



AGENDA
Village of Chenequa
Monday, March 9, 2026
31275 W County Road K, Chenequa, WI 53029

This is official notice that the regular monthly meeting of the Village Board of Trustees for the Village of Chenequa will be held immediately following the Plan Commission meeting which is scheduled for 6:00 p.m. on Monday, March 9, 2026, 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) Appointment of Village Clerk-Treasurer Jasmine Haugland pursuant to Wisconsin Statutes s. 61.195, 61.197 and 66.01 and Village Charter Ordinance No. 1.
- 3) Approval of minutes from the Village Board meeting on February 9, 2026.
- 4) Approval of Invoices.
- 5) 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).
- 6) 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. CHQV0398999001).
- 7) 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*
- 8) Discussion on Aerators.
- 9) The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85(1)(f) for consideration of specific personnel problems or the investigation of charges against specific persons.
- 10) The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85(1)(c) for considering employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility.
- 11) Report – Forester
- 12) Report – Captain of Police
- 13) Report – Village Administrator
- 14) Report – Village President
- 15) Report – Village Attorney

16) Agenda items to be considered for future meetings

17) 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 attend 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

VILLAGE BOARD MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA - VILLAGE BOARD MINUTES
OF MONDAY, FEBRUARY 9, 2026
Unofficial until approved by the Village Board.
Approved as written () or with corrections () on _____.

A meeting of the Village Board of Trustees was held on Monday, February 9, 2026, at 6:32 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Village President – present
Ms. Manegold / Trustee – absent
Mr. Pranke / Trustee – present
Ms. Gehl Neumann / Trustee – present
Mr. Grunke / Trustee – absent
Mr. Luther / Trustee – present
Mr. Kubick / Trustee – 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

Linda Surlles, Alan Enters; via Zoom: Bob Fiedler, Clyde Surlles, 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 Wheeler and Ted Rolfs.

Approval of minutes from the Village Board meeting held on December 12, 2025

Motion (Kubick/Luther) to approve the minutes as presented. *Motion carried*

Approval of Invoices

Motion (Luther/Kubick) to approve the invoices, 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.

Motion (Luther/Kubick) to approve 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 on Portions of Beaver Lake and North Lakes.

Village Board Members were present to hear discussion by the Plan Commission on aerators, their consensus and recommendation. After further discussion by Board Members, it was also recommended that when determining how many boathouses/wet boathouse there are on Beaver and North Lakes, Mr. Lincoln would also investigate how many permanent piers with aerators exist at this time.

The Item Nos. 6 and 7 were combined in one Motion.

Review and consider action on an Ordinance to Create and Establish a Municipal Court for the City of Delafield, City of Oconomowoc, town of Delafield, Town of Erin, Town of Merton, town of Oconomowoc, Town of Ottawa, Village of Chenequa, Village of Dousman, Village of Hartland, Village of Johnson Creek, Village of Lac La Belle, Village of Lisbon, Village of Merton, Village of Nashotah, Village of Oconomowoc Lake, Village of Sullivan, Village of Summit, Village of Sussex, Town of Ixonia (Contract Member), Town of Sullivan (Contract Member), and Village of Palmyra Pursuant to Section §755.01(4) and §66.0301 Wisconsin Statutes; Ordinance No. 2026-02-09-02

Administrator Carney advised that the Village of Palmyra would like to join the Lake Country Municipal Court. When the Village of Palmyra has adopted an ordinance to join the Court this Ordinance would allow them to do so which would include the Successor Agreement also on the agenda for consideration and adoption.

Motion (Luther/Kubick) to adopt an *Ordinance to Create and Establish a Municipal Court for the City of Delafield, City of Oconomowoc, town of Delafield, Town of Erin, Town of Merton, town of Oconomowoc, Town of Ottawa, Village of Chenequa, Village of Dousman, Village of Hartland, Village of Johnson Creek, Village of Lac La Belle, Village of Lisbon, Village of Merton, Village of Nashotah, Village of Oconomowoc Lake, Village of Sullivan, Village of Summit, Village of Sussex, Town of Ixonia (Contract Member), Town of Sullivan (Contract Member), Village of Palmyra Pursuant to Section §755.01(4) and §66.0301 Wisconsin Statutes; Ordinance No. 2026-02-09-02; and to approve Successor Agreement for the Operation of the Lake Country Municipal Court a/k/a Municipal Court for Western Waukesha County..* Motion carried

Review and consider action on a Successor Agreement for the Operation of Lake Country Municipal Court a/k/a Municipal Court for Western Waukesha County.

Adopted above.

Review and consider action on a Resolution Authorizing the Re-Execution of a Successor Agreement for the Operation of the Lake Country Municipal Court a/k/a Municipal Court for Western Waukesha County (Pursuant to Section 66.0301, Wis. Stats.); Resolution No. 2026-02-09-01.

Motion (Kubick/Luther) to approve Resolution No. 2026-02-09-01 *Authorizing the Re-Creation of a Successor Agreement for the Operation of the Lake Country Municipal Court a/k/a Municipal Court for Western Waukesha County (Pursuant to Section 66.0301, Wis. Stats.).* Motion carried

The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85(1)(f) for consideration of specific personnel problems or the investigation of charges against specific persons.

The Board went into closed session at 6:52 pm. Roll Call: Luther (aye), Gehl Neumann (aye), Kubick (aye), Pranke (aye) & Villavicencio (aye).

The Board came out of closed session at 7:23 pm.

The Chenequa Village Board may enter into closed session pursuant to Wisconsin State Statute §19.85(1)(c) for considering employment, promotion, compensation or performance evaluation data of any public employee over which the government body has jurisdiction or exercises responsibility.

The Board went into closed session at 7:24 pm. Roll Call: Luther (aye), Gehl Neumann (aye), Kubick (aye), Pranke (aye) & Villavicencio (aye).

The Board came out of closed session at 7:32 pm.

Report – Forester

No report

Report – Captain of Police

No report

Report – Village Administrator

Chief Carney reported 1505 Calls for Service (CFS) in January.

Report – Village President

No report

Report – Village Attorney

No report

Agenda items to be considered for future meetings

- Aerators

Adjournment

Motion (Luther/Kubick) to adjourn the meeting at 7:34 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Pamela Ann Little
Village Clerk

Jo Ann F. Villavicencio
Village President



STAFF REVIEW

Date: February 23rd, 2026

Meeting Date & Time: Monday, March 9th 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

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

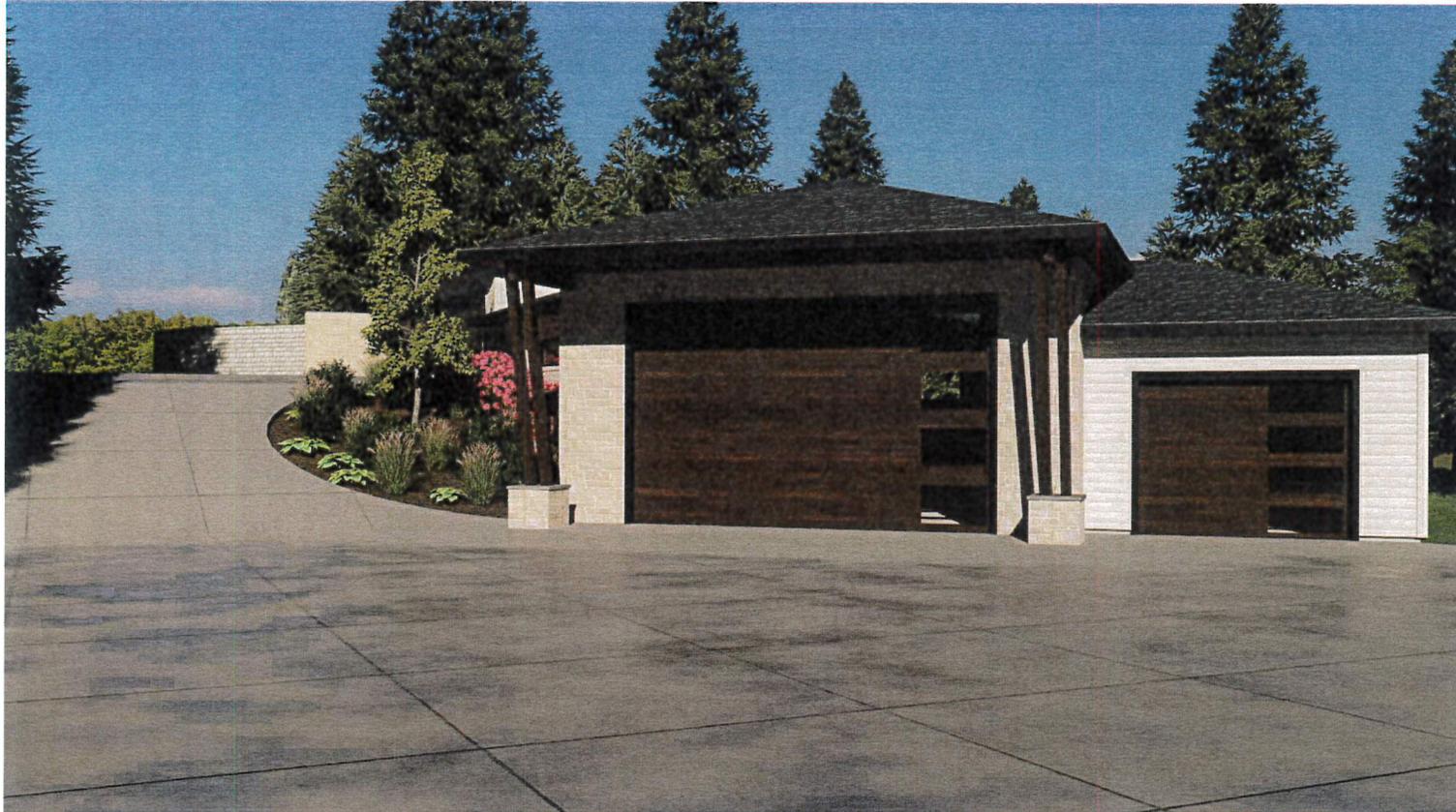
**ANTHONY THOMAS
BUILDERS INC.**

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

Stubblefield Outbuilding

6013 WI-83
Chenequa, WI

REVISIONS		
01	9.9.25	Est. Design
02	9.23.25	Bid Set
03	10.2.25	Full Bid Set
04	10.24.25	Updated exterior materials
05	2.25.26	Revised Footprint
06	-	-
07	-	-
08	-	-
09	-	-
10	-	-



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 their for accuracy, the contractor must review all details of their trades and be responsible for the same.

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Plan License

These plans have been produced for the single use exclusively for the Home Builder listed in the title block. Any reproduction or use of these plans without written consent of the Builder and K Architectural Design is strictly prohibited.

SQUARE FOOTAGE	
Main Floor Garage	1808 Sq.Ft.
Upper Floor Garage	1001 Sq.Ft.
Total Area	2809 Sq.Ft.
Total Footprint Area	2724 Sq.Ft.

Sheet List Table

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

COVERSHEET

CS

Sheet No.

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STAFF REVIEW

Date: February 23rd 2026

Meeting Date & Time: Monday, March 9th 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

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 9th meeting. Please let us know if you have any questions during your review of our submittal.

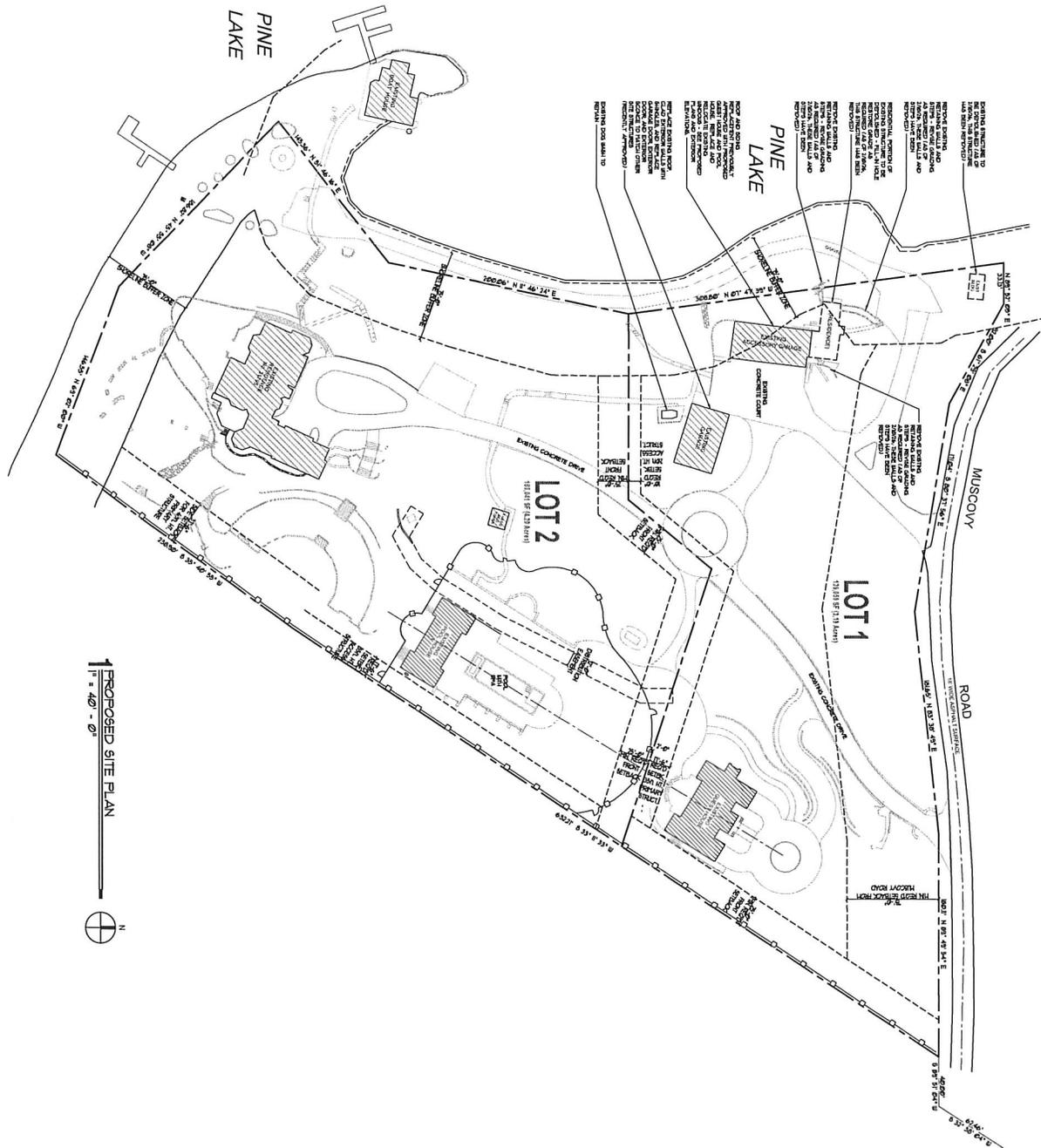
Sincerely,

MORGANTE·WILSON ARCHITECTS, LTD.
ARCHITECTURE·INTERIOR DESIGN·URBAN PLANNING
www.morgantewilson.com

Elliott M. Flaws

ELLIOT FLAWS
ASSOCIATE

2834 CENTRAL STREET, EVANSTON, IL 60201
P 847.332.1001 Direct 224.296.8086
eflaws@morgantewilson.com



PROPOSED SITE PLAN
1" = 40' - 0"

A1.0

THE ZIEGLER RESIDENCE
51798 W MUSCOVY ROAD HARTLAND, WI

PROPOSED SITE PLAN

NO.	DATE	DESCRIPTION
1	02/16/2024	ISSUED FOR PERMITTING
2	02/16/2024	ISSUED FOR PERMITTING
3	02/16/2024	ISSUED FOR PERMITTING
4	02/16/2024	ISSUED FOR PERMITTING
5	02/16/2024	ISSUED FOR PERMITTING
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98	02/16/2024	ISSUED FOR PERMITTING
99	02/16/2024	ISSUED FOR PERMITTING
100	02/16/2024	ISSUED FOR PERMITTING

MORGANTE-WILSON ARCHITECTS, LTD.
284 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.882.4001 FX: 847.882.2389
MORGANTE-WILSON.COM

MVA
MORGANTE-WILSON.COM



Existing West Elevation



Existing North Elevation



Existing East Elevation



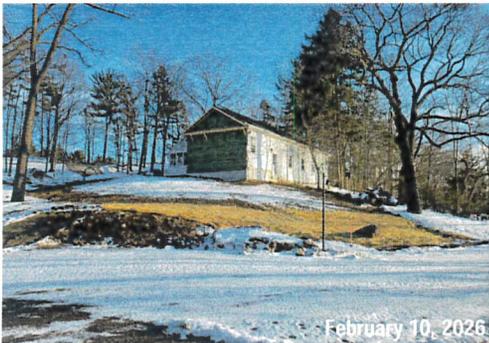
Existing Partial East Elevation
(Existing Stairs and to Door to be Removed)



Existing South Elevation



April 23, 2025



February 10, 2026



Proposed Rendering as Viewed from the Lake



MORGANTEWILSON.COM

MORGANTE-WILSON ARCHITECTS, LTD.
204 CENTRAL STREET, TOWSON, CT 06460 PH: 860.283.0000 FX: 860.283.0088

I hereby certify that these drawings were prepared to my professional capacity and under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Hartland, VT



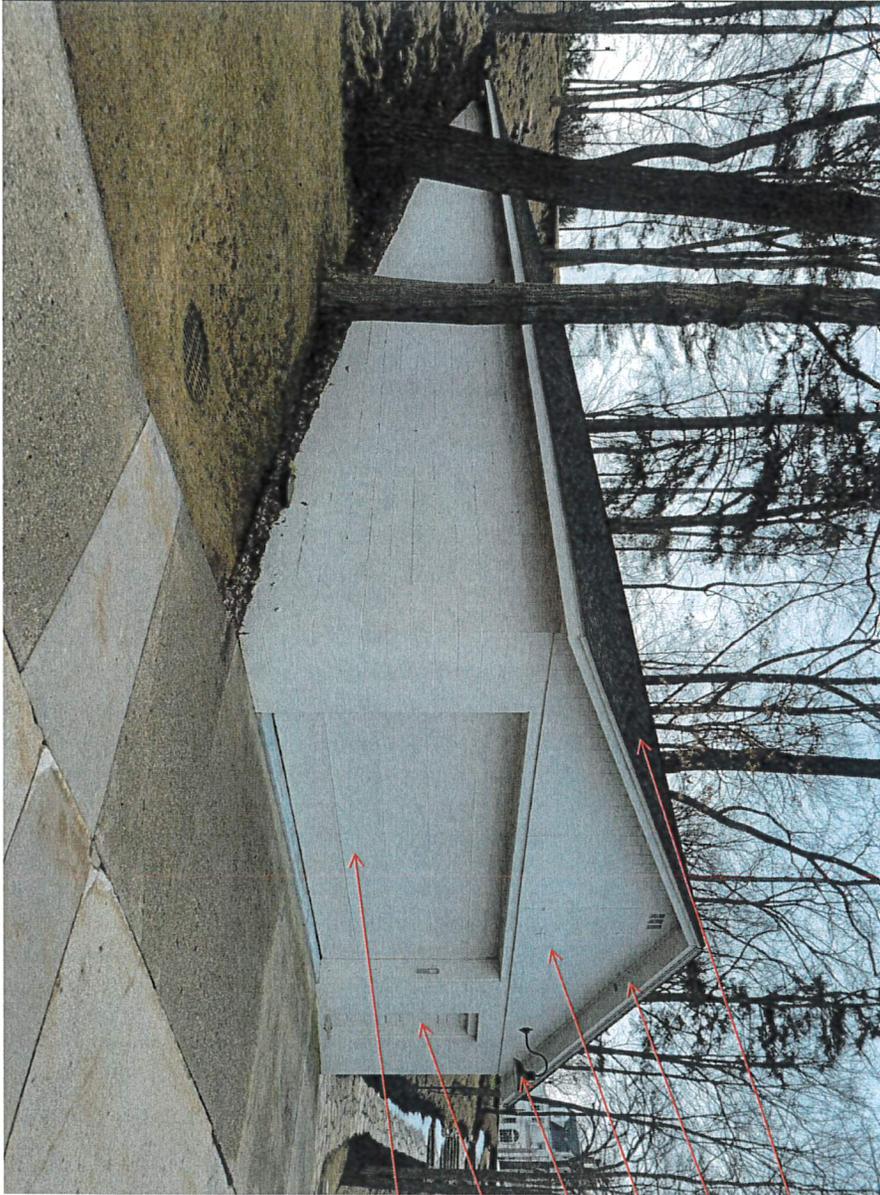
REVISIONS:	
1. LOT DIV. MAP	8.30.25
2. VILLAGE SUBMITTAL	6.16.25
3. V.L. SUB. REV.	6.17.25
4. PRELIM SUBMITTAL	6.16.25
5. TOWNING MAP	6.16.25
6. V.L. SUBMITTAL PSI	6.16.25
7. GUT RULE MET	6.16.25
8. PRELIM SET	6.16.25
9. ACCESS GATE PLAN	10.14.25
10. ACCESS GATE SET	10.14.25
11. V.L. SUBMITTAL AG	2.18.26

TWA JOB No: 2504

THE ZIEGLER RESIDENCE
5172B VT HIGHWAY 100A
HARTLAND, VT
EXISTING SITE PHOTOS
AND PROPOSED RENDERING
AS VIEWED FROM THE LAKE

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- 1. Replace existing roof with new roof structure - Typical
- 2. Replace existing exterior walls with stone veneer match other side structure - Typical
- 3. Replace existing door with new to match other side structure - Typical
- 4. Replace existing garage door with new to match other side structure - Typical

A4.6

THE ZIEGLER RESIDENCE
 81769 W MUSCOVY ROAD HARTLAND, WI

EXISTING DETACHED GARAGE STRUCTURE PROPOSED REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2/16/24
2	ISSUED FOR PERMIT	2/16/24
3	ISSUED FOR PERMIT	2/16/24
4	ISSUED FOR PERMIT	2/16/24
5	ISSUED FOR PERMIT	2/16/24
6	ISSUED FOR PERMIT	2/16/24
7	ISSUED FOR PERMIT	2/16/24
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100	ISSUED FOR PERMIT	2/16/24

1. Match existing roof structure to match other side structure - Typical

2. Match existing exterior walls with stone veneer match other side structure - Typical

3. Match existing door with new to match other side structure - Typical

4. Match existing garage door with new to match other side structure - Typical

MORGANTE-WILSON ARCHITECTS, LTD.
 204 CENTRAL STREET, EVANSTON, IL 60201 PH 847.302.1001 FX 847.302.2100



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 ~~COMMSPS 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~~~~Commerece~~. 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 69~~364 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