AGENDA
Village of Chenequa
Monday, December 9, 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, December 9, 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) Approval of minutes from the Plan Commission meeting held on October 14, 2019

3) Review and consider application for land division submitted by Wolfgang Dorner (5166 N STH 83)

4) Review and consider application for an addition to the residence submitted by future property owners, Kathy and Nick Turkal (4978 N Maple Lane) (current owners: Tom and Mary Rolfs)

5) Review and consider application for lot line adjustment submitted by Tom and Mary Rolfs (4978 N Maple Lane) and Bob and Jo Wagner (5014 N Maple Lane)

6) Review and consider 2020 Building Fee Schedule

7) Building Inspector’s Report

8) 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, December 5, 2019 by 10:00 AM

Phone 262-367-2239 • www.chenequa.org
The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, October 14, 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. Pranke / Member – present
- Mr. Gallagher / Member – present
- Mr. Enters / Member – present
- Mr. Kubick / Member - absent
- Mr. Lipke / Building Inspector - present
- Mr. Gartner / Village Attorney – present
- Mr. Lincoln / Zoning Administrator-Forester - present
- Mr. Neumer / Administrator-Police Chief – present
- Ms. Little / Village Clerk – present

Call to Order
Pledge of Allegiance

Public in Attendance
Paul Apfelbach, Bob & Jo Wagner, Darren Miller, Dan Neumer, Rich Grunke, Bill Grasch and Dave Myers

Public Comment
None

Chairman’s Report
No report

Approval of minutes from the joint Plan Commission and Village Board meeting held on August 12, 2019
Motion (Surles/Gallagher) to approve the minutes from the Plan Commission meeting held on August 12, 2019. Motion carried

Review and consider annexation of Town of Merton Property, Tax Key No: MRTT0417996; 0.773 acres owned by Wolfgang Dorner
Mr. Lincoln presented the annexation application for Mr. Dorner. Mr. Dorner resides at 5158 N STH 83. Currently, 0.773 acres lies with the Town of Merton boundaries. Mr. Dorner would like to annex this parcel in an attempt to square off the lot lines. A request for annexation review has been presented to the Wisconsin Department of Administration (DOA) and the Town of Merton has been notified. The DOA
has found it to be in the public interest and has approved this request. Mr. Lincoln sees no negative impacts for the Village by changing the boundary and recommends approval of the annexation.

Motion (Gallagher/Bellin) to recommend approval of the application for annexation of Tax Key No. MRTT0417996. Motion carried

**Review and consider application for a fence submitted by Andrew & Caroline Ziegler of 31795 W Muscovy Road**

Mr. Miller presented the application for Mr. and Mrs. Ziegler. The applicants propose to construct a fence along Muscovy Road. This is a legal conforming lot. The proposed structure meets zoning requirements. All metal fence parts will be powder coated black steel. The stone veneer and stone caps will match stone on the main house. No exterior lighting is proposed for this project.

Mr. Lipke recommended approval of the application.

Motion (Gallagher/Enters) to recommend final approval of the application for a fence submitted by Andrew & Caroline Ziegler of 31795 W Muscovy Road. Motion carried

**Review and consider application for a garage and bathroom addition submitted by Robert & Jo Wagner of 5014 N Maple Lane**

Mr. Apfelbach presented the application for Mr. and Mrs. Wagner. The applicants propose to add a new attached four (4) car garage, a new master bath to the north and to remodel the existing porch. The current home is a legal conforming structure. The proposed addition meets all zoning requirements. New lighting is proposed over the garage doors and entry and does conform to Section 5.24. Lighting will be fully shielded or downward directed. New siding will be white Board and Batten. The proposed new garage and porch roof will be white standing seam metal with a matte finish.

Mr. Gallagher recused himself. Motion (Pranke/Bellin) to recommend final approval of the application for a garage and bathroom addition submitted by Robert & Jo Wagner of 5014 N Maple Lane. Motion carried

**Building Inspector’s Report**

Building Inspector Lipke provided a log of building permits issued to date.

**Administrator’s Report**

No report

**Village Attorney’s Report**

No report

**Adjournment**

Motion (Gallagher/Pranke) to adjourn the meeting of Plan Commission at 6:10 p.m. Motion carried

Respectfully submitted by: Approved and Ordered Posted by:

______________________________  ______________________________
Pamela Ann Little  Jo Ann F. Villavicencio
Village Clerk  Chairperson
STAFF REVIEW

Date: November 26, 2019  Meeting Date & Time: Monday, December 9th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Certified Survey Map Plan Review

Surveyor: Keith Kindred

Owner: Wolfgang Dorner

Location: 5158 Hwy 83, Tax Key CHQV0417991005

Project Description: Land Division of one 22.1 acres parcel into 4 new lots.

Zoning District: Residence District - Lots Not Abutting a Lake

<table>
<thead>
<tr>
<th>REQUIRED RESIDENCE DISTRICT</th>
<th>PROPOSED Lot 2</th>
<th>PROPOSED Lot 3</th>
<th>PROPOSED Lot 4</th>
<th>PROPOSED Lot 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>5 Acres</td>
<td>6.8 Acres</td>
<td>5.0 Acres</td>
<td>8.8 Acres</td>
</tr>
<tr>
<td>LOT WIDTH:</td>
<td>200 ft</td>
<td>396 Feet</td>
<td>485 Feet</td>
<td>439 Feet</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to split Lot 5 (Tax Key CHQV0417991005) into four (4) lots.

2. The reduced area of Lot 5 and the proposed areas of Lots 2, 3, and 4 meet the minimum requirements of Chapter 6.5(5)(a) requiring lots not abutting a lake to “have an average width of not less than two hundred (200) feet and shall contain at least five (5) acres.”

3. Proposed Lot 3 has an existing barn that is designated a legal non-conforming structure as there is no principle structure on the lot.

4. Proposed Lot 5 has an existing tower that is designated a legal non-conforming structure as there is no principle structure on the lot.

c: Dan Neumer, Administrator
   Pamela Little, Clerk
   Cody Lincoln, Zoning Administrator
   Wolfgang Dorner, Owner
   Keith Kindred, Surveyor
   Jacob Lipke, Building Inspector
CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 AND LOT 3 CSM 11860 AND LOCATED IN A PART OF
THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.1E.
VILLAGE OF CHENOA, WAUKESHA COUNTY, WI

SCALE IN FEET
0  100  200

VILLAGE OF CHENOA

EXIST TOWER

PROJECT NO. DORNW_149485
THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL
SHEET 2 OF 7
CERTIFIED SURVEY MAP NO.


<table>
<thead>
<tr>
<th>CURVE</th>
<th>RADIUS</th>
<th>DELTA</th>
<th>ARC DIST</th>
<th>CHORD DIST</th>
<th>CHORD BEARING TAN BEARING 1</th>
<th>TAN BEARING 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>472.00</td>
<td>3231</td>
<td>270.73</td>
<td>271.85</td>
<td>N1405W</td>
<td>N1405W</td>
</tr>
<tr>
<td>1-1</td>
<td>472.00</td>
<td>3231</td>
<td>270.73</td>
<td>271.85</td>
<td>N1405W</td>
<td>N1405W</td>
</tr>
<tr>
<td>2</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>3</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>4</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>5</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>6</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>7</td>
<td>133.00</td>
<td>504733</td>
<td>117.00</td>
<td>114.00</td>
<td>N1805W</td>
<td>N1805W</td>
</tr>
<tr>
<td>7-1</td>
<td>300.00</td>
<td>190713</td>
<td>122.92</td>
<td>121.30</td>
<td>N1776W</td>
<td>N1805W</td>
</tr>
<tr>
<td>7-2</td>
<td>300.00</td>
<td>190713</td>
<td>122.92</td>
<td>121.30</td>
<td>N1776W</td>
<td>N1805W</td>
</tr>
<tr>
<td>8</td>
<td>300.00</td>
<td>190713</td>
<td>122.92</td>
<td>121.30</td>
<td>N1776W</td>
<td>N1805W</td>
</tr>
</tbody>
</table>

LOT 5
961,853 SF
22.1 AC

LOT 4
383,160 SF
8.8 AC

LOT 1 CSM 10720
DORNW

66.6' PROPOSED TEMPORARY INGRESS/EGRESS BASEMENT BY SEPARATE DOCUMENT

EXIST BARN

LOT 2
296,656 SF
6.8 AC

LOT 3
219,407 SF
5.0 AC

966'46'45"E
426.34'

33' DEDICATED ROW

414.949.8962

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. DORMW_140485

THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

NOVEMBER 12, 2019
CERTIFIED SURVEY MAP NO.


SCALE IN FEET : 6 - 50 - 100

EXIST BARN

LOT 4
383,160 SF
8.8 AC

CHORD: 121.36'
Course: N77°45'02"E
Arc Length: 122.20'
Radius: 300.00'
Delta: 23°20'24"

SEPTIC EASEMENT DETAIL (40' SCALE)

Stage 100' W

SCALE IN FEET : 6 - 50 - 100

EXIST BARN

LOT 1 CSM 10720

CHORD: 121.36'
Course: N77°45'02"E
Arc Length: 122.20'
Radius: 300.00'
Delta: 23°20'24"

66' X 40' SEPTIC EASEMENT

CHORD: 79.88
Course: N77°43'57"W
Arc Length: 80.12'
Radius: 300.00'
Delta: 15°18'08"

66' PROPOSED
TEMPORARY INGRESS/EGRESS
EASEMENT BY SEPARATE DOCUMENT

NOVEMBER 12, 2019

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.ehlnc.com

PROJECT NO. DORNW_149485

THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

SHEET 4 OF 7
SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all of Lot 2 and Lot 3 CSM 11860 and located in that part of the NW 1/4 and the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 33, all located in the T.8N., R18E., Village of Chenequa, Waukesha County, Wisconsin, more fully described as follows:

All of Lot 2 and Lot 3 per CSM 11860

Said lands contain 1,861,057 Sq.Ft. (42.72 acres)

That I have made such survey, land division and Certified Survey Map by the direction of Wolfgang Dorner, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Chenequa in surveying, dividing and mapping the same.

Dated this 12th day of November, 2019.

Keith A. Kindred, PLS S-2082
CERTIFIED SURVEY MAP NO.

BEING ALL OF LOT 2 AND LOT 3 CSM 11860 AND LOCATED IN A PART OF
THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4
AND THE NW 1/4 OF THE SE 1/4 OF
SEC. 33, T.8N., R.18E.,
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

OWNER'S CERTIFICATE:

As owner, I hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. I also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Chenequa

WITNESS the hand and seal of said owner this 21st day of November, 2019

In Presence of:

Wolfgang Dorner

STATE OF WISCONSIN)

Waukesha COUNTY SS

Personally came before me this 21st day of November, 2019, the above named Wolfgang Dorner to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

Notary Public

Waukesha County, Wisconsin

My Commission Expires March 2, 2022

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinccom

PROJECT NO. DORNW_149485

THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL

SHEET 6 OF 7

NOVEMBER 12, 2019
CERTIFIED SURVEY MAP NO.  

BEING ALL OF LOT 2 AND LOT 3 CSM 11860 AND LOCATED IN A PART OF 
THE NW 1/4 AND THE SW 1/4 OF THE NE 1/4 
AND THE NW 1/4 OF THE SE 1/4 OF 
SEC. 33, T.8N., R.18E., 
VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WI

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Chenequa, Wolfgang Dorner, owner, is hereby approved by the Village Board.

Date: __________________________ Signed: ____________________________________________

Jo Ann Villavicencio, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Chenequa.

Date: __________________________ Signed: ____________________________________________

Pamela Ann Little, Village Clerk

PLANNING COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Chenequa, Wolfgang Dorner, owner, is hereby approved by the Planning Commission.

Approved as of the __________ day of __________________________, 20__

Date: __________________________ Signed: ____________________________________________

Jo Ann Villavicencio, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Planning Commission of the Village of Chenequa.

Date: __________________________ Signed: ____________________________________________

Pamela Ann Little, Village Clerk

NOVEMBER 12, 2019

PHONE: 414.949.8862
501 MAPLE AVENUE
DELAFIELD, WI 53018–9351
www.sehinc.com

PROJECT NO. DORNW149483  THIS INSTRUMENT DRAFTED BY ELLIS R. O'CONNELL  SHEET 7 OF 7
Date: November 27th, 2019  Meeting Date & Time: Monday, December 9th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Builder: Sazama Design

Applicant: Kathy and Nick Turkal

Location: 4978 N. Maple Ln.

Project Description: Addition to Existing Residence

Zoning District: Residence District - Lot Abutting a Lake

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED RES. DISTRICT</th>
<th>PROPOSED PROJECT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>2 acres</td>
<td>2.473 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>200 L.F. min.</td>
<td>202.86 L.F.</td>
</tr>
<tr>
<td>YARD SETBACKS:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lake (East)</td>
<td>75 ft. min.</td>
<td>140+ ft.</td>
</tr>
<tr>
<td>Side (North)</td>
<td>14 ft. min.</td>
<td>46 ft.</td>
</tr>
<tr>
<td>Side (South)</td>
<td>14 ft. min.</td>
<td>17.37 ft.</td>
</tr>
<tr>
<td>Rear (West)</td>
<td>14 ft. min.</td>
<td>500+ ft.</td>
</tr>
<tr>
<td>BUILDING HEIGHT:</td>
<td>40 ft. max</td>
<td>27.5 ft.</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes an addition to the north side of the building and a new stair and landing on the south side of the existing single-family dwelling.

2. This is a legal conforming lot.

3. 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).

4. Lighting options are provided in packet and require approval from Plan Commission.
5. Exterior finishes detailed on page AO2. All siding to be painted white and fascia to be gray. New copper gutters to be installed.

6. New metal roof proposed. See page R01 for detail on locations. All dormers and lake side porch to be Una-Clad Charcoal Gray, see attached spec sheet from Una-Clad.

7. 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.

8. If it is determined the building site grading plan needs further review for storm water management, a storm water and grading plan shall be reviewed by an engineer of the Village’s choice and paid for by the applicant.

9. A sanitary permit shall be obtained from Waukesha County prior to permit issuance. For additions, Waukesha County is to issue a Preliminary Site Evaluation (PSE). You may obtain the application for a PSE online at www.waukeshacounty.gov/eh.

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

c: Dan Neumer, Administrator
    Pamela Little, Clerk
    Cody Lincoln, Zoning Administrator
    Kathy and Nick Turkal, Applicants
    Sara Marrin, Sazama Design, Architect
    Jacob Lipke, Building Inspector
4978 MAPLE LANE
ADDITION PERSPECTIVE
STAFF REVIEW

Date: November 26, 2019       Meeting Date & Time: Monday, December 9th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Certified Survey Map Plan Review

Surveyor: John Stigler

Owner: Tom and Mary Rolfs

Location: 5014 N. Maple Ln. and 4978 N. Maple Ln.

Project Description: Lot Line Adjustment

Zoning District: Residence District - Lots Abutting a Lake

<table>
<thead>
<tr>
<th></th>
<th>REQUIRED RESIDENCE DISTRICT</th>
<th>PROPOSED Lot 2</th>
<th>PROPOSED Lot 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>2 Acres</td>
<td>2.977 Acres</td>
<td>2.473 Acres</td>
</tr>
<tr>
<td>LOT WIDTH:</td>
<td>200 ft Minimum Frontage of Lake</td>
<td>203.65 Feet</td>
<td>202.86 Feet</td>
</tr>
</tbody>
</table>

COMMENTS:

1. The applicant proposes to detach 0.26 acres of land from CSM 10631 at 4978 N. Maple Ln. (Tax Key CHQV0415010003).

2. That 0.26 acres of land is to be combined with the adjoining lot to the north at 5014 N. Maple Ln. (Tax Key CHQV0415010002).

3. The 0.26 acres of land to be combined with 5014 N. Maple Ln. is to encompass the existing driveway and provide a minimum ten (10) foot separation from the driveway to the new property line.

4. The reduced area of proposed Lot 3 meets the minimum requirements of Chapter 6.6(1) requiring a minimum of two (2) acres for a lot with two hundred (200) or more feet of lake frontage.
Re: Tax Keys CHQV0415010002 & CHQV0415010003

The Rolfs recently sold 1 of their 2 parcels on Maple Lane (5014 N Maple Lane). It is now owned by Bob and Jo Wagner. (Actually, the 5014 property sale included Lots 1 and 2.)

This parcel is adjacent to their current home, and as the attached CSM indicates they are named Lots 1 & 2 (5014 N Maple) and Lot 3 (4978 N Maple) respectively.

There is currently a driveway serving the house at 5014/Lot 2 that passes through the land owned by 4978/Lot 3, as can be seen on the attached driveway survey.

Prior to these properties being sold, it was decided to move the common lot line between the 2 parcels such that the land containing the driveway utilized by 5014 would be moved over to that parcel.

There is a new proposed CSM “19-8961 LOTS 12 ALTA STAMPED” which is attached here also (I am not attaching the Alta for Lot 3 since they are very big files) – it shows the new parcel configuration, whereby the driveway will be part of the 5014 property. This new property line of course conforms with all zoning requirements:

- There is a 10’ setback from the driveway to the Lot line (incidentally, the “Existing Building” will be razed prior to this CSM being recorded, so the setback there is irrelevant)
- The garages will also be razed, and the pavement to them will be removed, to comply with the 10’ setback required
- There is no new or additional parcel being created
- Both properties remain fully conforming
Being Part of the NE 1/4 and SE 1/4 of the SW 1/4, and the NW 1/4 and SW 1/4 of the SE 1/4 of Section 32, Town 8 North, Range 18 East and also being Lots 15 and North 1/2 of Lot 16, the South 1/2 of Lot 12, Lots 13 and 14, part of Parcel C and Lots 24 and 25 all in the Plat of Pine Lake Park

VILLAGE OF CHENEQUA, WAUKESHA COUNTY, WISCONSIN

NOTE: PER FIRM PANEL 0157F THE SUBJECT LANDS APPEAR TO BE IN ZONE -X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, NO 100 YEAR FLOODPLAIN ELEVATION IS ESTABLISHED ON PANEL 0157F.
November 21th, 2019

Dear Board Members,

At the direction of the Board, I have updated the fee schedule to reflect a 35% increase across all fee items. The red-lined version details what was removed and what was added. The first new number for each fee item exactly reflects a 35% increase. The red number in parenthesis is that new fee amount rounded to the nearest whole dollar amount. I believe keeping the permit fees as whole numbers reduces confusion and makes for easier permitting. I recommend the Board adopt the fee schedule with whole dollar amounts.

I appreciate your time and review of the aforementioned fee schedule recommendations.

Sincerely,

Jacob Lipke

Jacob Lipke,
Building Inspector
Village of Chenequa
**FEE SCHEDULE**

The following schedule is in effect on and after January 1, 2020, for plan review, construction related matters, and permits issued by the Village of Chenequa. Any and all construction, remodeling or replacement work done before a permit is issued will result in a stop order being issued and penalties as outlined in the Chenequa Village Code.

Administration fees of 35% are charged to the property owner in addition to all other applicable fees and costs. See No. 13.

### A. RESIDENTIAL

1. **ALL NEW CONSTRUCTION**
   - **NEW STRUCTURES**
     - all floor area
     - $125.00 - $168.75 ($169) minimum
   - **EROSION CONTROL**
     - $175.00 - $236.25 ($236)
   - **REMODELING**
     - valuation
     - $11.00 - $14.85 ($15) per $1,000 of
     - $75.00 - $101.25 ($101) minimum

2. **ACCESSORY STRUCTURES**
   - all floor area
   - (Decks, sheds and pools, pools, etc.)
     - $65.00 - $87.75 ($88)
   - **RIP RAP PERMIT**
     - Any activity w/in 75' of shore
     - GOOSE FENCE
     - $15.00 - $20.25 ($20)
   - **OCCUPANCY PERMITS**
     - $100.00 - $135.00

3. **TEMPORARY OCCUPANCY PERMITS**
   - $1,000 - $1,350
   - Return $500 - $675 when occupancy is issued

4. **RE-ROOF, RE-SIDING, FENCE, DRIVEWAY AND OTHER**
   - $75.00 - $101.25 ($101) minimum
8. DRIVEWAY CONSTRUCTION  
$0.0945 \text{ ($0.10)}$ per linear ft.  
$225.00 + .07 = 303.75 \text{ ($304)}$ +  

DRIVEWAY PLOWING  
$100 \text{ per year (Consider change for 2021,}$
$135)$

B. COMMERCIAL  

1. NEW STRUCTURES & ADDITIONS  
all floor area  
$200.00 \text{ $202.50 ($203)}$ minimum  

EROSION CONTROL  
thereof  
$200.00 \text{ $270.00$ for the 1st acre then}$ 
$100.00 \text{ $135.00$ per acre or portion}$

2. REMODEL  
valuation  
$101.25 \text{ ($101)}$

3. OCCUPANCY,  
CHANGE OF USE PERMITS  
$75.00 \text{ $101.25 ($101)}$

6. TEMPORARY OCCUPANCY PERMIT  
$1,000 \text{ $1350}$

7. OTHER  
$81.00 \text{ minimum}$

C. AGRICULTURAL BUILDING (Unheated)  

1. NEW BUILDINGS & ADDITIONS  
for plan review  
$9 \text{ $0.16 ($0.16)}$ per sq. ft.  

for inspection fees  
$0.08 \text{ $0.108 $0.11}$ per sq. ft.  

2. REMODEL  
valuation  
$8.00 \text{ $10.80 ($11)}$ per $1,000 of  

$81.00 \text{ minimum}$
D. MECHANICAL & MISCELLANEOUS

1. PLUMBING
   $0.054 ($0.05) per sq.ft.
   $75.00 $87.75 ($88) minimum + $0.04

2. ELECTRICAL
   $0.054 ($0.05) per sq.ft.
   $75.00 $87.75 ($88) minimum + $0.04

3. HVAC
   $0.054 ($0.05) per sq.ft.
   $75.00 $87.75 ($88) minimum + $0.04

4. REPLACEMENT & MISC ITEMS
   valuation
   Residential $10.00 $13.50 ($14)
   Commercial $11.00 $14.85 ($15)
   $75.00 $87.75 ($88) minimum

5. PERMIT TO START CONSTRUCTION
   OF FOOTINGS & FOUNDATIONS
   Residential $150.00 $202.50 ($203)
   Commercial - Industrial $150.00 $202.50 ($203)

6. RAZING FEE
   $0.09 $0.125 ($0.12) per sq.ft.
   $125.00 $168.75 ($169) minimum

7. MINIMUM PERMIT FEE
   RE-INSPECTION FEE
   FAILURE TO CALL FOR INSPECTION
   $60.00 $81.00
   $60.00 $81.00 each
   $75.00 $87.75 ($88) each

DOUBLE FEES ARE DUE IF WORK IS STARTED BEFORE THE PERMIT IS ISSUED

8. BURNDOWN OF EXISTING STRUCTURE
   $5,000 - $10,000

   Done only after approval of the DNR and Fire Department when structure is available for training.

9. CONSTRUCTION DEPOSITS
   REMODEL ADDITION
   NEW HOME
   $1,000
   $2,500 minimum
   $5,000 maximum
[Based on total sq. ft.-ft, $1.00 per sq. ft.-ft starting at 2,500 sq. ft.-ft, not to exceed $5,000]

Deposit not released until all work is completed and site is cleaned. If work is not done within permitted time, all or part of deposit is forfeited. Shared driveways or easements must be repaired if damaged during construction prior to deposit being returned.

10. SPECIAL INSPECTIONS

$50.00 $67.50 ($68) per hr - 1 hr minimum

11. FIRE INSPECTIONS – REQUIRED FOR ALL CONSTRUCTION

REMODELING / ADDITION $50.00 $67.50 ($68)

NEW HOME $100.00 $135.00

12. STATE PERMIT SEAL

REQUIRED FOR ALL NEW SINGLE FAMILY BUILDING PERMITS

MUNICIPALITY #67111 $40.00 $54.00

ALL APPLICATIONS FOR BUILDING PERMITS REQUIRE SEPTIC INSPECTION AND APPROVAL A PRELIMINARY SITE EVALUATION (P.S.E.) BY THE WAUKESHA COUNTY ENVIRONMENTAL HEALTH DIVISION DEPARTMENT BEFORE A PERMIT MAY BE ISSUED.

13. THE FOLLOWING ADMINISTRATION APPLICATION FEES SHALL BE CHARGED TO THE PROPERTY OWNER IN ADDITION TO ALL OTHER APPLICABLE FEES AND COSTS

A. An Administration Fee of 35% of the total permit costs shall be added to any building permit for remodeling or miscellaneous permits, Plan Commission review, and/or appearance.

B.A. PLAN COMMISSION Site and Plan Review Application Fees

(1) New Home: $300-$405.00 plus $0.06-$0.081 ($0.08) per sq. ft.-ft of total construction area

(2) Additions: $300-$405.00 plus $0.06-$0.081 ($0.08) per sq. ft.-ft of total construction area
(3) Accessory Structure, $150 + $202.50 ($203) plus $0.08 per sq. ft. of total construction area

B. An Administration Fee of 50% of the costs incurred in preparing and publishing the plat shall be charged back to the applicant.

C-B. VARIANCE, an Administration application fee of $500 must be received in order to file a variance. All attorney, engineering and other Village expenses shall be charged back to the applicant.

D-C. LAND DIVISION, an application fee of $500 must be received in filing for a land division. Any and all attorney fees, engineering and other Village expenses shall be charged back to the applicant.

E-D. An Administration Fee of 35% of the costs incurred by the Village in consideration of any plat, subdivision, or certified survey map by outside consultants including, but not limited to, engineers and attorneys, to be billed monthly.

14. PAYMENT OF OTHER COSTS

In the event that in consideration of a request for Permit, supplemental work or documents from engineers, surveyors, attorneys or others is required by the Village or its agents or designees, all such supplemental work and documents shall be contracted for by the Village and shall be at the expense of the Applicant.

15. LAND DIVISION

An application fee of $500 must be received in filing for a land division. Any and all attorney fees, engineering and other Village expenses shall be charged back to the applicant.

BEFORE PLANS ARE SUBMITTED TO THE PLAN COMMISSION, THEY MUST BE APPROVED BY THE ZONING ADMINISTRATOR, BUILDING INSPECTOR, FORESTRY DEPARTMENT AND THE CHENQUA HIGHWAY DEPARTMENT. LAND CLEARING PLANS MUST BE SUBMITTED IF APPLICABLE. THIS IS THE REASON FOR THE TIME REQUIRED IN SUBMITTING PLANS.
FEE SCHEDULE

THE FOLLOWING SCHEDULE IS IN EFFECT ON AND AFTER JANUARY 1, 2020, FOR PLAN REVIEW, CONSTRUCTION RELATED MATTERS, AND PERMITS ISSUED BY THE VILLAGE OF CHENEQUA. ANY AND ALL CONSTRUCTION, REMODELING OR REPLACEMENT WORK DONE BEFORE A PERMIT IS ISSUED WILL RESULT IN A STOP ORDER BEING ISSUED AND PENALTIES AS OUTLINED IN THE CHENEQUA VILLAGE CODE.

A. RESIDENTIAL

1. ALL NEW CONSTRUCTION
   NEW STRUCTURES $ 0.43 per sq.ft. for all floor area $ 169 minimum
   EROSION CONTROL $ 236

2. REMODELING $ 15 per $1,000 of valuation $ 101 minimum

3. ACCESSORY STRUCTURES (Decks, sheds, pools, etc.) $ 0.23 per sq.ft. for all floor area $ 101 minimum

4. RIP RAP PERMIT $ 88
   Any activity w/in 75’ of shore $ 81
   GOOSE FENCE $ 20

5. OCCUPANCY PERMITS $ 135

6. TEMPORARY OCCUPANCY PERMITS $ 1,350
   Return $675 when occupancy is issued

7. RE-ROOF, RE-SIDING, FENCE, DRIVEWAY AND OTHER $ 101 minimum

8. DRIVEWAY CONSTRUCTION $ 304 + $0.10 per linear ft
   DRIVEWAY PLOWING $ 100 per year
B. COMMERCIAL

1. NEW STRUCTURES & ADDITIONS
   $0.43 per sq.ft. for all floor area
   $203 minimum

   EROSION CONTROL
   $270.00 for the 1st acre then
   $135.00 per acre or portion thereof

2. REMODEL
   $15 per $1,000 of valuation
   $135.00 minimum

3. OCCUPANCY,
   CHANGE OF USE PERMITS
   $101

6. TEMPORARY OCCUPANCY PERMIT
   $1,350

7. OTHER
   $81 minimum

C. AGRICULTURAL BUILDING (Unheated)

1. NEW BUILDINGS & ADDITIONS
   $0.16 per sq.ft. all areas for plan review
   $0.11 per sq.ft. all areas for inspection

2. REMODEL
   $11 per $1,000 of valuation
   $81 minimum

D. MECHANICAL & MISCELLANEOUS

1. PLUMBING
   $88 minimum + $.05 per sq.ft.

2. ELECTRICAL
   $88 minimum + $.05 per sq.ft.

3. HVAC
   $88 minimum + $.05 per sq.ft.

4. REPLACEMENT & MISC ITEMS
   $14 Residential/$1,000 of valuation
   $15 Commercial/$1,000 of valuation
   $88 minimum

5. PERMIT TO START CONSTRUCTION
   OF FOOTINGS & FOUNDATIONS
   $203 Residential
   $203 Commercial - Industrial
6. RAZING FEE
   $ 0.12 per sq.ft.
   $169 minimum

7. MINIMUM PERMIT FEE
   $ 81
   RE-INSPECTION FEE
   $ 81 each
   FAILURE TO CALL FOR INSPECTION $ 88 each

DOUBLE FEES DUE IF WORK IS STARTED BEFORE THE PERMIT IS ISSUED

8. BURNDOWN OF EXISTING STRUCTURE $ 5,000 - $ 10,000

   Done only after approval of the DNR and Fire Department when structure is available for training.

9. CONSTRUCTION DEPOSITS

   REMODEL ADDITION $ 1,000
   NEW HOME $ 2,500 minimum
   $ 5,000 maximum

   [Based on total sq.ft., $1.00 per sq.ft. starting at 2,500 sq.ft., not to exceed $5,000]

   Deposit not released until all work is completed and site is cleaned. If work is not done within permitted time, all or part of deposit is forfeited. Shared driveways or easements must be repaired if damaged during construction prior to deposit being returned.

10. SPECIAL INSPECTIONS $ 68 per hr - 1 hr minimum

11. FIRE INSPECTIONS – REQUIRED FOR ALL CONSTRUCTION

   REMODELING / ADDITION $ 68
   NEW HOME $ 135

12. STATE PERMIT SEAL
    REQUIRED FOR ALL NEW SINGLE FAMILY BUILDING PERMITS
    MUNICIPALITY #67111 $ 54
ALL APPLICATIONS FOR BUILDING PERMITS REQUIRE A PRELIMINARY SITE EVALUATION (P.S.E.) BY THE WAUKESHA COUNTY ENVIRONMENTAL HEALTH DIVISION BEFORE A PERMIT MAY BE ISSUED.

13. THE FOLLOWING APPLICATION FEES SHALL BE CHARGED TO THE PROPERTY OWNER IN ADDITION TO ALL OTHER APPLICABLE FEES AND COSTS

A. PLAN COMMISSION Site and Plan Review Application Fees

   (1) New Home, $ 405.00 plus $ 0.08 per sq.ft. of total construction area

   (2) Additions, $ 405.00 plus $ 0.08 per sq.ft. of total construction area

   (3) Accessory Structure, $ 202.00 plus $ 0.08 per sq.ft. of total construction area

B. VARIANCE, an application Fee of $675 must be received in order to file a variance. All attorney, engineering and other village expenses shall be charged back to the applicant.

C. LAND DIVISION, an application fee of $675 must be received in filing for a land division. Any and all attorney fees, engineering and other Village expenses shall be charged back to the applicant.

14. PAYMENT OF OTHER COSTS

In the event that in consideration of a request for Permit, supplemental work or documents from engineers, surveyors, attorneys or others is required by the Village or its agents or designees, all such supplemental work and documents shall be contracted for by the Village and shall be at the expense of the Applicant.

BEFORE PLANS ARE SUBMITTED TO THE PLAN COMMISSION, THEY MUST BE APPROVED BY THE ZONING ADMINISTRATOR, BUILDING INSPECTOR, FORESTRY DEPARTMENT AND THE CHENQUA HIGHWAY DEPARTMENT. LAND CLEARING PLANS MUST BE SUBMITTED IF APPLICABLE. THIS IS THE REASON FOR THE TIME REQUIRED IN SUBMITTING PLANS.