



Village of Chenequa  
31275 W County Road K, Chenequa, WI 53029

Thursday, July 27, 2023, at 2:30 p.m.

**ALL INTERESTED PARTIES ARE INVITED TO ATTEND AND BE HEARD**

This is official notice that the Board of Zoning Appeals of the Village of Chenequa will hold a public hearing on Thursday, July 27, 2023 at 2:30 p.m. utilizing zoom communications for the following variance request and administrative appeal:

**AGENDA**

Call to Order

Open Public Hearing

Matter: Applicants: Anthony LoGiudice and Jessica Hanley  
Property Address: 6919 Wildwood Point Road and 6919 N Wildwood Point Road  
Parcel No: CHQV 0365995

The Applicants, Anthony LoGiudice and Jessica Hanley, are requesting a variance to permit an addition to their existing garage along the southern side of the property, the addition portion will further infringe on the fifty (50) foot setback from an existing single-family dwelling on an adjoining lot Chapter 6.5 (4) (c).

Public Comment

Adjourn the Public Hearing

1. Review and consider action variance request
2. Adjournment.

Respectfully submitted by:

Deanna Braunschweig  
Zoning Board of Appeals Clerk

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Join Zoom Meeting

<https://us02web.zoom.us/j/81729168937?pwd=TnlTeFhBRmhsNjQyYjBPampDNFJ2QT09>

Meeting ID: 817 2916 8937

Passcode: 577312

Dial by your location: +1 646 931 3860 US (Chicago)

Find your local number: <https://us02web.zoom.us/j/81729168937?pwd=TnlTeFhBRmhsNjQyYjBPampDNFJ2QT09>

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Request 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.

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NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE  
Village Clerk posted this agenda on Thursday, July 20 by @ 4:30 PM



## **NOTICE OF VILLAGE OF CHENEQUA ZONING BOARD OF APPEALS HEARING**

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals of the Village of Chenequa will hold a public hearing on July 27, 2023 at 2:30 p.m. for the following request:

Applicants: Anthony LoGiudice and Jessica Hanley  
Property Address: 6919 Wildwood Point Road and 6919 N Wildwood Point Road  
Parcel No: CHQV 0365995

The Applicants, Anthony LoGiudice and Jessica Hanley, are requesting a variance to permit an addition to their existing garage along the southern side of the property, the addition portion will further infringe on the fifty (50) foot setback from an existing single-family dwelling on an adjoining lot Chapter 6.5 (4) (c).

The purpose of this public hearing is to accept public comment on the proposed request. The public hearing will be held via zoom.

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Join Zoom Meeting

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Dated this 17th Day of July

Deanna Braunschweig,  
Village Clerk - Treasurer

July 6, 2023

To The Board of Zoning Appeals, Village of Chenequa:

I write this letter to formally request an appeal be granted in regards to a proposed renovation and addition project we hope to begin later this year. After moving to Chenequa in 2020 and thereafter finding our home at 6919 Wildwood Point Rd, my wife, Jessica and I have fallen in love with the area and our home on North Lake. We have also welcomed two children to our family in that time and certainly feel that our roots of home have been planted.

After the past year of living in our new home on Wildwood Point, we have been compelled to pursue what we feel are necessary updates and renovations to the interior and exterior of the home, in pursuit of beautification of its mid-century architecture and befitting its setting on North Lake. Amongst these plans includes our intention to expand the very small two car garage with an attached third garage space along the southern side of the property. Details and sketch of the proposal are included below. We beseech the Board to grant an appeal to the proposal based on the circumstances and goals outlined in this letter.

Our initial research into updating our home and property revealed that the offset of our primary structure needed to be approximately 11.5ft from the lot line, as per the height of our home. With hopes to raise our growing family, our lack of a basement significantly constrains much needed storage; furthermore, our two car garage is almost totally occupied by our two SUVs, likely because the size of the garage (square footage) when the home was constructed only accommodated the lesser sized cars of that era. Therefore, along the southern side of our home, adjacent to the existing garage, we hoped to add an additional third garage space that would integrate into our home, allowing for additional storage and accommodation of "modern" automobiles that have grown in all dimensions since the home's inception in the 1960s. At the time of the home's purchase, we were not made aware of the additional required offset of 50ft from structures on adjoining lots, which would prohibit not only our plans but actually was prohibitive in the original plans for the home in the late 1960s.

We were surprised to discover that our property was not intentionally created with the established zoning regulations in mind. This "accidental" lot is a mere 0.39 acres with 100ft of frontage at the lake. The Manders family was graciously granted an appeal by your predecessors to construct the home on June 20th of 1967, and subsequent accessory structures were placed later, along with the modifications to the home. The appeal granted at that time gave exception to the requirement to keep all structures at least 50 ft from other structures on adjoining lots **(6.5(4)(c))**. As our lot is only approximately 100 ft wide at any point, it was not possible to comply while also allowing construction of a home of even modest size. Further, the adjoining lot to the south lies in Merton and our understanding of the Chenequa zoning guidelines does not reveal how this should be handled. Additional inquiry into the zoning requirements in Merton revealed that there is no longer a 50 ft setback rule regarding structures on adjacent properties.

The proposed renovations aim to update the home to modern standards both inside and out, as well as to enhance the beauty and value of the home and property. Our planned addition would be integrated into the southern hillside with minimal impact to current elevations. It is designed with intention to blend into a renovated lower roofline to cover the current garage and front entrance (see attached sketch). The appearance at the roadside will integrate with the existing home, as if it were always there. There would be no obstruction to the neighbors view of the lake or access around to the lakeside, and the offset would be compliant with the required minimums per the home's height. Our architect also emphasized the significant addition of commercial grade drain tile along the footing of the concrete wall and additionally near the height of the terrain at the new wall. Any disturbance of our neighbor's landscape would be our responsibility to remedy.

The added structure would afford us the much needed garage and storage space for our growing family, allowing us to enjoy our beautiful place on North Lake for years to come. It would also update the property in line with the current standard of homes being sold in the area (with 3 car garages), allowing the property value to mature with its surrounding peers.

We greatly appreciate your time and consideration of this proposal and would be happy to provide any details to assist in your evaluation.

Sincerely,

Tony LoGiudice & Jessica Hanley

6919 Wildwood Point Rd  
Hartland, WI 53029



VILLAGE OF CHENEQUA  
31275 W COUNTY ROAD K • CHENEQUA, WI 53029  
(262) 367-2239  
**NOTICE OF APPEAL AND APPLICATION FOR REVIEW**

TO: The Board of Zoning Appeals  
Village of Chenequa

1. Name of Appellant or Applicant: Anthony LoGiudice and Jessica Hanley

Name of Owner, if other than above \_\_\_\_\_

Property Address: 6919 WILDWOOD POINT ROAD

Mailing Address: 6919 N WILDWOOD POINT RD, HARTLAND, WI 53029-9411

2. Present use of property: Primary Residence

Proposed use of property: Primary Residence

3. Date of decision or order of administrative official from which appeal is taken: **June 20, 2023**

Date notice of such decision received by applicant : **June 20, 2023**

4. Purpose and grounds of appeal or application. Check below the relief requested by this appeal or application:

**A. Request for interpretation of Zoning Ordinance and reversal of order, requirement, decision or determination of administrative official. Attach separate sheet giving reasons why you claim this order, requirement, decision, or determination is erroneous.**

B. Request for variance. Attach separate sheet setting forth:

- (1) variance requested:
- (2) what special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted
- (3) why variance requested is not contrary to the public interest and will not endanger public safety and welfare
- (4) why variance requested will be in accord with the spirit of the zoning ordinance.
- (5) how the variance, if granted, will cause substantial justice to be done
- (6) a list of names and addresses of owners of adjoining properties

W322N6853 Wildwood Point Road, Town of Merton: Timothy Francis Goggins Family Trust  
6925 Wildwood Point Road: John A LoGiudice and Lisa A Sienkiewicz  
6866 Wildwood Point Road: Mark F Irgens 2012 Trust  
6912 Wildwood Point Road: Rsee Revocable Trust

C. Request for approval. Attach separate sheet setting forth:

- (1) certification that this lot had been created prior to April 1, 1957
- (2) all structures on this lot conform to the current zoning code.

D. Other \_\_\_\_\_

State relief requested and attach separate sheet giving reasons why Appellant is entitled to such relief.

5. Each appeal or application must be accompanied by a scale drawing showing the location and size of property, existing improvements and their distance from lot lines, all abutting properties and improvements thereon and the requested change or addition.

**Please see attached drawings and updated surveys with current and proposed setbacks.**

6. Has previous appeal or application been made with respect to this property?

Yes (X ) No ( )

If "Yes", state nature of previous appeal or application Appeal to waive the 50ft offset rule for structures on adjacent properties. **Please see attached letter for details**

Disposition of previous appeal Approval to build original home in June of 1967

Date of decision in previous case June 20th, 1967

7. Application fee \$675 must accompany this application prior to processing.

I hereby swear that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief. In cases of administrative official orders, applicant further agrees to pay all Village costs associated with such Appeal if found to be in non-compliance of Village Code and Village Official Order is upheld.



\_\_\_\_\_  
Signature of Appellant

7/6/2023

Date

To be filed with the Village of Chenequa Board of Appeals  
31275 W County Road K, Chenequa, Wisconsin 53029

Attachments: 1. Scale drawing  
2. Request for interpretation/variance/other









0 46.77 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 7/10/2023







entire elevation including the roof area included in said elevation within the outline of such elevation abutting the lake determined on a two-dimensional basis.

- (iii) Notwithstanding paragraphs (i) and (ii) above, no single family structure, shall hereafter be erected, modified or moved on any lot abutting a lake if the living area of that structure exceeds thirteen thousand (13,000) square feet, unless the following living area vs. distance calculation, measured over the contour of the ground between the lake frontage and the nearest point of the structure or any projection thereof, is met:

<u>Living Area</u>	<u>Distance from Lake Frontage</u>
13,000 but less than 15,000 square feet	125 feet
15,000 but less than 17,000 square feet	150 feet
17,000 or greater square feet	175 feet

- (b) Structure Line Setback. No structure shall be erected, modified or moved on any lot in the Village where a street wall is nearer than seventy-five (75) feet to the right-of-way or boundary line of any public street, road or highway; except Highway 16, and in no event nearer than twenty five (25) feet to a rear or front lot line; except Highway 16 where the minimum setback to a rear lot line shall be ten (10) feet.

- (c) Side Yard Setback.

- (i) A side yard of six (6) inches in width for each foot in height of a structure, with a minimum of ten (10) feet shall be provided on each side of every structure. No single family structure shall be erected, modified or moved within fifty (50) feet of an existing single family structure on an adjoining lot, and no accessory building or recreational facility shall be erected, modified or moved within one hundred (100) feet of an existing single family structure on an adjoining lot. Existing recreational facilities shall not prohibit the owner of a single family structure on an adjoining lot from erecting, modifying or remodeling inside the one hundred (100) foot setback for a recreational facility.
- (ii) For structures abutting a lake which exceed thirteen thousand (13,000) square feet of living area the minimum side yard and minimum distance