT TONKOO	1	
6	1" GREEN DIRT TONKOO	1	
7	1" GREEN DIRT TONKOO	1	
8	1" GREEN DIRT TONKOO	1	
9	1" GREEN DIRT TONKOO	1	
10	1" GREEN DIRT TONKOO	1	
11	1" GREEN DIRT TONKOO	1	
12	1" GREEN DIRT TONKOO	1	
13	1" GREEN DIRT TONKOO	1	
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98	1" GREEN DIRT TONKOO	1	
99	1" GREEN DIRT TONKOO	1	
100	1" GREEN DIRT TONKOO	1	

EXISTING SOUTHWEST DWELLING RENOVATIONS

1"=10'-0"



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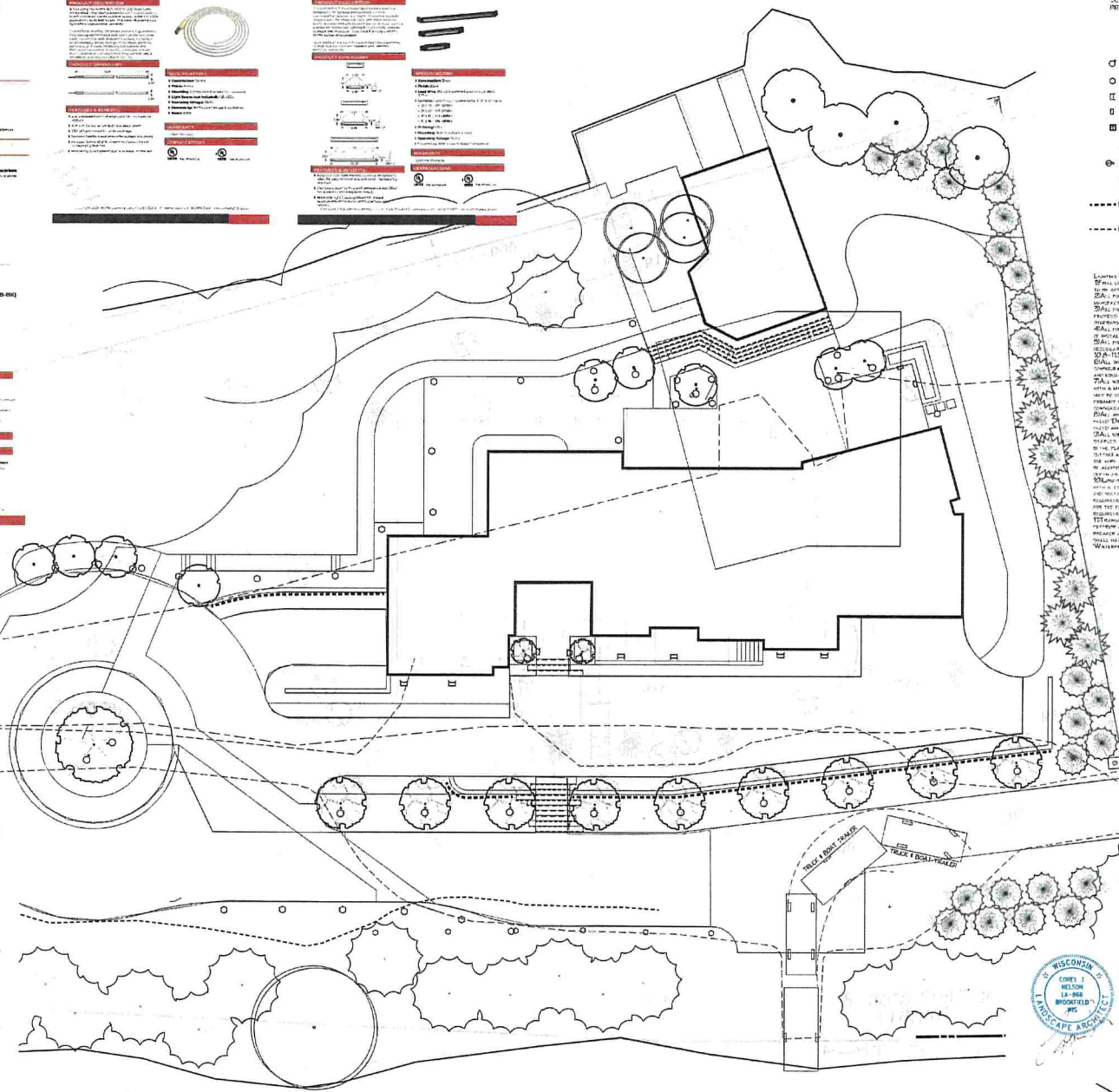
• Residential

• Commercial

• Design/Build

Sheet # L200 Page 2 of 4



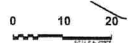
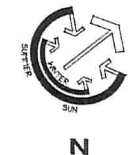
[illegible][illegible][illegible][illegible]

NOTE:
TRANSFORMER LOCATION TO BE DETERMINED. MOUNT
IN LOCATION ADJOINING AN EXTERIOR MOUNTED
OUTLET BOX, VERIFY FINAL LOCATION WITH OWNER
PRIOR TO INSTALLATION

- LOW-VOLTAGE LIGHTING LEGEND
- PATIO AREA DOWNLIGHT
 - PATH DOWNLIGHT
 - ▤ PATIO AREA DOWNLIGHT
 - ▥ RECESSED HARDSCAPE LIGHT
 - TRANSFORMER
- LOW VOLTAGE ELECTRICAL
- RECESSED WALL OUTLET

***** LINEAR WALL DOWNLIGHT (UNDER CORING, CONTINUOUS)

***** LINEAR STEP UNDERMOUNT LIGHT (CONTINUOUS)

[illegible]

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 **262-549-9229**
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Sheet Title:

LIGHTING PLAN

Project:

THE MARSHALL RESIDENCE
TREASURE ISLAND DRIVE
CHENEQUA, WI

Client:

TOM & AMY MARSHALL

Plan Notes:

Designed By: C. J. N.
 Drawn By: C. J. N.
 Date: 7-21-25
 Revisions: 9-10-25, 9-17-25, 1-21-26, 7-14-26

Notice:

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Sheet Title: STORMWATER MANAGEMENT PLAN

Project: THE MARSHALL RESIDENCE
TREASURE ISLAND DRIVE
CHENEQUA, WI

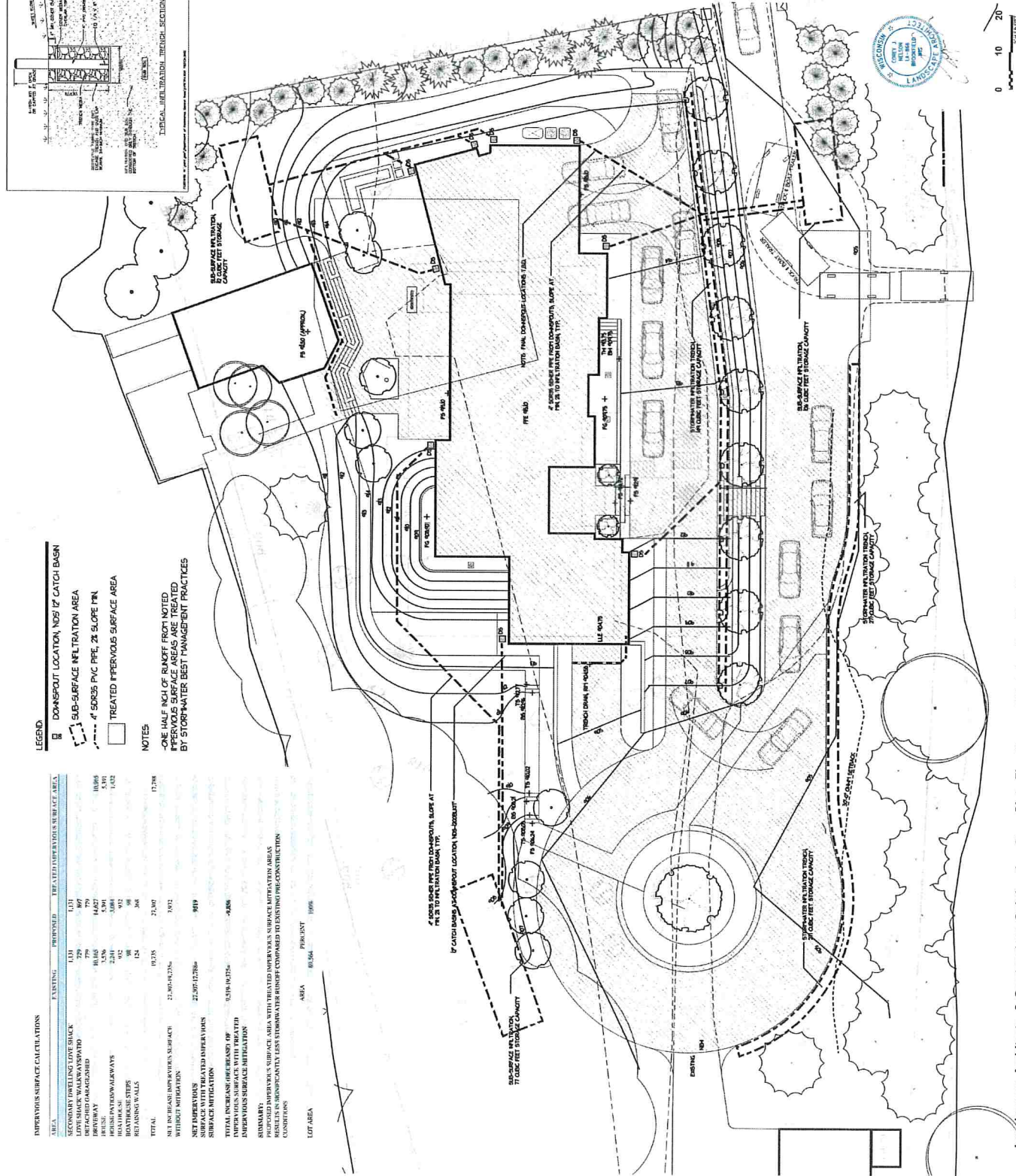
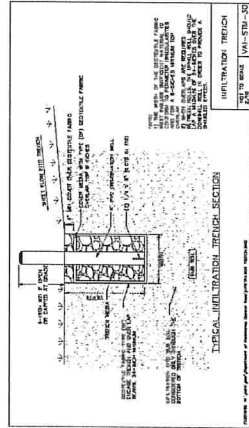
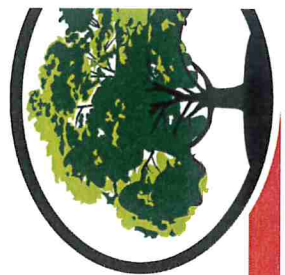
Client: TOM & AMY MARSHALL

Plan Notes:

Designed By: C. J. N.
 Drawn By: C. J. N.
 Date: 7-21-25
 Revisions: 9-10-25, 9-17-25, 1-21-26, 2-16-26,
 7-14-26

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- Residential
- Commercial
- Design/Build



STAFF REVIEW

Date: July 28th, 2026

Meeting Date & Time: Monday, August 10th, 2026 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscape Architect: Nelson Landscape

Owner: James and Genevieve Harkness

Location: 5464 N Paulines Wood Dr

Project Description: Proposed Landscape Plan

Zoning District: Residence District – Lot Abutting a Lake

PRIMARY RESIDENCE:	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	4.84	acres
LOT WIDTH: AVERAGE	150	ft. min.	259	ft.
TOTAL IMPERVIOUS SURFACE	NA	Percent	11.9	Percent

COMMENTS:

Dear Plan Commission and Village Board,

The applicants have submitted a landscape plan for their existing single-family residence located on a 4.84-acre parcel abutting Pine Lake. The proposed improvements include new walkways, patios, retaining walls, driveway modifications, stormwater management facilities, grading, and landscape lighting.

Shoreland Improvements

The applicants propose to replace the existing pathway connecting the residence to the boathouse and pier with a new four-foot-wide paver walkway incorporating Lannon stone steps where necessary due to existing grade changes. Pursuant to Section 6.5(4) of the Village Code, walkways are permitted within the seventy-five (75) foot shoreland setback.

The plans also propose removal of the existing timber retaining walls located within the shoreland setback and replacement with a Lannon stone. The existing retaining wall is considered a legal nonconforming structure. Pursuant to 6.7(4)(b) the replacement retaining wall must maintain the existing footprint and height of the current walls.

Landscape Improvements Outside the Shoreland Setback

Outside of the seventy-five (75) foot setback, the applicants propose the following improvements:

- A five-foot-wide paver walkway extending around the lakeside and north side of the residence.
- A Lannon stone stepper pathway providing access around the southside of the residence.
- A lakeside paver patio with a seating area.
- A patio located on the northeast side of the residence incorporating a gas fire pit and a low saw-cut Lannon stone seating wall.
- A connecting paver walkway extending from the main entrance toward the existing detached garage.
- Lannon stone steps constructed to accommodate grade changes along this walkway.
- A new Lannon stone retaining wall located between the proposed steps and the circular driveway.

Driveway Modifications

The applicants propose to reconfigure the existing driveway. The majority of the proposed driveway follows the existing alignment, with the biggest change involving the expansion of the circular driveway to improve vehicle maneuverability.

Grading and Stormwater Management

Incorporated with the plan, the applicants propose installation of a 636 cubic foot infiltration basin located south of the driveway between the residence and the roadway. The infiltration system is intended to help manage runoff.

Stormwater from the residence is proposed to be directed north and south of the residence as illustrated on the landscape plan. As proposed, all stormwater drains will be equipped with catch basins to be installed adjacent to the residence.

The plans also propose removal of an existing retaining wall located on the southeast side of the residence. The applicants intend to place fill and regrade this area to create a gradual landscaped slope in place of the existing retaining wall.

Landscape Lighting

The submitted plans include a comprehensive landscape lighting plan consisting of:

- Tree-mounted downlights: The plans propose 16 tree mounted down lights approximately 15-20 feet above grade with an output of 425 lumens and a color temperature of 2,700 Kelvin.
 - These fixtures must be angled and mounted in a way to reduce the possibility of light trespass and glare onto neighboring properties.
- Pathway lighting: Approximately 44 pathway fixtures utilizing two fixture styles with an output of 425 lumens and a color temperature of 2700 Kelvin.
- Hardscape lighting: There are 14 hardscape lights in total. Two styles of recessed hardscape lighting incorporated into the proposed retaining walls and patios to provide downward-directed illumination with an output of 200 lumens and 425 lumens and a color temperature of 2700 Kelvin.
 - These fixtures must be angled and mounted in a way to reduce the possibility of light trespass and glare onto neighboring properties.

Shoreland Vegetation

The submitted plans may require removal of existing vegetation within the seventy-five (75) foot shoreland setback to accommodate for new plantings. At this time, no Shore Cover Removal Permit has been issued.

Prior to any removal of vegetation within the shoreland setback, the applicants must obtain a Shore Cover Removal Permit from the Village Forester in accordance with the Village Code 6.09. No shoreland vegetation may be removed until the required permit has been approved.

c: Matthew T Carney, Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
James and Genevieve Harkness, Owner
Corey Neslon, Landscape Architect
Cody Lincoln, Zoning Administrator

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058



SHEET INDEX:

COREY NELSON
414-349-9171
COREY@NELSONLANDSCAPE.COM

L000 TITLE SHEET
L100 EXISTING CONDITIONS (SURVEY)
L200 SITE/GRADE PLAN-OVERALL
L300 SITE/GRADE PLAN-ENLARGED EAST
L400 SITE/GRADE PLAN-ENLARGED WEST
L500 PLANTING PLAN EAST
L600 PLANTING PLAN WEST
L700 LIGHTING PLAN
L800 STORMWATER MANAGEMENT
L900 NOTES, DETAILS, & MATERIALS

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Sheet Title:

EXISTING CONDITIONS

Project:

THE HARKNESS RESIDENCE

5464 N PAULINES WOOD DR
NASHOTAH, WI 53058

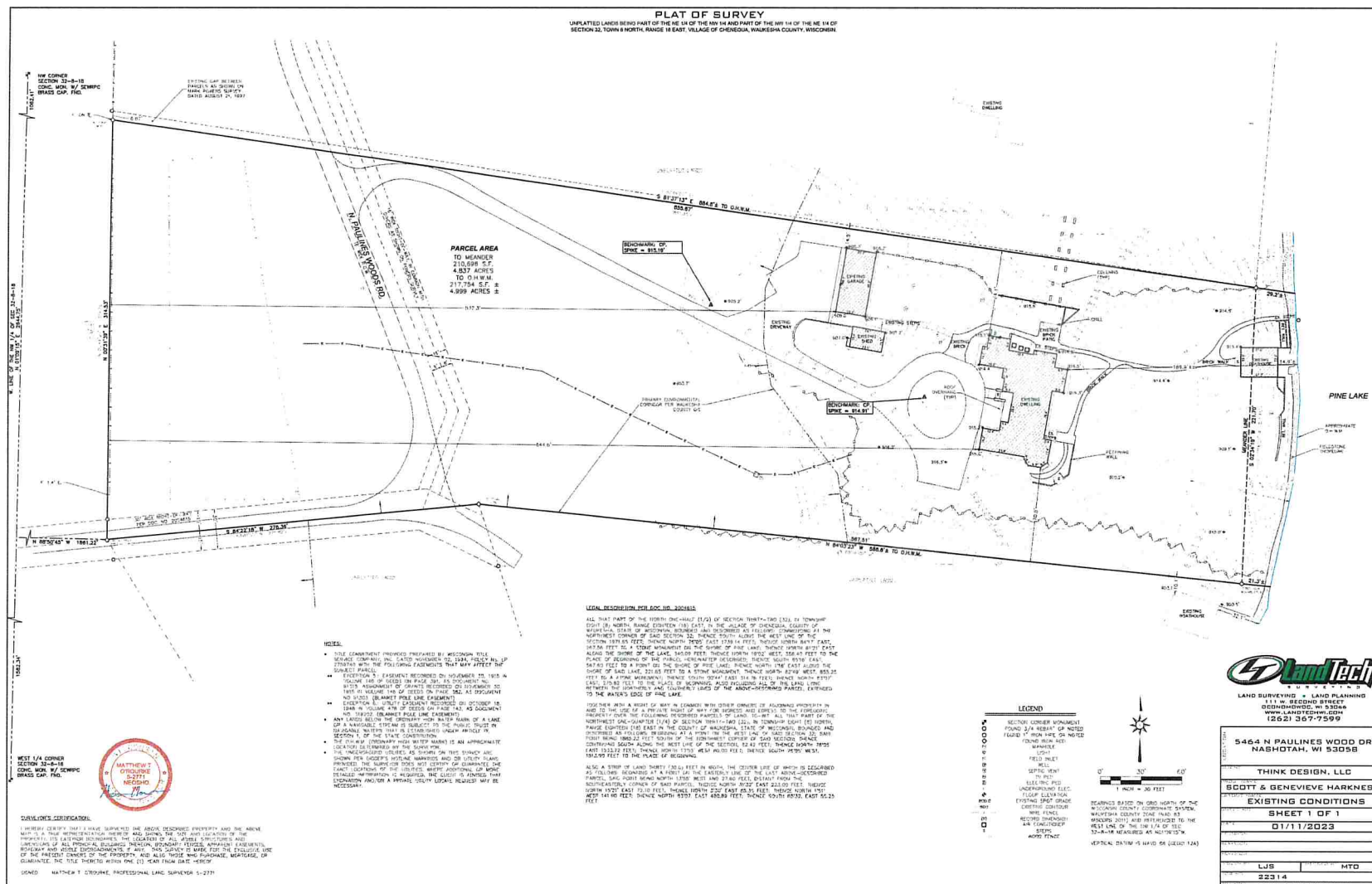
Client: JAMES & GENEVIEVE
HARKNESS
5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

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- Residential
- Commercial
- Design/Build



Sheet Title:

Project:

Client:

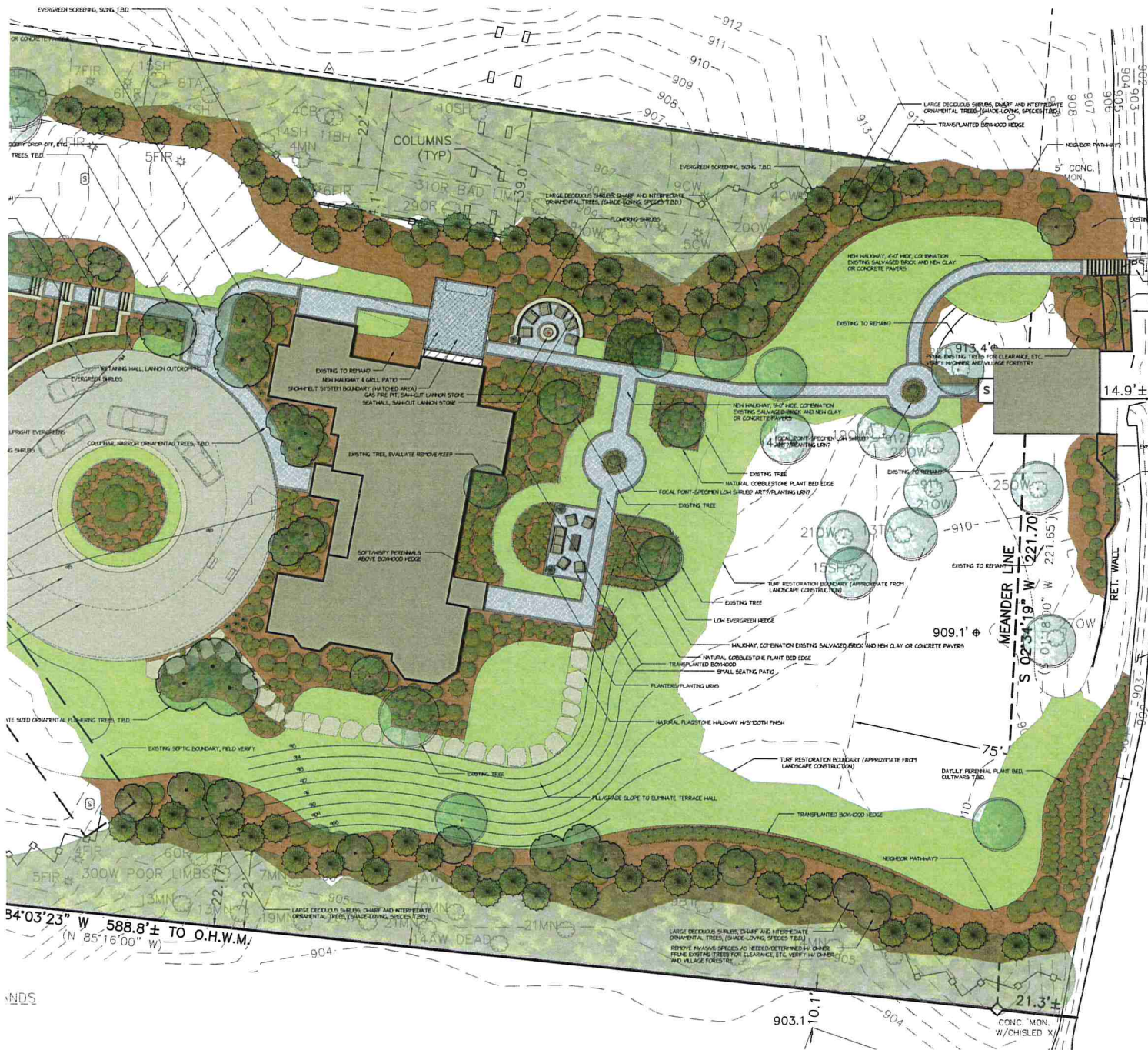
Plan Notes:

Notice:

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- Residential
- Commercial
- Design/Build



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Sheet Title:

SITE/GRADE
RENOVATION PLAN-ENLARGED

Project:

THE HARKNESS RESIDENCE

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-26
Revisions: 7-14-26, 7-31-26

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Sheet #: L300 Page 4 of 10



Sheet Title:

Project:

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

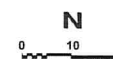
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-26
Revisions: 7-14-26

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Sheet #: L300 Page 4 of 10

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Sheet Title:

**PLANTING PLAN ENLARGED-
EAST**

Project:

THE HARKNESS RESIDENCE
5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

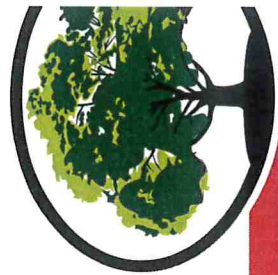
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NASHOTAH, WI 53058

Plan Notes:

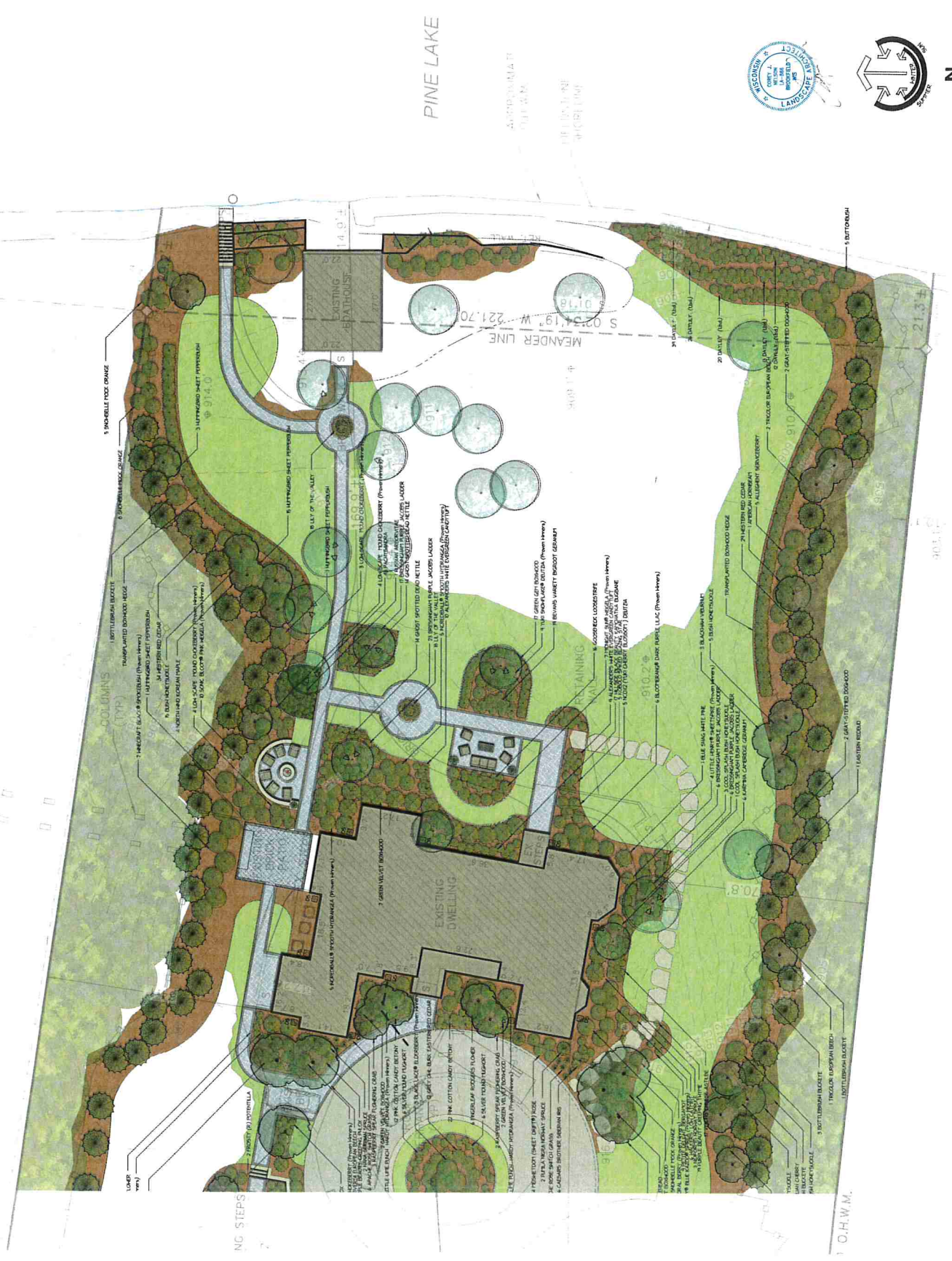
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-26
Revisions: 7-14-26, 7-31-26

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0 10 20
SCALE



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262-549-9229
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Sheet Title:

PLANTING PLAN ENLARGED-
WEST

Project:

THE HARKNESS RESIDENCE

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-26
Revisions: 7-14-26

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BENCHMARK: CP.
SPIKE = 915.19'





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☎ 262-549-9229
🌐 www.nelsonlandscape.com

Sheet Title:

LIGHTING PLAN

Project:

THE HARKNESS RESIDENCE

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-26
Revisions: 6-29-26, 7-14-26, 7-31-26

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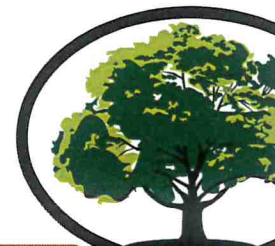
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NOTE:
TRANSFORMER LOCATION TO BE DETERMINED. POINT
IN LOCATION ADJOINING AN EXISTING FOUNTAIN
OUTLET BOX. VERIFY FINAL LOCATION WITH OWNER
PRIOR TO INSTALLATION

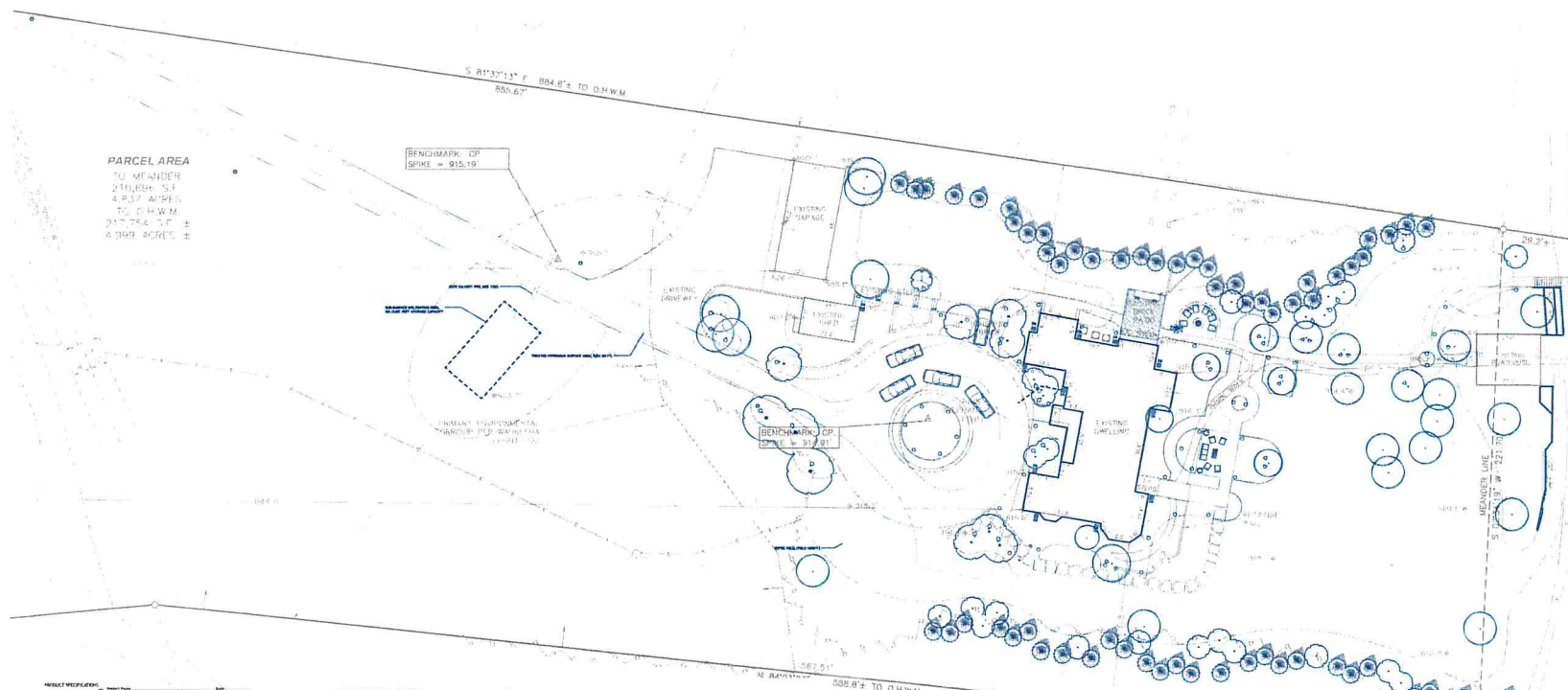
LOW-VOLTAGE LIGHTING LEGEND

- PATH & AREA DOWN LIGHT
- PATH DOWN LIGHT
- HARDSCAPE DOWN LIGHT
- SURFACE-MOUNTED HARDSCAPE LIGHT
- △ TREE-MOUNTED DOWNLIGHT
- TRANSFORMER
- ⊗ 120V LIGHTING/ELECTRICAL
- RECESSED WALL OUTLET
- LAMPPOST (RE-USE EXISTING)



EXISTING LAMPPOSTS (4)

Lighting Notes:
1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.
10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions.



AMP
AMP Low Voltage Landscape Lighting
One 12 Conductor 200 LED Downlight - AAL-16138-40-882

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

Features & Benefits:
• Durable, weather-resistant housing
• High-quality LED light source
• Easy to install
• Long-lasting, energy-efficient lighting solution

AMP
AMP Low Voltage Landscape Lighting
Pinacchio Mini Path Light - APL-3017-4-X-XX

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

Features & Benefits:
• Durable, weather-resistant housing
• High-quality LED light source
• Easy to install
• Long-lasting, energy-efficient lighting solution

AMP
AMP Low Voltage Landscape Lighting
Lock-Design Pro Mini Path Light - ADL-2010-4-B-XX

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

Features & Benefits:
• Durable, weather-resistant housing
• High-quality LED light source
• Easy to install
• Long-lasting, energy-efficient lighting solution

AMP
AMP Low Voltage Landscape Lighting
Conical Pro Path & Area Light

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

Features & Benefits:
• Durable, weather-resistant housing
• High-quality LED light source
• Easy to install
• Long-lasting, energy-efficient lighting solution

AMP
AMP Low Voltage Landscape Lighting
Pro 100 & 120 Watt 12-20V Auto-Tap Transformer

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

Features & Benefits:
• Durable, weather-resistant housing
• High-quality LED light source
• Easy to install
• Long-lasting, energy-efficient lighting solution

AMP
AMP Low Voltage Landscape Lighting
Lock-Design Pro Mini Path Light - ADL-2010-4-B-XX

Product Description:
This AMP Low Voltage Landscape Lighting fixture is designed for use in a variety of outdoor settings. It features a durable, weather-resistant housing and a high-quality LED light source. The fixture is easy to install and provides a long-lasting, energy-efficient lighting solution for your landscape.

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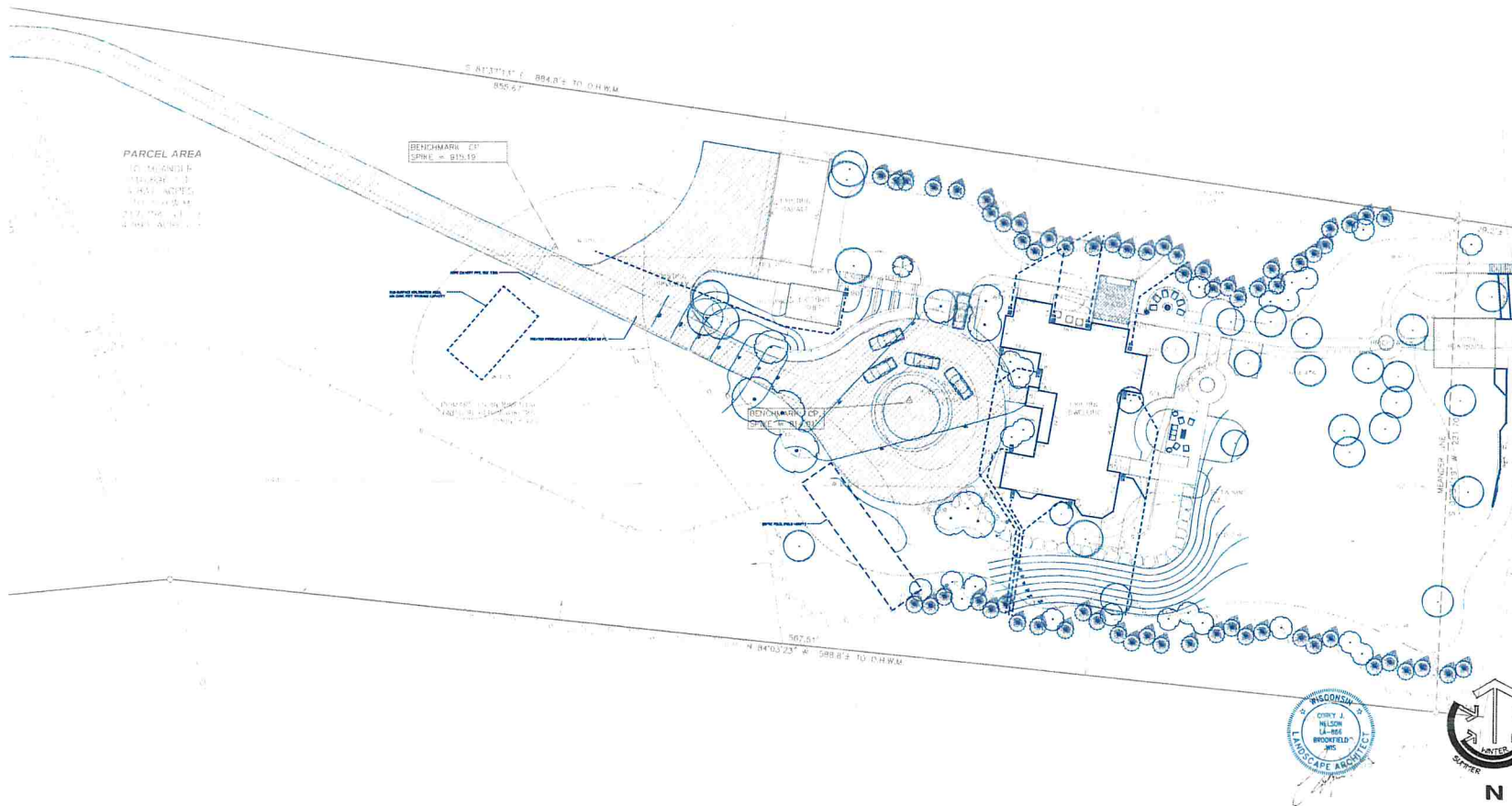
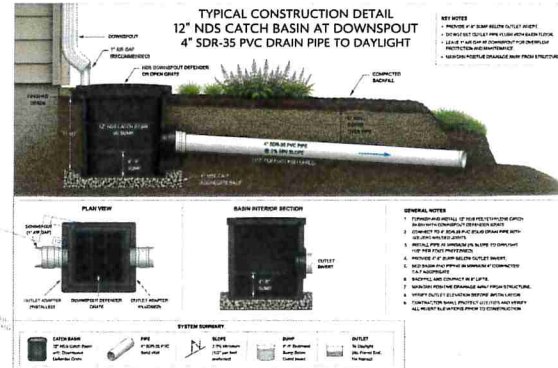
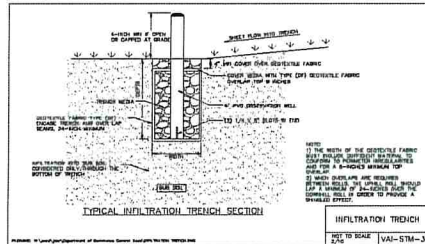
Sheet #: L700 Page 8 of 10

LEGEND:

-
-
-
-

NOTES:

-ONE HALF INCH OF RUNOFF FROM NOTED IMPERVIOUS SURFACE AREAS ARE TREATED BY STORMWATER BEST MANAGEMENT PRACTICES



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262-549-9229
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Sheet Title:

STORMWATER MANAGEMENT
PLAN

Project:

THE HARKNESS RESIDENCE

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Client:

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

Designed By: C. J. N.

Drawn By: C. J. N.

Date: 4-10-26

Revisions: 6-29-26, 7-14-26, 7-31-26

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Sheet #: L800 Page 9 of 10

FIELD: PATIOS & WALKWAYS

BORDERS:

RETAINING WALLS

SEAT WALLS/ACCENT WALLS, COLUMNS

COPING

PLANT BED EDGES (LAKE SIDE OF HOUSE)

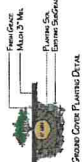
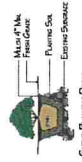
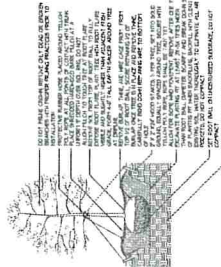
STEPS

STEPPING STONE WALKWAY

'BLUESTONE FLAGSTONE-FULL RANGE' THERMAL TREATED

Original Score _____

TRAIL & SLOPE PLANTING DETAIL

[illegible][illegible]

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