

Village of Chenequa
ORDINANCE NO. 2026-03-09-01

**AN ORDINANCE AMENDING VARIOUS PORTIONS OF CHAPTER 5 OF THE
VILLAGE OF CHENEQUA MUNICIPAL CODE REGARDING ADOPTION OF
UPDATED REFERENCES TO UNIFORM DWELLING CODE PROVISIONS**

WHEREAS, the Village of Chenequa has elected to exercise jurisdiction over building permits and code enforcement under Wisconsin Law to promote and protect public safety, health, welfare, and morals; and

WHEREAS, Wisconsin law requires that in order to exercise jurisdiction over enforcement of the Uniform Dwelling Code the Village must take action to adopt such regulations into its local code of ordinances for enforcement, and must file certified copies of such local ordinance with the State of Wisconsin Department of Safety and Professional Services; and

WHEREAS, the current Village Code of Ordinances contains outdated references to adopted state code provisions and omits one required section which is required to be adopted;

NOW, THEREFORE, the Board of Trustees of the Village of Chenequa, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. Section 5.7 of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

5.7 CONSTRUCTION STANDARDS.

PORTIONS OF STATE CODE ADOPTED. Chapters SPS 320 through SPS 325 (Uniform Dwelling Code) and SPS 327 (Camping Units) of the Wisconsin Administrative Code and updates to said chapters as they may be enacted from time to time, are hereby adopted and made a part of this Chapter.

Section 2. Section 5.10 of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

5.10 NEW METHODS AND MATERIALS.

All materials, methods of construction and devices designed for use in structures covered by this Code and not specifically mentioned in or permitted by this Chapter shall not be so used until approved in writing by the Wisconsin Department of Commerce or other authorized state agency for use in structures covered by the Wisconsin State Building Code, except sanitary appliances, which shall be approved in accordance with the state plumbing code issued by the State Board of Health. Such materials, methods or construction and devices, when approved, must be installed or used in strict compliance with the manufacturer's specifications and any rules or conditions of use established by

the Department of Commerce. The data, tests and other evidence necessary to prove the merits of such material, method of construction or device shall be determined by the Department of Safety and Professional Services.

Section 3. Section 5.12(4) of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

(4) STATE CODE APPLIES. Chapter SPS 316 Electrical of the Wisconsin Administrative Code and all amendments and revisions thereto is adopted and incorporated in this Code by reference. A copy of such code shall be kept on file in the office of the Village Clerk-Treasurer.

Section 4. Section 5.13(4) of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

(4) STATE CODE APPLIES. The construction, reconstruction, installation and alteration of all plumbing, drainage and plumbing ventilation shall conform to the Wisconsin Administrative Code, Chapters SPS 381 through 386 (State Plumbing Code), together with all amendments and revisions thereto, which are hereby made by reference a part of this Code, except that no part of a seepage pit or drainage field shall be located within five (5) feet of any lot line, or within twenty-five (25) feet of any dwelling or cistern, or within one hundred (100) feet of any water well, lake, stream or other water course unless the same at peak loads will not create any danger to health, will not pollute or contaminate such water course and will be free from odor, and except that no sewage tanks shall be located within two (2) feet of any lot line, ten (10) feet of any cistern or seventy-five (75) feet from any well or other source of water supply used for domestic purposes. A copy of such code shall be kept on file in the office of the Village Clerk-Treasurer.

Section 5. Section 5.15 of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

5.15 ENERGY CONSERVATION.

(1) WHEN STATE ENERGY CONSERVATION CODE APPLIES.

Chapter SPS 322, Wisconsin Administrative Code, Energy Conservation, and all amendments thereto, is adopted and incorporated in this Code by reference. Chapter SPS 322 shall apply to the initial construction of all one and two family dwellings in the Village, with respect to which a building permit is issued on December 1, 1978 or thereafter. Chapter SPS 322 shall also apply to additions to or remodeling of all one and two family dwellings if, with respect to the

initial construction of such a dwelling, a building permit is issued on December 1, 1978, or thereafter. A copy of such Chapter SPS 322 shall be kept on file in the office of the Village Clerk-Treasurer.

(2) WHEN STATE ENERGY CONSERVATION CODE DOES NOT APPLY.

Chapter SPS 322 shall not apply to additions to or remodeling of dwellings which were constructed before December 1, 1978 or with respect to the initial construction of which, a building permit was issued before December 1, 1978.

(3) INSPECTION OF WORK. Upon completion of any work to which Chapter SPS 322 applies, the person for whom the work is being done shall notify the Village Clerk-Treasurer and the dwelling will be inspected by a building inspector certified by the Department of Commerce. Such certified building inspectors, and their designated representatives, are hereby authorized and directed to administer and enforce all of the provisions of Chapter SPS 322.

(4) FEES. The fees for the above inspection of single-family and two-family dwellings shall be established from time to time by resolution of the Village Board. Such fees shall be paid by the person for whom the work is being done to the Village Clerk-Treasurer.

(5) INTERPRETATION. With respect to any inconsistencies between provisions in, or requirements of Chapter SPS 322 and other provisions of this Chapter, the provisions and requirements of Chapter SPS 322 shall have precedence and shall govern.

Section 6. Section 5.16 of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

**5.16 DWELLING CODE PURSUANT TO SECTION 101.65
WISCONSIN STATUTES.**

(1) WHEN WISCONSIN UNIFORM DWELLING CODE APPLIES.

(a) CHAPTER SPS 322. Chapter SPS 322, Wisconsin Administrative Code, Energy Conservation, and all amendments thereto, as adopted under this Chapter and incorporated by reference therein, shall apply to the initial construction of all dwellings in the Village, with respect to which a building permit is issued on December 1, 1978 or thereafter. Chapter SPS 322 shall also apply to additions to or remodeling of all dwellings if, with respect to the initial construction of such dwelling, a building permit is issued on December 1, 1978 or thereafter.

(b) CHAPTERS SPS 320, 321, 323, 324, AND 325. Chapters SPS 320 (Administration and Enforcement), 321 (Construction Standards), 323 (Heating, Ventilating and Air Conditioning Standards), 324 (Electrical Standards), and 325 (Plumbing), and all amendments thereto, are adopted and incorporated in this Code by reference. Chapters SPS 320, 321, 323, 324, and 325 shall apply to the initial construction of all dwellings in the Village, with respect to which a building permit is issued on June 1, 1980 or thereafter. Chapters SPS 320, 321, 323, 324, and 325 shall also apply to additions to, or remodeling of, all one and two family dwellings constructed prior to January 1, 1980.

(2) WHEN WISCONSIN UNIFORM DWELLING CODE DOES NOT APPLY. CHAPTER SPS 322. Chapter SPS 322 shall not apply to additions to or remodeling of dwellings which were constructed before December 1, 1978 or, with respect to the initial construction of which, a building permit was issued before December 1, 1978.

(3) INSPECTION OF WORK. Upon completion of any work to which Chapters SPS 320, 321, 322, 323, 324 and 325 apply, the person for whom the work is being done shall notify the Village Clerk-Treasurer, and the dwelling will be inspected by a building inspector certified by the Department of Safety and Professional Services. Such certified building inspectors, and their designated representatives, are hereby authorized and directed to administer and enforce all of the provisions of Chapters SPS 320, 321, 322, 323, 324, and 325.

(4) FEES. The fees for the above inspection of dwellings shall be established from time to time by resolution of the Village Board. Such fees shall be paid to the Village Clerk-Treasurer by the person for whom the work is being performed.

(5) INTERPRETATION. With respect to any inconsistencies between provisions in, or requirements of, Chapters SPS 320, 321, 322, 323, 324, and 325 and other provisions of this Chapter, the provisions and requirements of Chapters SPS 320, 321, 322, 323, 324, and 325 shall have precedence and shall govern.

(6) SEVERABILITY. If any section, clause, provision or portion of this Chapter or Wisconsin Administrative Code Chapters SPS 320, 321, 322, 323, 324, and 325 is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remaining provisions shall not be affected thereby.

Section 7. Section 5.19 of the Village of Chenequa Code is hereby amended to read in its entirety as follows:

5.19 PORTIONS OF STATE CODE ADOPTED.

Chapters SPS 364 of the Wisconsin Administrative Code (Heating, Ventilating and Air Conditioning) and all amendments and revisions thereto are adopted and incorporated in this Code by reference. A copy of such code shall be kept on file in the office of the Village Clerk-Treasurer and made available for inspection.

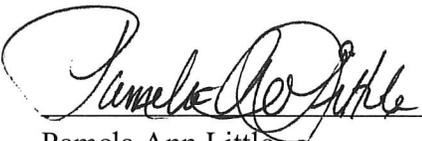
Section 8. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

Adopted this 9th day of February, 2026.

VILLAGE OF CHENEQUA

By: 
Jo Ann Villavicencio
Village President

ATTEST:


Pamela Ann Little
Village Clerk – Treasurer

Date Adopted: March 9, 2026

Date Posted: March 10, 2026