



## AGENDA

Village of Chenequa Plan Commission  
Monday, September 8, 2025 at 6:00 p.m. or soon thereafter;  
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., or soon thereafter, following Oath of Office Ceremony for Police Officer Flood, on Monday, September 8, 2025, in the Village Board Room and via Zoom Communications. The following matters will be discussed, with possible actions:*

Call to Order  
Pledge of Allegiance

1. Public comment period: *Public comments on any subject without any action, except possible referral to a governmental body or staff member.*
2. Approval of minutes from the Plan Commission meeting held on August 11, 2025.
3. Review and consider action on a proposed landscape plan at 6070 N State Road 83 submitted by Ryan and Kristin Schultz. (Tax Key No. CHQV 0397993)
4. Review and consider action on Ordinance No. 2025-09-08-01, An Ordinance amending Village code section 8.24 Care of Tree Cover on Private Lands.
5. Adjournment.

Respectfully submitted by:  
Deanna Braunschweig, Village Clerk – Treasurer

**To participate via Zoom:**

<https://us02web.zoom.us/j/88112305554?pwd=4tpimMnGwplqoipK28PsR787Y4gOwv.1>

**Meeting ID is 881 1230 5554 and the Passcode is 121709**

**Or Dial: 305 224 1968 US**

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

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE  
Village Clerk posted this agenda on Thursday, September 4, 2025 by 4:30 PM

## VILLAGE OF CHENEQUA

### VILLAGE OF CHENEQUA - PLAN COMMISSION MINUTES OF MONDAY, August 11, 2025

Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections ( ) on \_\_\_\_\_.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, August 11, 2025, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present  
Ms. Surles / Member – absent  
Mr. Pranke / Member – present  
Mr. Enters / Member – present  
Ms. Benz / Member – absent  
Mr. Carroll / Member – present  
Mr. Kriva / Member – present  
Mr. Kesner / Village Attorney Representative – present  
Mr. Lincoln / Zoning Administrator-Forester – present  
Mr. Carney / Police Chief, Administrator– present  
Mr. Anderson / Police Captain - present  
Ms. Braunschweig / Village Clerk – present

#### **Call to Order.**

#### **Pledge of Allegiance**

#### **Public in Attendance**

Debbie Wheeler, Richard Grunke, EJ Kubick, Melanie Kubick, Paul Villavicencio, Carol Manegold, George Rolfs, Bob Fiedler, Jason Luther, JoJo Gehl Neumann, Rob Manegold, Heidi von Hagke

#### **Public Comment**

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

Debbie Wheeler commented in favor of the tree ordinance, look at an ad hoc committee, and start over on the tree ordinance. She commented in favor of education.

#### **Approval of minutes from the Plan Commission meeting held on July 14, 2025.**

Motion (Kriva/Enters) to approve the minutes from the Plan Commission meeting of July 14, 2025, as presented. *Motion carried.*

#### **Discussion with possible action/direction, Ordinance No. 08-11-2025-01, An Ordinance amending and restating Village code section 8.24 care of tree, shrubbery, plant, or ground cover.**

Plan Commission Chair and Village President Villavicencio read a prepared statement.

Villavicencio commented that the meeting that took place on Monday, Aug. 4, can be deemed a success. The meeting was heavily attended in person and remotely, and many residents chose to freely express, often with passion, their thoughts and feelings on the proposed amendments to the tree ordinance. There were approximately 50 attendees, of which 27 availed themselves of the opportunity to speak.

Of those in attendance, the overwhelming majority favored the protections to the 75' shoreline buffer zone on riparian properties. Some suggested that perhaps more vigilance was warranted, and stronger consequences should befall those willfully in violation.

The tone was different regarding key proposed changes delineated in Section 6 of Ordinance 8.24 titled: "Private Trees Outside of The Shoreline Buffer Zone".

A review of the minutes indicates that of the 27 speakers, there were 6 who spoke in broad support of the tentative ordinance in its current form, 2 are undetermined, and 19, or 70% of the total, that vigorously objected to the concept.

Among those who support the proposed changes it appears the arguments in favor fell generally into the 5 following categories:

- 1) It is important to protect the Village's trees because of the benefits that accrue to the Village's ecology, and in particular to its lake waters. We are entrusted to be caretakers of a precious resource that should continue to be preserved for future generations.
- 2) There is concern that failure to act now to limit and control the felling of specimen trees may allow some property owners in the future to act irresponsibly, damaging the forest canopy that provides great benefits to the community.
- 3) It is desirable to create an overall legal framework regulating the management of trees, shrubs and groundcover held in private hands.
- 4) Various municipalities across the state have acted proactively to institute tree protection ordinances, something that Chenequa should emulate. The City of Mequon's tree ordinance has been held as a model that Chenequa should follow.
- 5) There have been accusations of recent cases of significant cutting of trees by some residents, and this should not be allowed.

It appeared that the majority of the audience present at the meeting were in opposition to the proposed ordinance changes. This was reflected in the comments of the larger number of residents that spoke against it.

The arguments against included the following:

- 1) Many focused on what was felt to be an inappropriate and intrusive attempt to restrict the property rights of residents, calling the ordinance a case of government overreach.
- 2) It was pointed out that in fact there were not any actual recent cases of significant cutting of trees. While two or three property owners did in fact cut down some trees, it was done to build structures on their properties, and none of the cuttings were egregious in nature.

- 3) There is no evidence of property owners across the village wantonly cutting trees. Indeed, it was suggested that Chenequa residents treasure the forested and private nature of their large, very valuable multi-acre lots and work to maintain them healthy. Several of the speakers referred to the ordinance as “a solution looking for a problem”.
- 4) It was suggested that one of the results of restrictions could be owners not planting trees lest they be unable to cull them as needed in the future.
- 5) It was also pointed out that the need for restrictive tree ordinances at other municipalities is driven by significant development activities within their jurisdictions that have a deleterious effect on their tree inventory. That is not the case in Chenequa, where the population has in fact decreased over the past two decades and protection from building anything other than single-family homes has been firmly in place for the better part of a century.
- 6) It was pointed out that the ecology of the village also benefits from the orderly and careful creation and maintenance of open spaces such as prairie lands.
- 7) Several speakers pointed out that the proposed ordinance would place an untenable administrative and enforcement burden on the Village staff and the two Foresters in particular. The Village does not have the resources to add more staff, unlike Cities like Mequon that have 32 permanent and 6 part time staff in their public works department.

Plan Commission members represent all residents and as such are charged with making recommendations to the Board. In this case, after months of Plan Commission and Board discussions and evaluations, there is no need to create a committee to further discuss this matter. We also don't need to extend this issue over a year and a half and go to the expense and trouble of a referendum, as one or two have suggested.

Discussion opened and Commissioner Carroll commented he agreed with statement and to not further this topic any more. This commission previously voted for more education and not for an ordinance. The residents were against the ordinance in large numbers. Private groups can do their own outreach.

Discussion continued as Commissioner Kriva commented there was a divergent set of voices and the meeting was well attended. He is of the original view to recommend education.

Discussion continued with Commissioner Enters commenting in favor of adoption of the tree ordinance and to have something on the books.

Discussion continued with Commissioner Pranke commenting that there was a lot of opposition and no harm in re-drawing the ordinance.

Discussion ensued that the ordinance has been in discussion for over a year.

Discussion ensued that the Plan Commission duty is due diligence and to work on the item. There were discussions of the past and recommendations to the board from the Plan Commission.

Discussion ensued to remove section of Private lands.

**Motion (Carroll/ Villavicencio) in regards to proposed Ordinance No. 08-11-2025-01, An Ordinance amending and restating Village code section 8.24 care of tree, shrubbery, plant, or ground cover, To Remove section 6, Private trees outside of the 75' buffer zone.**

**and remove references to private property and encourage forestry department to include horticultural management topics from the DNR in the newsletter occasionally for Village residents. 3-2, Motion carried.**

**3 in favor: Carroll, Villavicencio, Pranke voted yes.**

**2 opposed: Enters and Kriva voted no**

**Adjournment**

Motion (Carroll/Kriva) to adjourn the Plan Commission meeting at 6:21 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

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Deanna Braunschweig, Village Clerk

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Jo Ann F. Villavicencio, Chairperson



## STAFF REVIEW

**Date:** September 2<sup>nd</sup>, 2025

**Meeting Date & Time:** Monday, September 8<sup>th</sup> at 6:00 P.M.

**To:** Plan Commission, Village of Chenequa

**From:** Planning Department

**Subject:** Landscape Plan Review

**Landscaper:** Flagstone Landscape

**Owner:** Ryan and Kristen Schultz

**Location:** 6070 N State Road 83

**Project Description:** Proposed lakeside landscaping

**Zoning District:** Residence District - Lot Abutting a Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
<b>LOT AREA:</b>	2	acres	2	acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	225	L.F.

## COMMENTS:

1. The applicant has submitted a landscape plan for the area situated between the primary dwelling and Beaver Lake.
2. Plans include, replacing an existing path/stairs and adding a planting bed within the shoreland setback.
  - a. Proposed path
    - i. The new proposed path will largely follow the same footprint of the existing path on the property. This path leads from the house, down to the bathhouse and pier.
    - ii. The path will be constructed of Lannon stone with a cobble border.
    - iii. There is a landing area around the north side of the boathouse, this portion of the path will be constructed of bluestone with a cobble border.
    - iv. The path will not exceed 4' in width
    - v. A sample photo has been provided in the packet

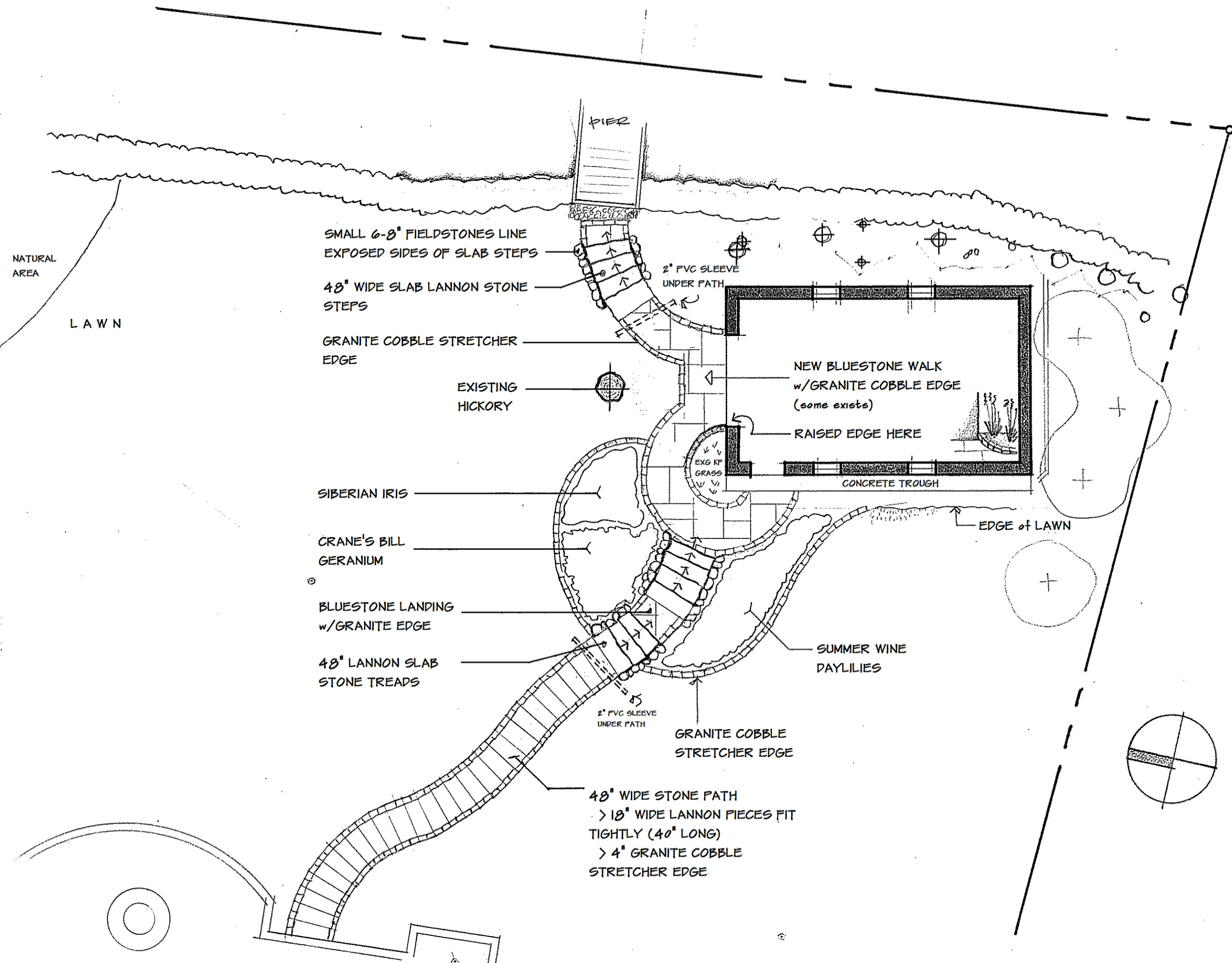
b. Proposed Steps

- i. Where necessary along the path, the applicant proposes to install  
steppers.
- ii. The new proposed steppers will be constructed of Lannon stone slabs.
- iii. The proposed steps are not to exceed 4' in width
- iv. See landscape drawing for proposed location of stairs.
- v. A photo sample has been provided in the included packet

c. Planting beds

- i. In addition to the path and steppers, the applicant proposes to add several  
planting beds near the boathouse.
- ii. These proposed planting beds will be defined with a cobble border
- iii. The landscape plan indicates the proposed plantings

c: Matthey Carney, Police Chief/ Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Cody Lincoln, Zoning Administrator  
Ryan and Kristen Schultz



**SCHULTZ**  
BOAT HOUSE AREA  
6070 N. HWY 83  
scale: 1/8" = 1'

**REVISIONS**

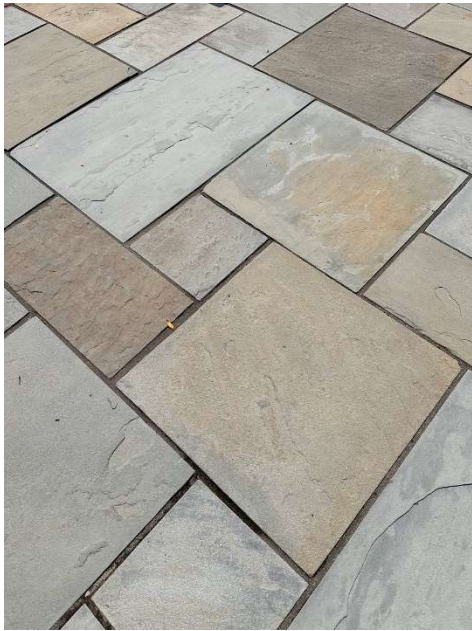
05.20.25 TIM  
06.05.25 MM  
08.04.25 ARH







Bluestone Paver



Granite Cobble





Fieldstone



Lannon Stone Step



**Village of Chenequa**  
**ORDINANCE NO. 2025-09-08-01**

**AN ORDINANCE AMENDING VILLAGE CODE SECTION 8.24**  
**CARE OF TREE COVER ON PRIVATE LANDS**

**WHEREAS**, the Village Board finds and determines that the establishment of enhanced ordinance provisions regulating the removal of tree cover on private lands is necessary and appropriate to further the public health, safety and welfare, to protect the ecology of the Village, and to preserve the rustic character of the Village; and

**NOW THEREFORE, BE IT ORDAINED**, the Village Board of Chenequa do ordain as follows:

**Part I. Subsection 8.24 (2) of the Village of Chenequa Ordinances is repealed and recreated to read in its entirety as follows:**

- (2) **DEFINITIONS.** For the purpose of this Section, certain terms and words are defined as follows:
- (a) **Diameter Breast Height (DBH)** – Tree trunk diameter measured in inches with a calipers at six inches from grade in the case of trees measuring four inches or less in diameter and at a height of 4 ½ feet above grade when the tree trunk is larger than four inches.
  - (b) **DBH Threshold:** The sum total of fifty (50) DBH inches of specimen trees on lots from zero (0) to two (2) acres, the sum total of one hundred DBH inches of specimen trees on lots between two (2) and six (6) acres and the sum total of one hundred fifty (150) DBH inches of specimen trees on lots greater than six (6) acres.
  - (c) **Forest Management Plan:** A sketch (plan) of the lot, including the following information: location of structures and buildings, streets, roads, drives and parking areas, paths and passages, gradient of the land, existing vegetation, proposed cutting, and proposed replanting.
  - (d) **Private Tree, Shrubbery, Plant or Ground Cover:** All tree, shrubbery, plant or ground cover located or to be planted in or upon privately owned areas subject to this ordinance.
  - (e) **Public Tree, Shrubbery, Plant or Ground Cover:** All tree, shrubbery, plant or ground cover located or to be planted in or upon public areas.
  - (f) **Public Areas.** All public rights of way or lands owned or controlled by the Village.

- (g) **Silvicultural Thinning:** A selective removal of trees in order to maintain or improve forest health, and shall be performed using accepted forest management practices and sound soil conservation practices which protect water quality, with the intent of preserving native forest ecosystems.
- (h) **Shoreline Buffer Zone.** Shall have the definition set forth in Chapter 6.
- (i) **Specimen Trees:** All trees listed in the following Village of Chenequa Specimen Tree list.

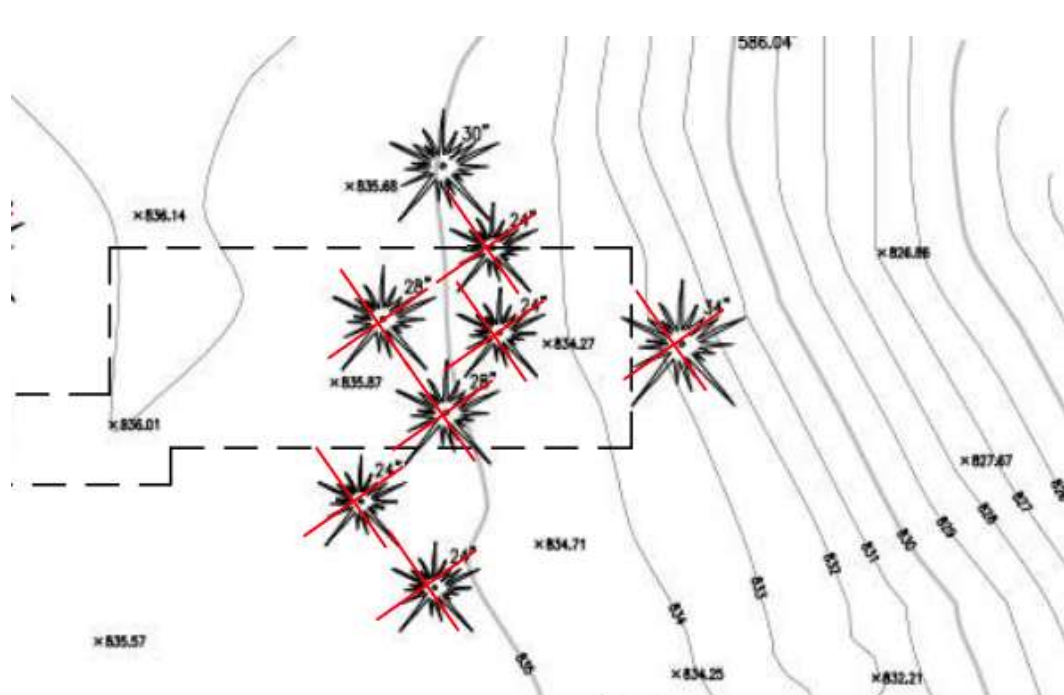
**Village of Chenequa Specimen Tree List**

<b>Deciduous Trees</b>	
<b>Tree DBH</b>	<b>Species</b>
6" and greater	Ironwood, Redbud, Serviceberry spp., Musclemwood
10" and greater	Oak spp., Maple (red, sugar), Hickory spp., Black walnut, Black cherry, Kentucky coffeetree, Beech spp., Aspen (quaking, bigtooth), Birch spp., Butternut, London planetree, Sycamore, Ginkgo
12" and greater	Basswood, Elm spp., Hackberry

<b>Coniferous Trees</b>	
<b>Tree DBH</b>	<b>Species</b>
12" and greater	Norway spruce
10" and greater	Pine (white, scotch), Tamarack, Hemlock, Fir spp.
8" and greater	Red cedar, White cedar

- (j) **Sum Total of DBH Inches of Specimen Trees:** The sum total of DBH inches calculated in accordance with the following diagrams.

Example 2:



3

**Part II: Subsections 8.24 (6) and (7) of the Village of Chenequa Ordinances are hereby renumbered as Subsection 8.24(7) and (8), respectively.**

**Part III: A new subsection 8.24 (6) of the Village of Chenequa Ordinances is created to read as follows:**

**(6) PRIVATE TREES OUTSIDE OF THE SHORELINE BUFFER ZONE.**

- (a) A Village issued tree removal permit is required to remove private trees outside of the shoreline buffer zone where the sum total of DBH inches of specimen trees removed is equal to or greater than the DBH threshold in any calendar year; provided, however, that no permit shall be required for removal of dead trees. Permits may be granted for:
  - a. Dying, diseased and damaged trees, as determined by the Village Forester.
  - b. Trees posing a significant safety hazard, as determined by the Village Forester.
  - c. Trees interfering with permissible structures/improvements.
  - d. Silvicultural thinning according to a Forest Management Plan approved by the Village Forester.
  - e. The creation of new natural areas, other than turf grass lawns, including, without limitation prairies and oak savannas.
- (b) The Village Forester may approve a tree removal permit for one (1) or more of the reasons stated above only if the Village Forester finds that the proposed Specimen Tree removal:
  - a. Will not cause erosion or destruction of scenic beauty; and
  - b. Will provide substantial shielding of dwellings, accessory structures and parking areas from adjoining property. Where the forest management plan calls for replacement plantings, the Village Forester may require the submission of a bond which guarantees the performance of the planned tree or shrubbery planting by the lot owner.
- (c) Replanting of trees shall be required as far as practicable, where Specimen Trees are cut or removed in violation of this Section or damaged by non-natural causes. Trees must be replaced with Specimen Trees of two (2) DBH inches or greater.



**Part IV: Subsection 6.9(5) of the Village of Chenequa Ordinances is amended to read in its entirety as follows:**

- (5) CUTTING MORE THAN SEVENTY-FIVE FEET INLAND.** Beyond the inland edge of the shoreline buffer zone the cutting of trees shall be allowed when performed according to the provisions of Subsection 8.24(6) of this code.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF CHENEQUA

BY: \_\_\_\_\_  
Jo Ann Villavicencio  
Village President

ATTEST:

\_\_\_\_\_  
Deanna Braunschweig  
Village Clerk - Treasurer

Date Adopted:  
Date Posted:  
Effective Date: