



AGENDA

Village of Chenequa Plan Commission
Monday, May 11, 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 May 11, 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 April 13, 2026.
3. Review and consider action on a proposed screen fence for a generator at 5106 N Maple Lane as submitted by Robert and Carol Manegold (Tax Key No. CHQV0415006001)
4. Review and consider action on proposed modifications to the exterior of the existing primary residence at 5780 N Pheasant Drive submitted by Grizedale UK LLC (Tax Key No. CHQV0403987)
5. Review and consider action on a proposed entrance column at 4938 County Highway C as submitted by Marc and Jeannie Lauret (Tax Key No. CHQV 0416999003)
6. Adjournment.

Respectfully submitted by:
Jasmine Haugland, Village Clerk

To participate via Zoom:
<https://us02web.zoom.us/j/84753635691?pwd=7bNtb9sTGlyfDOEnwDmXccdHbaA5i3.1>
Meeting ID: 847 5363 5691
Passcode: 936379
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, May 6, 2026, by 4:30 PM

PLAN COMMISSION MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES
OF MONDAY, April 13, 2026
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on May 11, 2026.

A meeting of the Plan Commission was held on Monday, April 13, 2026, at 6:00 p.m. utilizing Zoom Communications and in person.

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

Call to Order

Pledge of Allegiance

Public in Attendance

Jason Luther, EJ Kubick, Carol Manegold, Bob Fiedler, Debbie McNear, Paul Villavicencio, Richard Grunke; via Zoom: JoJo Gehl Neuman, Sue Touchett, Cole G, Jamie Mallinger

Public Comment

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

Public comments: None.

Approval of minutes from the Plan Commission meeting held on March 9, 2026.

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

Review and consider action on a proposed fence at 32695 W Oakland Road submitted by Ernest and Meloney Kubick (Tax Key No. CHQV0403995003).

Mr. Lincoln reported that Applicants are proposing to construct a 6-foot privacy fence along the southern boundary of the property. The proposed privacy fence is to be constructed of cedar (sample photos provided). An existing survey was been included highlighting the proposed fence location. The Applicants indicated the fence will be located no closer than two (2) feet from the southern lot line, consistent with the requirements of Section 5.20(4). The total proposed fence length is approximately 310 feet. A property boundary delineation must be completed before installation of the fence. The proposed project meets all applicable requirements of the Village of Chenequa Zoning Code.

Motion (Enters/Carroll) to recommend to the Village Board approval of the proposed fence at 32695 W Oakland Road submitted by Ernest and Meloney Kubick. *Motion carried.*

Review and consider action on a proposed stormwater management plan for 31817 W Muscovy Road and 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999002 & CHQV0398999003).

Mr. Lincoln advised that on behalf of 31795 Muscovy LLC, Lynch and Associates submitted a stormwater management plan for the properties located at 31795 and 31817 W Muscovy Road that will require technical review by a qualified stormwater engineer prior to consideration by the Planning Commission and Village Board. Per the Village's Plan Commission Review Requirements Checklist, when review by outside professionals is necessary, the Village contracts for those services and the associated costs are billed to the applicant.

Since the submittal, the Village has begun discussions with Strand Associates Inc., which is qualified to conduct a proper review of the submitted stormwater management plan. Before the engineer can begin review of the plan, their firm requires that the Village establish an on-call professional services agreement for engineering services. This agreement would allow the Village to request technical reviews such as stormwater management plan analysis on an as-needed basis.

Because the agreement would be between the Village and the engineering consultant, it must first be reviewed and approved by both the Plan Commission and the Village Board before work can begin. Once the agreement is in place, the engineer will be able to proceed with reviewing the submitted stormwater management plan and provide technical comments to assist the Plan Commission and Village Board in their consideration of the project. All engineering costs associated with this review will be billed to the applicant in accordance with the Village's application requirements.

Motion (Kriva/Carroll) to recommend to the Village Board approval of the proposed stormwater management plan for 31817 W Muscovy Road and 31795 W Muscovy Road submitted by 31795 Muscovy LLC (Tax Key No. CHQV0398999002 & CHQV0398999003). *Motion carried.*

Review and consider action on Engineering fees for Plan Commission Site and Plan Review and modify fee schedule accordingly.

Motion (Kriva/Surles) to recommend to the Village Board Engineering fees for Plan Commission Site and Plan Review and modify fee schedule accordingly. *Motion carried.*

Adjournment

Motion (Carroll/Surles) to adjourn at 6:18 p.m. *Motion carried.*

Respectfully submitted by:

Approved and Ordered Posted by:

Jasmine Haugland
Village Clerk-Treasurer

Jo Ann F. Villavicencio
Chairperson



STAFF REVIEW

Date: April 22nd, 2026

Meeting Date & Time: Monday, May 11th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Landscaper: Scott Byron & Company

Owner: Robert and Carol Manegold

Location: 5106 N. Maple Lane

Project Description: Proposed Privacy Screening Fence around Generator

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

The Applicants are proposing to install a 6-foot cedar fence to screen an existing generator located on the roadside of the detached garage on the property. In addition to the fence, the Applicants intends to reinstall existing stepping stones around the proposed fence area.

A landscape plan has been submitted identifying the location of both the fence and the stepping stones. Additional notes are included on the landscape plan that do not pertain to this proposal; these items should be disregarded and not taken into consideration.

Pursuant to Section 5.20(4) of the Village of Chenequa Zoning Code, fences are permitted up to a maximum height of 8 feet and must be setback a minimum of 2 feet from the property boundary. Based on the submitted materials, the proposed fence meets these requirements.

Overall, the proposed fence and associated site improvements appear to be consistent with the applicable provisions of the Village's zoning code.

Please let me know if additional information or analysis is needed.

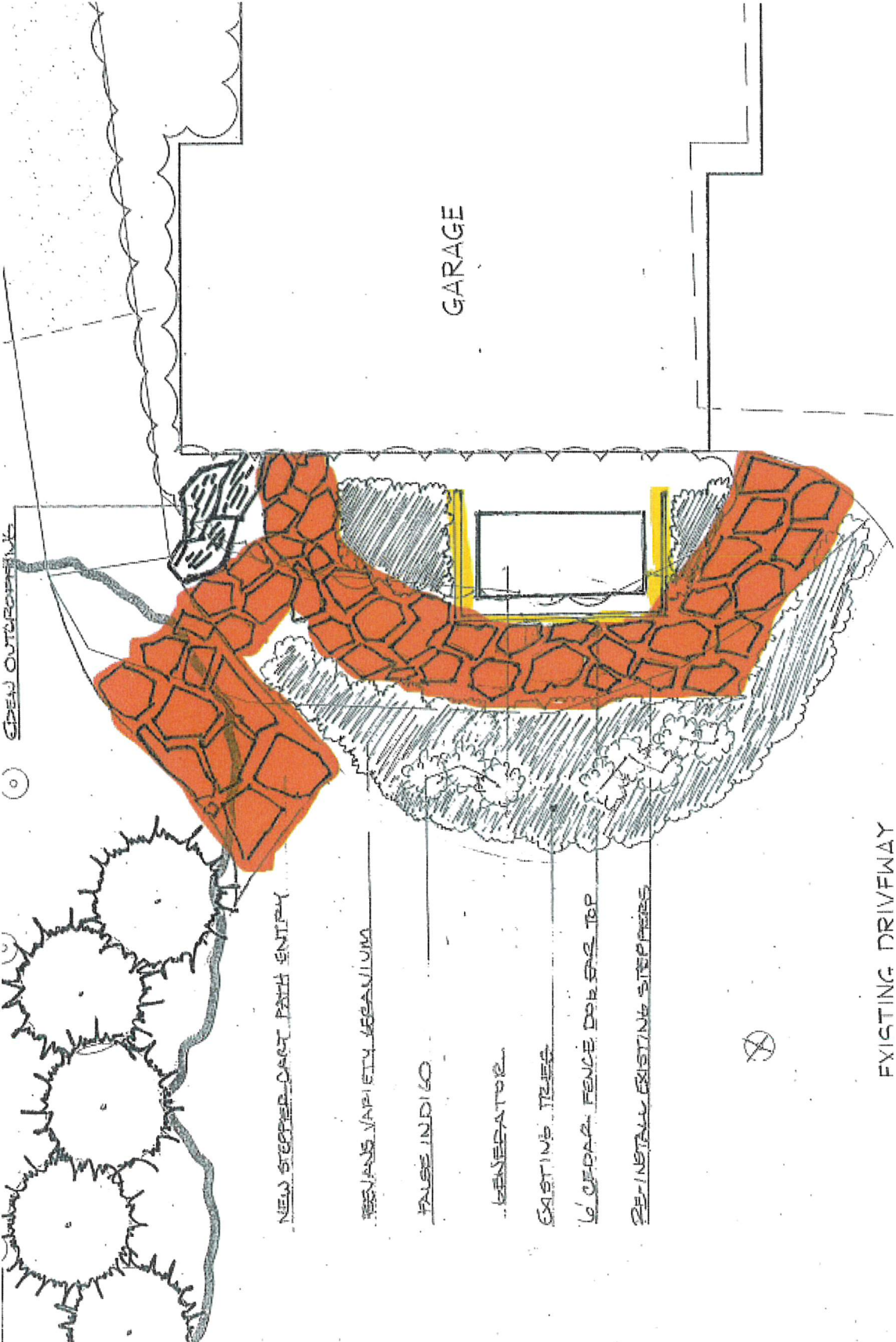
Regards,

Cody Lincoln

c: Matthew T. Carney, Police Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Cody Lincoln, Zoning Administrator
Robert and Carol Manegold, Owners

Cedar Fence





GARAGE

IDEAL OUTDOORING

NEW STEPPED-OUT PATH ENTRY

REYNOLDS VARIETY ARBUTUM

FALSE INDIGO

GENERATOR

EXISTING TREES

6 CEDAR FENCE DOOR S&S TOP

RE-INSTALL EXISTING STEPPERS

EXISTING DRIVEWAY





STAFF REVIEW

Date: April 21st, 2026

Meeting Date & Time: Monday, May 11th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect: Brandt Builders

Owner: Grizedale UK, LLC

Location: 5780 N Pheasant Drive

Project Description: Proposed Exterior Modification to Existing Dwelling

Zoning District: Residence District - Lot Abutting a Lake

Dear Plan Commission and Village Board,

The Applicant, Grizedale UK, LLC, is proposing several minor modifications to the existing residence on Pine Lake. As outlined in the submitted materials, the scope of work includes the following:

1. Relocation of an existing single casement window from the primary bedroom to the primary walk-in closet (south elevation).
2. Installation of a new twin casement window in place of the existing single casement window noted above. The new window will match the existing windows.
3. Installation of a copper chase cap and three copper chimney pots on the main chimney:
 - a. Illustration provided.
 - b. Chimney location is shown on the west and east elevation plans.
4. Installation of a copper chase cap and one copper chimney pot on the north chimney:
 - a. Illustration provided.
 - b. Chimney location is shown on the west and east elevation plans.

These proposed modifications do not alter the building footprint or overall size of the residence. The changes are intended to improve functionality and enhance the aesthetic appearance of the home. Please note that any additional annotations shown on the submitted plans are not part of this proposal and should not be considered in this review.

Thank you for your consideration.

Regards,

Cody Lincoln, Zoning Administrator

Matthew T. Carney, Police Chief/Administrator
Jasmine Haugland, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Grizedale UK LLC, Owner

“Cottage”

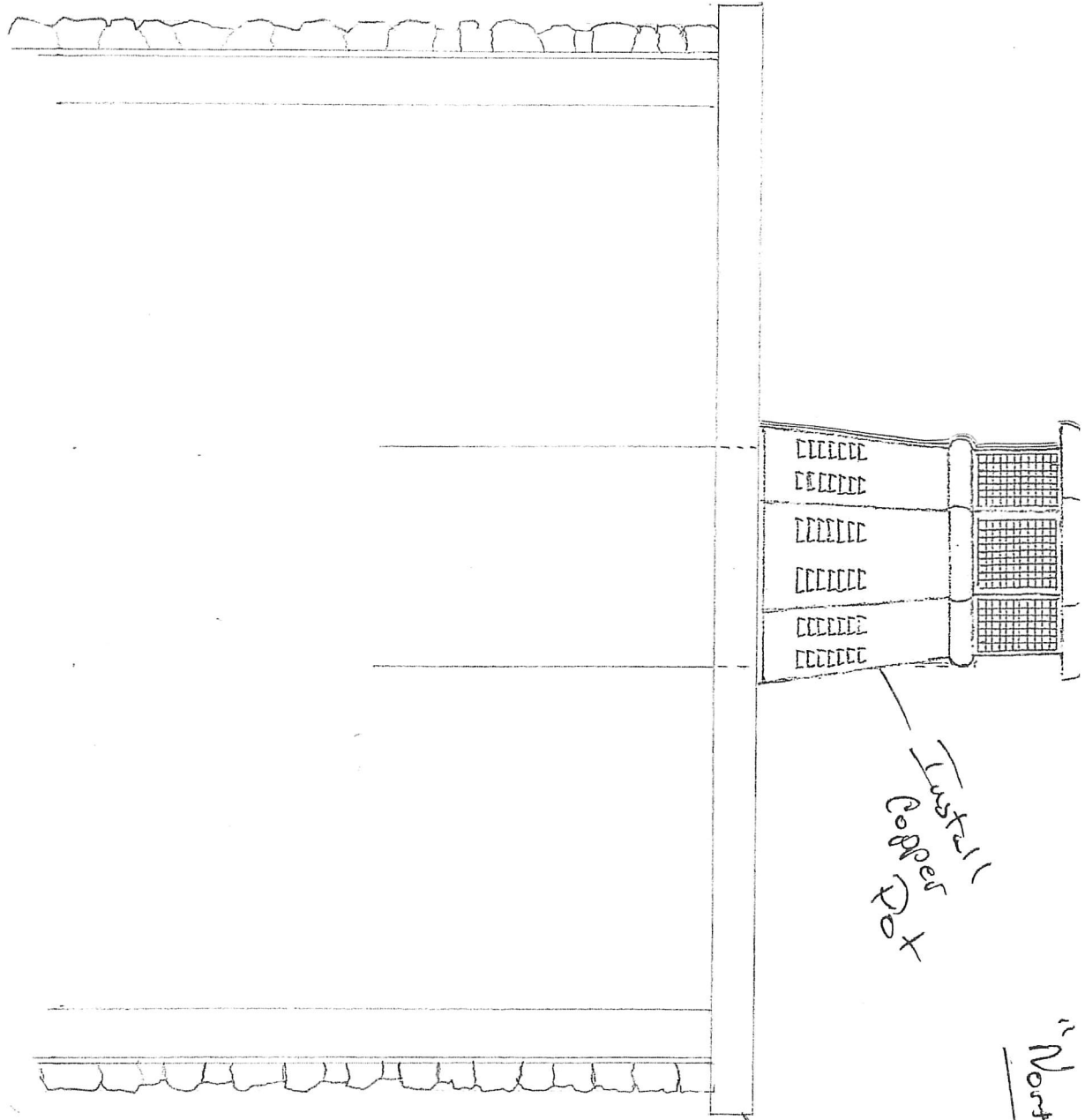
5780 Pheasant Drive

Scope of Work-Exterior

- Move existing single casement window from master bedroom to master walk-in closet. (Shown on south elevation plan submitted).
- Install new twin casement in south wall of master bedroom. (Shown on plan submitted). New window will match existing windows including exterior casing, color, divided light pattern, mounting size and mulling.
- Main chimney. Install copper chase cap and install 3 copper chimney pots. (illustration submitted).
- North chimney. Install copper chase cap and 1 copper pot. (Illustration submitted).







Install
Copper Pot

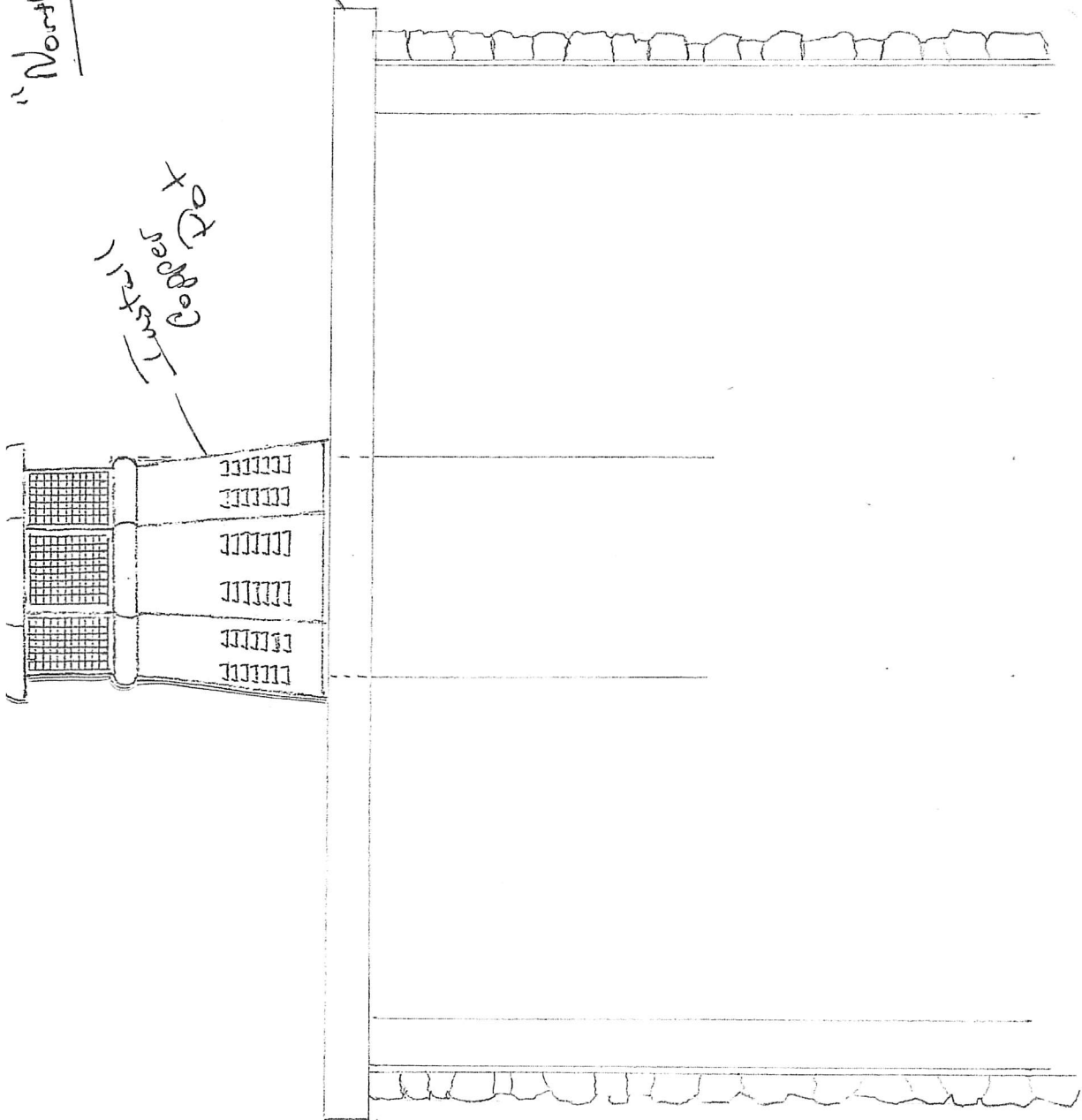
Chase install copper

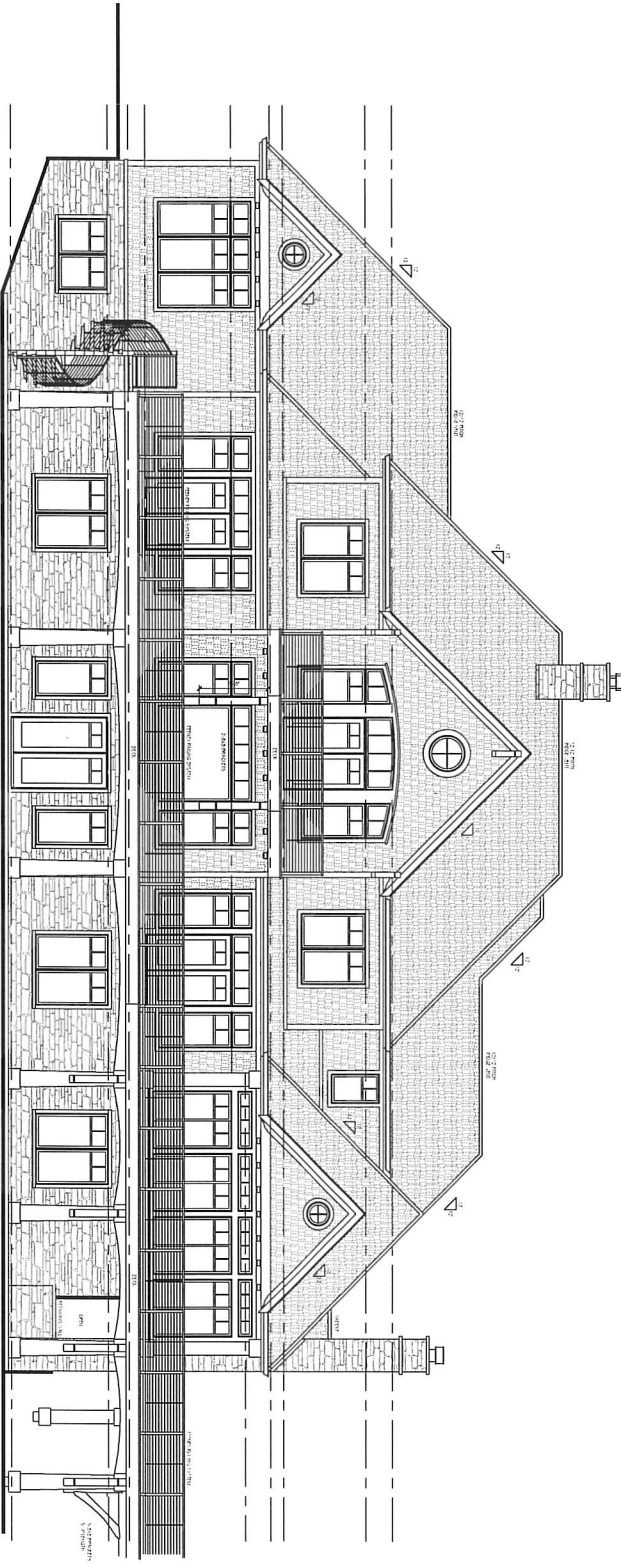
North Chimney

North Chimney

Chase
COP
Install
COPPER

Install
COPPER
COP





DATE: 04.02.2020
 PROJECT: COTTAGE
 DRAWING NO: 04.02.2020

EAST ELEVATION
 Scale: 1/4" = 1'-0"

11'-0"

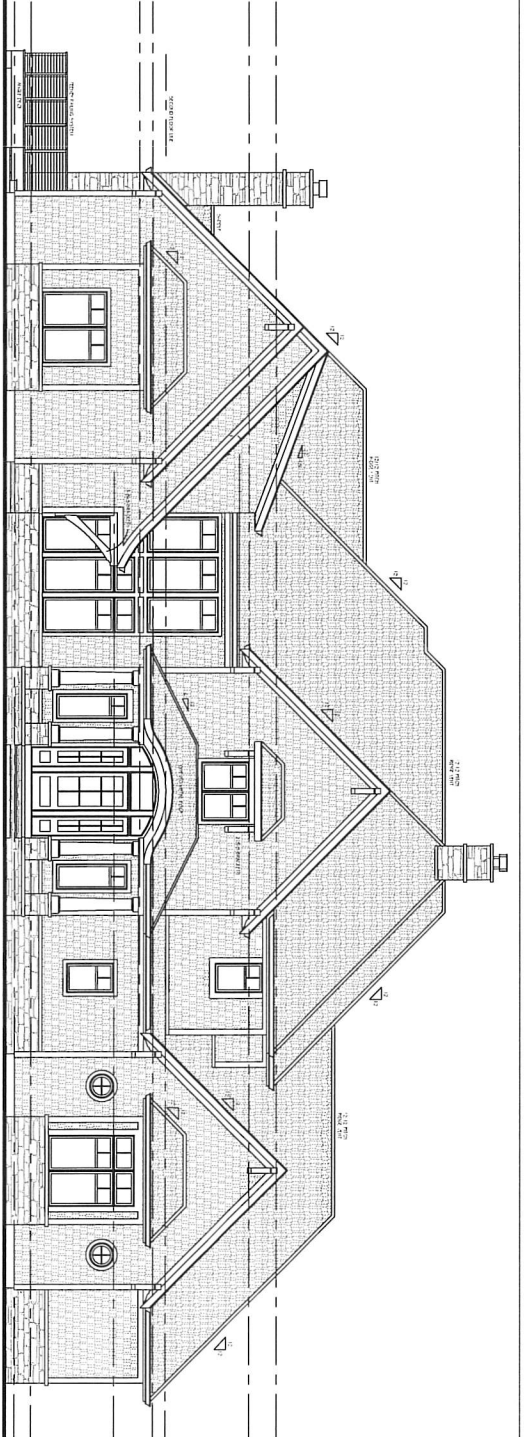
11'-0"

11'-0"

11'-0"

11'-0"

11'-0"



WEST ELEVATION
 Scale: 1/4" = 1'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

11'-0"

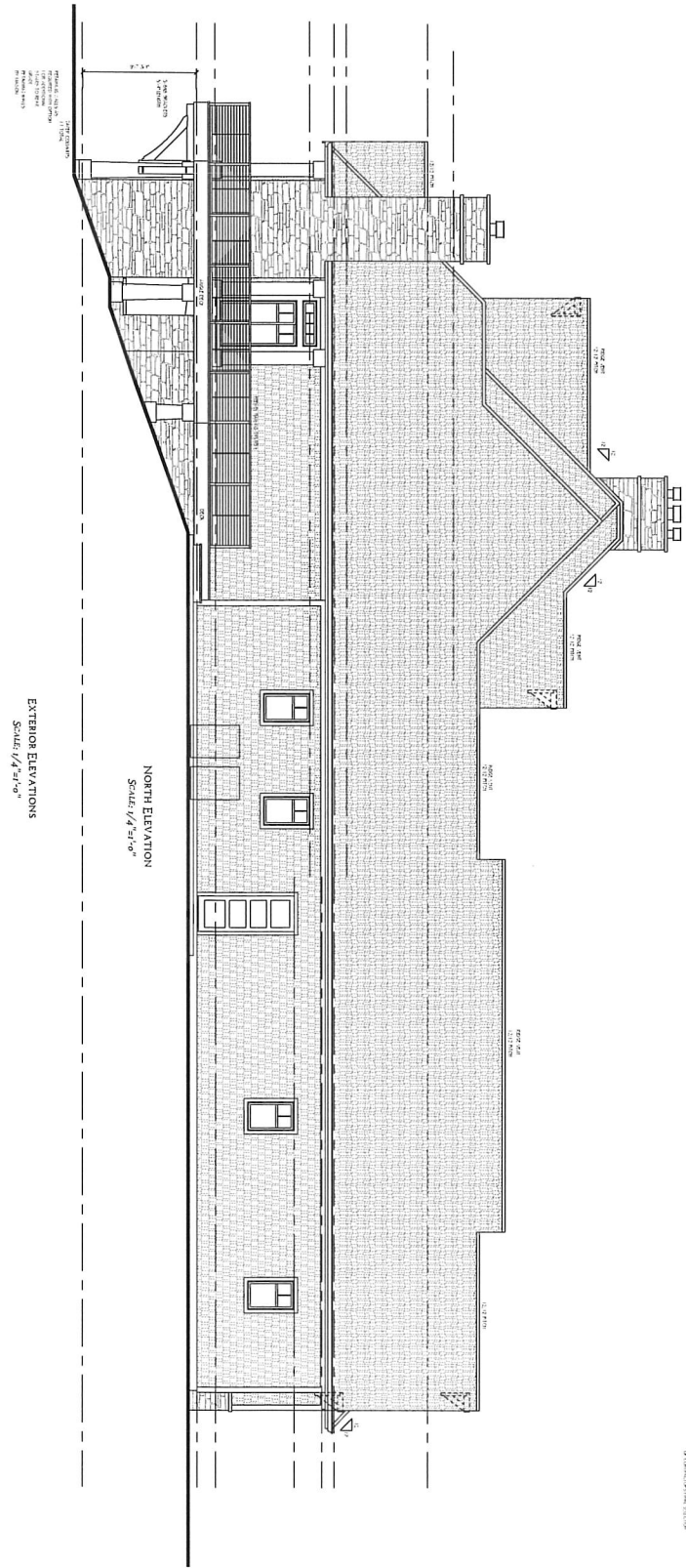
11'-0"

COTTAGE

JESSICA JUBELIRER DESIGN
 427 E. Silver Spring Drive Whitefish Bay, WI 53117
 T: 414.226.1200 F: 414.271.0281
 www.jubelirerdesign.com

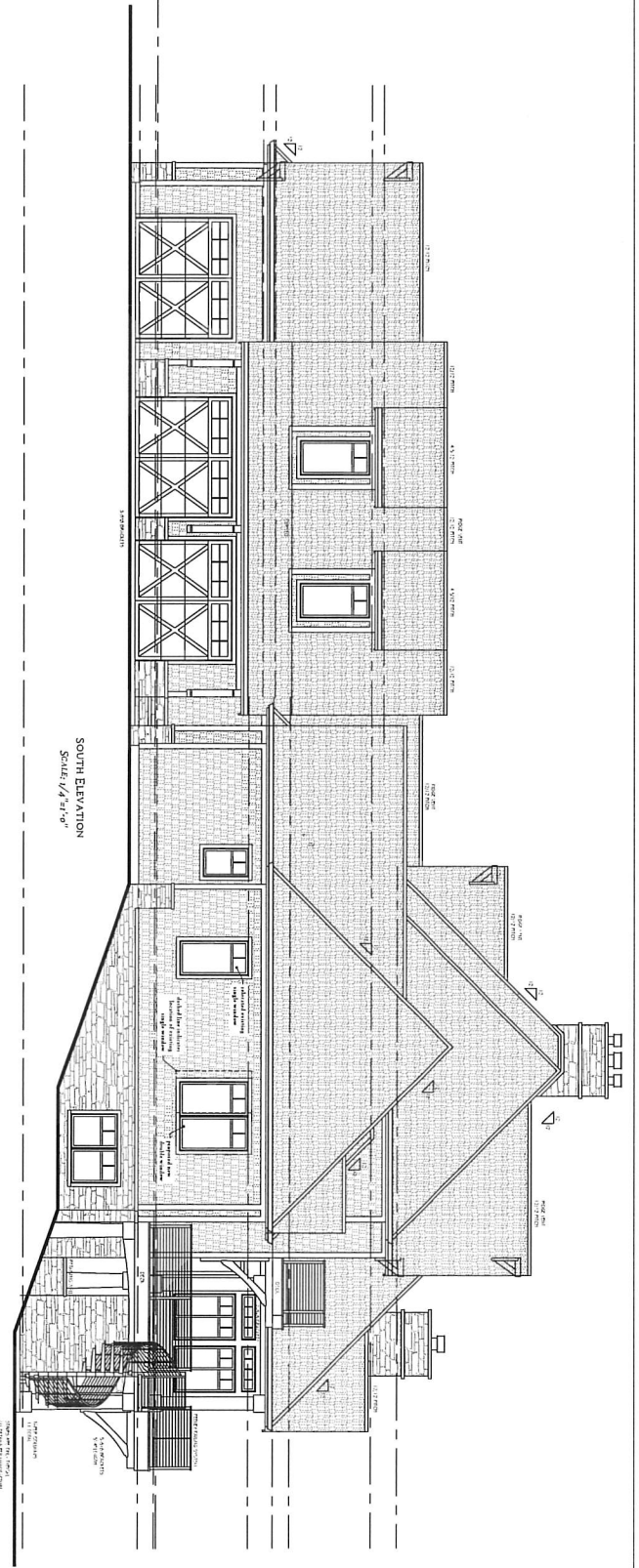
04.02.2020
 SHEET NO.
 A4.0

EXTERIOR
 ELEVATIONS



NORTH ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"



SOUTH ELEVATION
Scale: 1/4" = 1'-0"

COTTAGE

JESSICA JUBELIRER DESIGN
417 E. Silver Spring Drive • Whitefish Bay, WI 53127
T: 414-326-1508 F: 414-371-9781
www.jubelirerdesign.com



STAFF REVIEW

Date: April 21st, 2026

Meeting Date & Time: Monday, May 11th at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Architect/Builder: Century Landscape

Owner: Marc and Jeanne Lauret

Location: 4938 County Highway C

Project Description: Entryway Column

Zoning District: Residence District

COMMENTS:

Driveway Entrance

The Homeowner is proposing to install an entryway column with wall near the entrance of their private driveway. As outlined in the submitted materials:

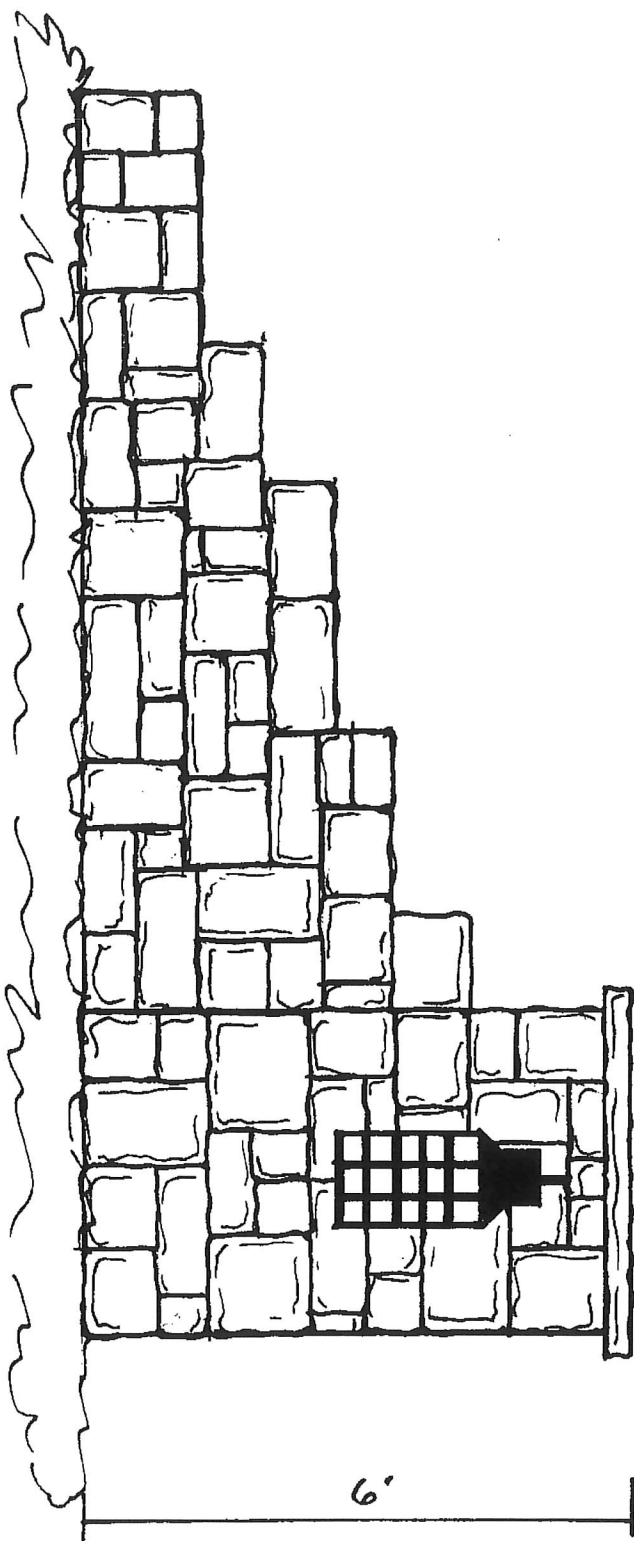
1. The column (pillar) will feature a stone veneer finish, consistent with the elevations and material samples provided in the application packet.
2. The proposed column and associated wall will measure approximately 6 feet in height and 13.5 feet in length.
3. A planting plan has been included as part of the submittal to complement the proposed structure.
4. The entry feature is proposed to be located approximately 100 feet from the southern property boundary.
5. The column must maintain a minimum setback of 2 feet from the edge of the driveway.
6. A light fixture has been submitted. As presented, the fixture does not meet the requirements of Section 5.24. The applicant proposes to solder a metal shield to the fixture to surround the element and bring the fixture into compliance.

Thank you for your consideration.

Regards,

Cody Lincoln, Zoning Administrator

c: Matthew T. Carney, Police Chief/Village Administrator
Jasmine Haugland, Clerk/Treasurer
Marc and Jeanne Lauret, Owner
Paul Launer, Building Inspector



10'

3.5'

6'



Lauret Residence

Column entrance stone to match home

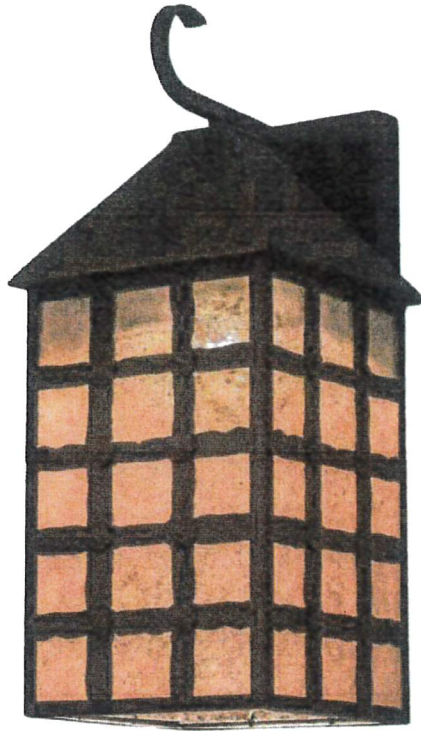
Cumberland stone veneer 75%

Copenhagen stone veneer 25%

\$2,544 ~~\$4,125~~

Q Search

Outdoor / Outdoor Lighting / Outdoor Wall Lights / SKU: MEY3703



Meyda Lighting

1 - Light Outdoor Wall Lantern

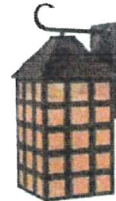
\$2,544 As low as \$89/mo. or 0% APR with \$4,125 or Affirm [Design today. Pay over time.](#)

Free Delivery
Get it in 11-13 weeks to [53056](#)

- 1 +

Shop With Confidence
[Discover complimentary design advice.](#)
[Enroll in Perigold Trade.](#)

Get Everything You Need



+



1 - Light Outdoor Wall Lantern
\$2,544.00

15 Watt Clear LED Bulb
\$24.00

Buy Both: \$2,568.00

23" Tall x 14" wide x 12" Deep

Shade 19" x 14"

150 Watt bulb maximum

• 0064 Foot Candles 100' From Source

[Overview](#) [Dimensions](#) [Details](#) [Returns](#)

Features

- Product Type** Outdoor Wall Lantern
- Power Source** Hardwired
- Dry, Damp or Wet Location Rated** Wet
- Integrated LED** No
- Bulb Not Included But Required** Yes
- Bulb Base** E26/Medium (Standard)
- Number of Bulbs** 1
- Fixture Material** Metal
- Metal Type** Steel
- Dimmable** Yes
- Motion Sensor** No

Specifications

- Safety Listing(s)** UL Listed, cUL Listed
- Assembly**
- Assembly Required** No
- Mounting / Installation Required** Yes
- Warranty**
- Product Warranty** Yes
- Warranty Length** 1 Year
- Full or Limited Warranty** Limited

Additional Features



\$2,544 ~~\$4,125~~

- Bottom Opening** Yes
- Maximum Wattage (Per Bulb)** 60 Watt
- Backplate Included** Yes
- Product Care** Wipe clean with a damp cloth
- Finish** Antique Rust
- Pieces Included** Shade
- Recommended Bulb Shape** Standard
- Recommended Bulb Shape Code** A19
- Shade Material** Mica
- Shade Color** Beige

own. Photographs are a general representation of the product. Colors and designs will vary.

More to Discover



Meyda Tiffany's History

Meyda Tiffany Lighting was founded when Meyer Cohen was asked by his wife Ida, to build a stained glass window in their kitchen so they wouldn't have to view the vintage cars in their neighbor's driveway. Meyer was a master craftsman and inventor, and his wife Ida, was a natural businesswoman - together they combined their names to form the well-known Meyda Lighting Brand today. What began as a hobby evolved into America's Premier decorative lighting manufacturing and importing company. The company was founded on a Do it yourself philosophy. This spirit has led to the company's strategy of in-sourcing technology, absorbing competitors, and buying vendors.

[See Less Information](#) ^

About Meyda Lighting

America's Premier Tiffany, Rustic & Custom lighting manufacturing & importing company.

EXPLORE THIS BRAND





Legend

- Site Address
- Site Address Units
- Tax Parcels
- Assessor Plat Assessor
- CSM CSM
- Condominium Condo
- Subdivision Subdivisi
- Points of Interest

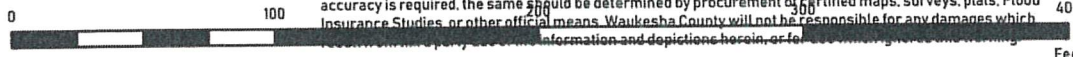
RGB

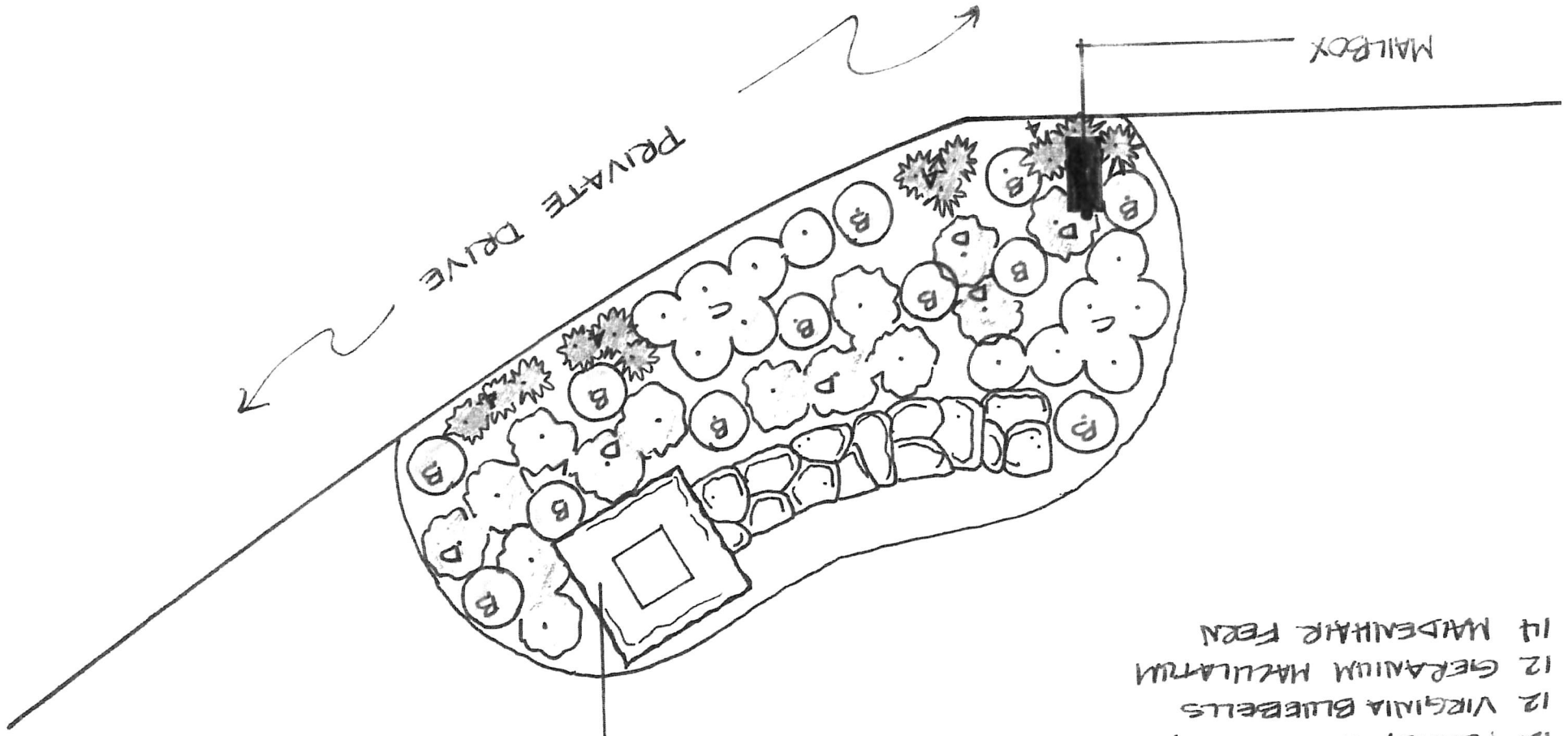
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes
Printed Date: 4/14/2026 1:38 PM

SEWRPC, Waukesha County Land Information Office

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MAILBOX

PRIVATE DRIVE

- 14 MADONNA FERN
- 12 GERANIUM MACULATUM
- 12 VIRGINIA BLUEBELLS
- 12 PENNSYLVANIA SEDGE

DRIVEWAY ENTRY COLUMN & WING WALL

BLACK CHERRY TREE



