AGENDA

Village of Chenequa
Monday, July 8, 2019 at 6:00 p.m.
31275 W County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held at 6:00 p.m. on Monday, July 8, 2019, at the Village Hall, 31275 W County Road K, Chenequa. Legal requirements have been met. The following matters will be discussed, with possible actions, as well as any other matters that may come before the Commission:

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) Chairman’s Report
3) Approval of minutes from the Plan Commission meeting held on June 10, 2019
4) Review and consider application for land division of 23.29 acres to be split into four lots submitted by Barkow Limited Partnership (Augie Barkow) of 5124 N Maple Lane
5) Review and consider application for a guest house submitted by David Herro and Jay Franke of 6144 Brumer Drive
6) Review and consider application for a tennis court submitted by Tim Michels of 6775 N STH 83
7) Review and consider application for a new residence submitted by Kathy Ruehlow of 32307 W Oakland Road
8) Review and consider application for land division of 10.747 acres to be split into two lots submitted by Lora B Wilson of 5871 N STH 83
9) Building Inspector’s Report
10) Administrator’s Report
11) Village Attorney’s Report
12) Adjournment

Respectfully submitted by:
Pamela Ann Little, Village Clerk

It is possible that members of and possibly a quorum of members of the Village Board may be in attendance at the above-stated meeting to gather information. No action will be taken by the Village Board at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Request 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.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE
Village Clerk posted this agenda on Wednesday, July 3, 2019 before 3:00 PM

Phone 262-367-2239 • www.chenequa.org
Date: June 19, 2019

Meeting Date & Time: July 8, 2019 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Building Department

Subject: Preliminary Certified Survey Map

Developer/Owner: Barkow Realty Limited Partnership

Location: Highway C - Parcel# CHQV0415996, Nashotah, WI 53058

Project Description: Land Split

Zoning District: Residence District – Lot not abutting lake.

<table>
<thead>
<tr>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED Lot 1</th>
<th>PROPOSED Lot 2</th>
<th>PROPOSED Lot 3</th>
<th>PROPOSED Lot 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>5 Acres</td>
<td>6.79 Acres</td>
<td>5.99 Acres</td>
<td>5.00 Acres</td>
</tr>
<tr>
<td>LOT WIDTH:</td>
<td>200 L.F. min.</td>
<td>544 LF</td>
<td>628 LF</td>
<td>685.50 LF</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicants propose to split Lot 1 (Parcel #CHQV0415996) into 4 lots. Lot 1 approximately 5.34 acres, Lot 2 approximately 6.79 acres, Lot 3 approximately 5.99 acres, with the remaining Lot 4 an approximate area 5.0 acres.

2. The reduced area of Lot 1 and the proposed areas of Lot 2, 3 and 4 meets the minimum lot area requirements per Sec. 6.5(a) of at least five acres and an average lot size of 200 ft.

3. There are no existing buildings on this lot at this time.

4. A designated 66’ ROW has been designated but will require approval for the County Highway Department.

C: Bob Douglas, Village Administrator
Pamela Little, Village Clerk
Barkow Realty Limited Partnership, Property Owners
Jon Spheeris, Owners Agent
Gary Meerschaert, SAFEbuilt
File
PRELIMINARY

WAUKEasha Co. CERTIFIED SURVEY MAP NO.

UNPLATTED LANDS BEING PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 32, T.8N., R18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

NOTES:
- BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW 1/4
  OF SECTION 32-8-18, WHICH WAS TAKEN TO BEAR N 00°3'S2" W
  PER WAUKESHA COUNTY GIS THE PARCEL CURRENTLY DOES NOT
  HAVE AN ADDRESS.
- EXISTING CONTOURS AND PRIMARY ENVIRONMENTAL CORRIDOR
  SHOWN PER WAUKESHA COUNTY GIS MAPPING INFORMATION.

40' DEDICATED TO THE PUBLIC
FOR ROADWAY PURPOSES
35,099 S.F.
0.81 AC.

CURVE # RADIUS DELTA ARC DIST CHORD DIST CHORD BEARING TANGENT IN TANGENT OUT
1 CL 500.00' 183.14' 91.17' 181.09' S 89°29'08" E 183.00'
2 L1 N 69°22'08" E 40.00'
3 L2 N 69°58'08" W 83.00'
4 L3 N 71°24'18" E 82.99'
5 L4 N 69°46'06" E 40.09'

0' 1 INCH = 200 FEET

LEGEND
- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR
- WEIGHING 1.502 LBS/FT.
- ENVIRONMENTAL CORRIDOR
- RECORDED DIMENSIONS

PREPARED FOR:
AUGUST BARKOW
BARKOW REALTY LIMITED PARTNERSHIP
31533 W. PINE MEADOWS LN.
HARTLAND, WI 53029

DATED 06/13/19
JOB # 19084
SHEET 1 OF 5
STAFF REVIEW

Date: June 27, 2019

Meeting Date & Time: Monday, July 8th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Lederbach & Graham, Architects LLP

Owner: David Herro & Jay Franke

Location: 6144 Brumder Dr, Hartland, WI 53029

Project Description: Land division of Lot# 399995

Zoning District: Residence – Lot Abutting Lake

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED RES. DISTRICT</th>
<th>NEW SINGLE FAMILY DWELLING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>4.5 acres</td>
<td>4.617 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>150’ L.F. min.</td>
<td>150' L.F.</td>
</tr>
<tr>
<td>YARD SETBACKS:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake (E)</td>
<td>75 ft. min.</td>
<td>75'-9” ft.</td>
</tr>
<tr>
<td>Side (N)</td>
<td>16'-0” ft. min.</td>
<td>17'-6” ft.</td>
</tr>
<tr>
<td>Side (S)</td>
<td>16'-0” ft. min.</td>
<td>17'-6” ft.</td>
</tr>
<tr>
<td>Rear (W)</td>
<td>25 ft. min.</td>
<td>+700’ ft.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>35 ft. max</td>
<td>32'-0” ft.</td>
</tr>
</tbody>
</table>

COMMENTS:

1. This is a legal conforming as outlined in Sec. 6.5(a) with an average width of one hundred fifty feet (150’) with minimum lake frontage as required under Sec. 6.6(1) with an area lot of more than 4 ½ acres.

2. Single family dwelling will meet setback requirements as required by Sec. 6.5(4)(a)(i) for lake setback of 75'-9” and side setbacks of 16'-0” minimum for height of structure of 32'-0”. The total area of structure at 3529 sq. ft. meets Sec. 6.5(4)(a)(ii) of less than 4000 sq.ft., being within the minimum distance of 100 feet.
3. The proposed project meets all other requirements of the Village of Chenequa Zoning.

4. A Preliminary Site Evaluation is required by Waukesha County prior to permit issuance for sanitary systems.

c: Bob Douglas, Administrator  
Pamela Little, Clerk  
Liederbach & Graham, Architect  
David Herro & Jay Franke, Applicants  
Gary Meerschaert, SAFEbuilt
Date: June 19, 2019  
Meeting Date & Time: Monday, July 8, 2019 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: C.R. Peterson Inc. – Tennis Court Contractors

Owner: Timothy Michels

Location: 6775 Hwy 83

Project Description: Construction of HydroCourt

Zoning District: Residence District – Lot Abutting a Lake

<table>
<thead>
<tr>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>18.45 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>150 L.F. min.</td>
</tr>
<tr>
<td>YARD SETBACKS: Side (North)</td>
<td>10 ft. min.</td>
</tr>
<tr>
<td>Lake (West)</td>
<td>75 ft. min.</td>
</tr>
<tr>
<td>Front (East)</td>
<td>75 ft. min.</td>
</tr>
<tr>
<td>Side (South)</td>
<td>10 ft. min.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>40 ft. max</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to construct a HydroCourt Tennis Court at the aforementioned location, size of court is to be 55’X110’. This is by definition under Sec. 6.3 a recreational facility structure.

2. This is a legal conforming residential district lot abutting a lake lot.

3. The proposed project will be constructed within a conforming lot according to Sec. 6.(5)(b) minimum lot requirements.
SITE PLAN


LEGEND

- FD 0.75" O.D. IRON BAR
- FD 1" O.D. IRON PIPE
- UTILITY POLE

PROPERTY ADDRESS:
6775 St. Hwy 83
Hardland, WI 53029

TAX ID# CHQV0370987001

PRESTON A. LIPTACK
S-3083
KRONENWETTER, WI

BEARINGS ARE REFERENCED TO THE WISCRS, WAUKESHA COUNTY, NAD 83 (2011)

GRAPHIC SCALE
1 inch = 60 ft.

mi-TECH
Fond Du Lac, Green Bay, Madison, New Berlin
800.465.8050

TENNIS COURT SITE PLAN
FOR TIM MICHELS
VILLAGE OF CHENEQUA
WAUKESHA COUNTY
WISCONSIN
DATE OF SURVEY: JUNE 10, 2019
STAFF REVIEW

Date: June 20, 2019  Meeting Date & Time: Monday, July 8, 2019 at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Collaborative Design, 1601 S. Hwy 164 Waukesha, WI

Owner: Kathy Ruehlow

Location: 32307 W. Oakland Rd.

Project Description: New Single Family Dwelling with Detached Garage.

Zoning District: Lot Abutting Lake

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED RES. DISTRICT</th>
<th>NEW SINGLE FAMILY DWELLING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>4.5 acres</td>
<td>3.4319 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>150’ L.F. min.</td>
<td>247 L.F.</td>
</tr>
<tr>
<td>YARD SETBACKS:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake (S)</td>
<td>75 ft. min.</td>
<td>100’+ ft.</td>
</tr>
<tr>
<td>Side (W)</td>
<td>25 ft. min.</td>
<td>42.0’ ft.</td>
</tr>
<tr>
<td>Side (E)</td>
<td>25 ft. min.</td>
<td>55.5’ ft.</td>
</tr>
<tr>
<td>Rear (N)</td>
<td>25 ft. min.</td>
<td>+210’ ft.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>40 ft. max</td>
<td>40’-0” ft.</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to erect new single family dwelling with recreational area and erect a detached 4 car garage.

2. This is a legal conforming lot in that it meets the minimum requirements per Sec. 6.5(5)(a)(b) - Lot abutting Lake.
• No structure shall be erected, enlarged or altered on an lot abutting upon any lake unless such lot shall have an average width of not less than one hundred fifty (150) feet for each lake on which the lot abuts and shall meet the minimum requirements as to lake frontage and area set forth in Section 6.6.

3. The principal structure meets setback requirements as set forth in Sec. 6.5(4)(a) and Sec. 6.5(4)(a)(c)(i) for recreational facilities.

4. The accessory structure (4 car detached garage) meets setback requirements as set forth in Sec. 6.5(4)(c)(i) being more than 100’ from an existing single family structure.

5. Specifications sheets for outside lighting were submitted for landscaping. Low voltage lighting for steps and walks are downward directed and/or shielded meeting Sec. 5.5(5) general rules for outdoor lighting. Applicant and builders are reminded that per Sec. 5.5(6) outdoor lighting not providing security, illuminating walkways, stairs or private roads are to be turned off between 11:00 pm and sunrise. Exterior lighting on principal residence were not submitted for this review.

6. The proposed project meets all other requirements of the Village of Chenequa Zoning.

7. A building permit are required from the Building Inspector prior to start of construction. Exterior lighting fixtures specifications sheets shall be submitted with construction plans for approval prior to installation.

c: Bob Douglas, Administrator
Pamela Little, Clerk
Collaborative Design, Builder
Kathy Ruehlow, Owner
Gary Meerschaert, SAFEbuilt
STAFF REVIEW

Date: June 20, 2019
Meeting Date & Time: Monday, July 8th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Agent: David Jubelirer

Owner: Lora B. Wilson

Location: 5795 Highway 83, Hartland, WI 53029

Project Description: Land division of Lot# 399995

Zoning District: Residence District

<table>
<thead>
<tr>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED Lot 1</th>
<th>PROPOSED Lot 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>10.4715 Acres</td>
<td>4.766 Acres</td>
</tr>
<tr>
<td>LOT WIDTH:</td>
<td>155 L.F. min.</td>
<td>155.68 LF</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to divide existing lot Tax Key 399 995 into 2 lots.

2. Lot 1 conforms to requirements under Sec. 6.5(5)b for minimum lot requirements for lot abutting lake, Lot 2 conforms to requirements under Sec. 6.5(5)a for lots not abutting lake.

3. An existing 20’ wide easement exists for access to both lots, Doc. #2065811

4. The proposed project meets all other requirements of the Village of Chenequa Zoning.

c: Bob Douglas, Administrator
Pamela Little, Clerk
David Jubelirer, Agent
Lora B. Wilson, Applicant
Gary Meerschaert, SAFEbuilt
CERTIFIED SURVEY MAP NO.


SURVEYOR:
KEITH A. KINDRED, PLS  S-5088
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
RKindred@sehinc.com

SURVEY FOR:
LORA B WILSON
112-01-02
PINE LAKE
128-T8N-R18E

NOTES:
SEE SHEET 2 OF 2

LOT 1
207,597.75 SF
4.766 AC
(TO O.H.W.M.)

LOT 2
249,058.96 SF
5.718 AC

OUTLOT 1
11,502.65 SF
0.264 AC

SCALE IN FEET

0 100 200

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983) GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 28-8-18 AS N00°10'00"W.

EXISTING CENTERLINE OF 28 WIDE EASEMENT DOC. #2068811

PROJECT NO. JUBED-150871
THIS INSTRUMENT DRAFTED BY PETER A. TUFTEE

SEH
PHONE: 414.949.8662
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

JUNE 10, 2019

SHEET 1 OF 4