AGENDA
Village of Chenequa
Monday, October 14, 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, October 14, 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 August 12, 2019
4) Review and consider annexation of Town of Merton Property, Tax Key No: MRTT0417996; 0.773 acres owned by Wolfgang Dornier
5) Review and consider application for a fence submitted by Andrew & Carlene Ziegler of 31795 W Muscovy Road
6) Review and consider application for a garage and bathroom addition submitted by Robert and Jo Wagner of 5014 N Maple Lane
7) Building Inspector’s Report
8) Administrator’s Report
9) Village Attorney’s Report
10) 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 will 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 Thursday, October 10, 2019 before 2:00 PM
Phone 262-367-2239 • www.chenequa.org
The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, August 12, 2019. The Plan Commission convened at 6:00 p.m. at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. The following Members were in attendance:

- Ms. Villavicencio / Chairperson – present
- Mr. Bellin / Member – present
- Ms. Surles / Member – present
- Mr. Grunke / Member - present
- Mr. Pranke / Member – absent
- Mr. Gallagher / Member – present
- Mr. Enters / Member – present
- Mr. Meerschaert / Building Inspector - absent
- Mr. Gartner / Village Attorney – present
- Mr. Lincoln / Zoning Administrator-Forester - present
- Mr. Douglas / Administrator-Police Chief – present
- Ms. Little / Village Clerk – present

Call to Order
Pledge of Allegiance

Public in Attendance
Chris Miracle, Richard Sherer, C David Myers, Carol Manegold and John Syburg

Public Comment
None

Chairman’s Report
No report

Approval of minutes from the joint Plan Commission and Village Board meeting held on
July 8, 2019
Motion (Bellin/Gallagher) to approve the minutes from the Plan Commission meeting held on July 8, 2019. Motion carried

Review and consider application for a patio submitted by Jean-Max & Sandra Dermond of 7191 N STH 83
Mr. Miracle of Landworks Landscaping presented the patio application for Mr. and Mrs. Dermond. The applicants propose to install a flagstone patio and flagstone path; ironwood risers will be used for slopes to the patio. The proposed patio meets setback requirements. Privacy screen plantings are also planned. No lighting is planned.
Mr. Lincoln recommended approval of the application.

Motion (Gallagher/Surles) to recommend final approval of the application for a patio submitted by Jean-Max & Sandra Dermond of 7191 N STH 83. *Motion carried*

**Review and consider landscape and lighting plans submitted by Jeff & Sarah Joerres of 31745 W Muscovy Road**

Mr. Sherer, the architect for Deep River Partners, presented the landscape and lighting plans for Mr. and Mrs. Joerres. Landscape lighting will include step lights, downward facing projecting. Lighting fixtures associated with the exterior of the dwelling, barn and boathouse are either downward projecting or shielded to provide no glare, light trespass or cast upon property of others. Landscape plans will be minimalistic. No trees will be removed and the creek bed will be maintained.

Mr. Lincoln recommended approval of the application.

Motion (Surles/Bellin) to recommend final approval of the landscape and lighting plans submitted by Jeff & Sarah Joerres of 31745 W Muscovy Road. *Motion carried*

**Review and consider action on a Certified Survey Map submitted by William & Mary Judge of W326 N6930 North Lake Drive, being the South 26 feet of Lot 12 and the North 39 feet of Lot 13 of Wein’s Subdivision located in the Southeast ¼ of the Northwest ¼ of Section 20, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County per Village Code 6.19(16)**

**Extraterritorial Jurisdiction**

Mr. Lincoln presented the Certified Survey Map (CSM) submitted by Mr. and Mrs. Judge. The property owners are proposing to merge two lots to create one tax key. Waukesha County and the Town of Merton Board have approved the CSM. Mr. Lincoln recommended approval.

Motion (Gallagher/Surles) to recommend approval of the Certified Survey Map submitted by William & Mary Judge of W326 N6930 North Lake Drive. *Motion carried*

**Building Inspector’s Report**

No report

**Administrator’s Report**

No report

**Village Attorney’s Report**

No report

**Adjournment**

Motion (Surles/Bellin) to adjourn the meeting of Plan Commission at 6:06 p.m. *Motion carried*

Respectfully submitted by:  
Approved and Ordered Posted by:

Pamela Ann Little
Village Clerk

Jo Ann F. Villavicencio
Chairperson
ORDINANCE NO. 2019-10-14-01

AN ORDINANCE TO APPROVE ANNEXATION AND ATTACHMENT
TAX KEY NO. MRTT0417996

WHEREAS, Wolfgang C. Dorner ("Petitioner") owns certain lands located in the Town of Merton which are contiguous with the Village and legally described on the Petition for Annexation attached as Exhibit "A" (the "Property"); and

WHEREAS, the Petition for Annexation requests the Village to annex the Property pursuant to Sec. 66.0217(2) Wis. Stats; and

WHEREAS, the location of the Property is depicted upon the Annexation Exhibit which is attached as Exhibit "B"; and

WHEREAS, pursuant to Sec. 66.0217(2) Wis. Stats., the Village desires to annex the Property and attach the same to the Village; and

WHEREAS, the Village Board wishes to approve the annexation and attachment of the Property to the Village.

NOW THEREFORE, BE IT ORDAINED, by the Village Board of the Village of Chenequa, Waukesha County, Wisconsin that the Village hereby approves the annexation and attachment of the Property from the Town of Merton, Wisconsin to the Village.

Dated: October 14, 2019

VILLAGE OF CHENEQUA

BY: ____________________________
   Jo Ann Villavicencio
   Village President

ATTEST:

_______________________________
Pamela Ann Little
Village Clerk

Date Adopted: October 14, 2019
Date Published: October 23, 2019
Effective Date: October 24, 2019
EXHIBIT A

PETITION FOR ANNEXATION

The undersigned, being the owner of all of the land within the area of the following described territory located in the Town of Merton, Waukesha County, Wisconsin lying contiguous to the Village of Chenequa, petition the Honorable President and Village Board of said Village to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the Village of Chenequa, Waukesha county, Wisconsin.

LEGAL DESCRIPTION:

All that part of Lot 2 CSM 11860 and located in the NW 1/4 of the SE 1/4 of Section 33, all located in the T.8N., R.18E., Town of Merton, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the East 1/4 Corner of Section 33, T.08N., R.18E.; Thence S89°43′40″W, along the North line of the SE 1/4 of said Section 33, a distance of 1943.05 feet to a point on the East line of said Lot 2 and the point of beginning of the hereinafter description.

Thence S00°16′20″E, along said Lot 2, a distance of 132.49 feet; thence S89°42′16″W, along the south line of said Lot 2, a distance of 253.65 feet; thence N00°15′49″W, 132.59 feet; thence N89°43′40″E, 253.63 feet to the point of beginning.

Said lands contain 33,671.88 Sq.Ft. (0.773 acres)

There are no person residing in the territory.

Dated this 20th day of August, 2019

______________________________
Wolfgang Dorner
Wolfgang Dorner (Land Owner)
EXHIBIT B

ANNEXATION EXHIBIT

BEING A PART OF THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.18E.,
VILLAGE OF CHINEQUA, WAUKESHA COUNTY, WI

SCALE IN FEET
0 250 500

PHONE: 414.949.8862
501 MAPLE AVENUE
DELAFIELD, WI 53018–8351
www.sehinc.com

SEH 501 MAPLE AVE., DELAFIELD, WI 53018-8351
file: Q:\VAR\DORNW1-149485\SURVEY93-CADD10-C1211D1ORNW\149485-ANNEXATION.DWG

020446-0038\26718550.v1
STAFF REVIEW

Date: October 1st, 2019  Meeting Date & Time: Monday, October 14th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Builder: Darren Miller, JM Construction

Owner: Andrew Ziegler

Location: 31795 W. Muscovy Road

Project Description: Fence along Muscovy Rd

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: 2.0 acres</td>
<td>7.90 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE 200 L.F. min.</td>
<td>472.12 L.F.</td>
</tr>
<tr>
<td>YARD SETBACKS:   Front (North) 2 ft. min.</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Side (East) 2 ft. min.</td>
<td>2 ft.</td>
</tr>
<tr>
<td>Side (Lake) 75 ft. min.</td>
<td>75 ft.</td>
</tr>
<tr>
<td>Rear (Lake) 75 ft. min.</td>
<td>400+ ft.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>8 ft. max</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to construct a fence along Muscovy Rd.

2. This is a legal conforming lot.

3. The proposed structure is over one hundred (100) feet to any existing single family structure on an adjoining lot which complies with Sec. 6.05(c)(i).

4. The proposed structure is less than eight (8) feet in height and at least two (2) feet from the lot line. Which complies with Sec. 5.20(4).
5. All metal fence parts to be powder coated black steel.

6. Stone veneer and stone caps to match stone on main house (see photos).

7. No exterior lighting is proposed with this project.

8. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Administrator
    Pamela Little, Clerk
    Andrew Ziegler, Owner
    Darren Miller, Architect/Builder
    Jacob Lipke, Building Inspector
PARTIAL SURVEY SHOWING APPROX. PIER LOCATIONS

PIERS ARE LOCATED 12'-4" O.C. AT 4% GRADE
AND 8'-4" O.C. AT 2% GRADE

ALL PIERS AND ALL PARTS OF THE FENCE
TO BE LOCATED MINIMUM 2'-0" INSIDE THE
PROPERTY LINE.

9-12-2019
ZIEGLER FENCE
FORT CITY STUDIOS LTD.
STONE CAP
STONE TO MATCH HOUSE
B x B x H VERTICAL REBAR FOR HINGE BAR
CUBIC GROUT CAST IN
# 5 HOOKS AND VERTICAL BARS: 
C IN EACH FIER
CONCRETE FOUNDATION
CONCRETE RUNNING Y
C # 8 CONCRETE AUGER

MATERIALS NOTED:
ALL METAL FENCE PARTS TO BE POWDER COATED (BLACK) STEEL.
STONE VENEER AND STONE CAP TO MATCH STONE ON MAIN HOUSE (SEE PHOTO)

SECTION AT FIER
SECTION AT WALL
Date: October 3, 2019  
Meeting Date & Time: Monday, October 14th at 6:00 P.M.

To: Plan Commission, Village of Chenequa  
From: Planning Department  
Subject: Site Plan Review

Architect/Builder/Agent: Paul Apfelbach  
Owner: Robert and Jo Wagner  
Location: 5014 Maple Ln.

Project Description: Garage and master bath addition to existing home and porch remodel  
Zoning District: Residence District - Lot Abutting a Lake

<table>
<thead>
<tr>
<th>LOT AREA:</th>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED STRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2 acres</td>
<td>2.796 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>200 L.F. min.</td>
<td>200 L.F.</td>
</tr>
<tr>
<td>YARD SETBACKS: Front (Lake)</td>
<td>75 ft. min.</td>
<td>104 ft.</td>
</tr>
<tr>
<td>Side (North)</td>
<td>17 ft. min.</td>
<td>22.1 ft.</td>
</tr>
<tr>
<td>Side (South)</td>
<td>17 ft. min.</td>
<td>125+ ft.</td>
</tr>
<tr>
<td>Rear (West)</td>
<td>10 ft. min.</td>
<td>350+ ft.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>40 ft. max</td>
<td>33.5 ft.</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to add a new attached four (4) car garage, a new master bath to the north and remodel the existing porch.

2. This is a legal conforming lot.

3. The current home is a legal conforming structure.

4. The proposed addition is over fifty (50) feet to any existing single family structure on an adjoining lot which complies with Sec. 6.5(4)(c)(i).
5. The proposed addition meets the minimum setbacks of Sec. 6.5(4)(a) and Sec. 6.5(4)(c)(i).

6. New lighting proposed over garage doors and entry. All lighting to conform to Sec. 5.24 and shall be fully shielded or downward directed as to not create light trespass. Lighting requires approval by the Plan Commission.

7. Exterior finishes are outlined on Page A1 under “Exterior finish notes.” All new siding to be white Board and Batten. New garage and porch roof proposed as white standing seam metal. Finish materials to be approved by the Plan Commission.

8. If one acre or more of land is to be disturbed, a DNR land disturbance permit shall be obtained at least fourteen (14) days prior to beginning of construction.

9. A building permit is required from the Building Inspector prior to start of construction.

c: Dan Neumer, Administrator
   Pamela Little, Clerk
   Robert and Jo Wagner, Owner
   Paul Apfelbach, Architect/Builder/Agent
   Jacob Lipke, Building Inspector
- Painted Board & Batten Exterior – White
- Painted Brick Veneer At Garage Base & New Entry Facade
- Standing Seam Metal Roof At Garage & First Floor Porch Only – White
- Architectural Shingle Roof At Existing Structure To Remain
- Doors & Windows – Black Finish
Wagner Residence

Pine Lake
5014 Maple Lane
Chenequa, WI 53058

Renovation + Addition
Preliminary Plan Submittal

general contractor:
PHA Development Inc.
11020 N. River Road
Mequon, WI 53092
262-366-2242

architect:
waterborne design LLC
441 E Erie Street #4502
Chicago, IL 60611
ph 262-302-9057

sheet index:

Sheet T1  Title Sheet
          Site Map
          Site Plan
Sheet A1  Exterior Elevations
Sheet A2  Exterior Elevations
Sheet A3  First Floor Plan
Sheet A4  Second Floor Plan
Sheet A5  Surface Area Of
          Exterior Walls

LOT 3

scale: 1" = 1'-0"