AGENDA
Village of Chenequa Plan Commission
Monday, November 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 November 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 October 12, 2026.

3. Review and consider action on a proposed outdoor patio at 6208 N Brumder Road, submitted by Alton and Wendy Davis (Tax Key No. CHQV0401994003).

4. Review and Discussion of Dry Creek Bed Regulations – *Ordinance 2022-04-03*.

3 Adjournment.

Respectfully submitted by:
Danielle DuCharme, Village Clerk

To participate via Zoom:
https://us02web.zoom.us/j/86587847659?pwd=lf5BSTB8x7bSniaHKOf6JdTnijan0O.1
Meeting ID: 865 8784 7659
Passcode: 983150
Or Dial:

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, November 3, 2026, by 4:30 PM

PLAN COMMISSION MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA – PLAN COMMISSION MINUTES
OF MONDAY, October 12, 2026
Unofficial until approved by the Plan Commission.
Approved as written ( ) or with corrections ( ) on November 9, 2026.

A meeting of the Plan Commission was held on Monday, October 12, 2026, at 6:00 p.m. utilizing Zoom Communications and in person.

Ms. Villavicencio / Chairperson – present
Ms. Surles / Member – absent
Mr. Pranke / Member – present
Mr. Enters / Member – present
Ms. Benz / Member – 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. DuCharme / Village Clerk- present

Call to Order

Pledge of Allegiance

Public in Attendance
Carol Manegold, Bob Fiedler, Richard Grunke, Jason Luther, Debbie Wheeler, Kit Seidel, Judy Hansen, Alan Enters; via Zoom: Jamie Mallinger

Public Comment
Judy Hansen, Kit Seidel, Brian Woods

Approval of minutes from the Plan Commission meeting held on September 14, 2026.
Motion (Enters/Benz) to approve the minutes as presented. *Motion carried.*

Review and consider action on a proposed outdoor kitchen at 6200 N Oakland Hills Road submitted by Ristich Living Trust (Tax Key No. CHQV0402993).
Motion (Benz/Pranke) to recommend to the Village Board approval of the proposed outdoor kitchen at 6200 N Oakland Hills Road submitted by Ristich Living Trust (Tax Key No. CHQV0402993).. *Motion carried.*

Review and consider action on a proposed addition to a primary residence at 31076 W Thompson Lane submitted by John and Carol Nagy (Tax Key No. CHQV0400988001).
Motion (Enters/Benz) to recommend to the Village Board approval of the proposed addition to a primary residence at 31076 W Thompson Lane submitted by John and Carol Nagy (Tax Key No. CHQV0400988001). *Motion carried.*

Review and consider action on a proposed addition to a primary residence at 6402 N Chenequa Lane submitted by Tree House Cottage LLC (Tax Key No. CHQV0372986).

Motion (Carroll/Enters) to recommend to the Village Board approval of the proposed addition to a primary residence at 6402 N Chenequa Lane submitted by Tree House Cottage LLC (Tax Key No. CHQV0372986). *Motion carried.*

Review and consider action on a proposed modification to a previously approved primary dwelling at 5961 N Cedarhurst Lane submitted by Natalie Rix and John Fritzke (Tax Key No. CHQV0399996).

Motion (Benz/Enters) to recommend to the Village Board approval of the proposed modification to a previously approved primary dwelling at 5961 N Cedarhurst Lane submitted by Natalie Rix and John Fritzke (Tax Key No. CHQV0399996). *Motion carried.*

Adjournment

Motion (Enters/Benz) to adjourn at 6:24 p.m. *Motion carried.*

Respectfully submitted by:

Danielle DuCharme
Village Clerk-Treasurer

Approved and Ordered Posted by:

Jo Ann F. Villavicencio
Chairperson

STAFF REVIEW

Date: October 16th, 2026 **Meeting Date & Time:** Monday, November 9th, 2026 at 6:00 p.m.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Owner: Alton and Wendy Davis

Location: 6208 N Brumder Road

Project Description: Proposed Patio

Zoning District: Residence District – Lot Abutting a Lake

	REQUIRED RES. DISTRICT		PROPOSED PROJECT	
LOT AREA:	2	acres	2.7	Acres
LOT WIDTH: AVERAGE	150	L.F. min.	127	L.F.
YARD SETBACKS: Side (North)	10	ft. min.	78	ft.
Lake (East)	30	ft. min.	200+	ft.
Side (South)	10	ft. min.	70+	ft.
Road (West)	25	ft. min.	200+	ft.
Impervious Surface Coverage	N/A	Percent	22	Percent

To the Plan Commission and Village Board,

Applicants Alton and Wendy Davis are seeking approval to install a new patio at the north corner of their existing residence.

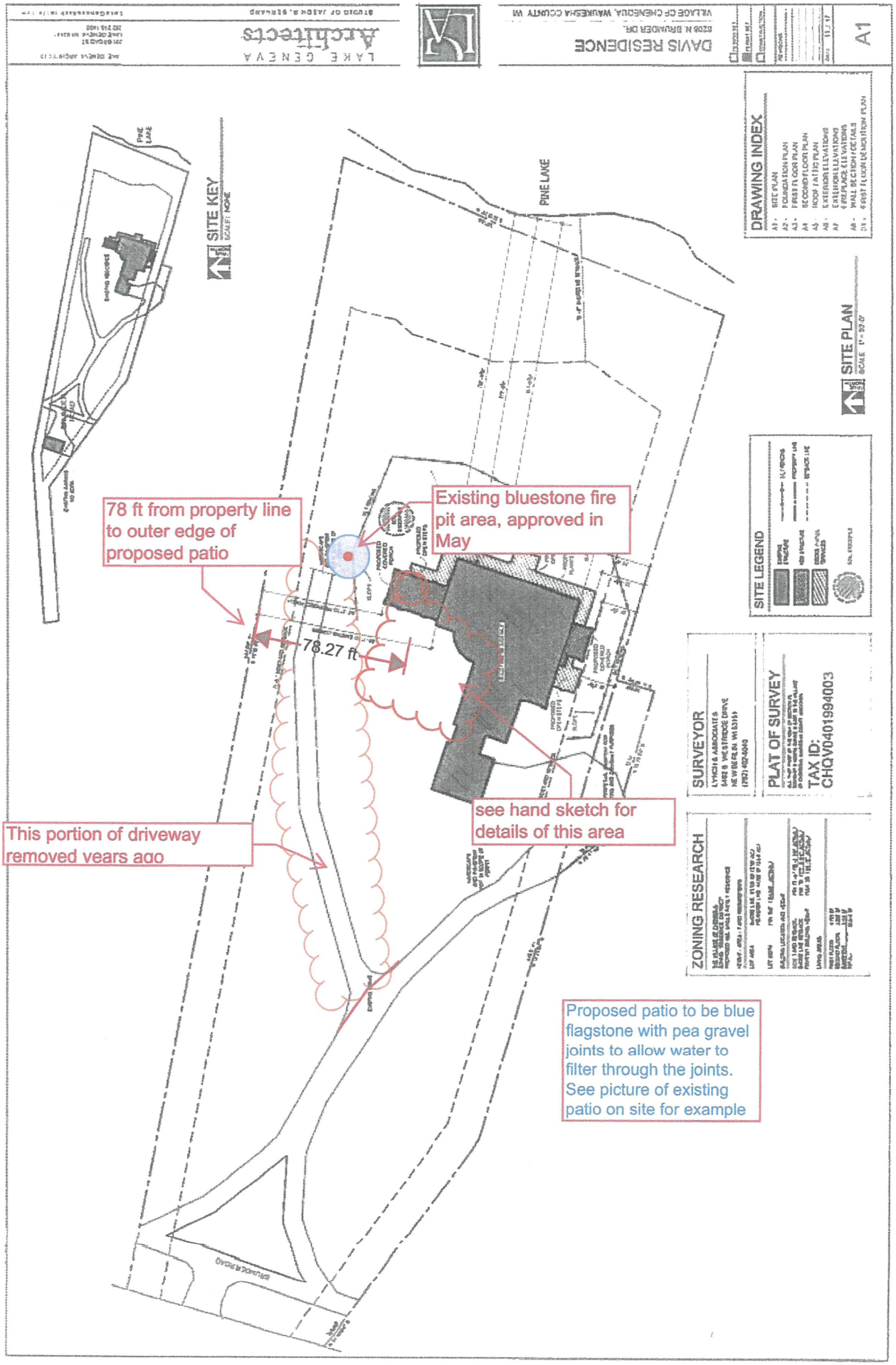
a) The patio will be constructed using bluestone pavers with pea gravel (to fill the joints between the stones).
b) The project also includes a new planter bed along an existing outcropping wall on the west side of the proposed patio.
c) The application packet includes a site plan illustrating the proposed patio layout, an existing photo of the site, and a sample photo of an existing patio on the property that the applicants will be matching.

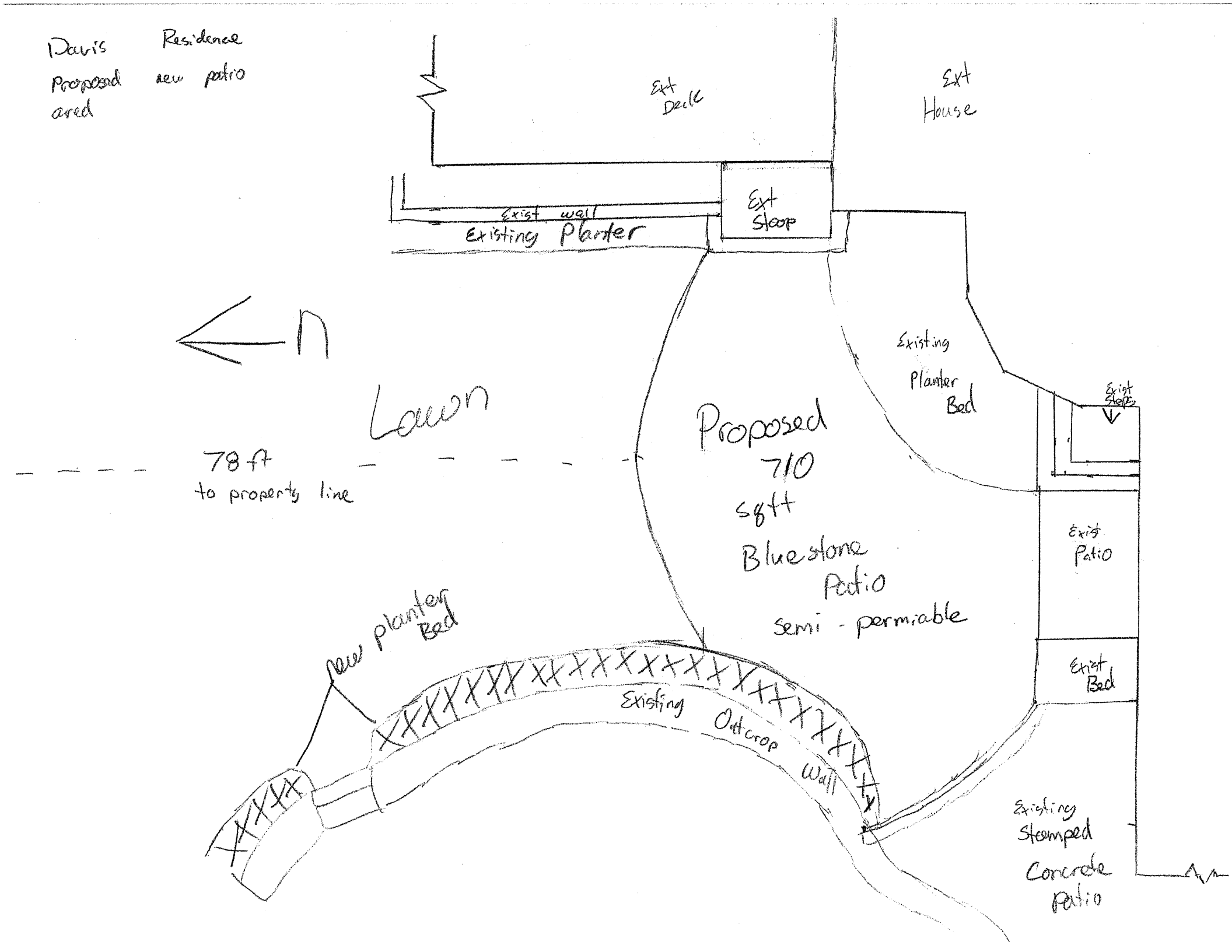
This project does meet the applicable requirements of Chapter 5 (Building Code) and Chapter 6 (Zoning Code).

Sincerely,

Cody Lincoln

c: Matthew T. Carney, Chief/Administrator
Danielle DuCharme, Clerk/Treasurer
Paul Launer, Lake Country Inspections
Alton and Wendy Davis, Owner
Cody Lincoln, Zoning Administrator


DAVIS RESIDENCE
6286 N. BRUMDER DR.
VILLAGE OF CHENEQUA, WAUKESHA COUNTY WI
A1
Architects
LAKE GENEVA
DRAWING INDEX
SITE KEY
SITE PLAN
SITE LEGEND
SURVEYOR
PLAT OF SURVEY
TAX ID:
CHQV0401994003
ZONING RESEARCH
PINE LAKE
78 ft from property line to outer edge of proposed patio
Existing bluestone fire pit area, approved in May
78.27 ft
see hand sketch for details of this area
This portion of driveway removed years ago
Proposed patio to be blue flagstone with pea gravel joints to allow water to filter through the joints. See picture of existing patio on site for example


Davis Residence
Proposed new patio
ared
Ext Deck
Ext House
Exist wall
Existing Planter
Ext Stoop
N
Lawn
78 ft
to property line
Existing Planter Bed
Exist Steps
Proposed
710
sqft
Bluestone
Patio
semi - permiable
Exist Patio
Exist Bed
new planter Bed
Existing Outcrop Wall
Existing Stamped Concrete Patio



Existing site condition



Proposed Patio Materials

VILLAGE OF CHENEQUA
ORDINANCE NO. 2022-04-11-03

AN ORDINANCE TO AMEND SECTION 6.5(4)(a)(i) OF THE VILLAGE CODE TO REGULATE DRY OR ROCK RIVER BEDS

WHEREAS, Section 6.5(4)(a)(i) of the Village Code sets forth certain lake frontage setback regulations for properties within the Residence District;

WHEREAS, the Village Board has recently received landscaping plans seeking approvals for dry or rock river beds, which the Village Code does not directly address; and

WHEREAS, the Village Board now wishes to amend Section 6.5(4)(a)(i) to set forth clear regulations for dry or rock river beds for properties within the Residence District.

NOW, THEREFORE, The Village Board of the Village of Chenequa, Waukesha County, Wisconsin, does hereby ordain and adopt an amended Section 6.5(4)(a)(i) of the Village Code to add a new subsection (D) with respect to dry or rock river beds as follows:

SECTION 1

A new Section 6.5(4)(a)(i)(D) shall be added to the Village Code and shall state as follows:

D. Within the entire area between the lake frontage and a line seventy five (75) feet from the lake frontage and parallel thereto, there may be constructed and maintained a dry or rock river bed provided the following conditions are met: (1) the bed is constructed with natural materials and/or must have natural characteristics that blend with the surrounding natural landscape; (2) the sole purposes of the beds are purely decorative and/or to facilitate drainage and protect the ground surface from eroding into the lake; (3) the beds do not serve as a pathway for persons to traverse across the area between the lake frontage and the line which is seventy five (75) feet from the lake frontage and parallel thereto; (4) none of the bed shall exceed eighteen (18) inches in height measured from the ground surface immediately adjacent to and not part of the bed; and (5) none of the bed shall exceed a width of forty eight (48) inches.

SECTION 2. SEVERABILITY

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or potion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3. EFFECTIVE DATE

This ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Dated: April 11, 2022.

VILLAGE OF CHENEQUA

By: _____
Jo Ann F. Villavicencio
Village President

Attest:

_____
Jeanne T. O'Brien
Village Clerk-Treasurer

Date Adopted: April 11, 2022
Date Published: April 12, 2022
Effective Date: April 12, 2022