



## AGENDA

Village of Chenequa Plan Commission  
Monday, March 9, 2026, 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 on March 9, 2026, at 6:00 p.m., 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 February 9, 2026.
3. Review and consider action on a proposed driveway reconfiguration and accessory structure at 6013 N State Road 83 submitted by Brett and Michelle Stubblefield. (Tax Key No. CHQV0398987).
4. Review and consider action on proposed modifications to a previously approved plan for an accessory structure remodel project at 31795 W Muscovy Road submitted by 31795 W Muscovy Road LLC. (Tax Key No. CHQV0398999002).
5. Review and consider action on 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; *Ordinance No 2026-03-09-01*
6. Discussion on Aerators.
7. Adjournment.

Respectfully submitted by:  
Pamela Ann Little, Village Clerk

### **To participate via Zoom:**

**<https://us02web.zoom.us/j/85109061516?pwd=dHarPDtw2Dxe5J7YTicusoNY9b1hOp.1>**

**Meeting ID: 851 0906 1516**

**Passcode: 128920**

**Or Dial: 301 715 8592 US**

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 Wednesday, March 4, 2026, by 4:30 PM

PLAN COMMISSION MINUTES  
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES  
OF MONDAY, FEBRUARY 9, 2026  
Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections ( ) on \_\_\_\_\_.

A meeting of the Plan Commission was held on Monday, February 9, 2026, at 6:04 p.m. utilizing Zoom Communications and in person after the swearing in of Sergeant Jeremy Bronner and Officer Vincent Busateri.

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

**Call to Order**

**Pledge of Allegiance**

**Public in Attendance**

Jason Luther, EJ Kubick, JoJo Gehl Neuman; via Zoom: Bob Fiedler, Leslie Barkow, Clyde Surles, Debbie McNear, Jamie Mallinger, Ted and Julie Rolfs.

**Public Comment**

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

Public comments were made by: Debbie McNear.

**Approval of minutes from the Plan Commission meeting held on January 12, 2026.**

Motion (Kriva/Surles) to approve the minutes as presented. *Motion carried.*

**Review and consider action on An Ordinance Amending Section 5.22 of the Village of Chenequa Municipal Code Regarding Fees for New Key Boxes; Ordinance No. 2026-02-09-01.**

Administrator Carney explained the fee currently in place for Knox boxes which have to be installed per Village Ordinance for any new construction. By adopting this change in the ordinance, it would allow the Village Administrator to have the cost for Knox boxes be what we would currently purchase them for rather than updating the fee each time and coming back to the Board for approval every time there is a change in cost.

Motion (Carroll/Kriva) to recommend to the Village Board approval of An Ordinance Amending Section 5.22 of the Village of Chenequa Municipal Code Regarding Fees for New Key Boxes; *Ordinance No. 2026-02-09-01. Motion carried.*

**Review and consider an Ordinance to Create Section 4.16 of the Village of Chenequa Municipal Code to Restrict the Use of Aerators on the Lakes.**

Late 2025, Mr. Lincoln was contacted by the Town of Merton. The Village of Lac La Belle formerly the Town of Oconomowoc had recently passed an ordinance similar to what is being considered tonight for the Village of Chenequa. The Town of Merton has also passed an ordinance which effectively bans the use of aerators between November 15 – April 15. This proposal is being brought before the Plan Commission and Village Board to hear opinions for at least regulating North Lake and Beaver Lake to make it consistent on the Town of Merton side and the Village of Chenequa side so there is no uncertainty on which piers would have aerator devices around them, and which would not. It effectively would make aerators illegal during winter months on Beaver Lake and North Lake. This ordinance would not include Pine Lake as it's drafted. Safety is the number one concern that if portions of the lake allow it and portions do not allow it, people may assume that the entire lake has banned them or they may be unsure where the boundaries are that would potentially create thin ice conditions or possibly no ice conditions.

Administrator Carney spoke to the DNR that if the Village had an incident where someone had an aerator and didn't properly mark it and someone fell in and there was a loss of life who would investigate the matter; the DNR advised they would not, it would be the responsibility of the local municipality.

Attorney Kesner advised that he did not think there would be liability on the part of the Village for having that difference, for example if there were aerators on the Chenequa side in that regard because it's a legitimate public policy consideration one way or another to decide whether to do that or not but it does provide some consistency for people that are on that particular lake where half of it is prohibited.

The DNR requires signage for permanent piers, and it is the responsibility of the property owner to mark off the areas with tape or cones so anyone operating on the lake whether on foot or motorized vehicles could see that there was an aerator.

It was the consensus of the Plan Commission Members: (1) to determine how many boathouses/wet boathouses are on Beaver Lake and North Lake; (2) to contact the property owners and advise them of the ordinance passed by the Town of Merton and that the Village is considering a similar ordinance after further discussion to incorporate all of Beaver Lake and North Lake to make it more uniform; and (3) to look into an exception for wet boathouses.

**Adjournment**

Motion (Carroll/Kriva) to adjourn at 6:30 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

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Pamela Ann Little  
Village Clerk

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Jo Ann F. Villavicencio  
Chairperson



**STAFF REVIEW**

**Date:** February 23<sup>rd</sup>, 2026

**Meeting Date & Time:** Monday, March 9<sup>th</sup> at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect/Builder:** Anthony Thomas Builders

**Owner:** Brett and Michelle Stubblefield

**Location:** 6012 N State Road 83

**Project Description:** New Accessory Structure/Driveway Plan

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

<b>ACCESSORY STRUCTURE:</b>	<b>REQUIRED RES. DISTRICT</b>		<b>PROPOSED PROJECT</b>	
<b>LOT AREA:</b>	3	acres	3.131	Acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	177	L.F.
<b>YARD SETBACKS: Side (North)</b>	12	ft. min.	57.21	ft.
<b>Lake (West)</b>	75	ft. min.	300+	ft.
<b>Front (East)</b>	75	ft. min.	250+	ft.
<b>Side (South)</b>	12	ft. min.	14.48	ft.
<b>BUILDING HEIGHT:</b>	35	ft. max	23.58	ft.

**Proposed Accessory Structure**

1. The Applicants propose to construct a two-story accessory structure.
2. In total, this structure has a square footage of 2,847 with an overall footprint of 2724 square feet.
  - a. Per 6.5(6)(c)(i) “The Maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed two (2) percent % of the total lot area.”
  - b. 2% of 3.131 acres is 2,727.72 square feet.
3. As proposed, this structure is built into an existing hill. To accommodate for the change in terrain, the Applicants are looking to have an upper segment and a lower segment of this garage that will be connected by a stairway.

4. There is a proposed bathroom with a sink and a toilet on the first floor.
5. There is no cooking or sleeping quarters proposed for this structure.
6. The proposed detached accessory structure is over one hundred (100) feet to any existing single-family structure on an adjoining lot which complies with section Sec. 6.5(c)(i).
7. This structure is proposed to be sheathed with blue lap siding with stone veneer accents.
8. The roof of this structure is proposed to be asphalt shingle.
9. An exterior light option has been submitted.
  - a. The proposed fixtures have a color temperature of 3,000K and a light output of up to 3,400 lumens.
  - b. The proposed lights are fully shielded and comply with the color temperature requirements specified in 5.24.
10. There is currently an underground bunker structure on this property (location shown on provided survey). A portion of this proposal includes the removal of this bunker structure.

### **Proposed Driveway**

1. The second part of this proposal involves the modification to the existing driveway on the property. As proposed, the Applicants are looking to:
  - a. Slightly widen the driveway; and
  - b. Remove existing timbers and replace them with block to match block currently being used for retaining walls on the property.

c: Matthew T Carney, Chief/Administrator  
Pammela Little, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Brett and Michelle Stubblefield, Owner  
Cody Lincoln, Zoning Administrator



# The Stubblefield Outbuilding

**K ARCHITECTURAL  
DESIGN**

262.365.7292 ph  
akryll@karchitecturaldesign.com  
3841 Hickory Hill Pkwy W  
Hubertus, WI 53033

**ANTHONY THOMAS  
BUILDERS INC.**

262.367.8884 ph  
tonyatb1@gmail.com  
1208 Highway 83  
Hartland, WI 53029

Stubblefield Outbuilding

6013 WI-83  
Chenequa, WI



#### REVISIONS

Rev	Date	Description	By
01	5.9.25	Ext. Design	AKK
02	9.23.25	Bid Set	AKK
03	10.23.25	Full Bid Set	AKK
04	02.04.26	Updated exterior materials	AKK
05	2.26.26	Revised Footprint	AKK
06	-	-	-
07	-	-	-
08	-	-	-
09	-	-	-
10	-	-	-

#### COVERSHEET

**CS**

Sheet No.

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#### General Notes

Do not scale drawings. Consult the designer with any questions. Field verify all dimensions and conditions prior to fabrication or installation of any part or components.

Although every effort has been made in preparing these plans and checking them for accuracy, the contractor must review all details of these trades and be responsible for the same.

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#### SQUARE FOOTAGE

Main Floor Garage	1808 Sq.Ft.
Upper Floor Garage	1001 Sq.Ft.
<b>Total Area</b>	<b>2809 Sq.Ft.</b>
<b>Total Footprint Area</b>	<b>2724 Sq.Ft.</b>

#### Sheet List Table

Sheet Number	Sheet Title
CS	COVERSHEET
A1	EXT. ELEVATIONS
A1.1	EXT. ELEVATIONS
A1.3	ROOF PLAN & DETAILS
A2	FOUNDATION PLAN
A3	MAIN FLOOR PLAN
A4	UPPER FLOOR PLAN
E1	MAIN FLOOR ELECTRICAL
E2	UPPER FLOOR ELECTRICAL
S1	TYPICAL WALL SECTIONS & DETAILS
S2	WIND BRACING DIAGRAMS



## STAFF REVIEW

**Date:** February 23<sup>rd</sup> 2026

**Meeting Date & Time:** Monday, March 9<sup>th</sup> at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Morgante-Wilson Architects

**Owner:** 31795 Muscovy LLC

**Location:** 31817 W Muscovy Road

**Project Description:** Proposed Primary Dwelling

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

Dear Plan Commission and Village Board,

In July of 2025, 31795 Muscovy LLC received approval from the Village Board to downsize an existing dwelling on the property and remove its living quarters. As part of the review, the Applicants also received approvals to refinish the exterior to match the other structures on the property.

Since these plans were originally approved, the architect has made some minor modifications to the plans, triggering the need for this proposal to re-appear before the Plan Commission and Village Board for review. The attached memo highlights the proposed changes to be made to the existing dwelling.

No proposed changes shown will result in a footprint increase or change in structure height. Photo samples of the proposed new materials have been included in the packet.

Regards,

Cody Lincoln, Zoning Administrator

c: Matthew Carney, Chief/Administrator  
Pamela Ann Little, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
31795 Muscovy LLC, Owner  
Morgante-Wilson, Architect

**MORGANTE • WILSON ARCHITECTS, LTD.**

2834 CENTRAL STREET, EVANSTON, IL 60201

TEL. 847.332.1001 FAX. 847.332.2388

ARCHITECTURE • INTERIOR DESIGN • URBAN PLANNING

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February 16, 2026

Village of Chenequa  
Plan Commission & Village Board  
31275 W County Road K  
Chenequa, WI. 53029

Re: 31795 W Muscovy Road,

Dear Cody Lincoln, Plan Commission, and Village Board,

We were previously approved at the July 14, 2025, Plan Commission and Village Board meeting for the removal of the existing Apartment Structure on Lot 1 at 31795 W Muscovy Road. Included in this approval was replacing the existing siding and roofing on the remaining Accessory Garage structure to match the proposed Guest House (Lot 1) and Pool House (Lot 2) structures.

This submittal proposes to replace all windows (relocating some within the existing walls), replace the existing garage doors, and re-grade the north yard of the remaining Accessory Garage structure. The proposed windows and associated exterior trim, and garage doors will match the previously approved Guest House (Lot 1) and Main House (Lot 2) windows, exterior trim package, and garage doors. The proposed revision to the north yard grades is required to infill the hole from removal of the Apartment structure. The proposed grades will be flattened out to remove existing retaining walls and stone steps that surrounded the original Apartment structure.

This submittal also proposes to clad the existing detached garage (painted CMU [cement masonry units]) with cedar shingles, replace the existing asphalt roof with cedar shingles, and replace the existing garage door, man-door, and exterior sconce to match previously approved site structures.

We look forward to presenting the proposed drawings to the Plan Commission and Village Board during the March 9<sup>th</sup> meeting. Please let us know if you have any questions during your review of our submittal.

Sincerely,

**MORGANTE·WILSON ARCHITECTS, LTD.**  
ARCHITECTURE·INTERIOR DESIGN·URBAN PLANNING  
[www.morgantewilson.com](http://www.morgantewilson.com)

*Elliot M. Flaws*

ELLIOT FLAWS  
ASSOCIATE

2834 CENTRAL STREET, EVANSTON, IL 60201  
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[eflaws@morgantewilson.com](mailto:eflaws@morgantewilson.com)





Existing West Elevation



Existing North Elevation



Existing East Elevation



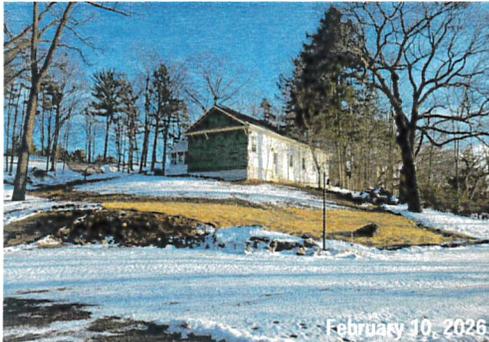
Existing Partial East Elevation  
(Existing Stairs and to Door to be Removed)



Existing South Elevation



April 23, 2025



February 10, 2026

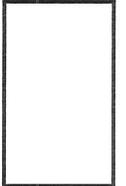


Proposed Rendering as Viewed from the Lake



MORGANTEWILSON ARCHITECTS, LTD.  
200 LINDALE STREET, EXETER, N.H. 03041  
TEL: 603.271.1111 FAX: 603.271.1112

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Portland, ME.

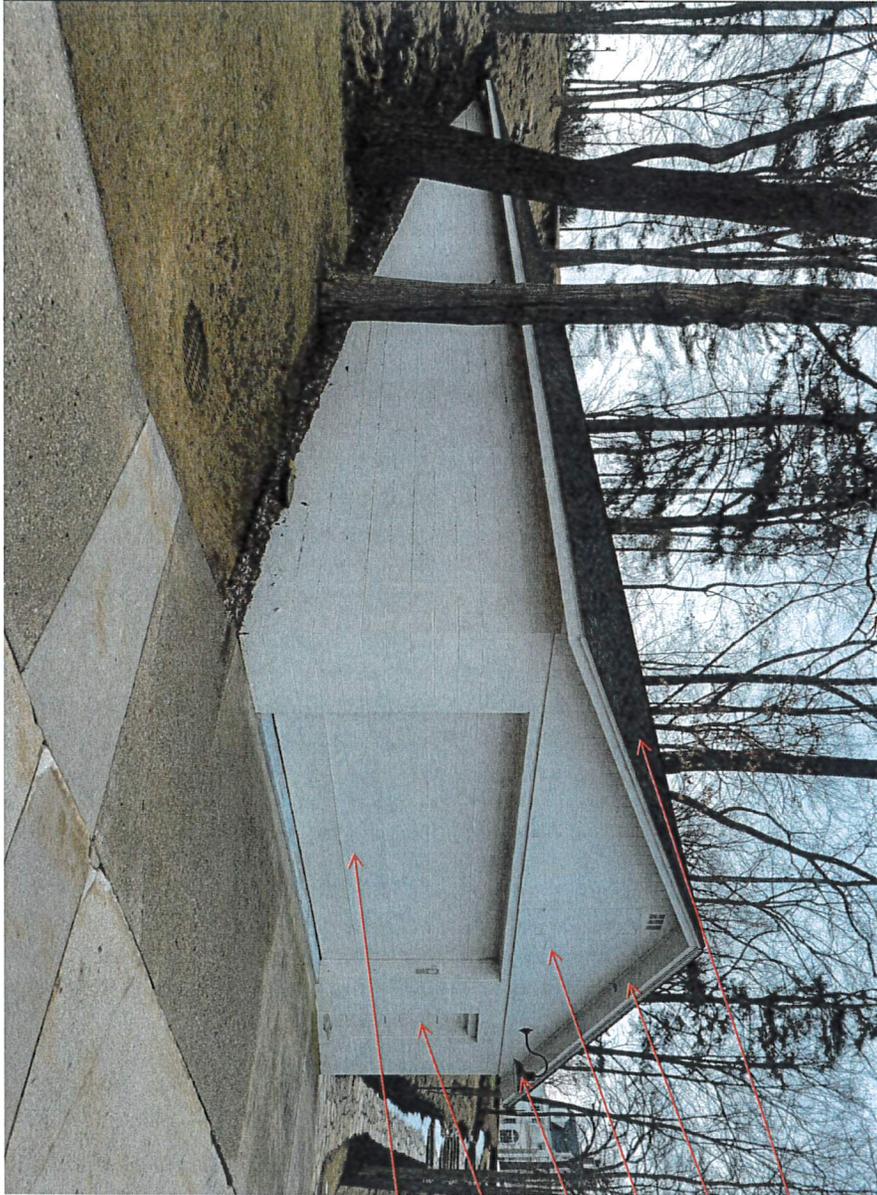


REVISIONS:	
1. LOT PLAN SET	3/9/25
2. CIVIL ARCHITECTURAL	6/26/25
3. V.L. SUB. REV.	7/31/25
4. FINISH SCHEDULE	8/26/25
5. GARAGE BID SET	8/26/25
6. V.L. SUPPLEMENTAL	9/15/25
7. GROUND SET	10/23/25
8. V.L. SUPPLEMENTAL	11/19/25
9. ACCESS GAR. PLAN	12/16/25
10. V.L. SUPPLEMENTAL	1/13/26
11. V.L. SUPPLEMENTAL	2/18/26

THIS JOB No. 2584

THE ZIEGLER RESIDENCE  
1000 W. MARSHYON ROAD  
DARTMOUTH, NH  
EXISTING SITE PHOTOS  
AND PROPOSED RENDERING  
AS VIEWED FROM THE LAKE





- 1. Replace existing roof shingles to match existing structure - typical
- 2. Fibr-celc existing to match other side structure - typical
- 3. Chud existing exterior walls with shingles to match other side structure - typical
- 4. Replace existing roof shingles to match other side structure - typical
- 5. Replace existing door with new to match other side structure - typical
- 6. Replace existing door with new to match other side structure - typical

**A4.6**

**THE ZIEGLER RESIDENCE**  
 81768 W. MURDOY ROAD HARTLAND, WI  
**EXISTING DETACHED GARAGE STRUCTURE PROPOSED REVISIONS**

NO.	DESCRIPTION	DATE
1	EXISTING DETACHED GARAGE STRUCTURE	2/16/2024
2	PROPOSED REVISIONS	2/16/2024
3	PROPOSED REVISIONS	2/16/2024
4	PROPOSED REVISIONS	2/16/2024
5	PROPOSED REVISIONS	2/16/2024
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98	PROPOSED REVISIONS	2/16/2024
99	PROPOSED REVISIONS	2/16/2024
100	PROPOSED REVISIONS	2/16/2024

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 204 CENTRAL STREET, EVANSTON, IL 60201 P: 847.262.1001 F: 847.262.2188



**Village of Chenequa**  
**ORDINANCE NO. 2026 - \_\_\_\_\_**

**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 ~~COMM-SPS~~ [320](#) through [SPSCOMM 325 \(Uniform Dwelling Code\)](#) and [SPS 327 \(Camping Units\)](#) of the ~~Wisconsin~~. ~~Administrative~~. Code ~~(Wisconsin one and two family dwelling 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 ~~Commerce~~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 ~~COMM-SPS 316 Wisconsin State Electrical Code and Chapter COMM-17 Electrical Inspection, and Certification of Electrical Inspectors and Master Electricians~~ of the Wisconsin Administrative Code and all amendments and revisions thereto ~~are~~is adopted and incorporated in this Code by reference. A copy of such codes 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 ~~COMM-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 [COMM-SPS 322](#), Wisconsin Administrative Code, Energy Conservation, and all amendments thereto, is adopted and incorporated in this Code by reference. Chapter [COMM-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 [COMM-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 [COMM-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 [COMM-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 [COMM-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 [COMM-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 [COMM-SPS 322](#) and other provisions of this Chapter, the provisions and requirements of Chapter [COMM-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 ~~COMM-SPS~~ 322. Chapter ~~COMM-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 ~~COMM-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 ~~COMM-SPS~~ 320, 321, 323, 324, AND 325. Chapters ~~COMM-SPS~~ 320 (Administration and Enforcement), 321 (Construction Standards), 323 (Heating, Ventilating and Air Conditioning Standards), 324 (Electrical Standards), and 325 (Plumbing ~~and Potable Water Chapter 5—Building Code (as of 03/2023) Page 14 of 28 Standards~~), and all amendments thereto, are adopted and incorporated in this Code by reference. Chapters ~~COMM-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 ~~COMM-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 ~~COMM-SPS~~ 322. Chapter ~~COMM-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 ~~COMM-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~~ ~~Commeree~~. Such certified building inspectors, and their designated representatives, are hereby authorized and directed to administer and enforce all of the provisions of Chapters ~~COMM-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 ~~COMM-SPS 320, 321, 322, 323, 324, and 325~~ and other provisions of this Chapter, the provisions and requirements of Chapters ~~COMM-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 ~~COMM-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 ~~COMM-SPS 50-64, 66 and 69364~~ of the Wisconsin ~~State Building Administrative Code (and Heating, Ventilating and Air Conditioning) Codes~~ and all amendments and revisions thereto are adopted and incorporated in this Code by reference. A copy of such codes 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 \_\_\_\_ day of \_\_\_\_\_, 2026.

VILLAGE OF CHENEQUA

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

**Village of Chenequa**  
**ORDINANCE NO. 202603-09-01**

**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 the 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



## Lake Structures and Winter Aerator Use

### Village of Chenequa- Zoning Department

#### Beaver Lake and North Lake

At the direction of the Village Board, a field review was conducted to inventory permanent piers and wet boathouses on Beaver Lake and North Lake. The purpose of the review was to determine whether any structures appear to rely on aerators during the winter months.

#### Beaver Lake

- 9 Permanent Piers
- 1 Wet Boathouse
- No observed winter aerator use.

#### North Lake

- 5 Permanent Piers
- 2 Floating Piers
- 1 Wet Boathouse
- No observed year-round aerator use.
- 1 instance of seasonal aerator use limited to spring ice breakup (wet boathouse).

Based on the inventory conducted, there does not appear to be widespread or routine reliance on winter aerators on either Beaver Lake or North Lake at this time.

However, based on resident feedback, it is my recommendation that wet boat houses be taken into consideration during review of the proposed aerator ordinance. Freeze-thaw cycles and ice shoves have the potential to cause stress or damage to these buildings. The use of aerators can potentially alleviate this issue.

Sincerely,

Cody Lincoln  
Zoning Administrator