



AGENDA
Village of Chenequa
Monday, August 10, 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, August 10, 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 July 13, 2026.
- 3) Approval of Invoices.
- 4) 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)
- 5) Review and consider action on proposed landscape plan at 5219 N State Road 83 submitted by Hello Starling LLC (Tax Key No. CHQV0417992007)
- 6) 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)
- 7) Review and consider action on proposed landscape plan at 5464 N Paulines Wood Drive submitted by James and Genevieve Harkness (Tax Key No. CHQV0414995)
- 8) Review and discussion of Firework Ordinance No. 2025-10-13-01 Section 8.27
- 9) Discussion regarding fencing for mechanical equipment
- 10) Discussion on special events
- 11) Report – Forester
- 12) Report – Captain of Police
- 13) Report – Village Administrator
- 14) Report – Village President
- 15) Report – Village Attorney
- 16) Agenda items to be considered for future meetings
- 17) 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 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, August 5, 2026, by 4:30 PM

VILLAGE BOARD MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - VILLAGE BOARD MINUTES
OF MONDAY, July 13, 2026
Unofficial until approved by the Village Board.
Approved as written () or with corrections () on August 10, 2026.

A meeting of the Village Board of Trustees was held on Monday, July 13, 2026, at 6:15p.m. utilizing Zoom Communications and in person.

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

Alan Enters and Debbie McNear; via Zoom: E.J. Kubick & Paul Launer

Public Comment

Debbie McNear

Approval of minutes from the Village Board meeting held on June 8, 2026

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

Approval of Invoices

Motion (Grunke/Luther) to approve the invoices, as presented. *Motion carried*

Review and consider Resolution regarding filling vacancy and appointing Municipal Court Judge; Resolution 2026-07-13-01.

Motion (Grunke/Manegold) to approve Resolution regarding filling vacancy and appointing Municipal Court Judge; Resolution 2026-07-13-01. *Motion carried.*

Review and consider Resolution regarding change in snowplow fee; Resolution 2026-07-12-02.

Motion (Grunke/Fiedler) to approve Resolution regarding change in snowplow fee; Resolution 2026-07-13-02. *Motion carried.*

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.

Motion (Pranke/Kubick) to approve an Ordinance Creating Section 5.28 of the Village of Chenequa Municipal Code Regarding Accessory Structures; Ordinance No 2026-07-13-01. *Motion carried.*

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.*

Motion (Fiedler/Manegold) to approve 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. Motion carried.*

Review and consider action on An Ordinance Creating Section 5.26(1)(c) and Text Amendment of the Village of Chenequa Municipal Code Regarding Certain Signs; *Ordinance No 2026-07-13-03.*

Motion(Pranke/Fiedler) to approve and ordinance creating section 5.26(1)(c) and Text Amendment of the Village of Chenequa Municipal Code Regarding Certain Signs; *Ordinance No 2026-07-13-03. Motion carried.*

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).

Motion (Fiedler/Manegold) to approve 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 (Grunke/Kubick) to approve 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 (Luther/Grunke) to recommend to the Village Board approval of the extraterritorial Certified Survey Map submitted by Gregory and Jannelle Peterson. *Motion carried*

Report – Forester

No report

Report – Captain of Police

Captain Anderson reported 1,059 Calls for Service (CFS) in June.

Report – Village Administrator

No report

Report – Village President

No report

Report – Village Attorney

No report

Agenda items to be considered for future meetings

- Review and discussion of Ordinance No. 2025-10-13-01 Section 8.27
- Discussion regarding screened mechanical equipment
- Discussion for special events

Adjournment

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

Respectfully submitted by:

Jasmine Haugland
Village Clerk

Approved and Ordered Posted by:

Jo Ann F. Villavicencio
Village President



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.

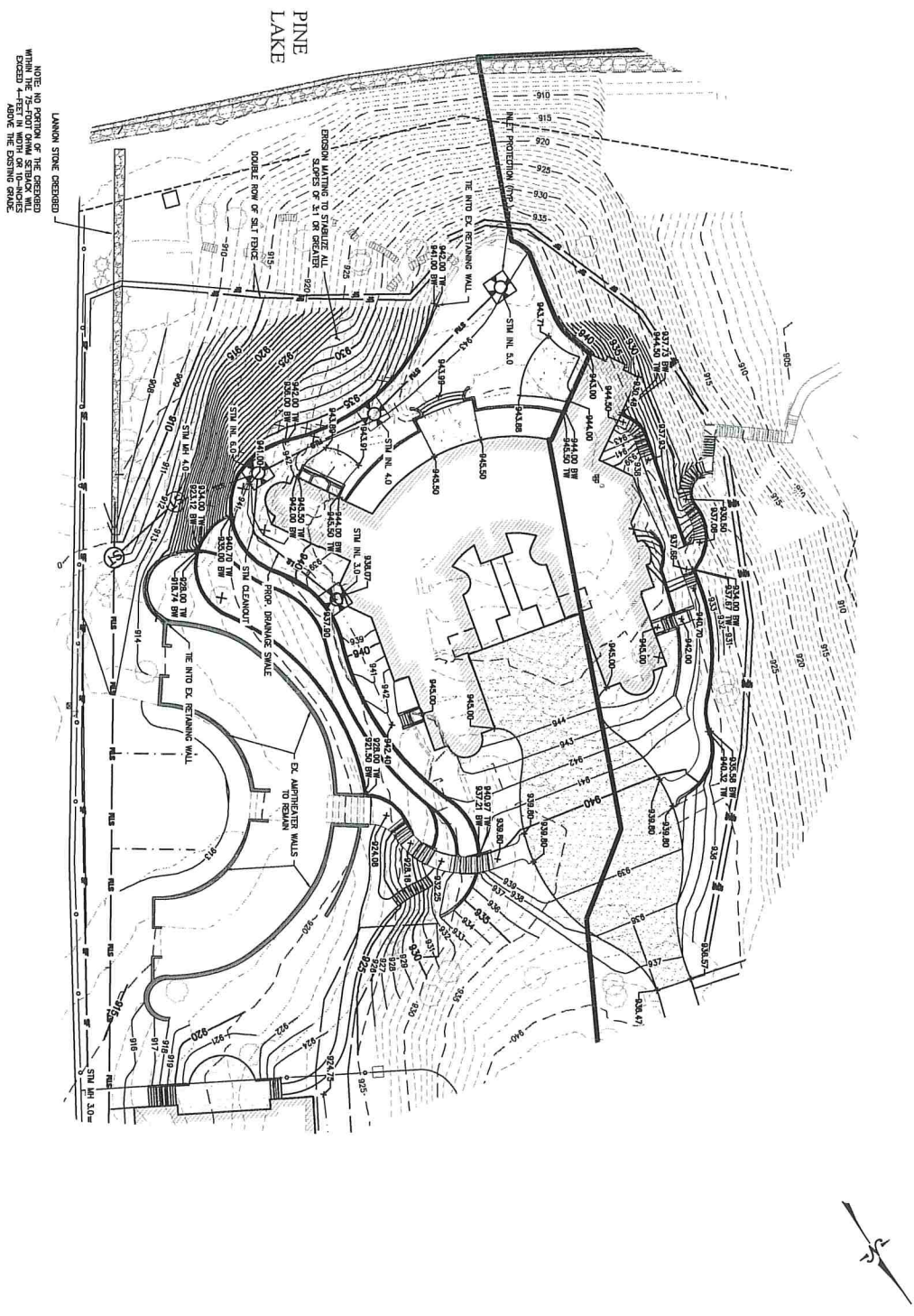
If you have any questions, please call 414-271-0771.

Sincerely,

STRAND ASSOCIATES, INC.®



Isak P. Fruchtman, P.E.



NOTE: NO PORTION OF THE PROPOSED
WITHIN THE 75-FOOT CORNER SETBACK WILL
BE LOCATED WITHIN THE 75-FOOT CORNER
SETBACK ABOVE THE EXISTING DRIVE.

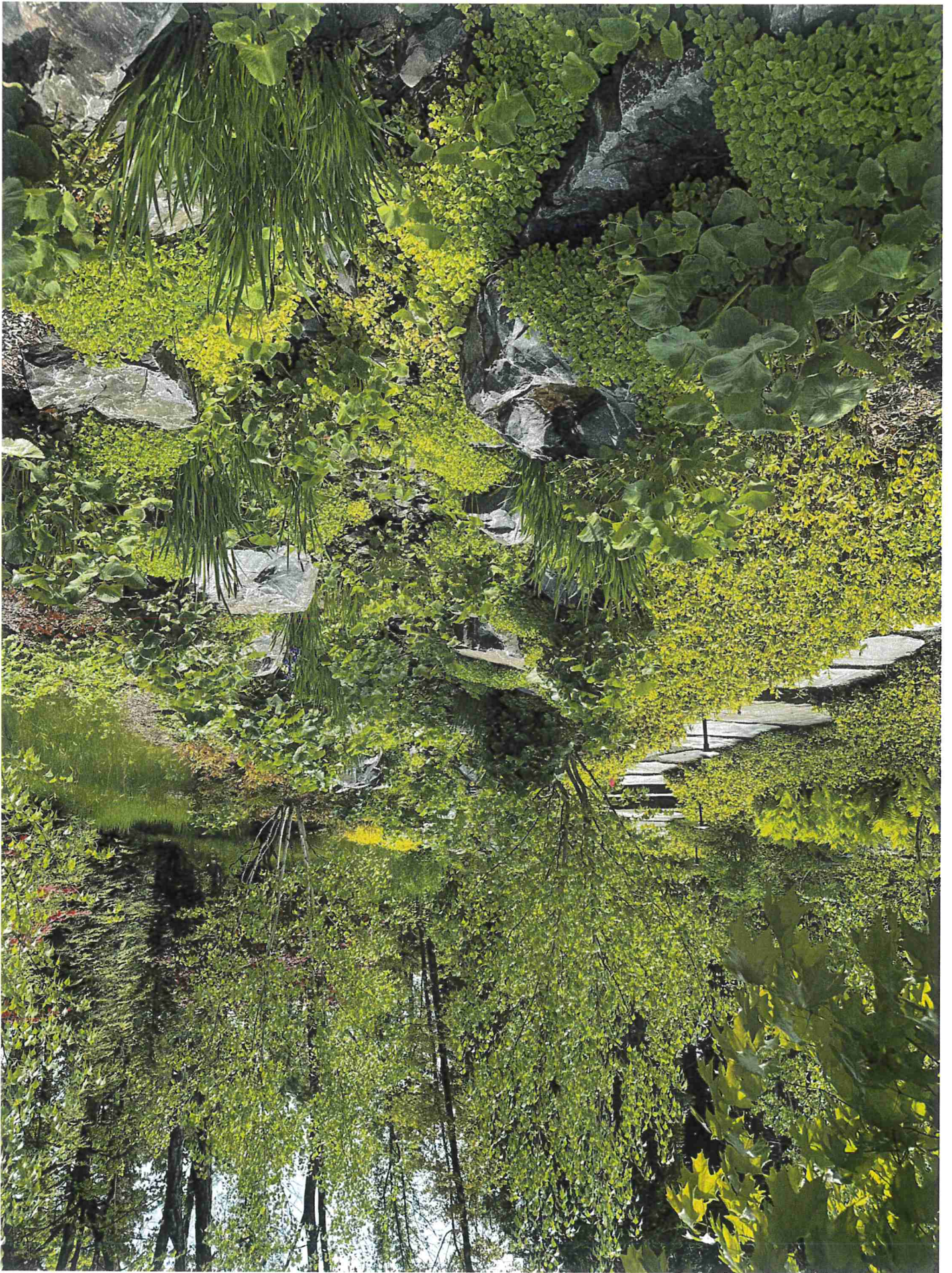
FILENAME: P:\Survey\1 - Projects\2023\23.0016 - Cedar Construction - Ziegler Residence - Chenequa, WI\Sheets\23.0016.dwg

PLOT DATE: 7/17/2025 12:21 PM

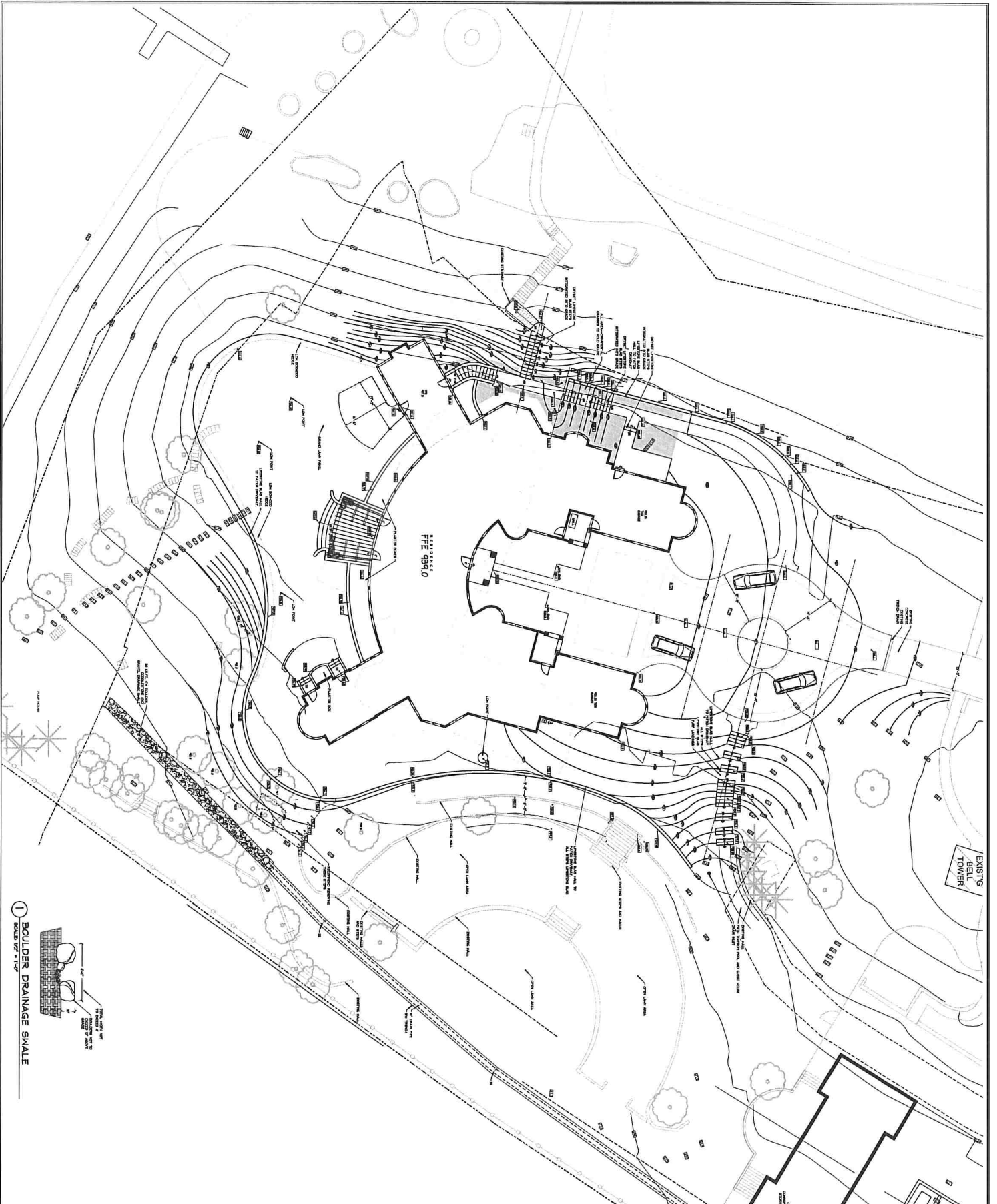
ISSUED FOR REVIEW		GRADING & EROSION CONTROL PLAN		SITE IMPROVEMENT PLANS FOR ZIEGLER PROPERTY	
PLAN DATE	12.14.23	NO.	REVISIONS	BY	DATE
DESIGNED BY	TCL				
SCALE	0" = 40'				
PROJECT NO.	23.0016				
SHEET NO.	C301				
				CHENEQUA, WI	
				LYNCH & ASSOCIATES	
				ENGINEERING CONSULTANTS, LLC	











ZIEGLER RESIDENCE

31795 MUSCOVY ROAD

HARTLAND, WISCONSIN



REVISIONS	DATE	DESCRIPTION

**SCOTT
BYRON
& CO., INC.**

Landscape Architecture
Consulting and Fabrication
3008 North South Highway
Lafayette, WI 53020-1112
TEL: 608-785-0255
FAX: 608-785-0277

DATE: 06.25.25
DESIGN: MAM
DRAWN: MAM
SUPERVISOR: JIK
CLIENT: ZIEGLER

SHEET TITLE:
GRADING &
DRAINAGE

SHEET NUMBER:
L-05.1
JOB NUMBER:
25-124



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

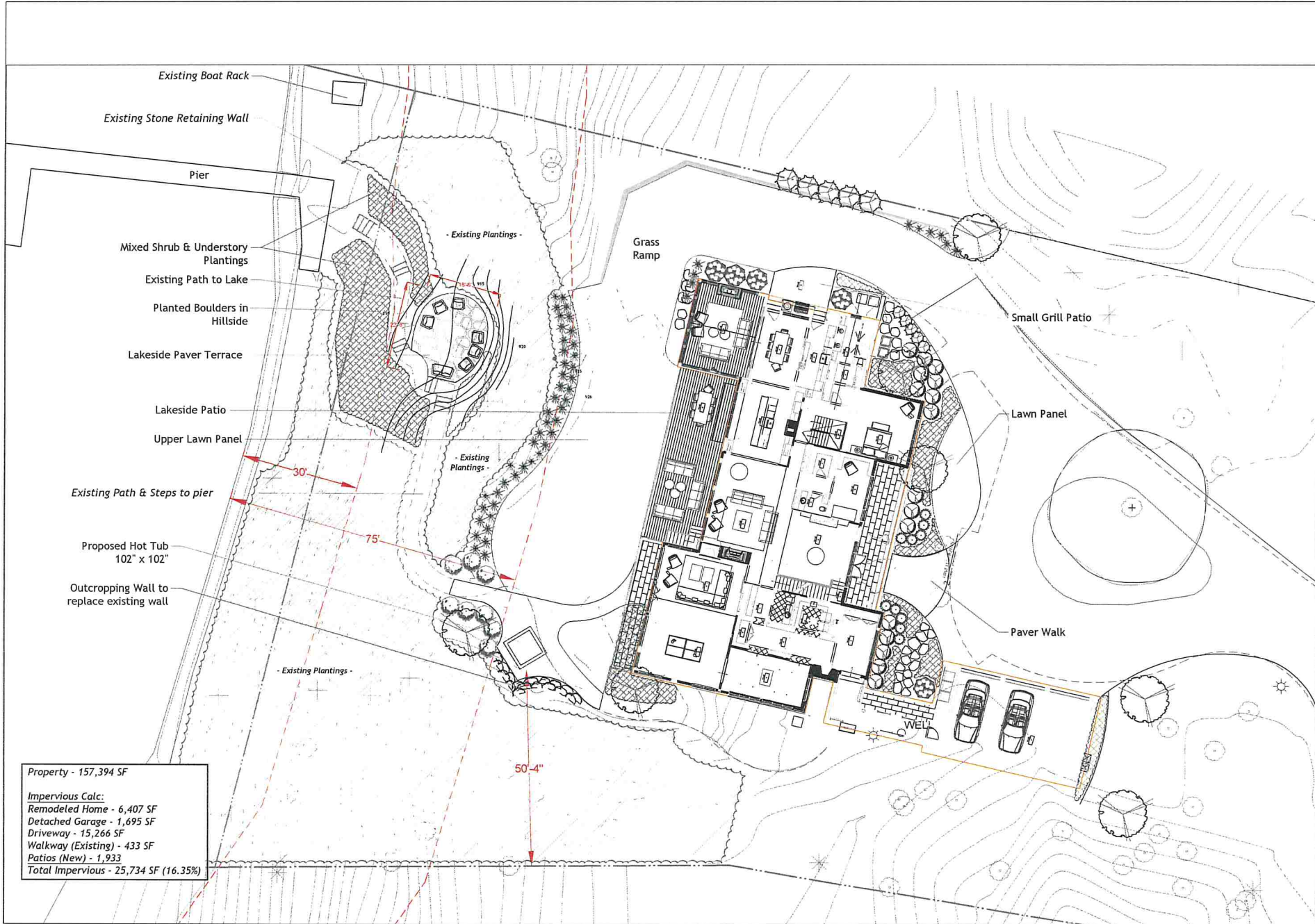
5. Hot Tub

- 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

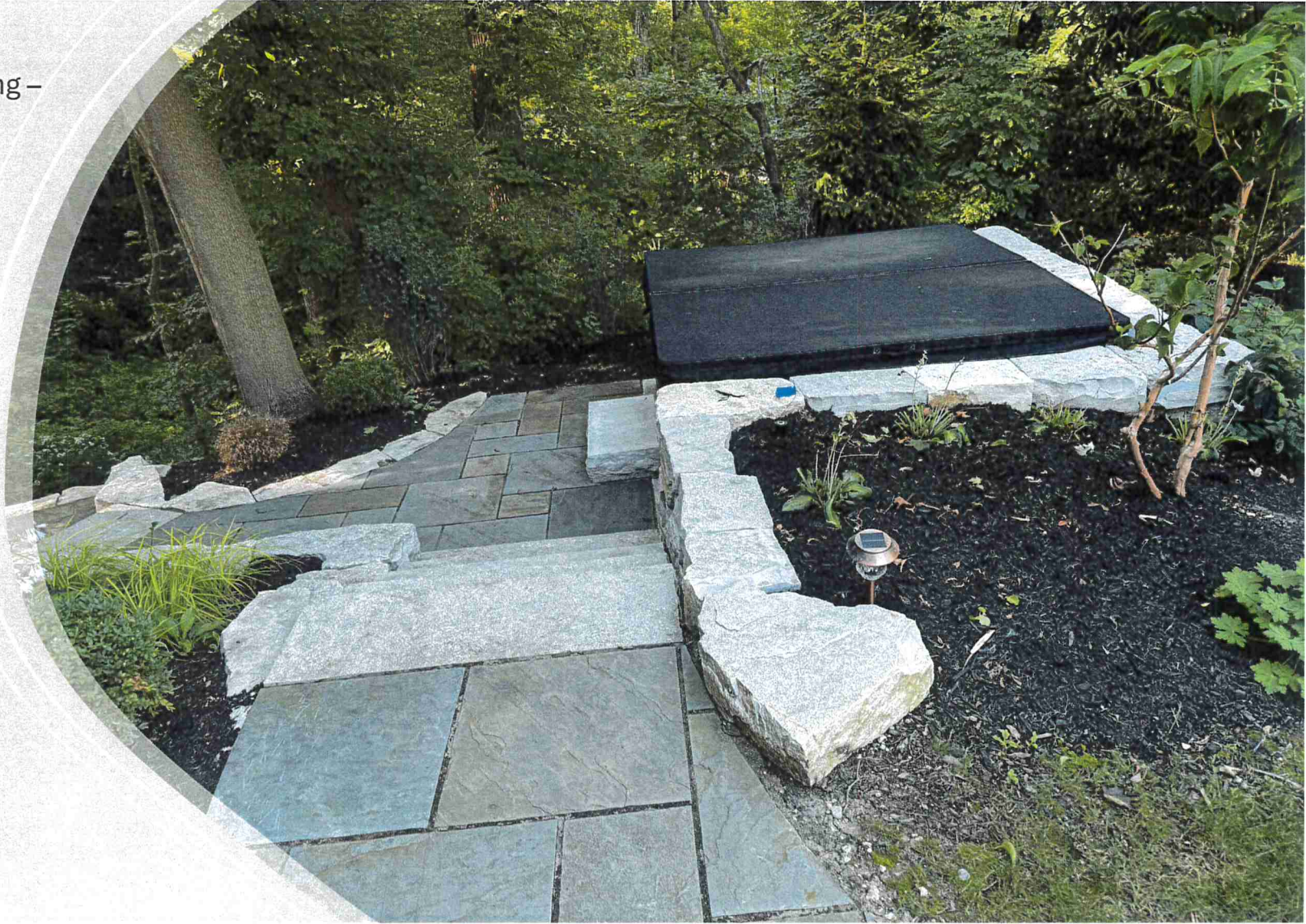
6. Outdoor Lighting

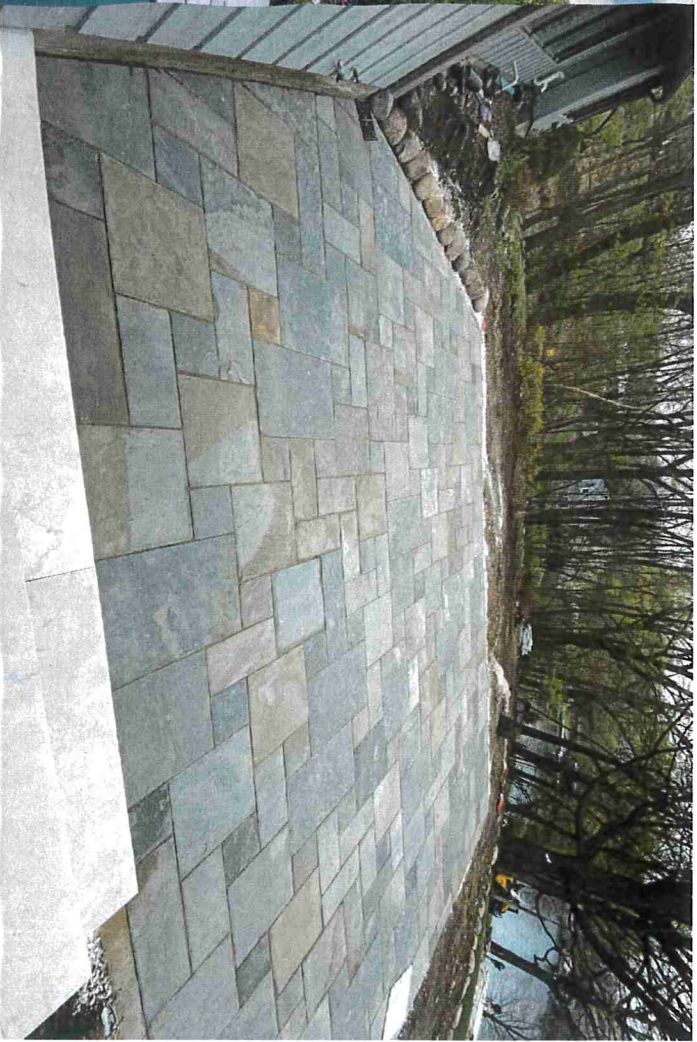
- a. No outdoor lighting is proposed at this time. An outdoor lighting plan must be approved by the Plan Commission and Village Board if the applicant chooses to add outdoor lighting after-the fact.

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



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

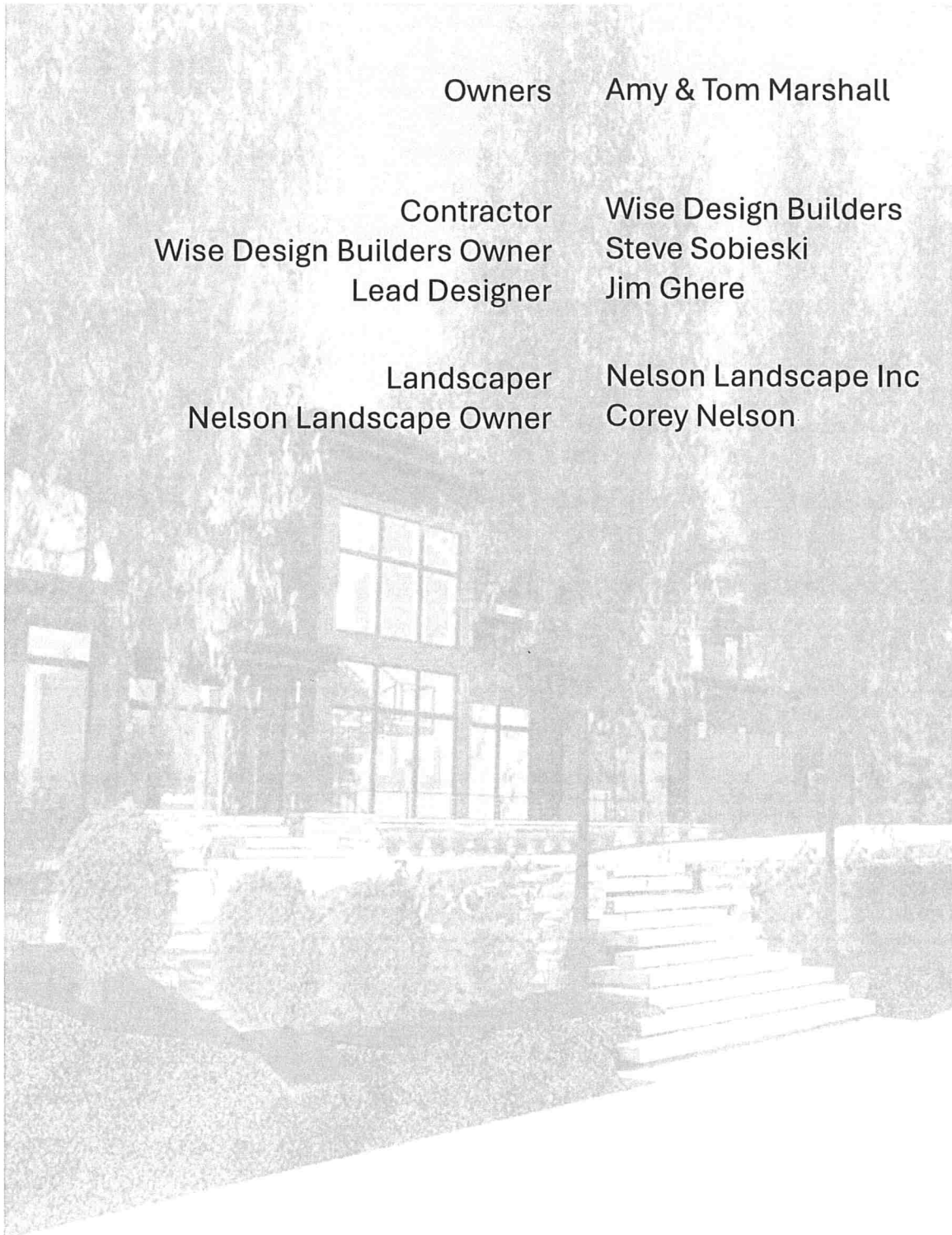
Tom and Amy Marshall, Owner

Introductions

Owners Amy & Tom Marshall

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

Landscaper Nelson Landscape Inc
Nelson Landscape Owner Corey Nelson

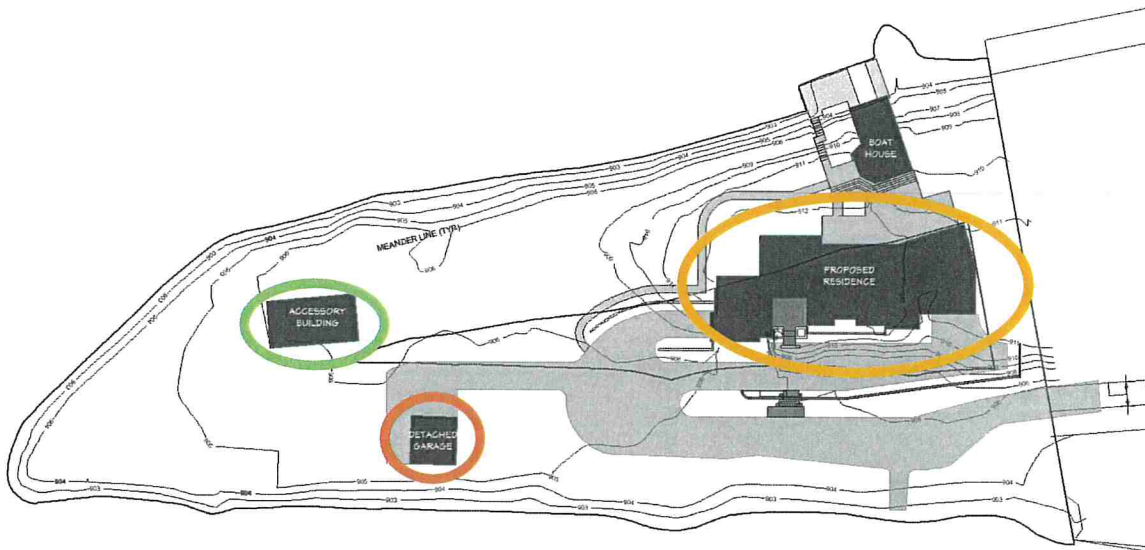


Amy & Tom Marshall Residence
32088 Treasure Island Dr.

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



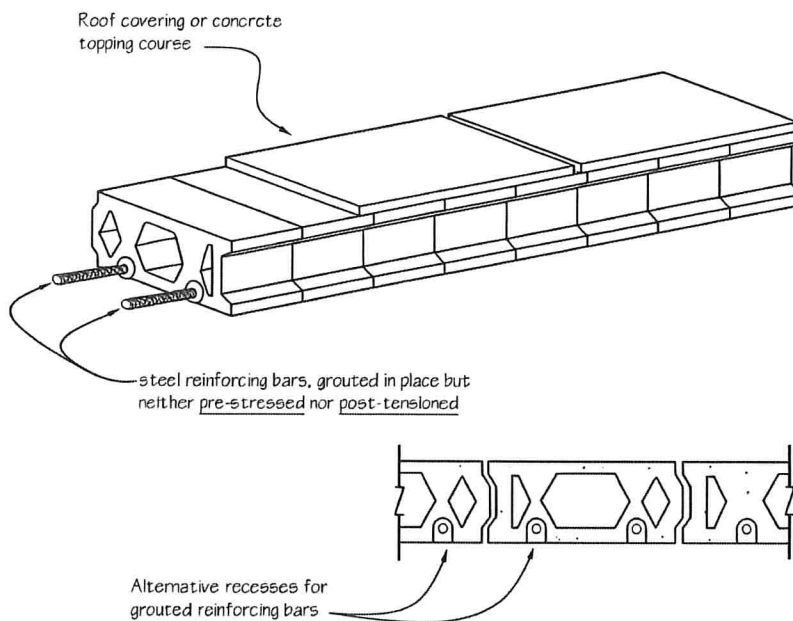
Proposed Site Plan

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

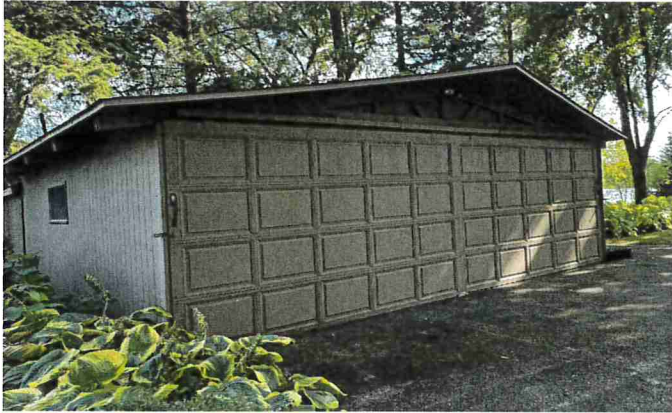


Existing Dox Block Ceiling in Lower Level

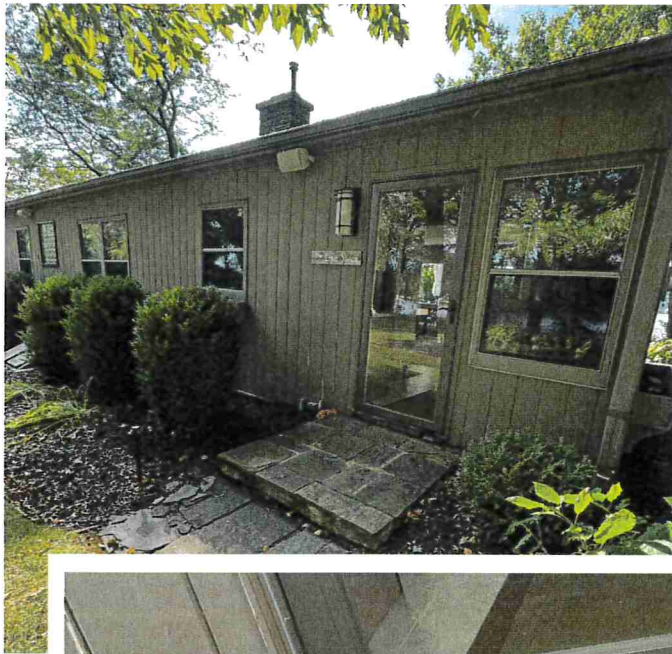
Amy & Tom Marshall Residence
32088 Treasure Island Dr.

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.

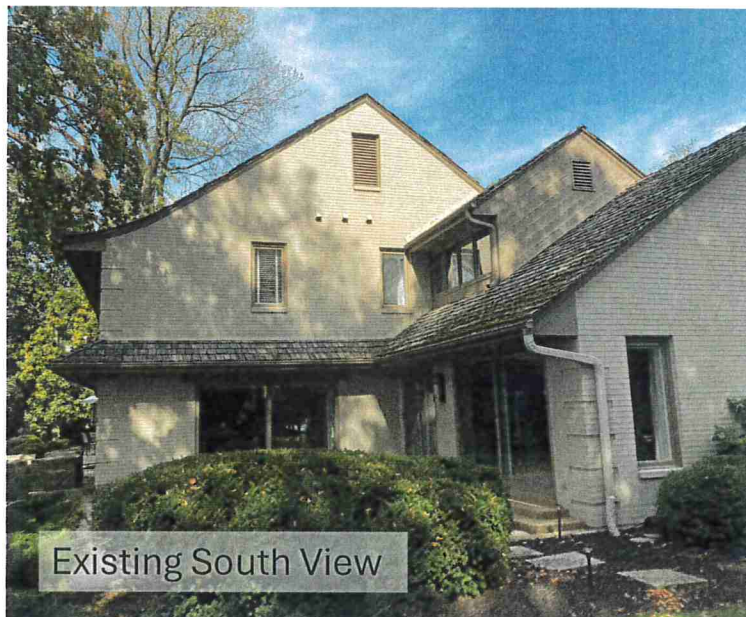
Existing | Style

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

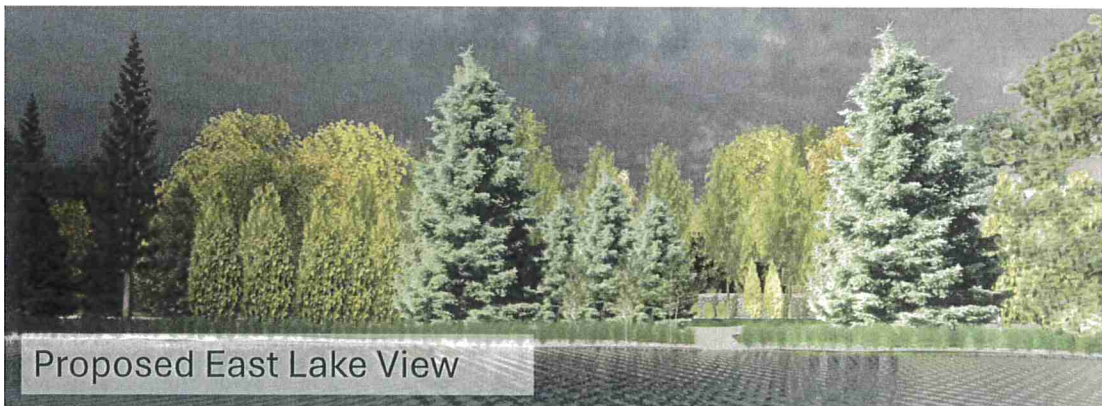
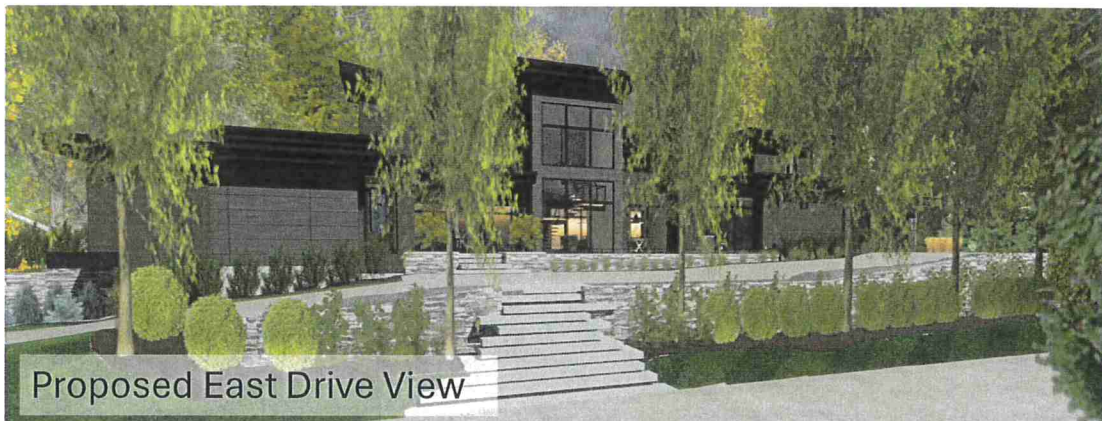


Amy & Tom Marshall Residence
32088 Treasure Island Dr.

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



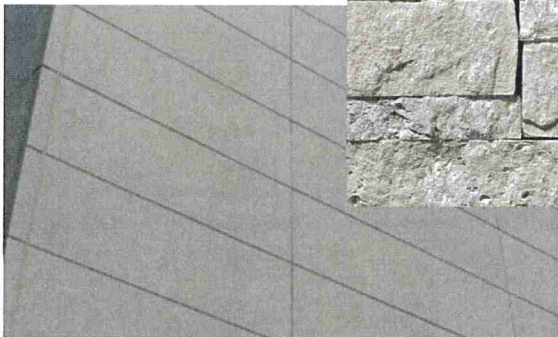
- Views from lake subdued



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



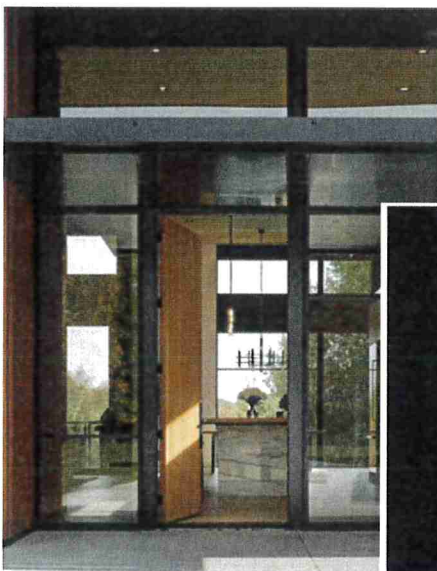
Nichiha Tuffblock Steel



Middleton Stone

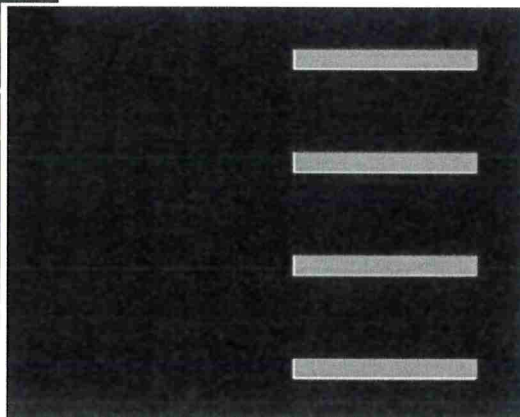


Nichiha Roughsawn Espresso



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
32088 Treasure Island Dr.

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



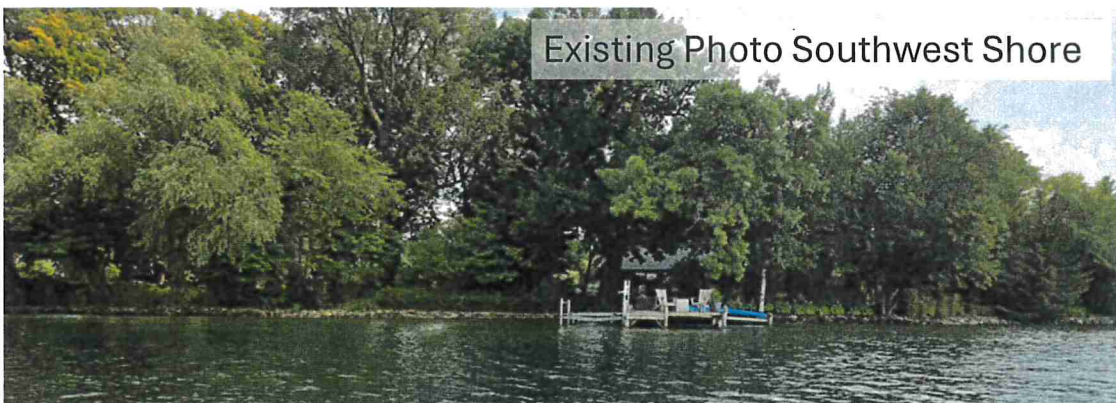
Existing Photo East Shore



Proposed Rendering East Shore

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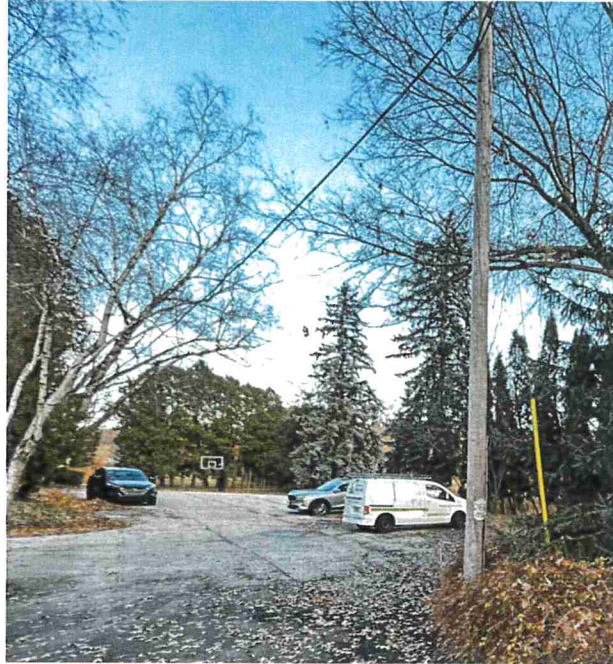
Shoreline Photos



Amy & Tom Marshall Residence
32088 Treasure Island Dr.

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.



PLANT OF SURVEY

Wise Design Builders
Marshall Residence

LEGAL DESCRIPTION: All that part of the Southwest 1/4 of the Southeast 1/4 of Section 32, in Township 8 North, Range 18 East, of the County of Stanislaus, California, known as the "Pine Lake" and described as follows: 1. 37 feet along the East line of said Section 32, 1/4 1,090.13 feet to the Government marker corner mentioned pine lake; thence South 28° 41' 51" West 62.10 feet; thence North 61° 11' 25" West 100.00 feet to a point to be known as point A for future descriptive purposes; thence on a bearing of North 61° 11' 25" West 123.40 feet; thence South 31° 17' 30" West 96.25 feet to the place of beginning of the parcel hereinafter described; thence South 64° 00' 30" East along the Northwesterly line of said property 53.00 feet to a point on the parcel hereinafter described; thence South 39° 20' 55" West 121.00 feet; thence North 21° 08' 19" East 430.91 feet to the point of termination along the aforementioned member line; thence South 64° 00' 30" East 163.10 feet to the place including all those lands lying between the above described member line and the shoreline of Pine Lake.

Parcel 2:
A non-exclusive easement for the benefit of Parcel 1 created by deed dated September 5, 1989 and recorded September 20, 1989, on deed 1140, Image 796, Document No. 1595647 for ingress and egress to State Trunk Highway 83 and its Executive Dwell dated October 10, 1994 and recorded November 2, 1994, Volume 253, Page 144, Document No. 199516.

Parcel 3:
A non-exclusive easement for the benefit of Parcel 1 created by Easement dated May 1, 1980 and recorded May 8, 1980, on Reel 1094, Image 451, Document No. 1595493 for ingress and egress to Treasure Island.

Non-exclusive easement for the benefit of Parcel 1 created by deed dated September 5, 1989 and recorded on September 20, 1989, on Reel 1140, Image 796, Document No. 1595647 for ingress and egress to Treasure Island.

December 22, 2025 Revised Survey
December 22, 2025 Paved Building Setback Lines
June 23, 2026 Added FDM (Flood Data) Note
July 1, 2026 Added Foundation Plan (Not Stacked)

Survey No. 11597

Dennis C. Sauer
Professional Land Surveyor 8-3442

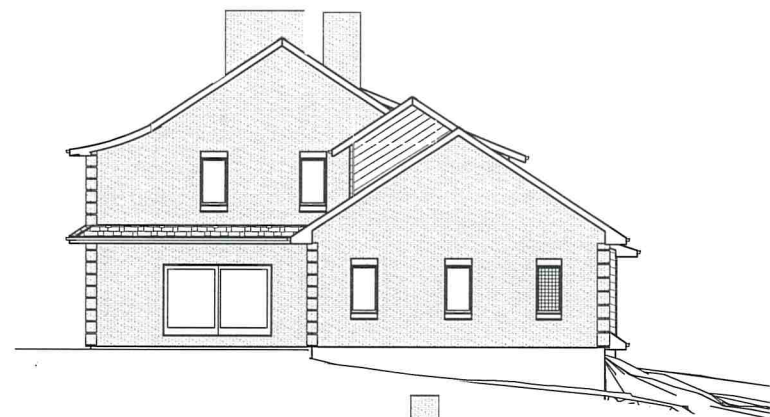
Professional Land Surveyor 5-242



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"

MARSHALL RESIDENCE
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029

1035 Cecelia Drive
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EX-1

MARSHALL RESIDENCE 32088 W TREASURE ISLAND DRIVE HARTLAND, WI 53029

NEW RESIDENCE

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AO.0 COVER
A1.0 SURVEY
A1.1 SITE PLAN W/ SURVEY
A1.2 SITE PLAN
A1.3 SURVEY W/ PROPOSED RESIDENCE
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A2.1 FOUNDATION PLAN "B"
A2.2 LOWER LEVEL
A2.3 FIRST FLOOR PLAN "A"
A2.4 FIRST FLOOR PLAN "B"
A2.5 SECOND FLOOR PLAN
A2.6 REFLECTED CEILING PLAN
A2.7 ROOF PLAN

A3.0 ELEVATIONS

A4.0 SECTIONS
A4.1 SECTIONS
A4.2 SECTIONS
A4.3 SECTIONS
A4.4 SECTIONS
A4.5 SECTIONS

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A6.0 WINDOW/DOOR SCHEDULE
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A7.3 INTERIOR ELEVATIONS
A7.4 INTERIOR DETAILS

A8.0 ARCH STEEL: STAIR

A9.1 RENDERINGS - EXTERIOR
A9.2 RENDERINGS - EXTERIOR
A9.3 RENDERINGS - EXTERIOR
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A9.5 RENDERINGS - INTERIOR
A9.6 RENDERINGS - INTERIOR
A9.7 RENDERINGS - INTERIOR
A9.8 RENDERINGS - INTERIOR

E1.0 EXTERIOR LIGHTING

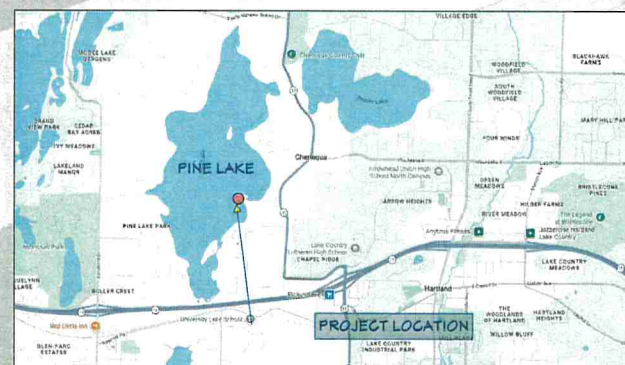
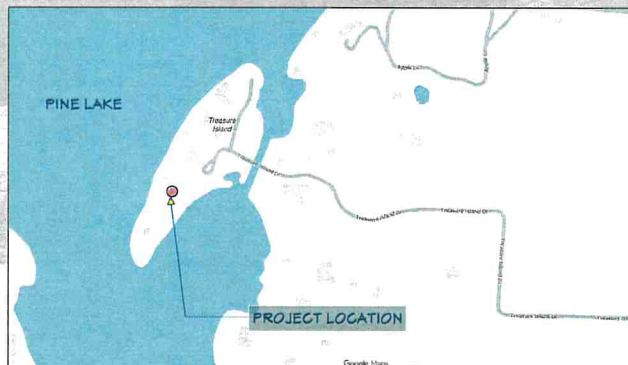
E1.1 LOWER LEVEL ELEC
E1.2 FIRST FLOOR PLAN "A" ELEC
E1.3 FIRST FLOOR PLAN "B" ELEC
E1.4 SECOND FLOOR PLAN ELEC

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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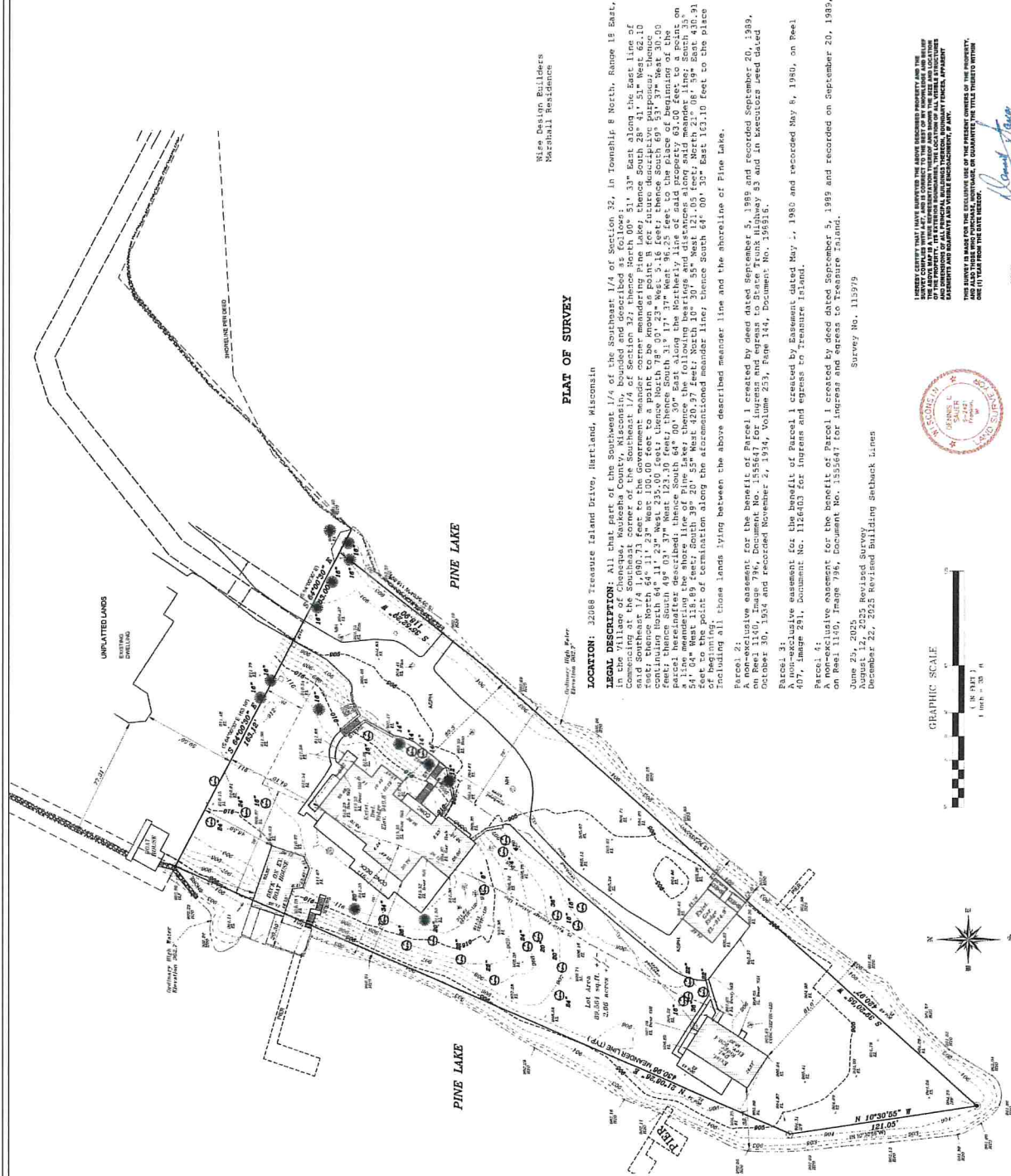
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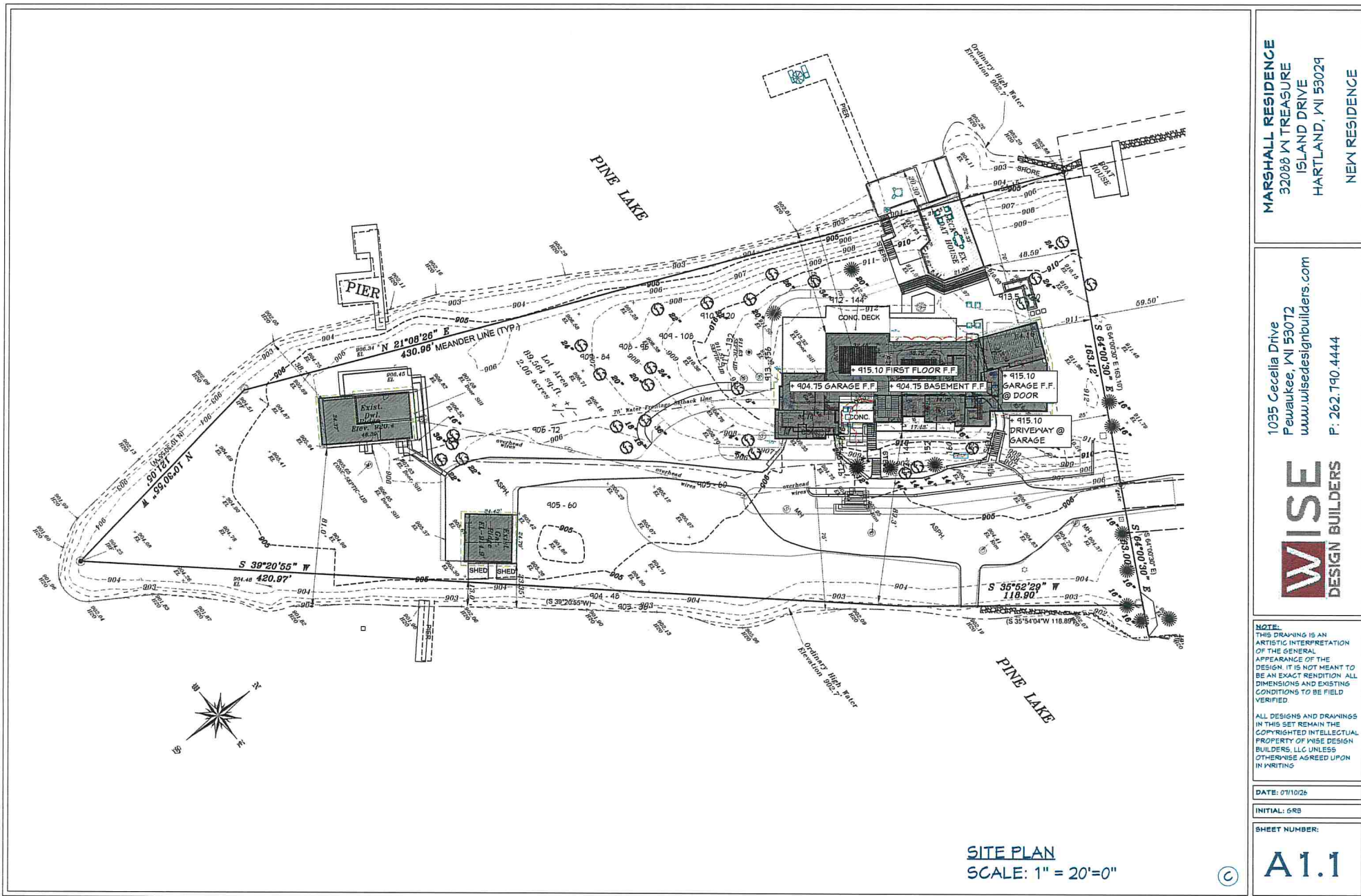
**METROPOLITAN SURVEY
SERVICE, INC.**

PROFESSIONAL LAND SURVEYORS

8482 South 76th Street
Franklin, Wisconsin 53132
PH. (414) 525-5380
www.metropolitansurvey.com



• Denotes Iron Pipe Found
C = Denotes Iron Pipe Found



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A1.2

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NEW RESIDENCE

FOUNDATION PLAN "A"

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

A2.0

SHEET NUMBER:

DATE: 07/02/23

INITIAL: GNB

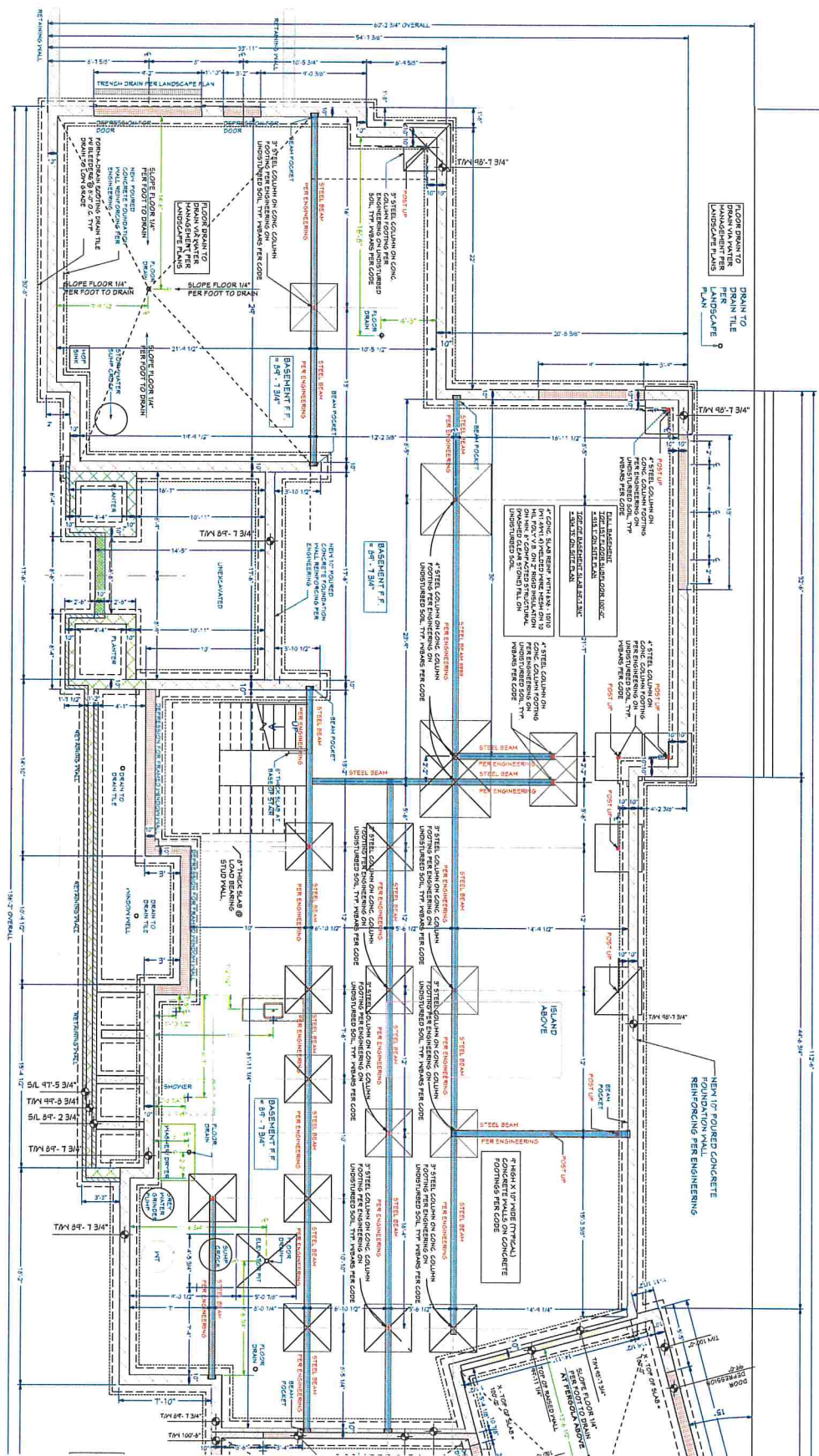
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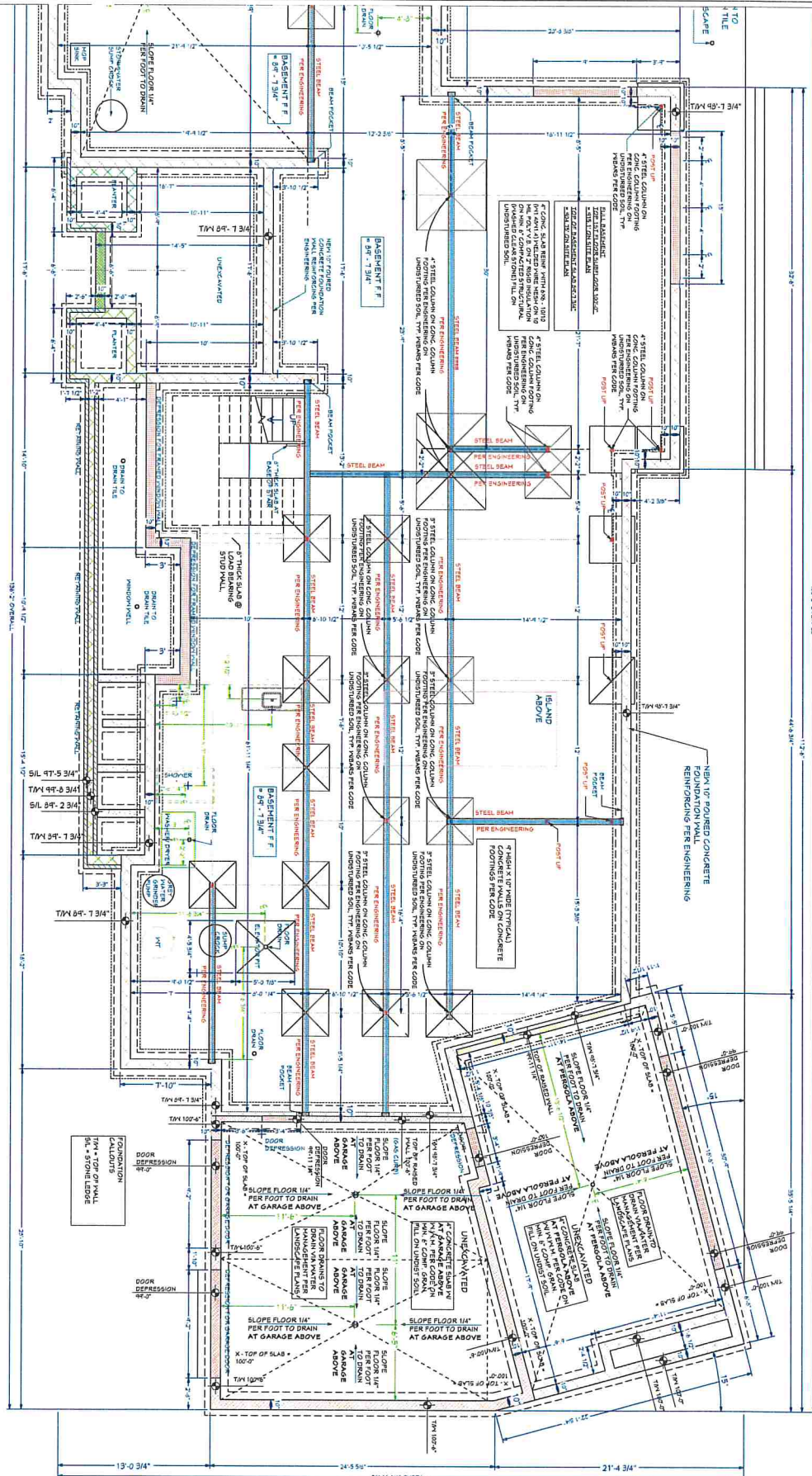
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FOUNDATION PLAN "B" SCALE: 1/4" = 1'-0"

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DATE: 07/20/24
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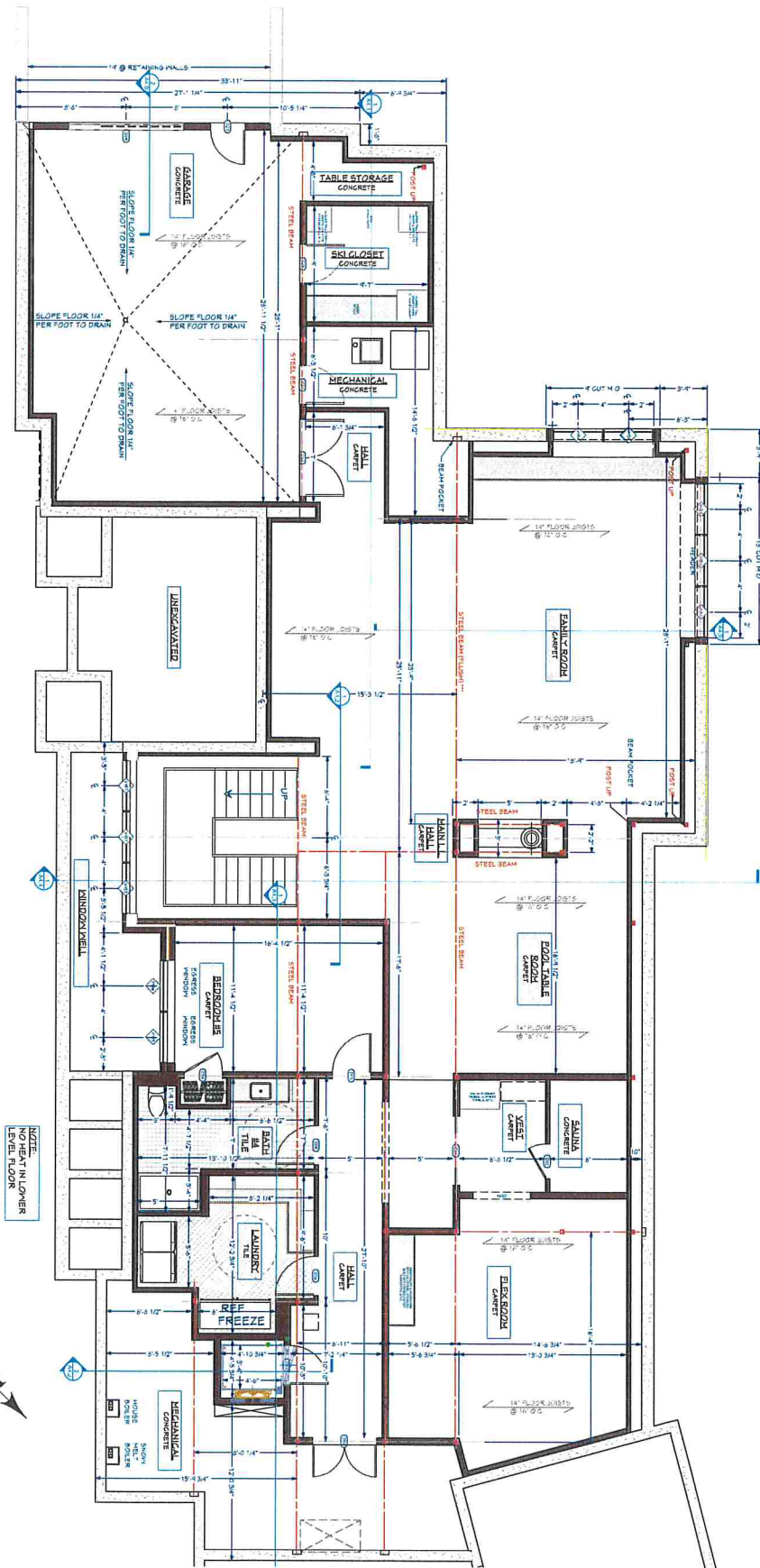
A2.1

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HARTLAND, WI 53029

NEW RESIDENCE



NOTE:
NO HEAT IN LOWER
LEVEL FLOOR

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

©

A2.2

SHEET NUMBER:

DATE: 07/10/26

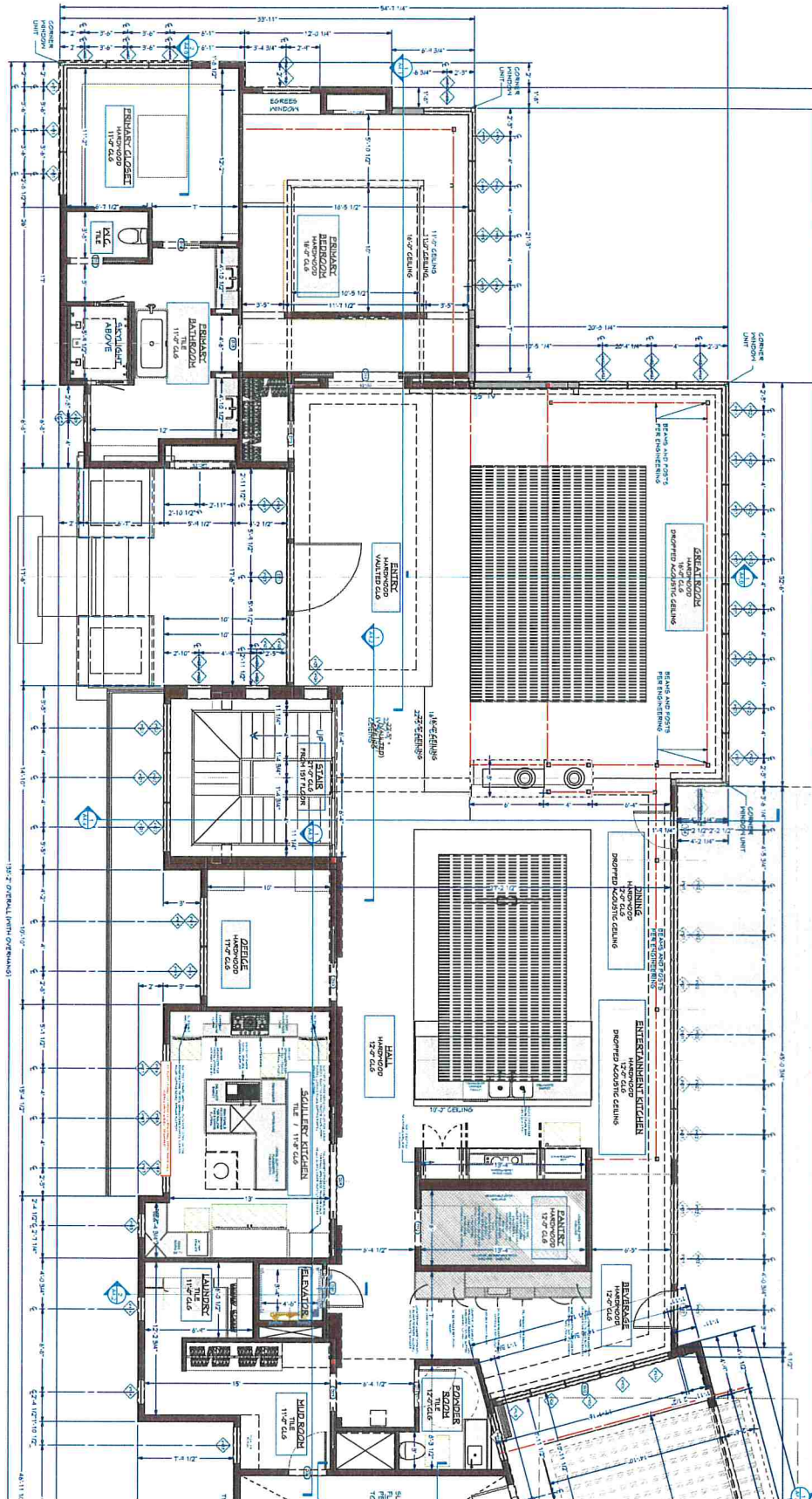
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FIRST FLOOR PLAN "A"
SCALE: 1/4" = 1'-0"
 4392 SQ. FT.

NOTE: HATCHED
 FLOORS & ALL AREAS
 OF MAIN FLOOR

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A2.3

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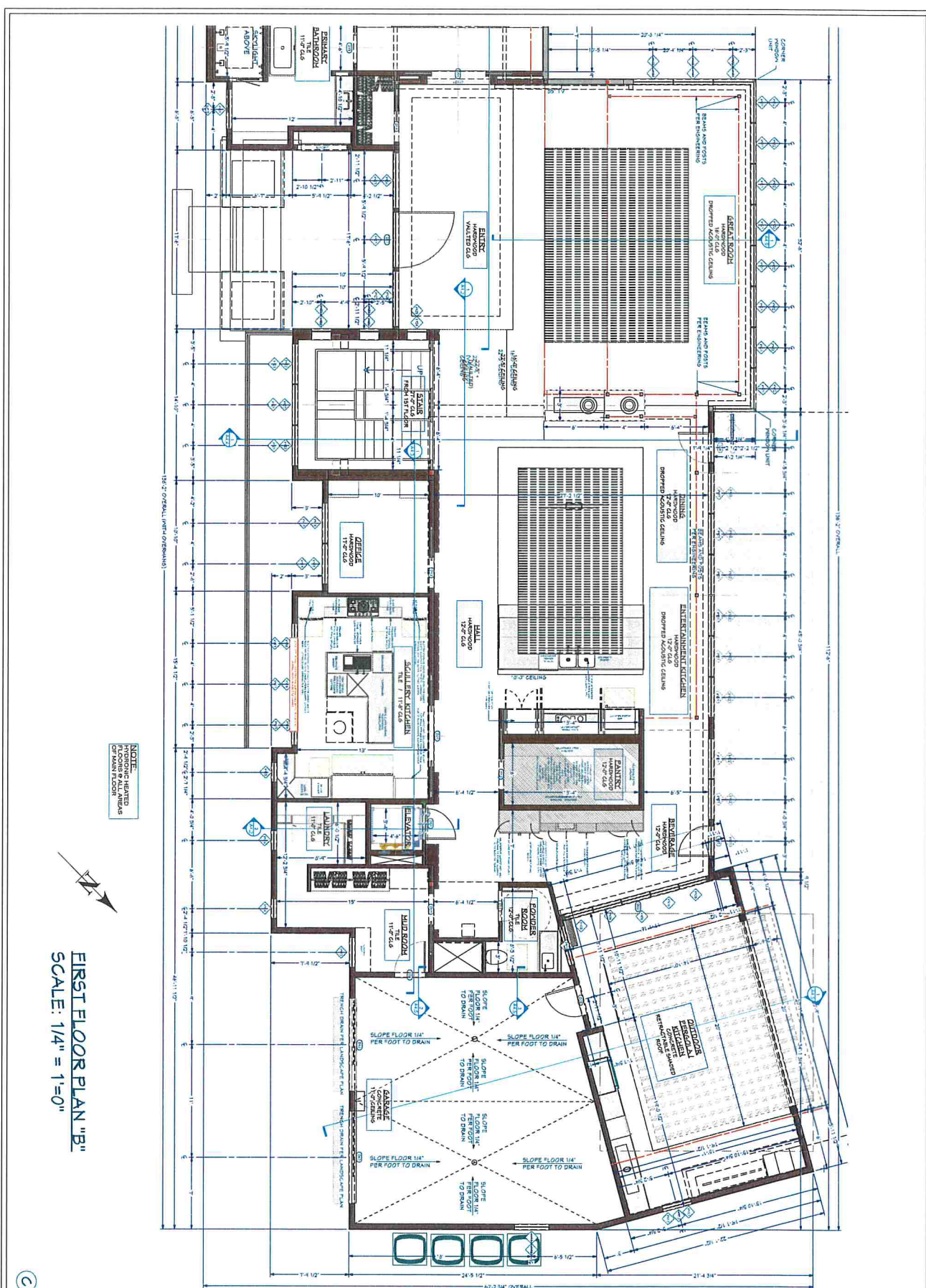
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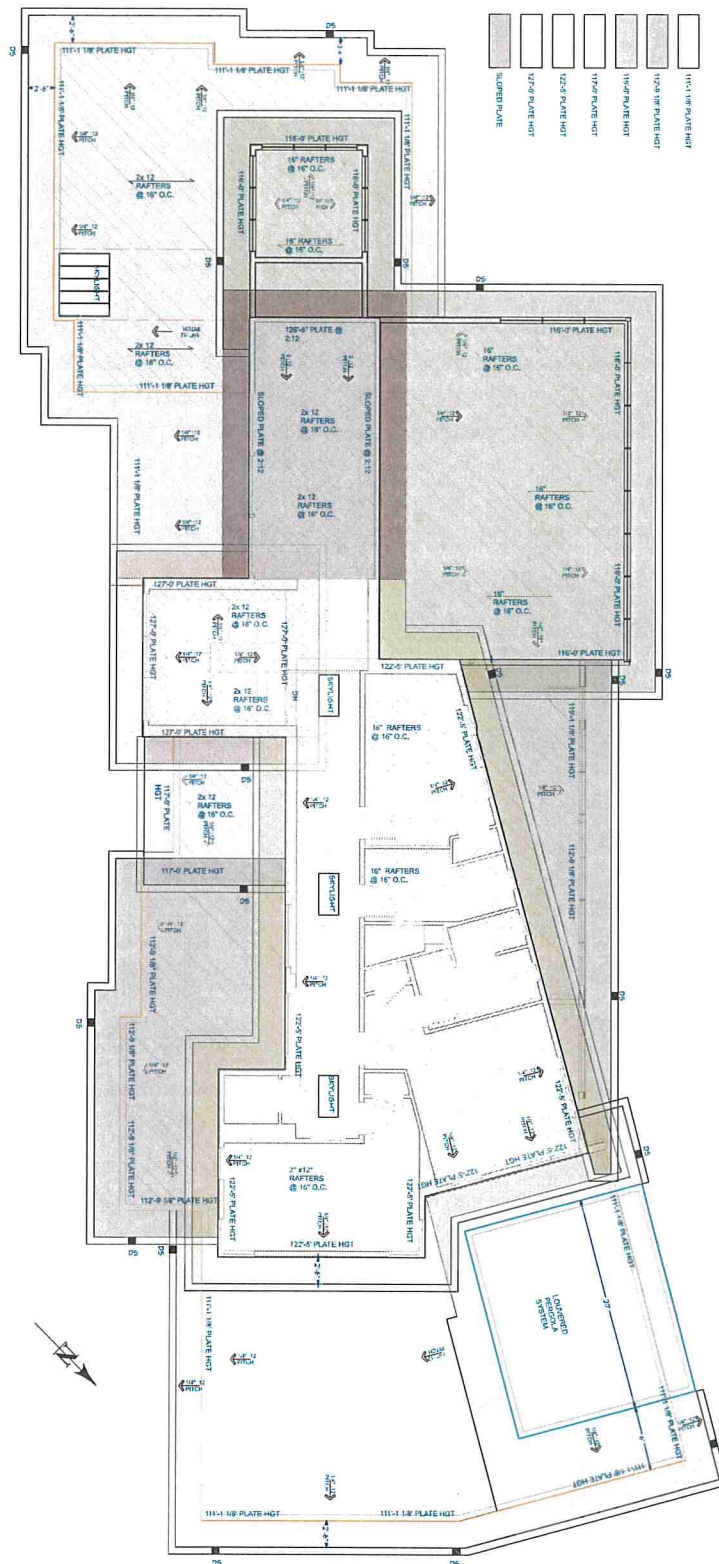
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FIRST FLOOR PLAN "B"
 SCALE: 1/4" = 1'-0"



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

A2.7

DATE: 07/02/20
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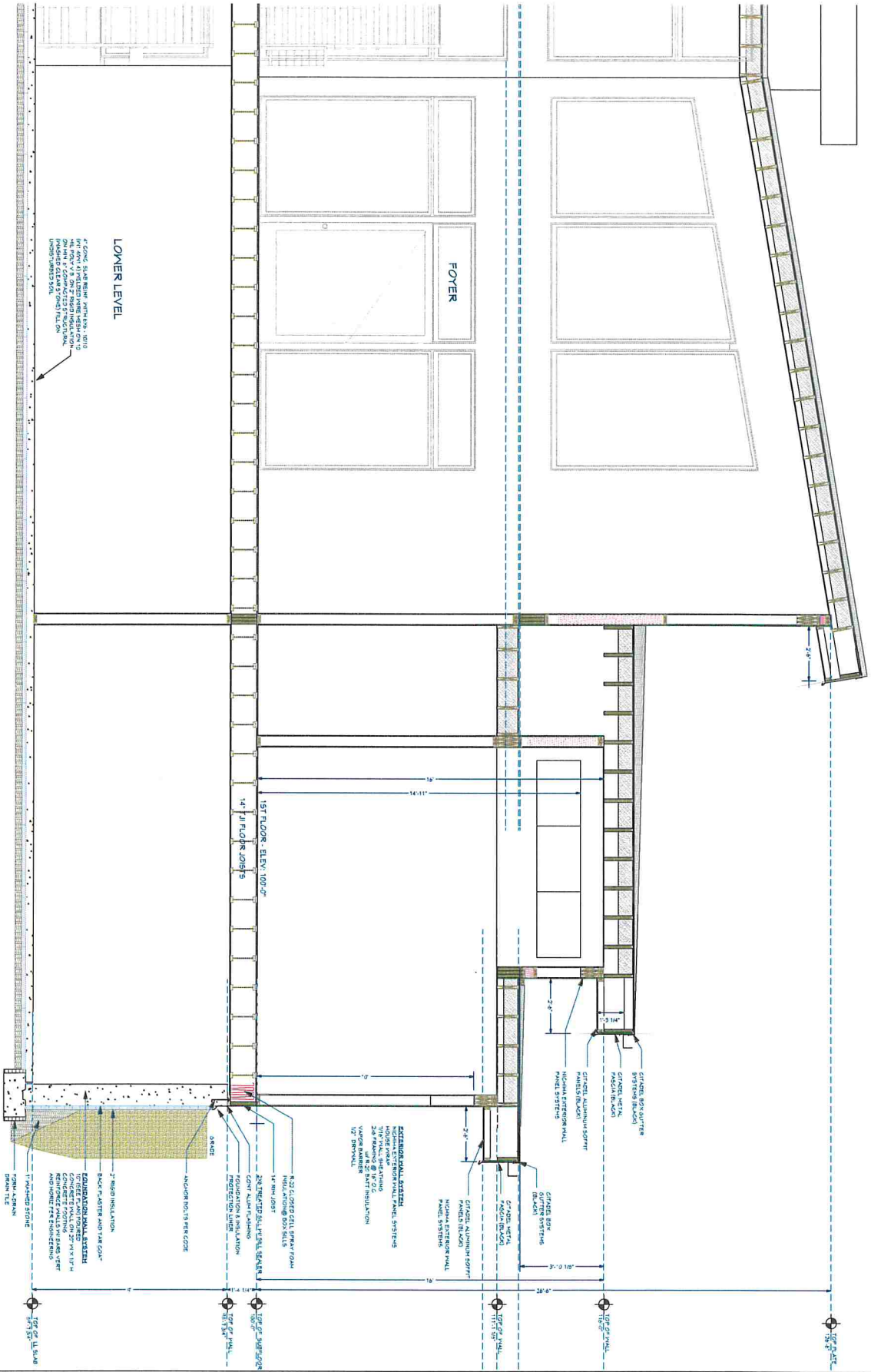
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1 SECTION @ FOYER / MASTER BEDROOM
A4.1
SCALE: 1/2" = 1'-0"

A4.1

SHEET NUMBER:

DATE: 07/10/25

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TOP PLATE ELEV. 122'-5"

2ND FLOOR ELEV. 119'-3 3/8"
PLATE HEIGHT ELEV. 112'-11 1/4"

1ST FLOOR ELEV. 109'-0"
TOTAL ELEV. 16'-13 1/4"

LL SLAB ELEV. 10'-13 1/4"

BATHROOM

LAUNDRY

GARAGE

MUDROOM

SCULLERY KITCHEN

OFFICE

STAIR

MECHANICAL

BEDROOM

904.75

PITCH FLOOR 1/4" PER FOOT
TO CENTRAL FLOOR DRAIN

4" CONC. SLAB REIN. WITH 4#5 - 10/10
10#1 40K#1 40#10 WIRE MESH ON 10"
HL POLY'VE ON 2" RIGID INSULATION
ON MIN. 4" COMPACTED STRUCTURAL
(WASHED CLEAR STONE) FILL ON
UNDISTURBED SOIL

CITADEL 90K GUTTER
SYSTEMS (BLACK)
CITADEL METAL
FASCIA (BLACK)
CITADEL ALUMINUM SOFFIT
PANELS (BLACK)
NICHIA EXTERIOR WALL
PANEL SYSTEMS

14" T.J. FLOOR JOISTS

FLOOR SYSTEM
FLOORING ON 3/4" GSK PLY
T&G SUB FLOOR GLUE AND
NAILED

1ST FLOOR - ELEV. 109'-0"

14" T.J. FLOOR JOISTS

1
A4.3

SECTION @ SCULLERY KITCHEN
SCALE: 1/2" = 1'-0"

C

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

1035 Cecelia Drive
Pewaukee, WI 53072
www.wisedesignbuilders.com
P: 262.790.4444

WISE
DESIGN BUILDERS

NOTE:
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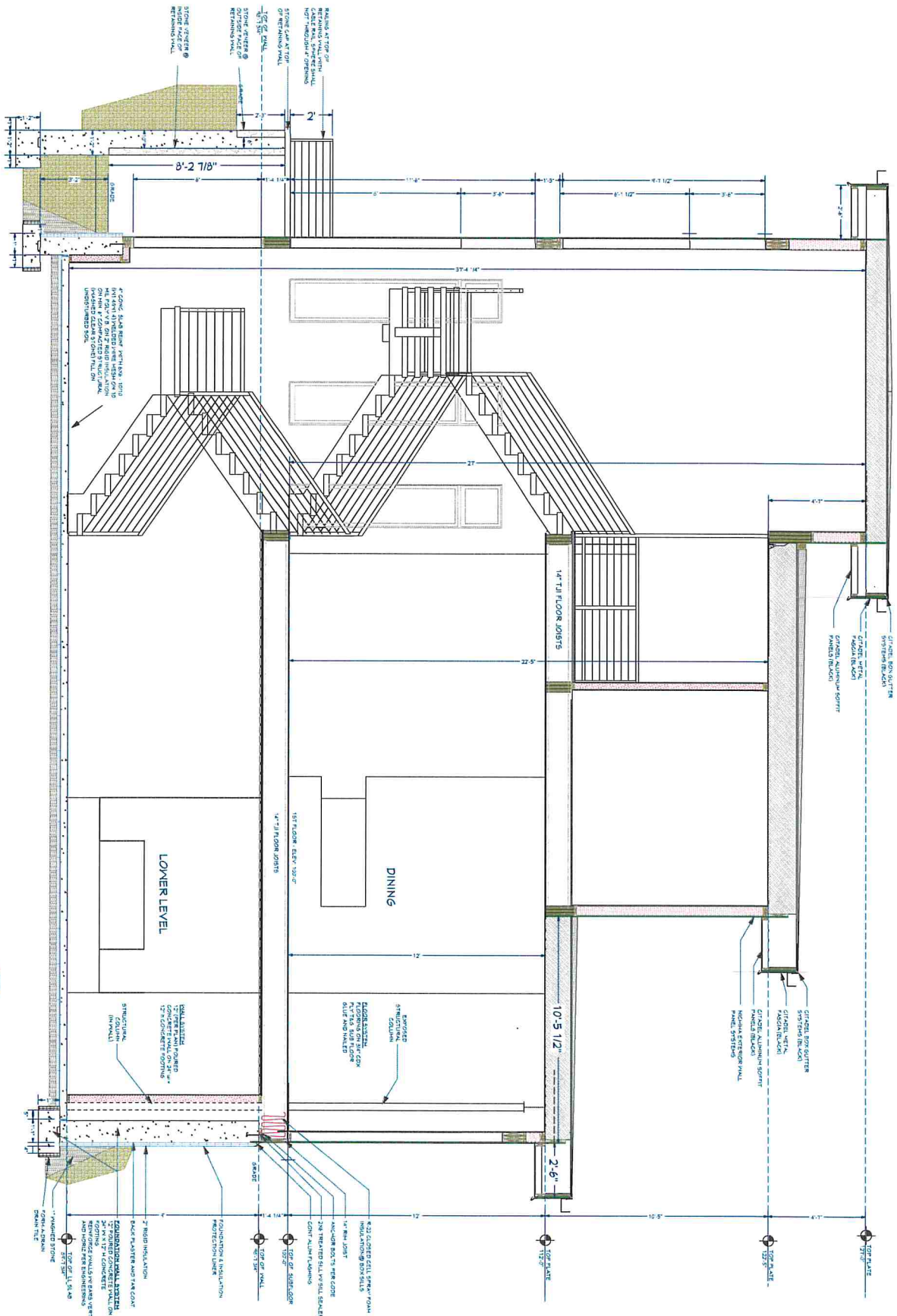
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DATE: 07/10/26

INITIAL: GRB

SHEET NUMBER:

A4.3



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

C

A4.4

SHEET NUMBER:

DATE: 07/10/23

INITIAL: GDB

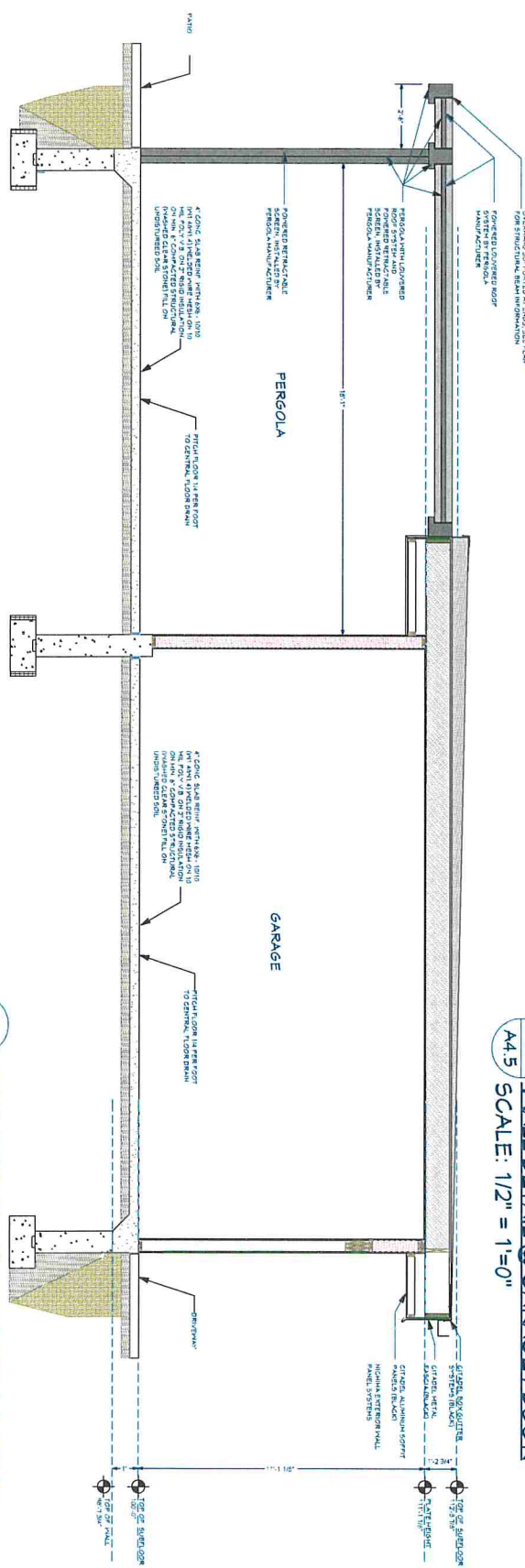
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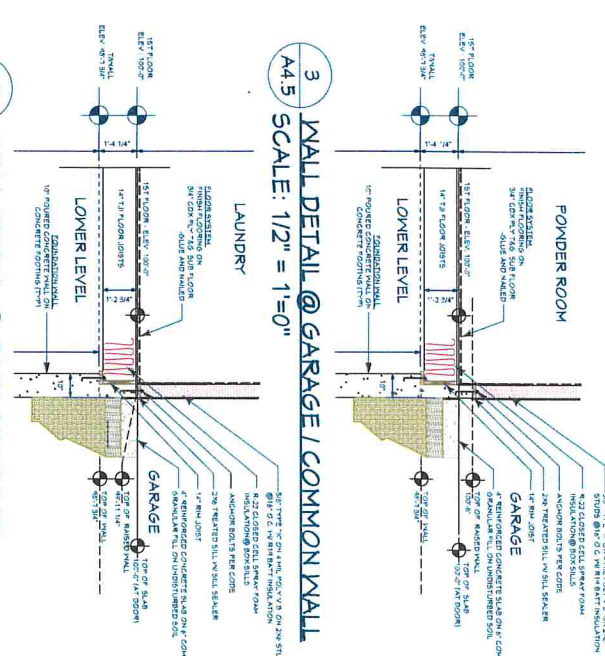
1035 Cecelia Drive
Pewaukee, WI 53072
www.wisedesignbuilders.com
P: 262.790.4444

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



1 WALL SECTION @ PERGOLA / GARAGE
A4.5 SCALE: 1/2" = 1'-0"

(C)



3 WALL DETAIL @ GARAGE / COMMON WALL
A4.5 SCALE: 1/2" = 1'-0"

2 WALL DETAIL @ GARAGE / DOOR
A4.5 SCALE: 1/2" = 1'-0"

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IN WRITING



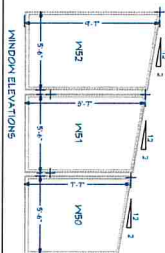
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MARSHALL RESIDENCE
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029
NEW RESIDENCE

A4.5

NUMBER				LEVEL	QTY	ROOM NAME	DOOR SCHEDULE	DOOR	SIZE	EX	DESCRIPTION
D01	14190	1	1	MAIN FLOOR	1	170 R	1	3300 L EX	0.5 BR HINGED GLASS PANEL		
D02	14190	1	1	MAIN FLOOR	1	170 R	1	3300 L EX	0.5 BR HINGED GLASS PANEL		
D03	3300	1	1	MAIN FLOOR			1	3300 L EX	EXT HINGED GLASS PANEL		
D04	3300	1	1	GARAGE/STORAGE			1	3300 R EX	EXT HINGED GLASS PANEL		
D05	3300	1	1	GARAGE/STORAGE			1	3300 R EX	EXT HINGED GLASS PANEL		
D06	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D07	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D08	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D09	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D10	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D11	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D12	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D13	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D14	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D15	3300	1	1	MAIN FLOOR			1	3300 R EX	EXT HINGED GLASS PANEL		
D16	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D17	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D18	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D19	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D20	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D21	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D22	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D23	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D24	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D25	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D26	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D27	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D28	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D29	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D30	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D31	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D32	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D33	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D34	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D35	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D36	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D37	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D38	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D39	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D40	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D41	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D42	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D43	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D44	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D45	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D46	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D47	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D48	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D49	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D50	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D51	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D54	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D55	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D56	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D57	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D59	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D60	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D67	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D69	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D75	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D78	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D79	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D80	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D81	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D83	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D88	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D89	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D92	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
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D98	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D99	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		
D100	3300	1	1	PRIVATE BATH			1	3300 L EX	POCKET GLASS		

	NO.	NUMBER	ISIZE	ROOM NAME	DESCRIPTION	ROOM	ESR33	DESCRIPTION	COMMENTS
N001	4007X	14	MAIN FLOOR	FIBED GLASS					
N002	4007X	14	MAIN FLOOR	FIBED GLASS					
N003	3507X	14	MAIN FLOOR	FIBED GLASS					
N004	3507X	14	MAIN FLOOR	FIBED GLASS					
N005	3507X	14	MAIN FLOOR	FIBED GLASS					
N006	3507X	14	MAIN FLOOR	FIBED GLASS					
N007	4107X	14	MAIN FLOOR	FIBED GLASS					
N008	4107X	14	MAIN FLOOR	FIBED GLASS					
N009	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N010	3507X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N011	3507X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N012	3507X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N013	3507X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N014	2007X	7	HANDY	FIBED GLASS					
N015	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N016	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N017	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N018	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N019	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N020	4007X	14	POWDER ROOM/FITNESS	FIBED GLASS					
N021	2007X	7	STAIR	FIBED GLASS					
N022	2007X	7	STAIR	FIBED GLASS					
N023	2007X	7	STAIR	FIBED GLASS					
N024	2007X	7	STAIR	FIBED GLASS					
N025	2007X	7	STAIR	FIBED GLASS					
N026	2007X	7	STAIR	FIBED GLASS					
N027	2007X	7	STAIR	FIBED GLASS					
N028	2007X	7	STAIR	FIBED GLASS					
N029	2007X	7	STAIR	FIBED GLASS					
N030	2007X	7	STAIR	FIBED GLASS					
N031	2007X	7	STAIR	FIBED GLASS					
N032	2007X	7	STAIR	FIBED GLASS					
N033	2007X	7	STAIR	FIBED GLASS					
N034	2007X	7	STAIR	FIBED GLASS					
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N091	2007X	7	STAIR	FIBED GLASS					
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N098	2007X	7	STAIR	FIBED GLASS					
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N100	2007X	7	STAIR	FIBED GLASS					
N101	2007X	7	STAIR	FIBED GLASS					
N102	2007X	7	STAIR	FIBED GLASS					
N103	2007X	7	STAIR	FIBED GLASS					
N104	2007X	7	STAIR	FIBED GLASS					
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N122	2007X	7	STAIR	FIBED GLASS					
N123	2007X	7	STAIR	FIBED GLASS					
N124	2007X	7	STAIR	FIBED GLASS					
N125	2007X	7	STAIR	FIBED GLASS					
N126	2007X	7	STAIR	FIBED GLASS					
N127	2007X	7	STAIR	FIBED GLASS					
N128	2007X	7	STAIR	FIBED GLASS					
N129	2007X	7	STAIR	FIBED GLASS					
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N133	2007X	7	STAIR	FIBED GLASS					
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N136	2007X	7	STAIR	FIBED GLASS					
N137	2007X	7	STAIR	FIBED GLASS					
N138	2007X	7	STAIR	FIBED GLASS					
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N140	2007X	7	STAIR	FIBED GLASS					
N141	2007X	7	STAIR	FIBED GLASS					
N142	2007X	7	STAIR	FIBED GLASS					
N143	2007X	7	STAIR	FIBED GLASS					
N144	2007X	7	STAIR	FIBED GLASS					
N145	2007X	7	STAIR	FIBED GLASS					
N146	2007X	7	STAIR	FIBED GLASS					
N147	2007X	7	STAIR	FIBED GLASS					
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N150	2007X	7	STAIR	FIBED GLASS					
N151	2007X	7	STAIR	FIBED GLASS					
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N153	2007X	7	STAIR	FIBED GLASS					
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N157	2007X	7	STAIR	FIBED GLASS					
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N175	2007X	7	STAIR	FIBED GLASS					
N176	2007X	7	STAIR	FIBED GLASS					
N177	2007X	7	STAIR	FIBED GLASS					
N178	2007X	7	STAIR	FIBED GLASS					
N179	2007X	7	STAIR	FIBED GLASS					
N180	2007X	7	STAIR	FIBED GLASS					
N181	2007X	7	STAIR	FIBED GLASS					
N182	2007X	7	STAIR	FIBED GLASS					
N183	2007X	7	STAIR	FIBED GLASS					
N184	2007X	7	STAIR	FIBED GLASS					
N185	2007X	7	STAIR	FIBED GLASS					
N186	2007X	7	STAIR	FIBED GLASS					
N187	2007X	7	STAIR	FIBED GLASS					
N188	2007X	7	STAIR	FIBED GLASS					
N189	2007X	7	STAIR	FIBED GLASS					
N190	2007X	7	STAIR	FIBED GLASS					
N191	2007X	7	STAIR	FIBED GLASS					
N192</									



WINDOW / DOOR SCHEDULE



A6.0

SHEET NUMBER

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32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029

NEW RESIDENCE



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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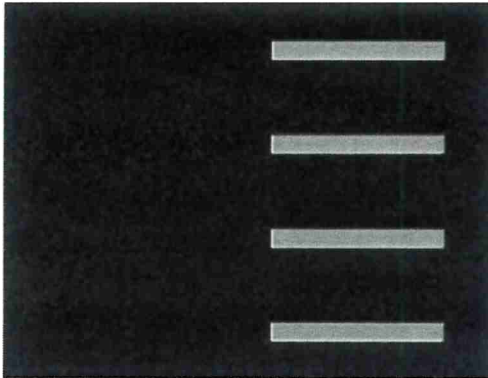
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A6.1



Haas Carbon Black
overhead door with slimline
glass



Bruster 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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A9.0

SHEET NUMBER:

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DATE: 07/10/25

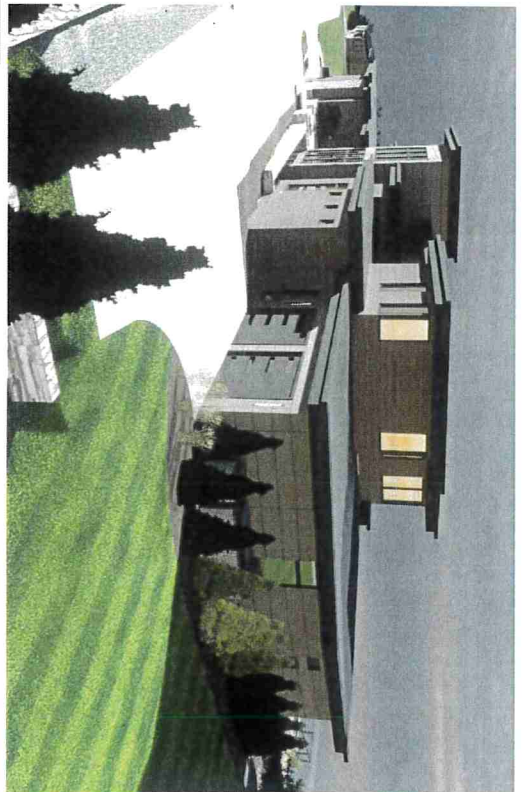
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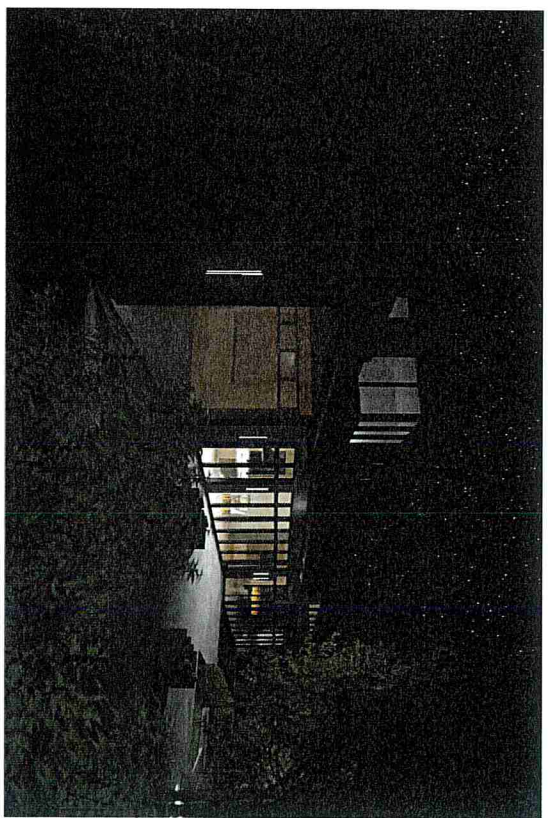
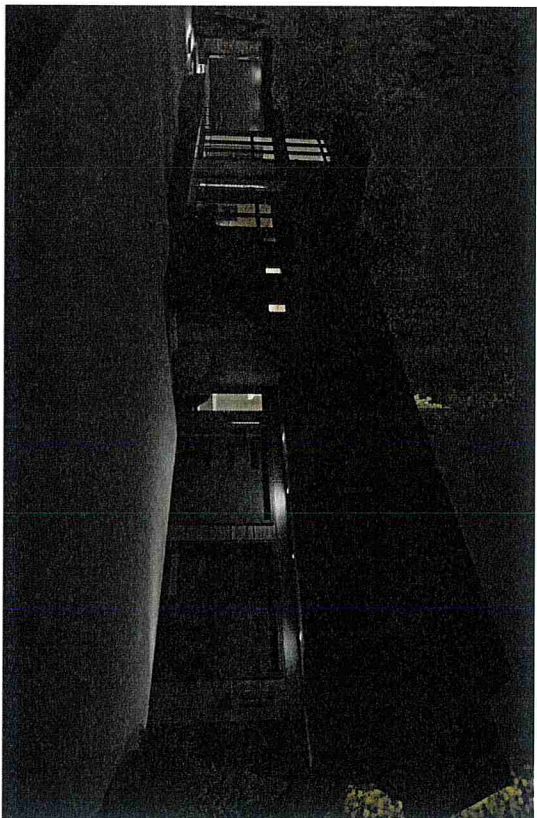
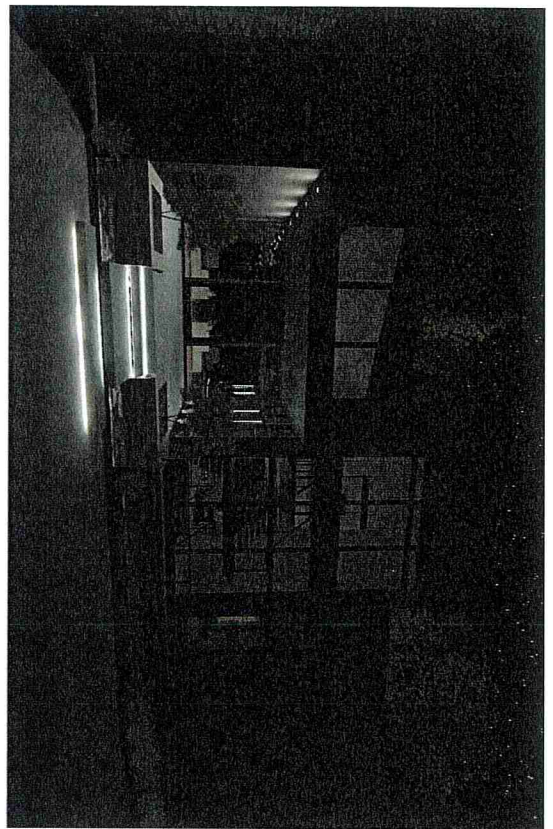
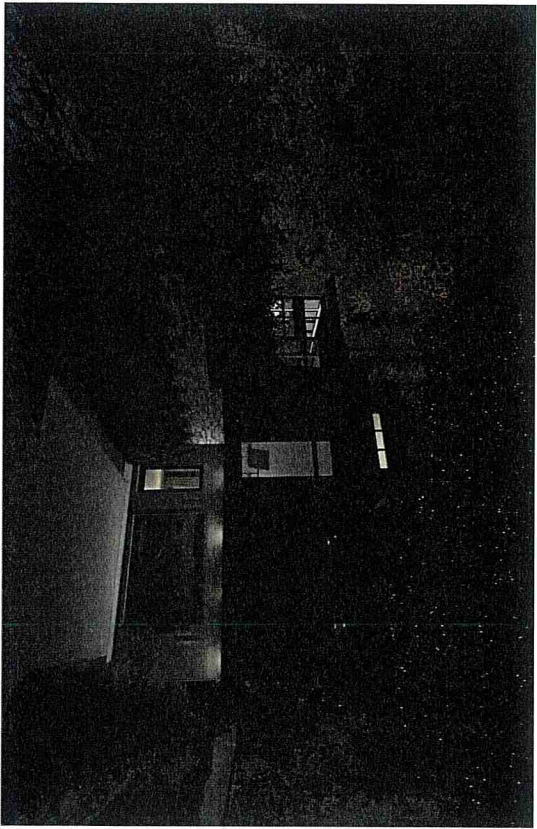
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A9.2

SHEET NUMBER:

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DATE: 07/10/24

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HARTLAND, WI 53029
NEW RESIDENCE



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A9.3

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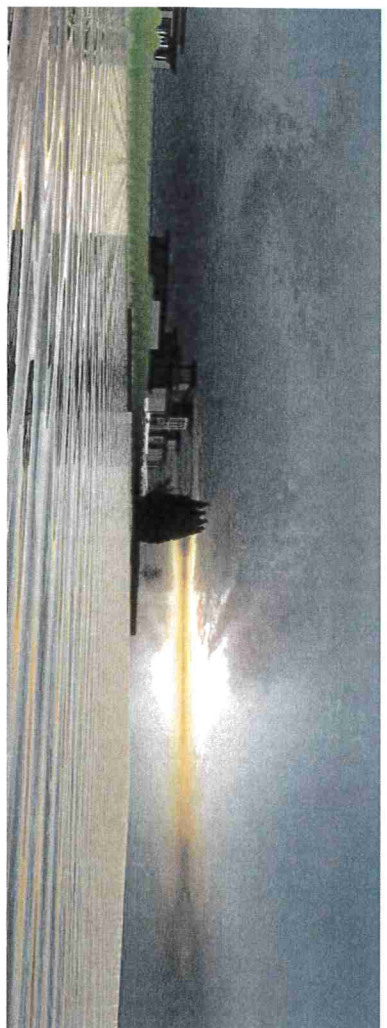
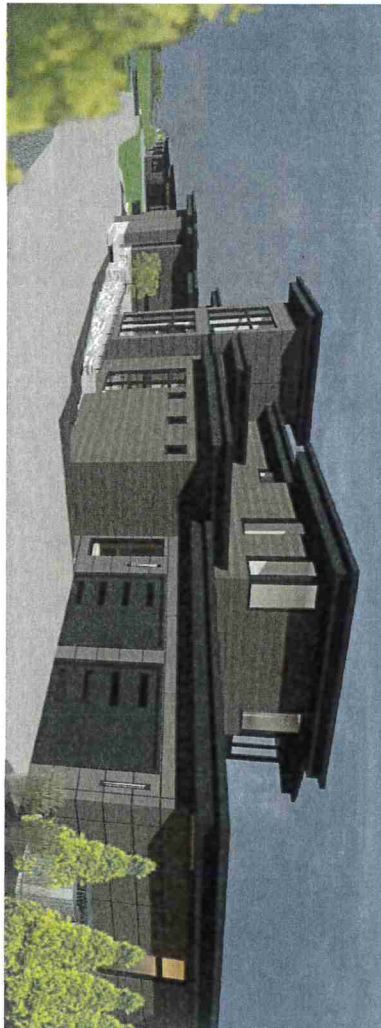
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NEW RESIDENCE



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A9.4

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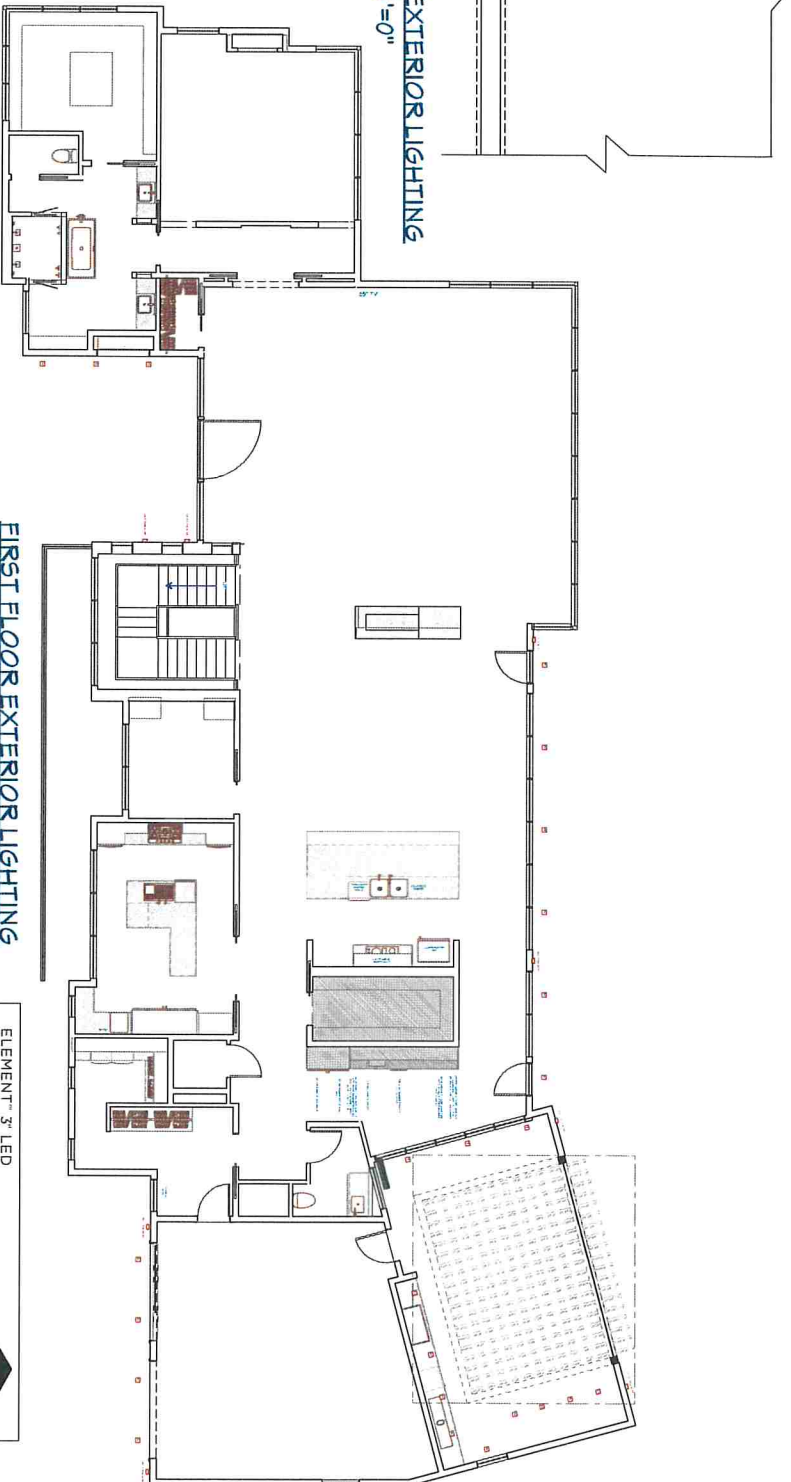
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MARSHALL RESIDENCE
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029

NEW RESIDENCE

LOWER LEVEL EXTERIOR LIGHTING

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



FIRST FLOOR EXTERIOR LIGHTING

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

WAC LIGHTING

Project Name: _____
 Drawing Number: _____
 Project: _____

Outdoor Wall Sconce

Room	Qty	Notes
Living Room	1	
Dining Room	1	
Kitchen	1	
Bathroom	1	
Bedroom	1	
Hallway	1	
Entry	1	
Front Porch	1	
Back Porch	1	
Garage	1	
Driveway	1	
Landscaping	1	
Other	1	
TOTAL	10	

Notes: 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions. 2. All lighting fixtures shall be installed in a location that is easily accessible for maintenance. 3. All lighting fixtures shall be installed in a location that is protected from weather. 4. All lighting fixtures shall be installed in a location that is protected from vandalism. 5. All lighting fixtures shall be installed in a location that is protected from fire. 6. All lighting fixtures shall be installed in a location that is protected from theft. 7. All lighting fixtures shall be installed in a location that is protected from tampering. 8. All lighting fixtures shall be installed in a location that is protected from sabotage. 9. All lighting fixtures shall be installed in a location that is protected from terrorism. 10. All lighting fixtures shall be installed in a location that is protected from all other threats.

Contractor: _____

WAC LIGHTING

Project Name: _____
 Drawing Number: _____
 Project: _____

Outdoor Wall Sconce

Room	Qty	Notes
Living Room	1	
Dining Room	1	
Kitchen	1	
Bathroom	1	
Bedroom	1	
Hallway	1	
Entry	1	
Front Porch	1	
Back Porch	1	
Garage	1	
Driveway	1	
Landscaping	1	
Other	1	
TOTAL	10	

Notes: 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions. 2. All lighting fixtures shall be installed in a location that is easily accessible for maintenance. 3. All lighting fixtures shall be installed in a location that is protected from weather. 4. All lighting fixtures shall be installed in a location that is protected from vandalism. 5. All lighting fixtures shall be installed in a location that is protected from fire. 6. All lighting fixtures shall be installed in a location that is protected from theft. 7. All lighting fixtures shall be installed in a location that is protected from tampering. 8. All lighting fixtures shall be installed in a location that is protected from sabotage. 9. All lighting fixtures shall be installed in a location that is protected from terrorism. 10. All lighting fixtures shall be installed in a location that is protected from all other threats.

Contractor: _____

ELEMENT 3 LED

FIELD DOWN LIGHT

Room	Qty	Notes
Living Room	1	
Dining Room	1	
Kitchen	1	
Bathroom	1	
Bedroom	1	
Hallway	1	
Entry	1	
Front Porch	1	
Back Porch	1	
Garage	1	
Driveway	1	
Landscaping	1	
Other	1	
TOTAL	10	

Notes: 1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions. 2. All lighting fixtures shall be installed in a location that is easily accessible for maintenance. 3. All lighting fixtures shall be installed in a location that is protected from weather. 4. All lighting fixtures shall be installed in a location that is protected from vandalism. 5. All lighting fixtures shall be installed in a location that is protected from fire. 6. All lighting fixtures shall be installed in a location that is protected from theft. 7. All lighting fixtures shall be installed in a location that is protected from tampering. 8. All lighting fixtures shall be installed in a location that is protected from sabotage. 9. All lighting fixtures shall be installed in a location that is protected from terrorism. 10. All lighting fixtures shall be installed in a location that is protected from all other threats.

Contractor: _____

2

E1.0

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32088 W TREASURE

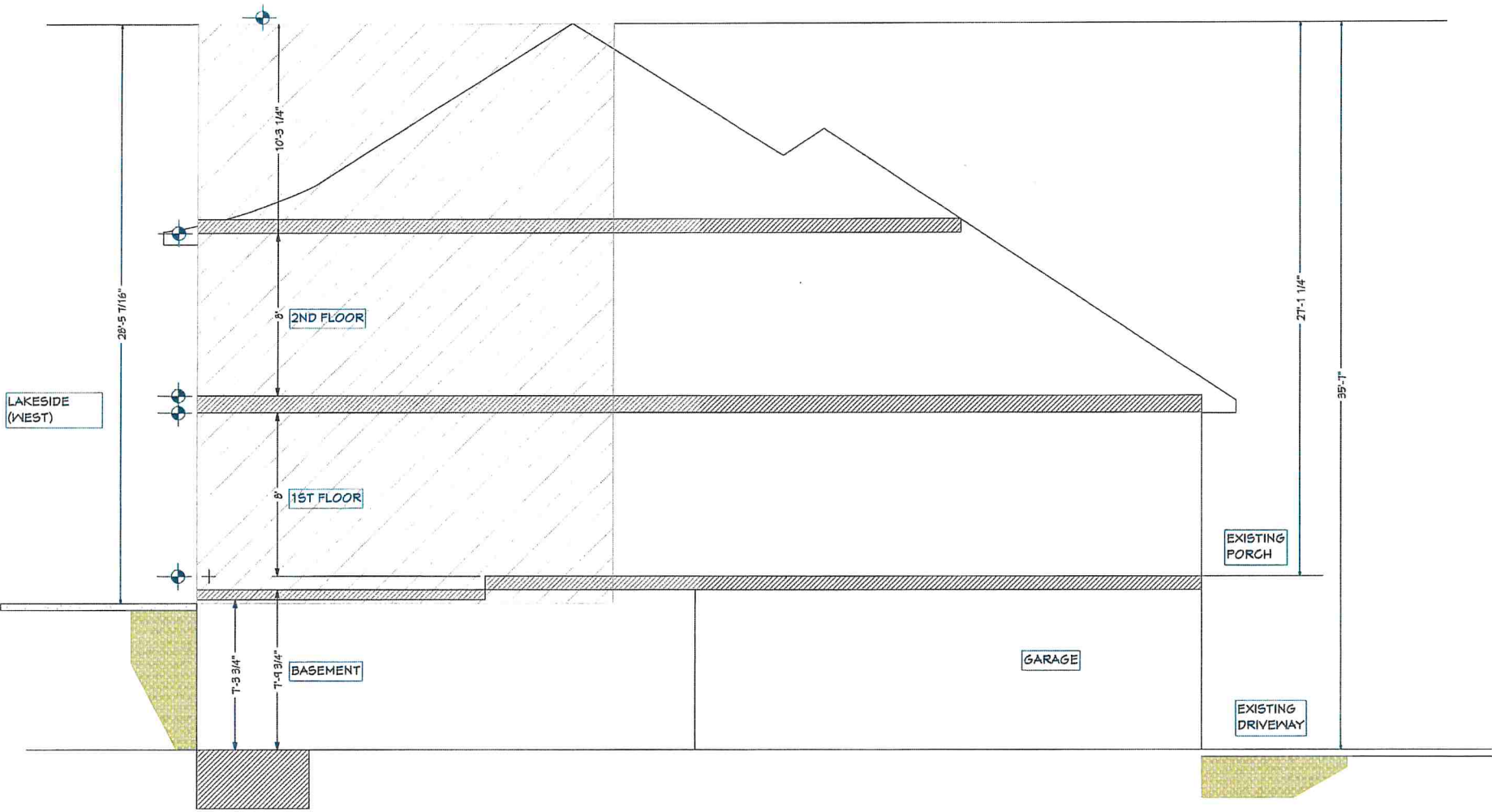
ISLAND DRIVE

HARTLAND, WI 53029

NEW RESIDENCE

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

EXISTING
HOME

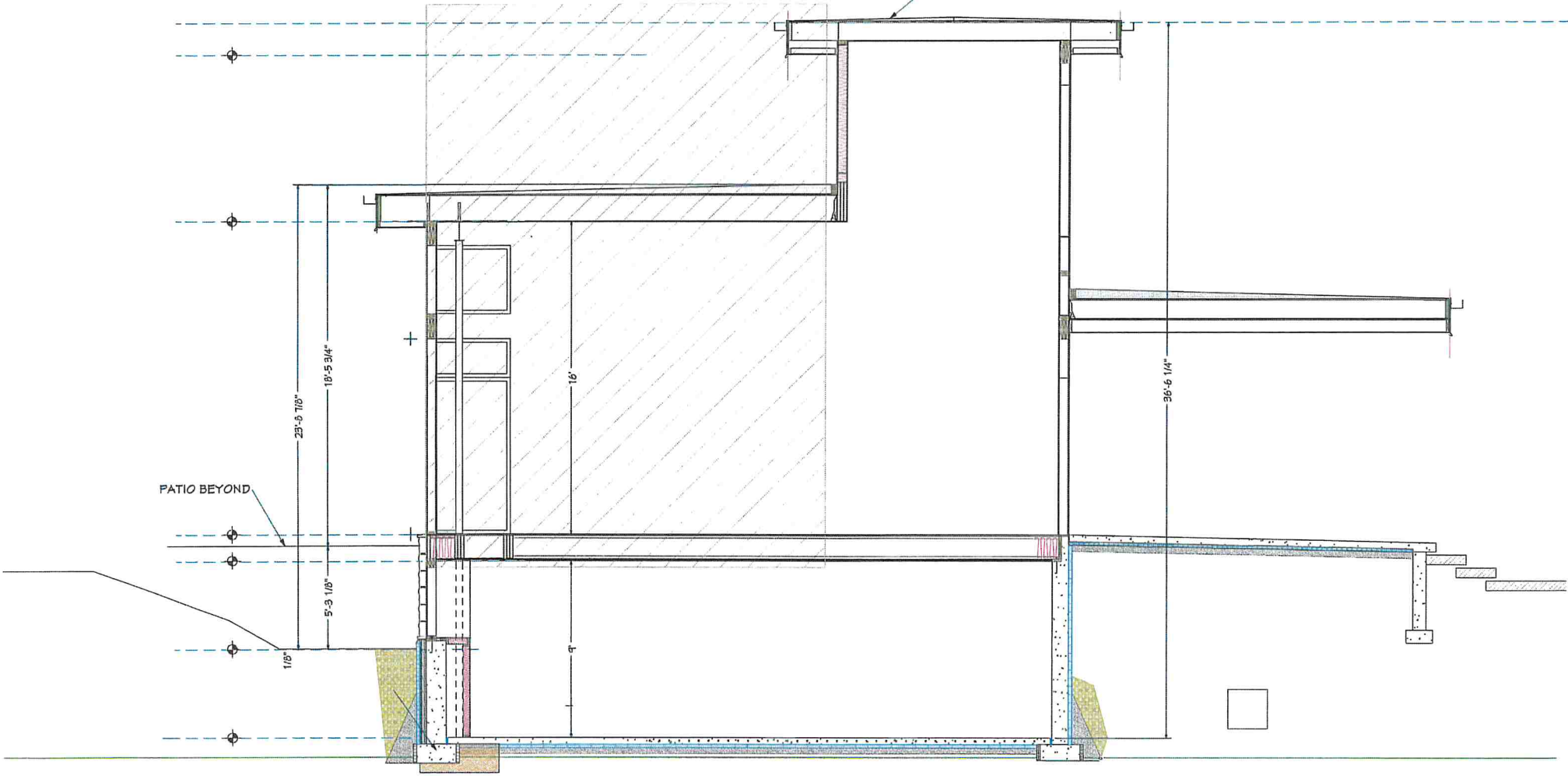


AREA WITHIN BUFFER
ZONE (NOTE BUFFER
ZONE ANGLES IN
PLAN)

PROPOSED
HOME

TOWER BEYOND
(OUTSIDE OF BUFFER
ZONE)

PATIO BEYOND

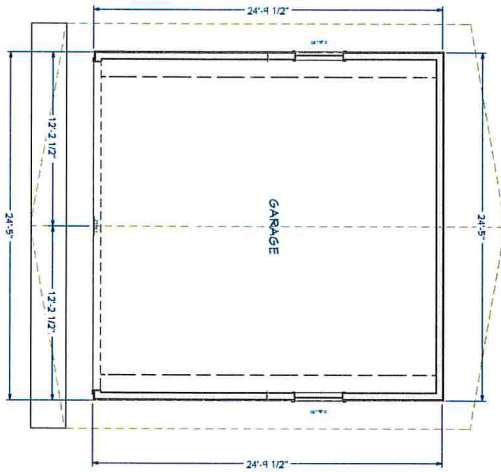


MARSHALL RESIDENCE

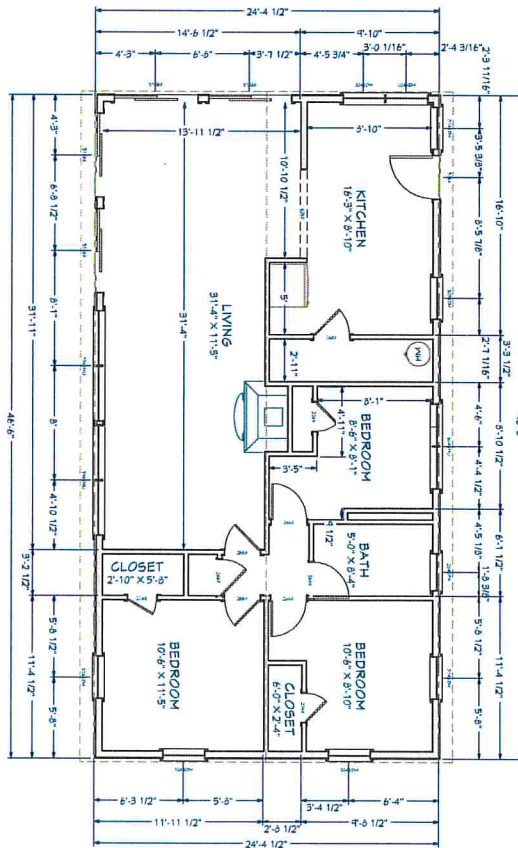
BUFFER ZONE CALCULATIONS

	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

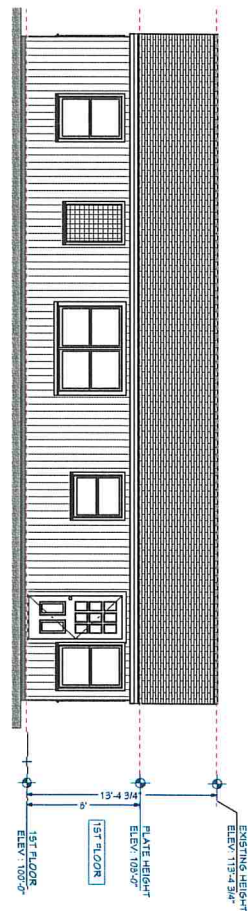
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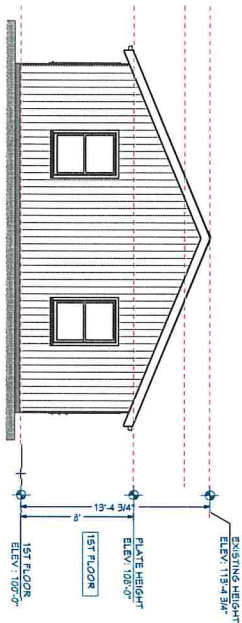
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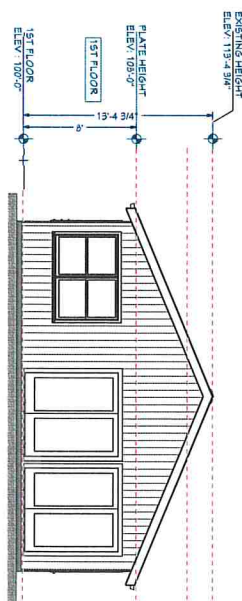
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ACCESSORY
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32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029



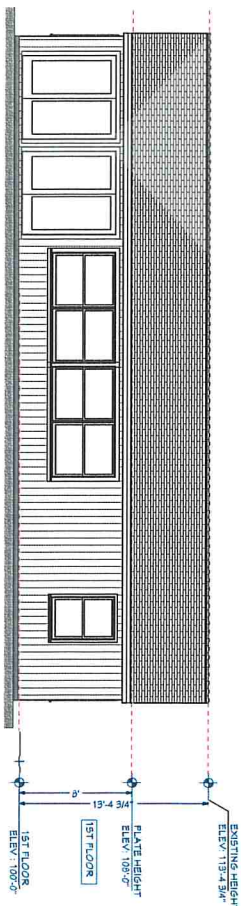
ACCESSORY BUILDING
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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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EX-2

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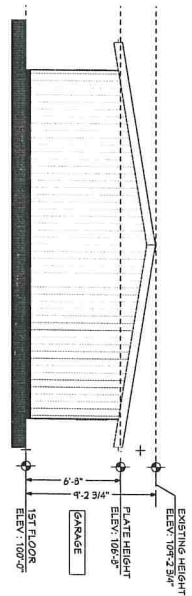
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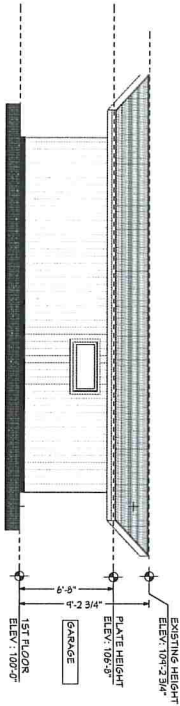
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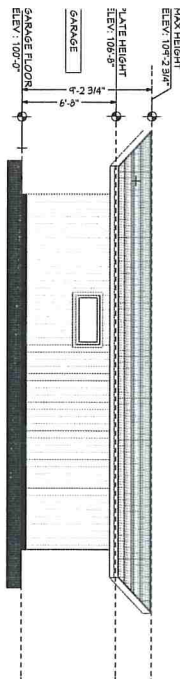
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HARTLAND, WI 53029



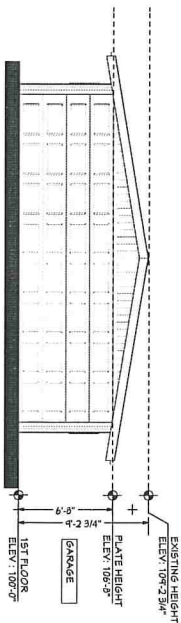
**EXISTING GARAGE
EAST ELEVATION**
SCALE: 1/4" = 1'-0"



**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

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

MARSHALL
ACCESSORY
BUILDINGS
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029

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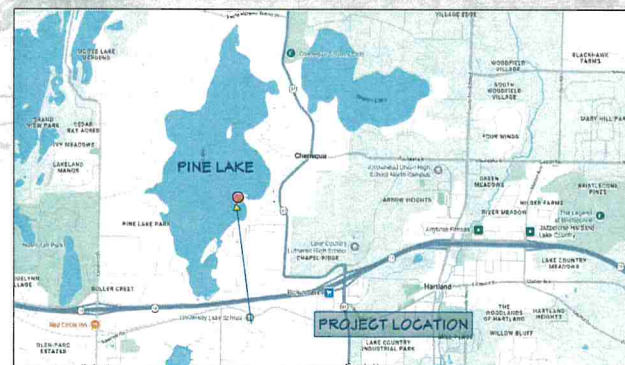
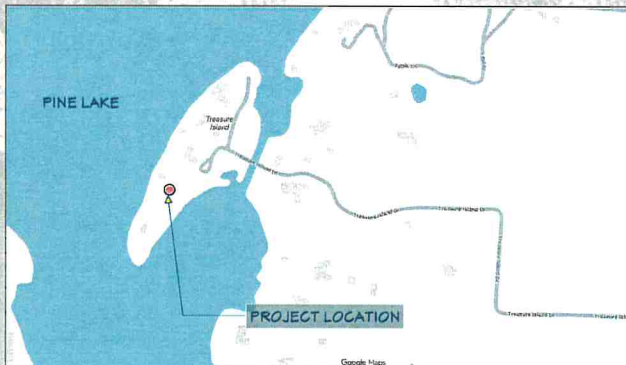
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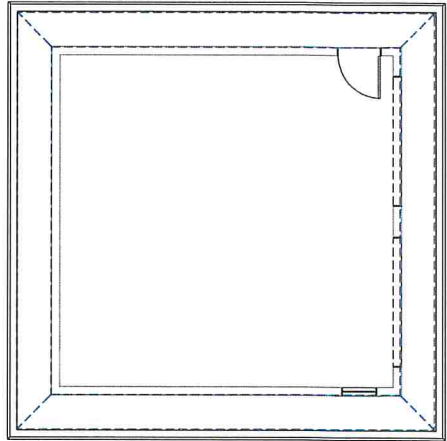
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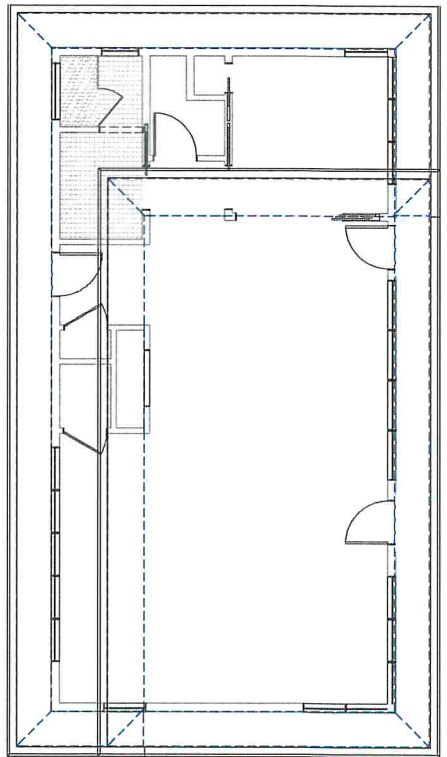
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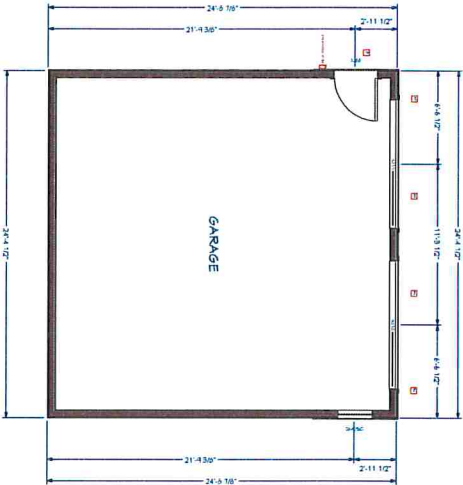
CLIENT SIGNATURE: _____ DATE: _____



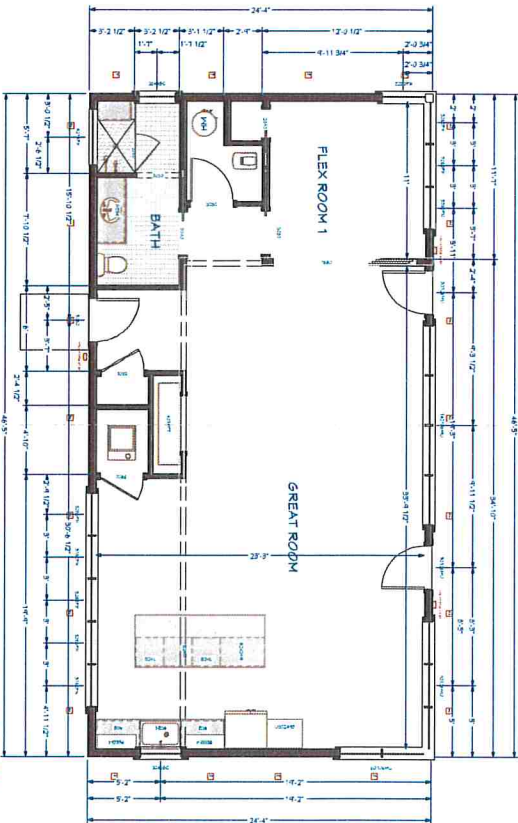
GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



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)

O1.0

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DATE: 07/02/20

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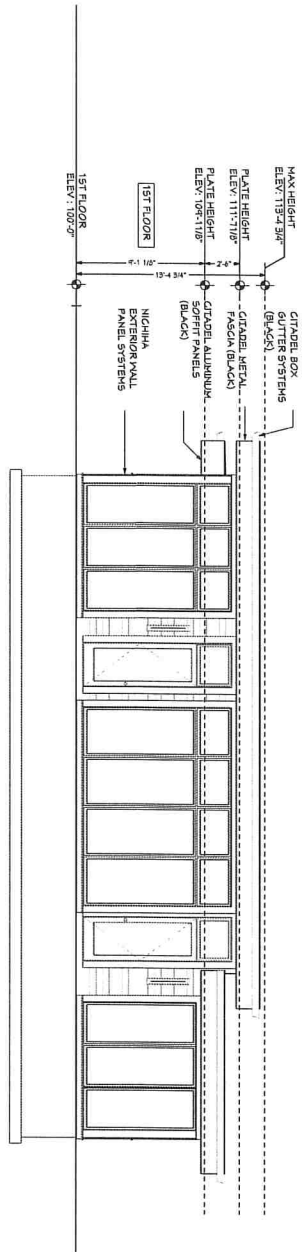
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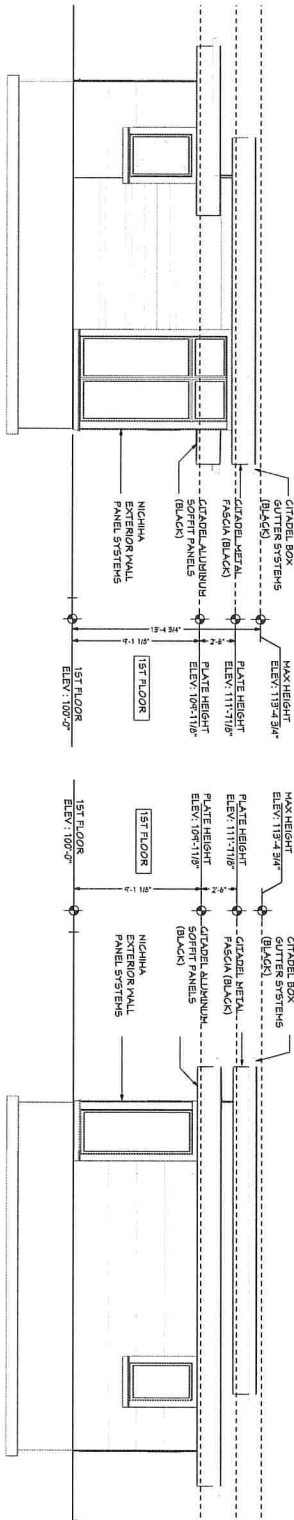
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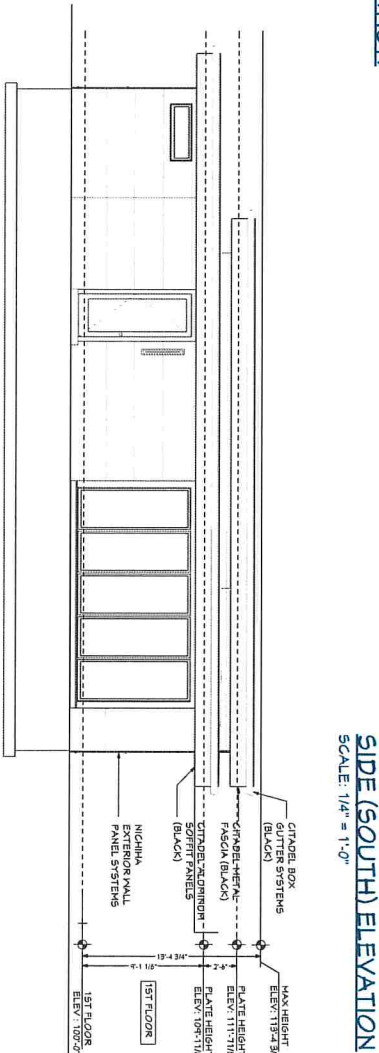
**MARSHALL
ACCESSORY
BUILDINGS**
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029



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"

©

02.0

SHEET NUMBER:

DATE: 07/02/20

INITIAL: GMB

DATE: 07/02/20

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DATE: 07/02/20

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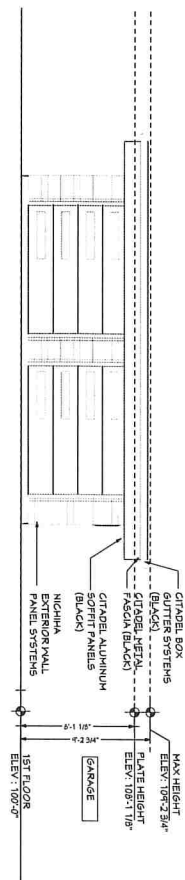
DATE: 07/02/20

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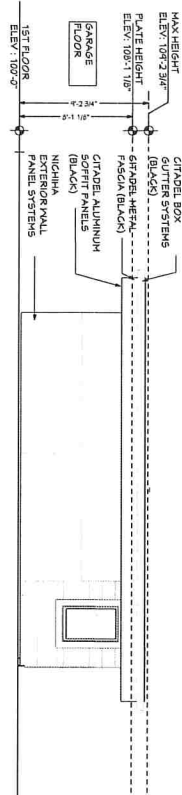
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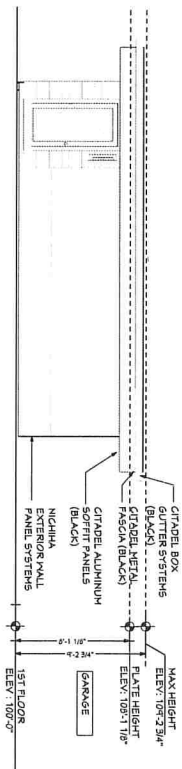
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BUILDINGS**
32088 W TREASURE
ISLAND DRIVE
HARTLAND, WI 53029



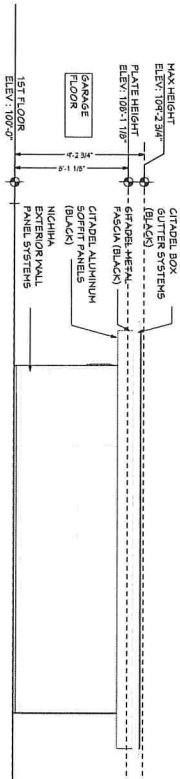
FRONT (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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DATE: 07/10/23

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ACCESSORY
BUILDING
RENDERINGS

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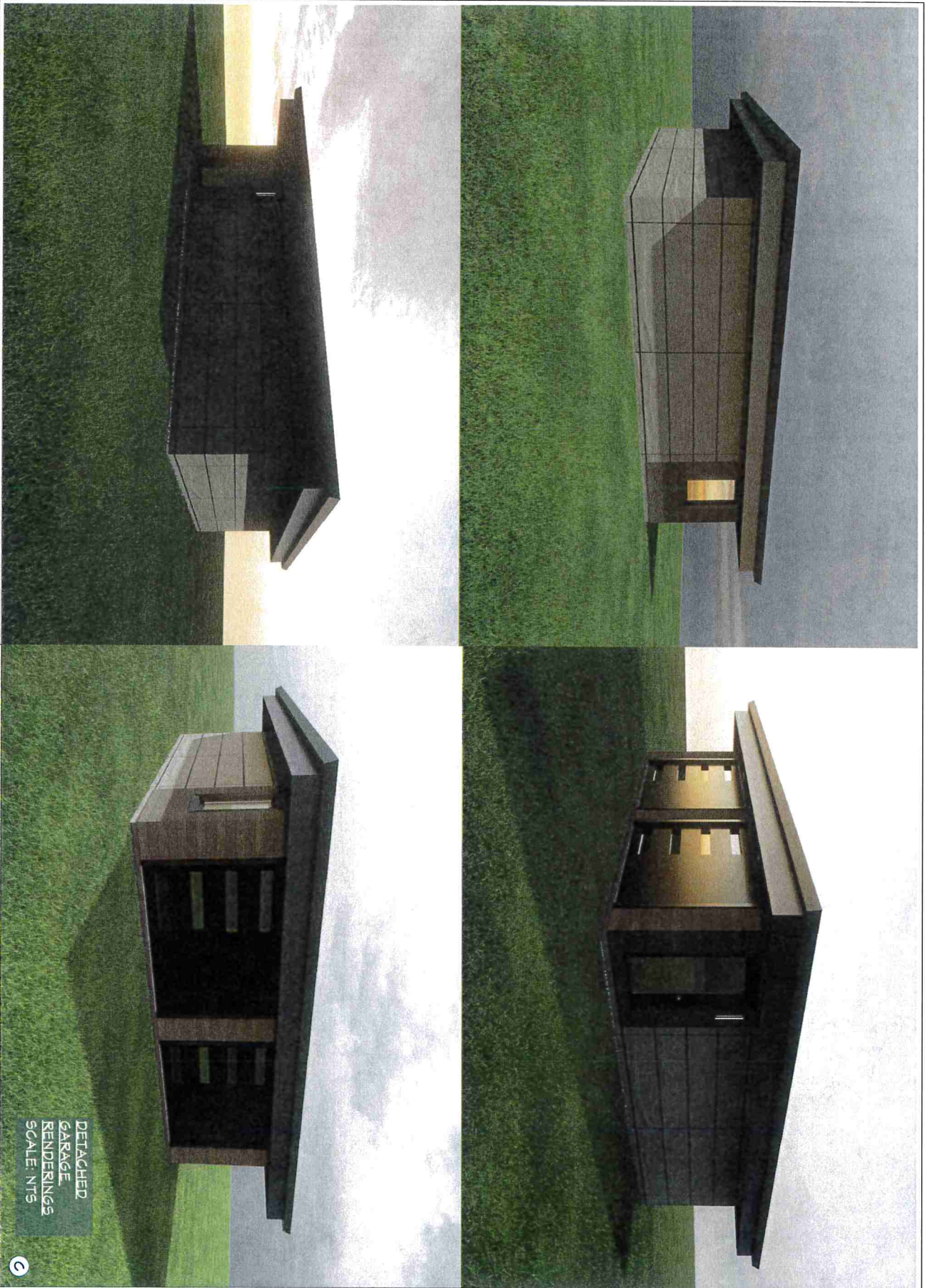
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BUILDINGS**
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ISLAND DRIVE
HARTLAND, WI 53029

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DATE: 07/10/26
INITIAL: GEB

SHEET NUMBER:
03.0



DETACHED
GARAGE
RENDERINGS
SCALE: NTS

6



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ISLAND DRIVE
HARTLAND, WI 53029

03.1

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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

Notice:

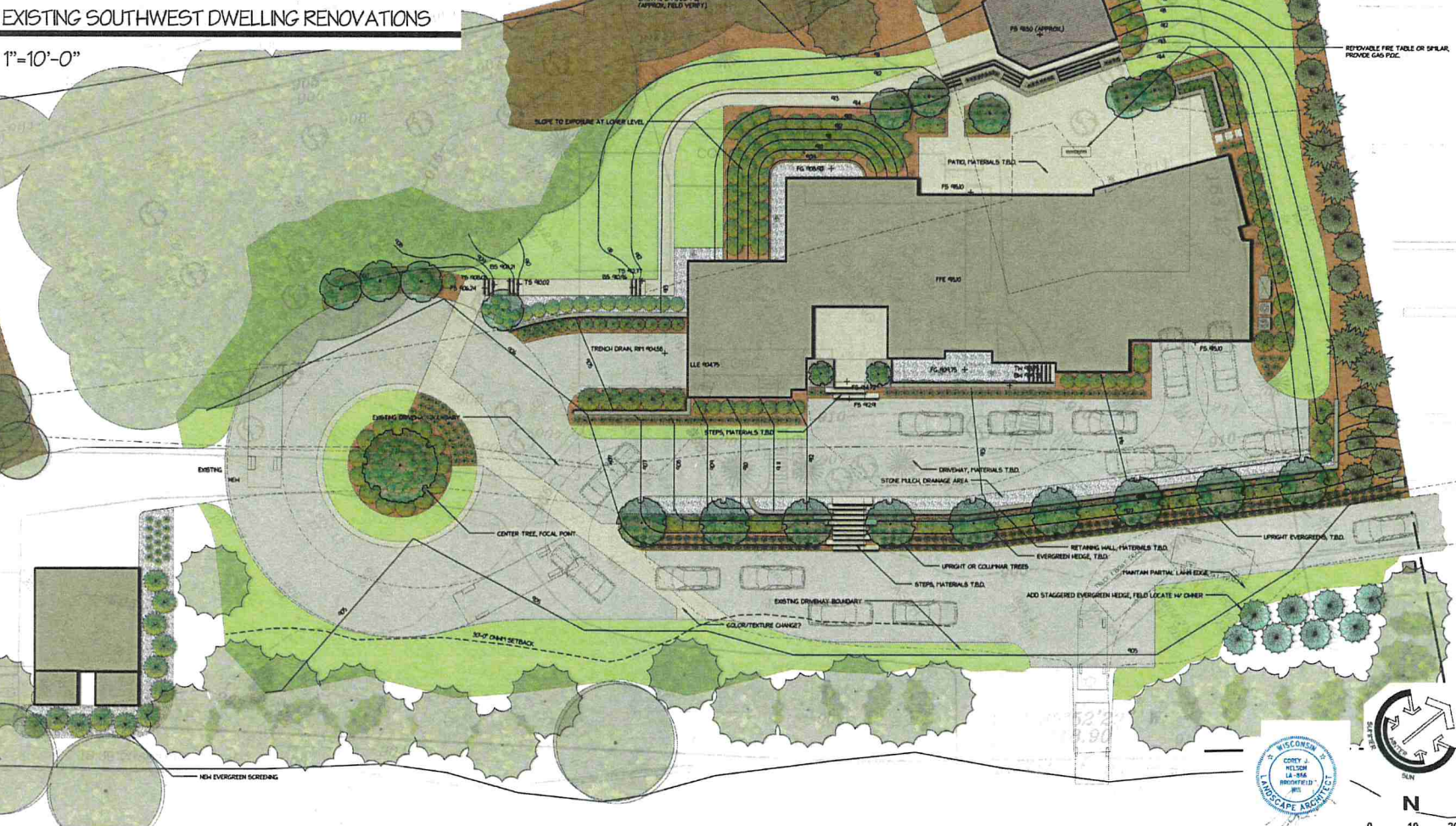
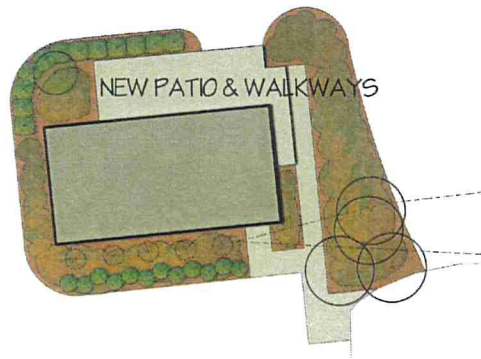
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EXISTING SOUTHWEST DWELLING RENOVATIONS

1"=10'-0"





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262-549-6111
262-549-9229
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Sheet Title:
PLANTING PLAN

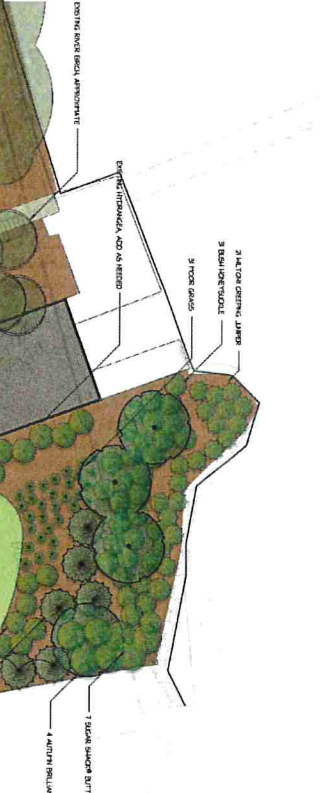
Project:
THE MARSHALL RESIDENCE
TREASURE ISLAND DRIVE
CHENEGA, WI

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	Quantity	Notes
1. 12" DBH WHITE PINE	1	Plant in existing hole
2. 12" DBH WHITE PINE	1	Plant in existing hole
3. 12" DBH WHITE PINE	1	Plant in existing hole
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97. 12" DBH WHITE PINE	1	Plant in existing hole
98. 12" DBH WHITE PINE	1	Plant in existing hole
99. 12" DBH WHITE PINE	1	Plant in existing hole
100. 12" DBH WHITE PINE	1	Plant in existing hole



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IMPULS

Low Voltage Transformers

Impuls Connect Multi-Tap Transformers

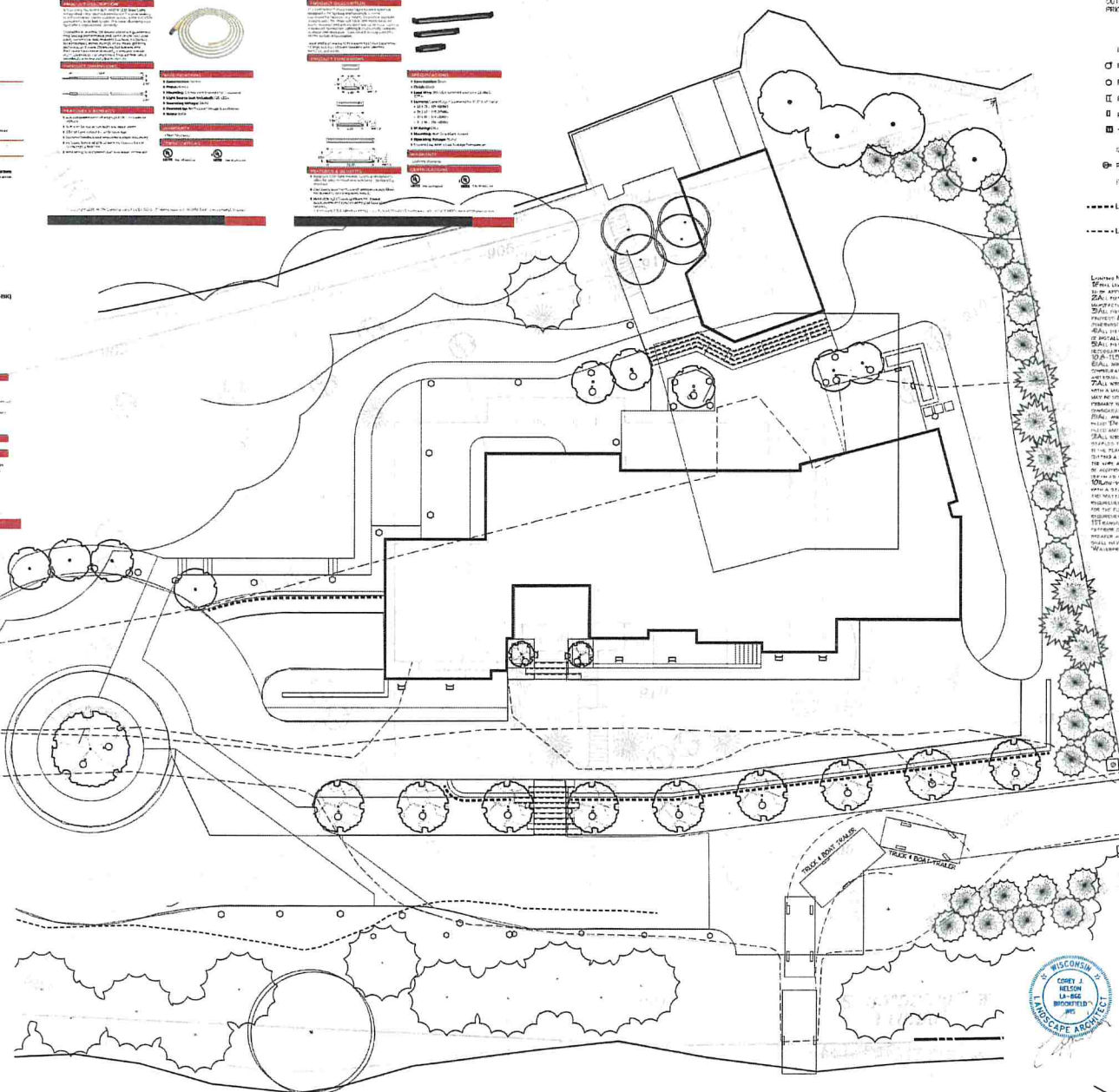
IMPULS offers a wide range of multi-tap transformers for use in power distribution systems. The transformers are designed to provide a wide range of output voltages, from 0.1V to 1000V, and are available in a variety of sizes and configurations. The transformers are designed to be used in a wide range of applications, from power distribution in industrial plants to power distribution in residential areas. The transformers are designed to be used in a wide range of environments, from indoor to outdoor, and are designed to be used in a wide range of climates, from cold to hot. The transformers are designed to be used in a wide range of applications, from power distribution in industrial plants to power distribution in residential areas. The transformers are designed to be used in a wide range of environments, from indoor to outdoor, and are designed to be used in a wide range of climates, from cold to hot.

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Features & Benefits

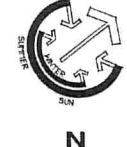
- High efficiency and low losses
- Wide range of output voltages
- High power capacity
- High reliability
- High safety
- High performance
- High quality
- High durability
- High resistance to corrosion
- High resistance to vibration
- High resistance to shock
- High resistance to fire
- High resistance to theft
- High resistance to tampering
- High resistance to sabotage
- High resistance to espionage
- High resistance to cyber attacks
- High resistance to natural disasters
- High resistance to human-made disasters
- High resistance to terrorism
- High resistance to war
- High resistance to nuclear war
- High resistance to biological war
- High resistance to chemical war
- High resistance to radiological war
- High resistance to space war
- High resistance to information war
- High resistance to economic war
- High resistance to cultural war
- High resistance to environmental war
- High resistance to social war
- High resistance to political war
- High resistance to religious war
- High resistance to ethnic war
- High resistance to tribal war
- High resistance to family war
- High resistance to individual war
- High resistance to all forms of war



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**
-  PATH & AREA DOWNLIGHT
 -  PATH DOWNLIGHT
 -  PATH & AREA DOWNLIGHT
 -  RECESSED HARDSCAPE LIGHT
 -  TRANSFORMER
- 120V LIGHTING/ELECTRICAL**
-  RECESSED WALL OUTLET
 -  NEW MOUNTED LIGHT FIXTURE

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

[illegible]

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

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

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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

PROJECT:

THE HARKNESS RESIDENCE-
SITE RENOVATIONS & ENHANCEMENTS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

AREA MAP:



LANDSCAPE INC.

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Waukesha, WI 53187-0823
☎ 262-549-6111
☎ 262-549-9229
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CLIENT:

JAMES & GENEVIEVE HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

PREPARED BY:

COREY NELSON, ASLA, PLA
NELSON LANDSCAPE INC.



PROJECT CONTACT:

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

SHEET INDEX:

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:

Project:

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

JAMES & GENEVIEVE
HARKNESS

5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

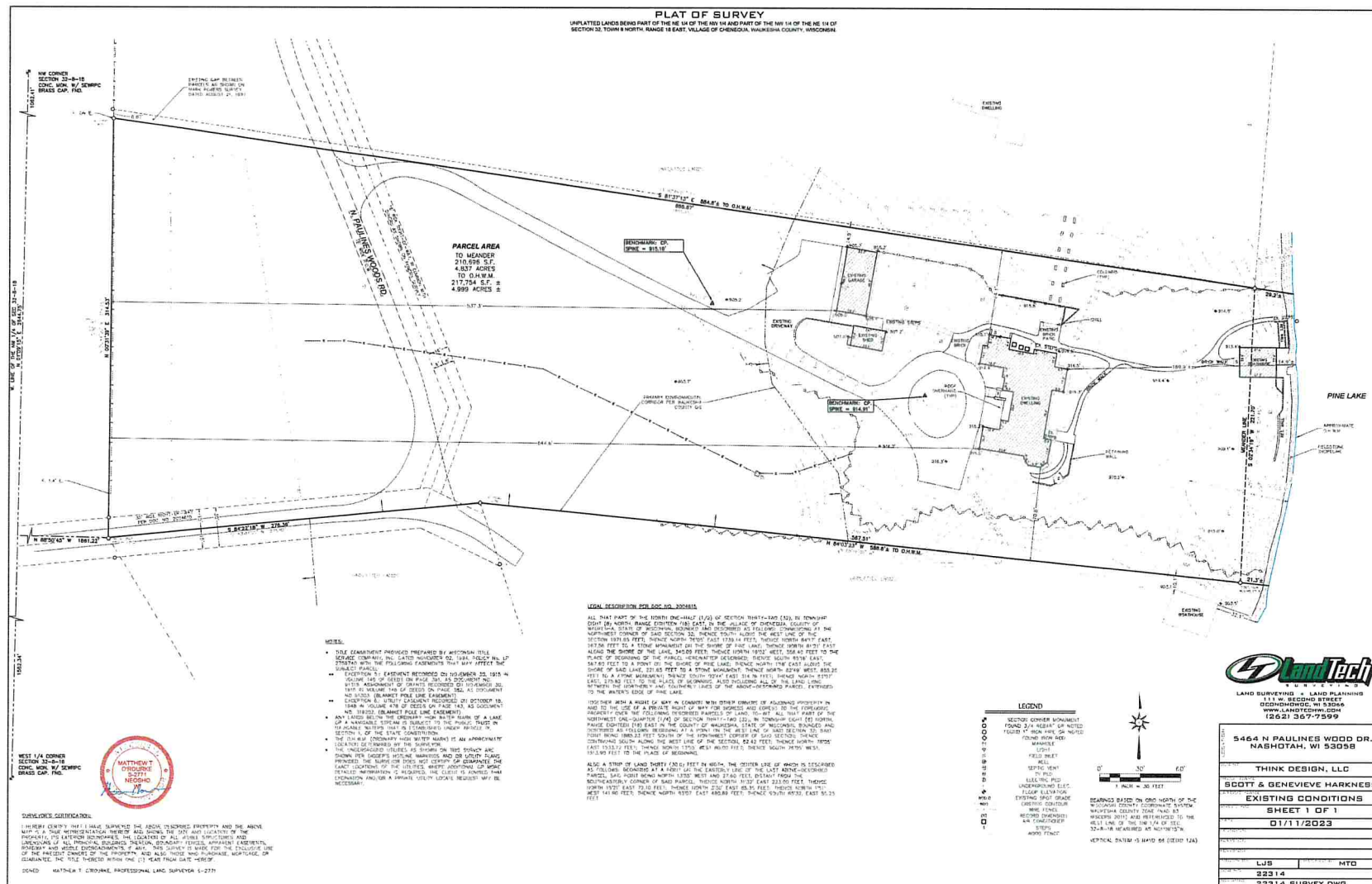
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 7-14-26
Revisions:

Notice:

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☎ 262-549-9229
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Sheet Title: **Site/Grade Renovation Plan-Overall**

**SITE/GRADE
RENOVATION PLAN-OVERALL**

Project:

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

Client:

**JAMES & GENEVIEVE
HARKNESS**

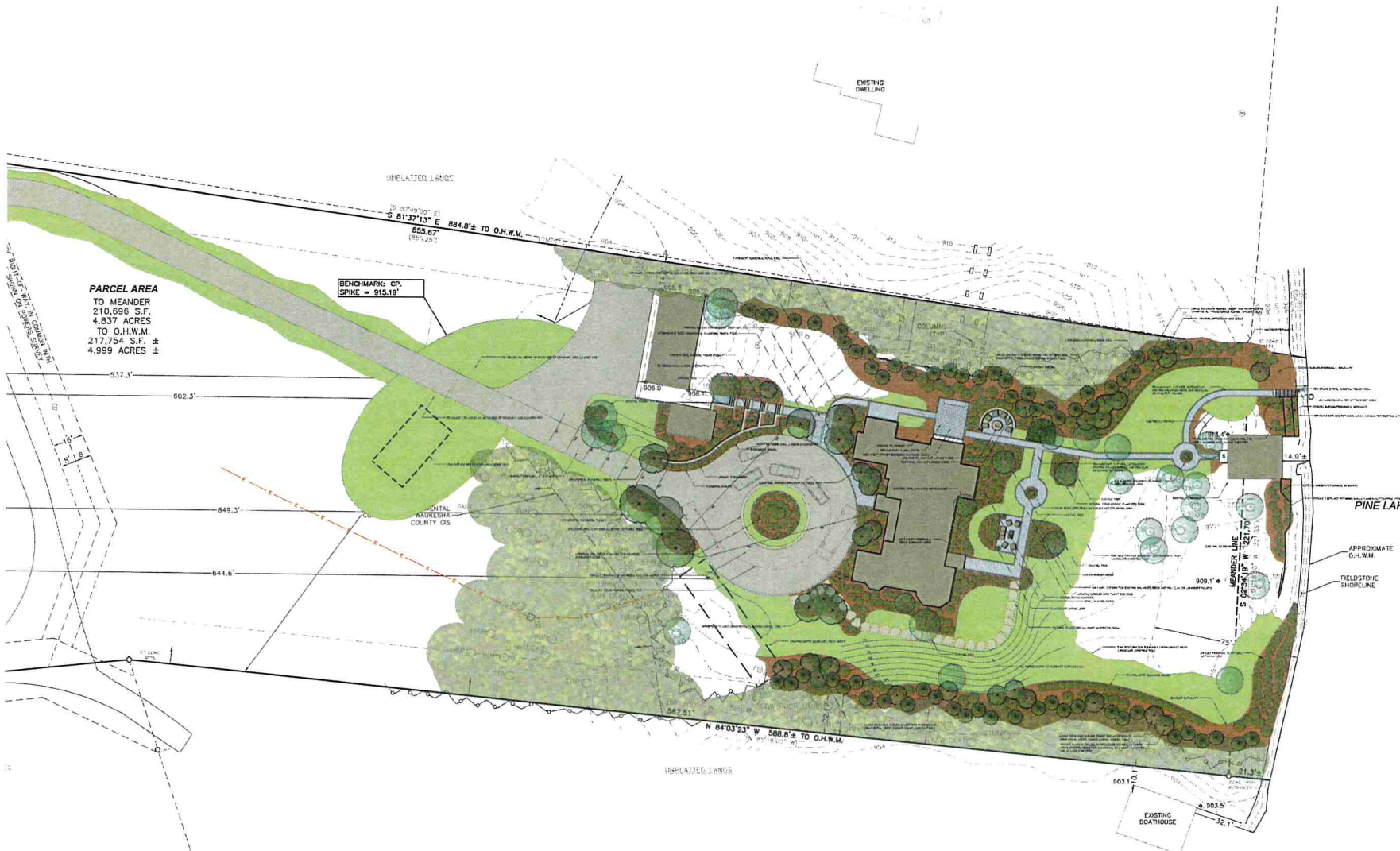
5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

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 #: L200 Page 3 of 10

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

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Landscape Architects & Contractors Celebrating Over Sixty-Five Years of Outstanding Results

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Sheet #: L300 Page 4 of 10



Sheet Title:

Project:

Client: [Redacted]

Plan Notes:

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

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Sheet #: L300 Page 4 of 10

- Residential
- Commercial
- Design/Build





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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

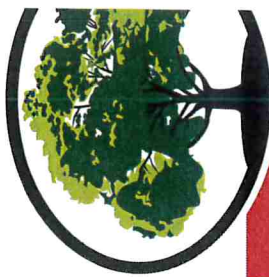
5464 N PAULINES WOOD DR.
NASHOTAH, WI 53058

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 4-10-25
Revisions: 7-14-25, 7-31-25

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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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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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AMP®
Low Voltage Landscape Lighting
One-Click Controls 200 LED Downlight - AL-1818-40-802

Product Description:
This downlight is designed for use in a variety of applications, including landscape lighting, and is designed to provide a long life span and high performance.

Features & Benefits:
• 200 LED
• 4000K Color Temperature
• 80CRI Color Rendering Index
• 120V AC Input
• 40W Power
• 80lm/W Efficacy
• 50,000 Hours Life Span
• 1/2" Deep
• 4" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole

AMP®
Low Voltage Landscape Lighting
Pinnacle Mini Path Light - AP-1017-4-X-XX

Product Description:
This path light is designed for use in a variety of applications, including landscape lighting, and is designed to provide a long life span and high performance.

Features & Benefits:
• 10W Power
• 4000K Color Temperature
• 80CRI Color Rendering Index
• 120V AC Input
• 40W Power
• 80lm/W Efficacy
• 50,000 Hours Life Span
• 1/2" Deep
• 4" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole

AMP®
Low Voltage Landscape Lighting
Deck-Design® Classic - AD-1010-4-B-02

Product Description:
This deck light is designed for use in a variety of applications, including landscape lighting, and is designed to provide a long life span and high performance.

Features & Benefits:
• 10W Power
• 4000K Color Temperature
• 80CRI Color Rendering Index
• 120V AC Input
• 40W Power
• 80lm/W Efficacy
• 50,000 Hours Life Span
• 1/2" Deep
• 4" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole
• 1/2" Dia. Mounting Hole



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.



NOTE:
TRANSFORMER LOCATION TO BE DETERMINED. POINT IN LOCATION ADDING AN EXTERIOR MOUNTED 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 HALL OUTLET
 - LAMPPOST (RE-USE EXISTING)



0 20 40
SCALE

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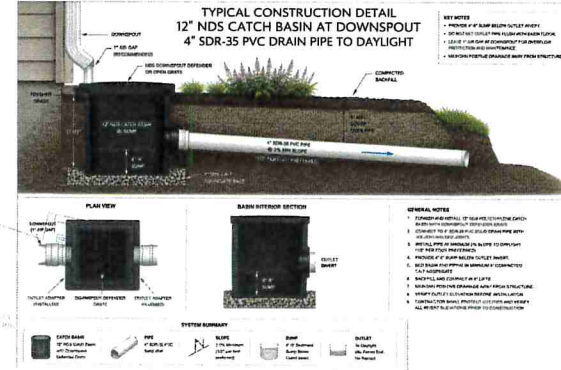
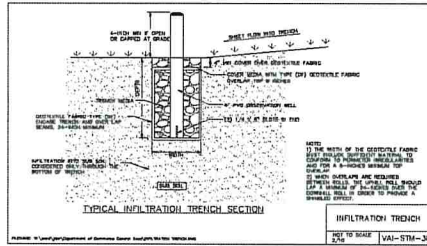
Sheet #: L700 Page 8 of 10

LEGEND

- DOWNSPOUT LOCATION, 12" 12" CATCH BASIN
- SUB-SURFACE INFILTRATION AREA
- 4" SDR35 PVC PIPE, 2% SLOPE MIN.
- TREATED IMPERVIOUS SURFACE AREA

NOTES

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



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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

MATERIALS:

PATIOS & WALKWAYS

FIELD:

UNILOCK 'BRISTOL VALLEY-BAVARIAN'

BORDERS:

UNILOCK 'TOWN HALL-BASALT'

UNILOCK 'COPTHORNE-BASALT'

RETAINING WALLS

'LANNON GREY' OUTCROPPING STONE

SEATWALLS/ACCENT WALLS, COLUMNS

'LANNON GREY' SAWED TOP & BOTTOM WALL STONE

COPING

'OXFORD' STONE WITH ROCK-FACED SIDES & THERMAL TREATED TOP

PLANT BED EDGES (LAKE SIDE OF HOUSE)

'LANNON STONE' TUMBLED COBBLES'

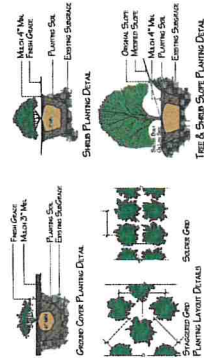
STEPS

'OXFORD' STONE WITH ROCK-FACED SIDES, THERMAL TREATED TOP

STEPPING STONE WALKWAY

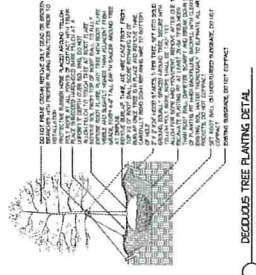
'BLUESTONE FLAGSTONE-FULL RANGE' THERMAL TREATED

PLANNING NOTES:
 1. ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNER.
 2. ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNER.
 3. ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNER.
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 9. ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNER.
 10. ALL PLANTING MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT OR HIS DESIGNER.



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DECIDUOUS TREE PLANTING DETAIL
 TYPICAL INSTALLATION - NOT TO SCALE

CONIFEROUS TREE PLANTING DETAIL
 TYPICAL INSTALLATION - NOT TO SCALE



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Sheet Title:

NOTES, DETAILS, & MATERIALS

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.
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 Revisions: 6-23-26, 7-14-26

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Village of Chenequa
ORDINANCE NO. 2025-10-13-01

**AN ORDINANCE AMENDING AND RESTATING SECTION 8.27 OF THE
CHENEQUA VILLAGE CODE REGULATING FIREWORKS**

WHEREAS, the Village is empowered, pursuant to Chapter 167 of the Wisconsin Statutes, to regulate the sale, possession and use of fireworks; and

WHEREAS, the Village Board finds and determines that the amendment of ordinance provisions regulating the sale, possession and use of fireworks is necessary and appropriate to further the public health, safety and welfare, within the Village.

NOW, THEREFORE, BE IT ORDAINED, that Section 8.27 of the Village Code is hereby amending and restating as follows:

8.27 Fireworks Regulations.

(1) DEFINITIONS.

The definitions contained in the Wisconsin Statutes, and more specifically, Section 167.10 of the Wisconsin Statutes, as the same may be amended from time to time, shall apply to all terms contained in this Section, unless otherwise specifically set forth in this Section.

In addition, for the purpose of this Chapter, certain terms and words are defined as follows:

a. CONSUMER FIREWORKS:

Small fireworks typically sold at stands or stores around the Fourth of July holiday. Small fireworks include ground devices containing less than fifty (50) milligrams of flash powder, and aerial devices containing less than one hundred thirty (130) milligrams of flash powder.

b. DISPLAY FIREWORKS:

Large fireworks used in shows, generally under the supervision of a trained pyrotechnician. Display fireworks include aerial shells, cakes, candles, and other display pieces that meet the definition of "display fireworks" in 27 CFR § 555.11.

The regulations at 27 CFR, Part 555, require that any person engaging in the business of importing, manufacturing, dealing in, receiving or transporting display fireworks must first obtain a federal explosives license or permit from Bureau of Alcohol, Tobacco, Firearms and Explosives ("ATF") for the specific activity.

c. PROFESSIONAL FIREWORKS COMPANY:

A company which engages in the business of designing and executing (pyrotechnic) fireworks displays for public celebrations and private parties and events. A professional fireworks company must have an ATF license or permit.

(2) POSSESSION AND USE, STATE STATUTES ADOPTED.

Possession and use of fireworks shall be regulated according to the provisions of Section 167.10, of the Wisconsin Statutes, as the same are from time to time amended, which are hereby adopted and incorporated by reference herein. In the event of a conflict between this Section and 167.10 of the Wisconsin Statutes, whichever provision is stricter shall apply.

(3) USER'S PERMIT.

a. No person may possess or use fireworks without a user's permit which may be issued by the Village President. A user's permit, if issued, shall authorize the holder of the user's permit to use fireworks for a public or private display as identified in the user's permit. Application for issuance of a user's permit shall be submitted to the Village Clerk-Treasurer, at least fourteen (14) days prior to the date of proposed use, on forms provided by the Village Clerk-Treasurer, together with a user's permit fee of One Hundred Dollars (\$100.00) or such other amount may be determined by resolution by the Village Board from time to time.

i. All applicants for a user's permit shall be referred to the Fire Chief for investigation, and no user's permit shall be granted unless the Village President, based upon the report of the Fire Chief, determines that the applicant will use the fireworks in a public or private display, that all reasonable precautions will be exercised with regard to the protection of the lives and property of all persons, and that the display will be handled by a competent operator and conducted in a suitable, safe place and manner. Before granting any fireworks permit, the applicant shall file with the Village Clerk-Treasurer, a Certificate of Liability Insurance issued by an insurance company issuing liability and property damage insurance coverage for the property upon which the display will be conducted, or any insurance company authorized to write such policies in the State of Wisconsin, in the amount of One Million Dollars (\$1,000,000.00) for bodily injury to any one person, and in the amount of One Million Dollars (\$1,000,000.00) for damage to property that may arise by reason of use or discharge of the fireworks under the user's permit. The Village shall be named as an additional insured under the terms of all such policies issued to a professional fireworks company for display fireworks.

- ii. Any user's permit issued under this Section shall specify all of the following:
 - A. The name and address of the permit holder.
 - B. The date on and after which fireworks may be purchased.
 - C. The kind and quality of fireworks which may be purchased.
 - D. The date, time and location of authorized use.
 - E. Such other information as may be required by the Village, from time to time. Notice of issuance of a user's permit shall be given to the fire department and police department at least forty-eight (48) hours before the date of authorized use.
- iii. The following additional requirements shall apply to user's permits issued under this Section:
 - A. Each user's permit shall be valid for one (1) day and for one (1) fireworks exhibition.
 - B. No more than three (3) user's permits for consumer fireworks exhibitions may be issued to any one (1) person or for any premises for any calendar year.
 - C. No user's permits shall be issued to persons under the age of eighteen (18) years.
 - D. The hours for user's permits shall be from 10:30 a.m. to 11:00 p.m.; except on the July Fourth holiday when the hours for user's permits shall be from 8:00 a.m. – 11:00 p.m.
 - E. User's permits shall be limited to the specific premises identified in the user's permit.
 - F. The Village Clerk-Treasurer shall mail written notice of the issuance of a user's permit to owners of the property immediately surrounding and within at least two hundred fifty (250) feet of the boundary of premises for which a user's permit is issued at least forty-eight (48) hours before the date of authorized use.

(4) ENFORCEMENT.

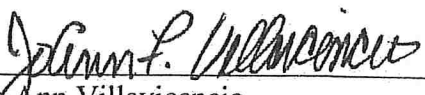
- a. In addition to other penalties prescribed under this Section, the Village may petition the Circuit Court for an order enjoining any violation of this Section or Section 167.10 of the Wisconsin Statutes.
- b. Any fireworks stored, handled, sold, possessed or used by any person who violates any provision of this Section shall be seized. The fireworks shall be destroyed after conviction for a violation or otherwise returned to the owner.

(5) PENALTIES.

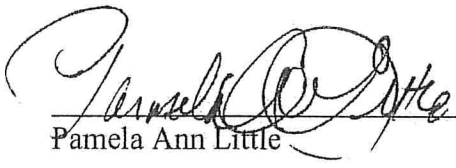
Any person who shall violate any provision of this Section shall, upon conviction, pay a forfeiture of not less than One Hundred Dollars (\$100.00) nor more than Five Hundred Dollars (\$500.00), together with the costs of the action, and upon default of payment thereof, shall be imprisoned in the county jail for a period not to exceed ninety (90) days or until such forfeiture and costs are paid. Each day during which a violation of this Section is permitted to exist shall be deemed to be a separate violation.

Adopted this 13th day of October, 2025.

VILLAGE OF CHENEQUA

By: 
Jo Ann Villavicencio
Village President

ATTEST:


Pamela Ann Little
Village Clerk – Treasurer

Date Adopted: October 13, 2025
Date Published: October 14, 2025
Effective Date: October 14, 2025

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