



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

Wednesday, November 1, 2023, at 2:00 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 Wednesday, November 1, 2023 at 2:00 p.m. utilizing zoom communications for the following variance request and administrative appeal:

**AGENDA**

Call to Order

Open Public Hearing

Matter: Applicants: Kathryn Quadracci Flores  
Property Address: 6067 State Road 83  
Parcel No: CHQV 0398988

The Applicants, Kathryn Quadracci Flores, is requesting a variance to permit an addition to an existing accessory structure that does not meet the requirements of 6.5 (4) (c) (i) as it is within one hundred (100) feet of an existing single-family structure on an adjoining lot.

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

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/89020202749?pwd=N1hxVHVpZ2I3bytEUWh6VHlSMnZldz09>

Meeting ID: 890 2020 2749

Passcode: 964667

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

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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, October 26 by @ 4:30 PM



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

NOTICE IS HEREBY GIVEN that the Board of Zoning Appeals of the Village of Chenequa will hold a public hearing on November 1, 2023 at 2:00 p.m. for the following request:

Applicants: Kathryn Quadracci Flores  
Property Address: 6067 State Road 83  
Parcel No: CHQV 0398988

The Applicant, Kathryn Quadracci Flores, is requesting a variance to permit an addition to an existing accessory structure that does not meet the requirements of 6.5 (4) (c) (i) as it is within one hundred (100) feet of an existing single-family structure on an adjoining lot.

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

<https://us02web.zoom.us/j/89020202749?pwd=N1hxVHVpZ2I3bytEUWh6VHlSMnZldz09>

Meeting ID: 890 2020 2749

Passcode: 964667

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

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Dated this 10th day of October, 2023

Deanna Braunschweig,  
Village Clerk - Treasurer



## STAFF REVIEW

**Date:** October 25<sup>th</sup>, 2023      **Meeting Date & Time:** Wednesday, November 1<sup>st</sup> at 2:00 p.m.

**To:** Board of Appeals, Village of Chenequa

**From:** Planning Department

**Subject:** Site Review

**Owner:** Kathryn Quadracci-Flores

**Location:** 6067 State Road 83

**Project Description:** Proposed Accessory Structure Addition

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

Dear Village Board of Appeals,

I am providing the following information for your review prior to the scheduled Board of Appeals meeting on November 1<sup>st</sup>, 2023 at 2:00 p.m.

Over the last several months, I have been in contact with Vetter architects on behalf of Kathryn Quadracci-Flores regarding proposed modifications to an existing lakeside accessory structure, adjacent sport court and associated landscaping. Vetter Architects originally submitted these plans for review during the September Plan Commission and Village Board Meeting. During my preliminary review, I found that the majority of what is being proposed met the requirements outlined in Chapter 5 and 6 of the Village Code. The main “sticking point” of this proposal is the proposed bathroom addition to the existing accessory structure and its proximity to the neighboring dwelling to the south.

As stated in 6.5(4)(c)(i) “*Side Yard Setback: 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 within the Village ....*”. A plat of survey prepared by Surveying Associates in conjunction with a site plan provided by Vetter Architects identifies that the proposed addition would be well within the 100’ setback of the neighboring dwelling to the south; a violation of 6.5(4)(c)(i). Upon further review, the entire structure was found to be in violation of 6.5(4)(c)(i) because portions of it are currently within 100’ of the aforementioned neighboring dwelling.

A review of Village records revealed the following information: The Quadracci-Flores accessory structure was approved in 2007, the verbiage of 6.5(4)(c)(i) was in place in 2007 and the footprint of the neighboring dwelling to the south has not been modified since 2007. Based on this information, it appears that there was an oversight made by the Village during the plan review and approval process of this structure.

Accordingly, during the September Plan Commission and Village Board meeting, there was a decision made by the Village Board to approve the sport court modifications and associated landscaping. However, the proposed accessory structure addition was formally denied.

In the packets provided, you will find several documents:

- 1.) A completed application form
- 2.) A letter written by Vetter Architects on behalf of Katherine Quadracci Flores.
- 3.) A copy of 6.5(4)(c)
- 4.) A copy of the minutes from the September Village Board meeting
- 5.) A complete set of plans provided by Vetter Architects
- 6.) A copy of the ordinances from 1938 showing that similar verbiage to 6.5(4)(c)(i) has in place well before 2007
- 7.) A copy of the minutes and provided plans from 2007

Granting a variance for the proposal being presented before the Board of Appeals would allow the Kathryn Flores-Quadracci to further infringe on the requirements specified in 6.5(4)(c)(i). Before a decision is made, the Board must thoroughly consider the following:

- 1.) What special conditions exist which will cause practical difficulty or unnecessary hardship if the variance requested is not granted?
- 2.) Is the variance requested contrary to the public interest? Will it endanger public safety and welfare?
- 3.) Is the variance requested in accord with the spirit of the zoning ordinance?
- 4.) If granted, will the variance cause substantial justice to be done?

Sincerely,



Cody Lincoln  
Zoning Administrator

c: Dan Neumer, Administrator  
Deanna Braunschweig, Clerk  
Paul Launer, Lake Country Inspections  
Jonathan Luljak, Village Attorney  
Cody Lincoln, Zoning Administrator





## STAFF REVIEW

**Date:** October 25<sup>th</sup>, 2023

**Meeting Date & Time:** Monday, November 1<sup>st</sup> 2:00 p.m.

**To:** Board of Appeals, Village of Chenequa

**From:** Planning Department

**Subject:** Site Plan Review

**Architect:** Vetter Architect

**Owner:** Kathryn Quadracci-Flores

**Property Address:** 6067 N State Road 83

**Project Description:** Proposed modification to an existing accessory structure

**Zoning District:** Residence District- Lot Abutting Lake

<b>Lot Restrictions:</b>	<b>REQUIRED RES. DISTRICT</b>		<b>PROPOSED PROJECT</b>	
<b>LOT AREA:</b>	2	acres	2.89	Acres
<b>LOT WIDTH: AVERAGE</b>	150	L.F. min.	215	L.F.

<b>ACCESSORY STRUCTURE</b>					
<b>YARD SETBACKS:</b>	<b>Road (East)</b>	75	ft. min.	400+	ft.
	<b>Side (North)</b>	15	ft. min.	74	ft.
	<b>Side (South)</b>	15	ft. min.	20	ft.
	<b>Lake (West)</b>	75	ft. min.	96	ft.
<b>BUILDING HEIGHT:</b>		35	ft. max	29.75	ft.

### COMMENTS:

1. The applicant proposes to add-on to an existing detached accessory structure on Pine Lake
2. The proposed addition portion can be seen on the packet submitted by Vetter Architects.
  - a. As shown in the plans, the proposed addition is on the east side of the structure (away from the lake)
  - b. The addition is 192 square feet
  - c. The addition is being proposed to accommodate washroom facilities
  - d. Materials of the addition are proposed to match the existing structure
3. The accessory structure does not meet the requirements of 6.5(c)(i) because it is within one hundred (100) feet of existing single-family structure on an adjoining lot.

c: Dan Neumer, Administrator  
Deanna Braunschweig, Clerk  
Paul Launer, Lake Country Inspections  
Katherine Quadracci-Flores, Owner



Filed: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
(For Office Use Only)

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 Erik Walsh  
Name of Owner, if other than above Kathryn Quadracci Flores  
Property Address 6067 State Road 83  
Mailing Address Betz Larry RKF LLC, PO BOX 450, Sussex, WI 53089
2. Present use of property Residential  
Proposed use of property Residential
3. Date of decision or order of administrative official from which appeal is taken \_\_\_\_\_  
\_\_\_\_\_  
Date notice of such decision received by applicant \_\_\_\_\_
4. Purpose and grounds of appeal or application. Check below the relief requested by this appeal or application: **PLEASE SEE 09.25.23 LETTER**
  - 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
  - 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.
6. Has previous appeal or application been made with respect to this property?  
Yes ( ) No (✓)  
If "Yes", state nature of previous appeal or application \_\_\_\_\_  
\_\_\_\_\_  
Disposition of previous appeal \_\_\_\_\_  
Date of decision in previous case \_\_\_\_\_
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.

Erik Walsh  
Signature of Appellant

09.25.23  
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

Erik Walsh  
Vetter Architects  
414-292-3712  
[ewalsh@vetterarchitects.com](mailto:ewalsh@vetterarchitects.com)

September 15, 2023

The Board of Zoning Appeals  
Village of Chenequa

**RE: 6067 State Road 83 – Quadracci-Flores Accessory Structure Addition:**  
– Village of Chenequa Chapter 6: Zoning – Side Yard Setback 6.5 (4)(c)(i)

Board of Zoning Appeals Committee:

On behalf of our client Kathryn Quadracci Flores, we submit the following statement upon which the variance request is based and to demonstrate that the proposal offers a solution that reflects the intent of the Village of Chenequa Ordinances.

### **Project Description**

The proposed project includes the addition of a 192sf bathroom to an existing accessory/recreational facility located approximately 190ft from the primary single-family residence of the property, 96ft from the shoreline, and 20ft from the closest shared south property line. The existing one and one-half story accessory structure currently serves as an interior recreation space accessible from lake & sport court recreation. The proposed bathroom addition will serve those who recreate at the lake & sport court. The existing accessory structure and proposed addition does not and will not include cooking or sleeping functions.

### **History**

As currently constructed the existing one-half story accessory structure does not meet the requirements of ordinance 6.5 (4)(c)(i) as it is within 100ft of an existing single-family structure on an adjoining lot. The existing accessory structure currently measures 87'-0" from existing single-family structure at adjoining lot. It is our understanding that

ordinance 6.5 (4)(c)(i) was in effect when the existing accessory structure was submitted to the Village of Chenequa for plan review in 2007. Given the plan and building permit were approved it was understood by the owner that 2007 accessory structure was conforming. Neither the builder nor owner were informed by the village plan reviewer or building inspector, John Tising that the planned accessory structure was noncompliant to ordinance 6.5 (4)(c)(i). If informed of this noncompliance the owner would have relocated the building to be conforming. This oversight by Village of Chenequa creates hardship for the owner and currently proposed addition.

The evolution of the Village of Chenequa Chapter 6: Zoning ordinances is a critical factor in understanding the current circumstance and proposed addition. The original design and construction of the 2007 accessory structure was done with the idea that a future bathroom was going to be added. This was done with the anticipation of the Village of Chenequa amendment of code 6.3(2) – definition of “accessory structure” on March 11, 2019, allowing bathroom facilities to be included in accessory structures. The existing plumbing infrastructure & foundations of the accessory structure were designed and constructed in 2007 to allow for this future bathroom addition.

### **Intent**

An understanding of the intent of ordinance 6.5 (4)(c)(i) is critical in making interpretations and considering approval of proposals that deviate from the strict letter of the code. To that end, it is understood that ordinance 6.5 (4)(c)(i) requires that no accessory building shall be erected, modified, or moved within 100ft of an existing single-family structure on an adjoining property. This ordinance intends to address various site conditions that include, but are not limited to density, views, and sound. The ordinance ensures that residential properties do not become overbuilt, retaining as much natural landscape as possible while also maintaining views to and from the lake. It also helps to minimize any sound transmission that may be produced from an accessory structure to any neighboring primary dwelling.

The proposed new bathroom addition is within the spirit and intent of Village of Chenequa Chapter 5 & 6 ordinances. The proposed addition does not impact views from either lake or from adjoining neighbor's single-family residence. The current design of the bathroom addition is intentionally located to utilize the current as-built footprint / foundation of the existing accessory structure's mechanical room. The proposed addition extends six feet to the east, while also maintaining the same width of the existing

accessory structure mechanical room footprint. This allows the proposed addition to be located away and obscure from any lake view, while also minimizing any additional artificial lighting. The proposed addition roof lines further implement the idea of obscurity by being lower and following the same roof slopes of the existing accessory structure. Views from the neighboring single-family residence are also unimpacted given the aligned relationship of the addition and existing accessory structure. Additionally, the conifer tree line at the shared property line was created and will be retained with obscurity in mind. Additional plantings will be installed if any views are potentially created due to natural occurrences.

### **Summary**

Based on the hardship and points presented here we believe the proposed bathroom addition design demonstrates the least impactful solution, meeting the intent of ordinance 6.5 (4)(c)(i), while also providing a great degree of safety and welfare for all occupants. Furthermore, we believe this is an isolated case, and approval of a variance would not create precedence. We look forward to working with the Board of Appeals and can be available to address any questions that may arise regarding the application and proposed variance. We urge approval of the requested variance. Should you have any additional information needs or questions regarding the application, the enclosed materials, or the proposed design, please contact me directly at (414) 292-3712, or by email at [ewalsh@vetterarchitects.com](mailto:ewalsh@vetterarchitects.com)

Sincerely,



Erik Walsh

South Adjoining Property:  
Brett & Michelle Stubblefield  
6013 N State Road 83  
Hartland, WI 53029

North Adjoining Property:  
Skinny Horse, LLC  
6091 N State Road 83  
Hartland, WI 53029





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 within the Village. 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. (August 14, 2023, Ordinance No. 2023-08-14-1)
- (ii) For structures abutting a lake which exceed thirteen thousand (13,000) square feet of living area the minimum side yard and minimum distance

required. There has been a lot of thought of natural landscaping. It is possible that they will be requesting to remove trees as there is a very large dead tree. Discussion ensued that there will be trees cleared beyond the 75-foot setback, so that the addition can be built. They will come back to request permission to remove trees within the 75-foot setback. Discussion ensued of a tree survey. The layback is at the level of the existing. Could leave a tree that is six-foot from foundation. Discussion ensued of the roof and reflectivity factor and to paint it darker. The roof is a very matte finish.

JoJo Newman presented detail of the exterior materials. Discussion ensued that a roof that presents glare. This is a forested lot. The rendering does not look the same as the provided materials. The dead tree, was pointed out. The dead tree removal will be permitted to be removed and replaced. Discussion ensued of the code and roof glare. Discussion ensued to meet with the aesthetics of the code.

Discussion ensued that the property owner is willing to work with the Village.

**Motion (Manegeold/Grunke) to approve of the revision to a previously approved addition to a legal non-conforming dwelling at 5777 N State Road 83 as Submitted by John Newman and JoJo Gehl. (Tax Key No. 399994).** *Motion carried.*

Discussion ensued that the structure is non-conforming and two livable dwellings on the same lot. There is a second dwelling on the property. The Newman's agreed to raise the second dwelling so that there is only one dwelling. Cooking and sleeping quarters are removed.

**Motion (Bellin/Manegold) approval of resolution 2023-09-11-01, Certain Release, Hold Harmless and Waiver for the Benefit of the Village of Chenequa.** *Motion carried.*

Review and consider action on application to modify an existing accessory structure, recreational facility and retaining wall at 6067 State Road 83 as submitted by Katherine Flores (Tax Key No. 0398988).

The Plan Commission recommended approval to the board except for the accessory structure does not meet the requirements of 6.5(c)(i) because it is within one hundred (100) feet of existing single-family structure on an adjoining lot. Discussion ensued of the date that the ordinance was instigated and hold off until the information is received.

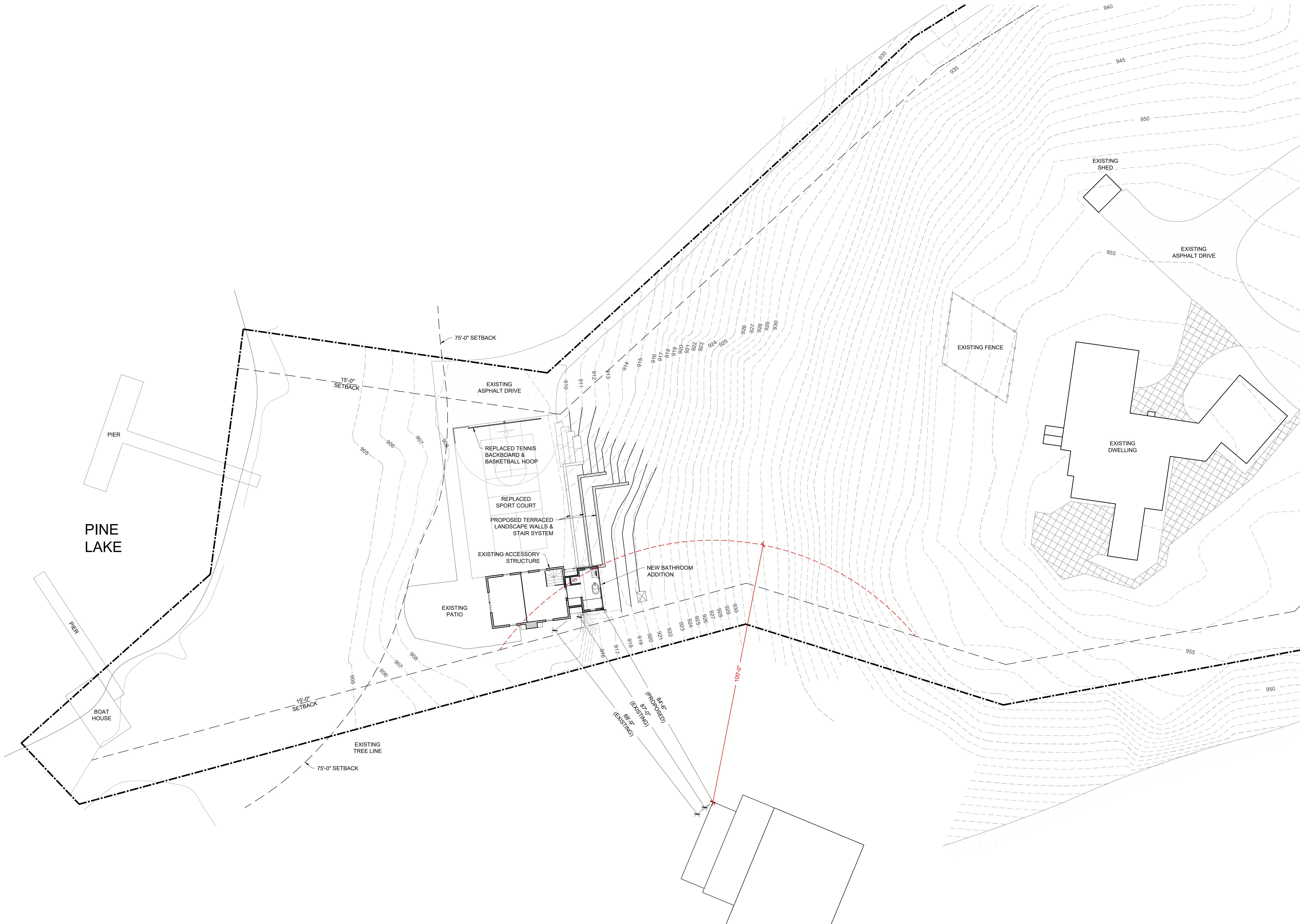
**Motion (Pranke/Kubick) to approve of modification an existing accessory structure, recreational facility and retaining wall at 6067 State Road 83 as submitted by Katherine Flores (Tax Key No. 0398988), except for the location of the detached accessory structure.** *Motion carried.*

**Review and consider action on Ordinance 2023-09-11-01, Petition for Detachment of Property from the Village of Chenequa to the Town of Merton pursuant to the requirements set forth in Wisconsin Statutes Section 66.0227, at 7285 N State Road to W315N7293 State Road 83, Mark and Cheri Theisen (Tax Key No. 0351970002).**

The Plan Commission recommended approval to the board. Discussion ensued of annexing to the Village of Chenequa rather than the Town of Merton.

Mark Theisen commented he was not sure that the property would meet the Village Ordinances. They have lived in the Town of Merton for over twenty years. The property does fit the minimum requirements. Discussion ensued of previous detachments. Waukesha County commented that this property could not be subdivided. There is a forty-foot access to Hwy 83. The lot is less than the minimum lot width in Waukesha County.

Theisen commented that the ordinances difference, there would be a lake management district fee on both, allow the property to conform to the Town of Merton, goes to one tax bill. The lots were surveyed. It is unbuildable. The number of accessory structures may not fit with the Chenequa Ordinances. May



QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

ISSUE	DATE
PLAN REVIEW	08.15.23



AUGUST 29, 2023

SITE PLAN  
SCALE: 1/16" = 1'-0"

A1.0

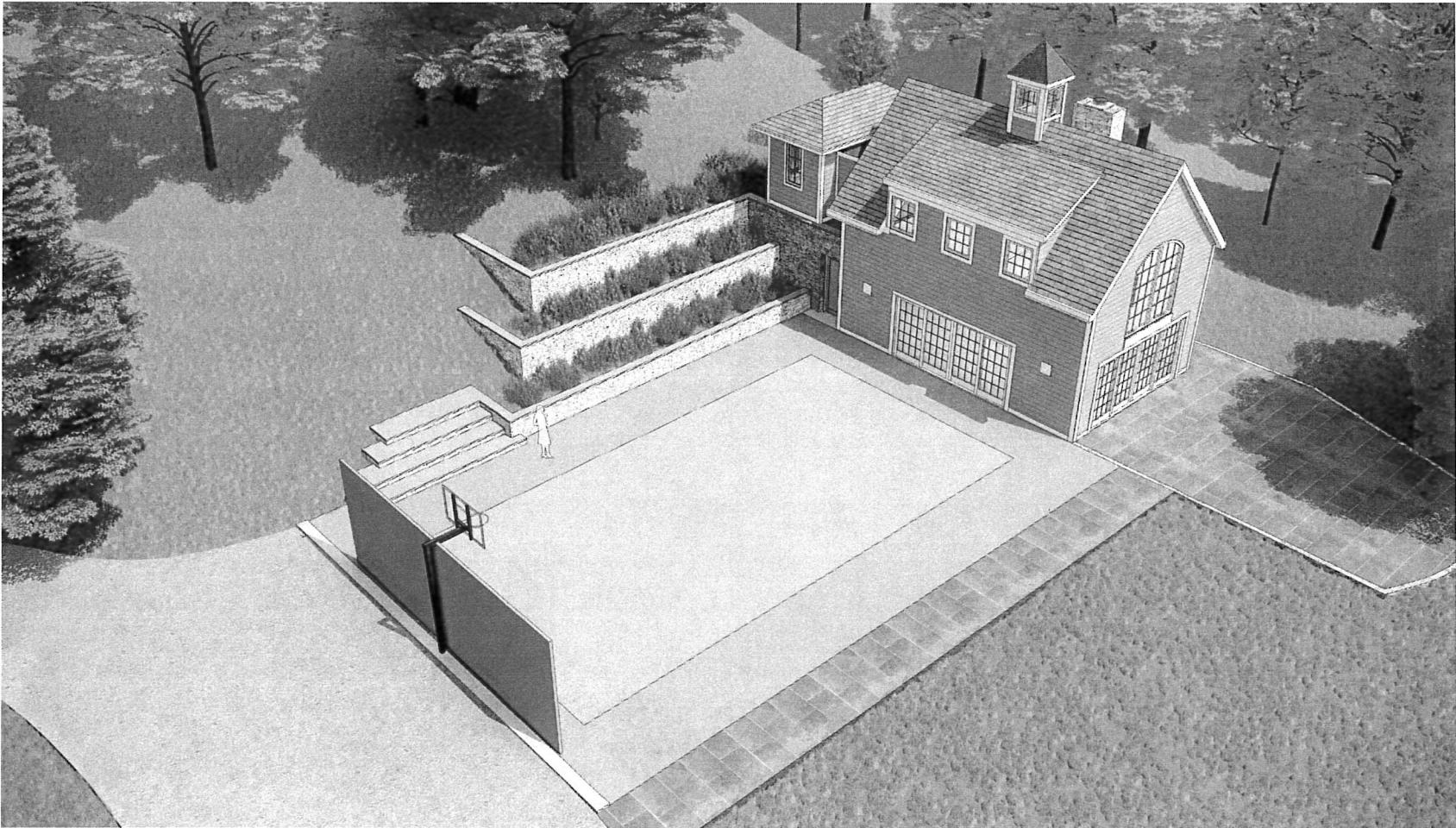
© COPYRIGHT VETTER ARCHITECTS, INC.



# QUADRACCI - FLORES

## ACCESSORY STRUCTURE ADDITION + LANDSCAPE RENOVATION

6067 STATE ROAD 83, VILLAGE OF CHENEQUA, WI 53029



CONCEPT RENDERING



CONCEPT RENDERING



AERIAL MAP

### PROJECT INFORMATION

QUADRACCI - FLORES ACCESSORY STRUCTURE ADDITION  
& LANDSCAPE RENOVATION  
6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI 53029

DESCRIPTION: NEW ACCESSORY STRUCTURE BATHROOM  
ADDITION & REPLACEMENT OF EXISTING  
LANDSCAPE WALL & SPORT COURT

PARCEL SIZE: 2.8928 ACRES / 126,010sf

BUILDING CODE: WISCONSIN UDC /  
VILLAGE OF CHENEQUA

TOTAL BUILDING AREA w/ ADDITION: **1,124sf**  
EXISTING MAIN LEVEL: 600sf  
EXISTING UPPER LEVEL: 332sf  
PROPOSED ADDITION: 192sf

### PROJECT TEAM

#### OWNER:

QUADRACCI FLORES  
6067 N. HWY 83  
CHENEQUA, WI 53029

#### SURVEYOR:

SURVEYING ASSOCIATES INC  
2554 N 100th St,  
WAUWATOSA, WI 53226  
414.257.2212

#### ARCHITECT:

VETTER ARCHITECTS  
161 S. FIRST STREET, STE 110  
MILWAUKEE, WI 53204  
414.223.3388

#### STRUCTURAL ENGINEER:

BARBER ENGINEERING  
325 West Vine Street  
MILWAUKEE, WI 53212  
Lynn Barber, PE  
414.263.5500

### SHEET INDEX

- A0.0 TITLE SHEET
- A0.1 EXISTING CONDITION PHOTOS
- A0.2 PROPOSED MATERIAL SELECTIONS
- A0.3 PROPOSED DESIGN RENDERINGS

#### SURVEY

- A1.0 SITE PLAN
- A1.1 LANDSCAPE PLAN
- A1.2 PLANTING PLAN

- A2.0 EXISTING / DEMO PLAN
- A2.1 PROPOSED ADDITION PLAN
- A3.0 BUILDING ELEVATIONS
- A3.1 BUILDING ELEVATIONS

### QUADRACCI-FLORES ACCESSORY STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

ISSUE DATE  
PLAN REVIEW 08.15.23

AUGUST 15, 2023

COVER SHEET  
**A0.0**





EXISTING CONDITION PHOTO LOOKING WEST - 08.07.23 (area of future addition)



EXISTING CONDITION PHOTO LOOKING SOUTHEAST - 08.07.23



EXISTING CONDITION PHOTO LOOKING SOUTHEAST - 08.07.23



EXISTING CONDITION PHOTO LOOKING EAST - 11.09.22

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

ISSUE  
PLAN REVIEW

DATE  
08.15.23

AUGUST 15, 2023

EXISTING  
CONDITION PHOTOS





EXISTING CONDITION PHOTO LOOKING EAST - 11.09.22  
NOTE: EXISTING LIGHTING TO REMAIN AS SHOWN, NO NEW LIGHTING IS PROPOSED



PROPOSED DESIGN RENDERING w/ ADDITION  
NOTE: EXISTING LIGHTING TO REMAIN AS SHOWN IN EXISTING CONDITION PHOTOS, NO NEW LIGHTING IS PROPOSED



**ROOF**

- ROOF TO MATCH EXISTING SLATE SHINGLE



**WINDOW / DOOR SYSTEM**

- NEW WINDOWS / DOORS TO MATCH EXISTING



**SIDING / SOFFIT / FASICA**

- SIDING & SOFFIT TO MATCH EXISTING TO MATCH EXISTING LAP SIDING & TRIM / SOFFIT



**MASONRY STONE**

- MASONRY STONE TO BE LANNON BUFF
- STAIR TREADS TO BE SMOOTH CUT STONE

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD B3  
VILLAGE OF CHENEQUA, WI

ISSUE  
PLAN REVIEW

DATE  
08.15.23

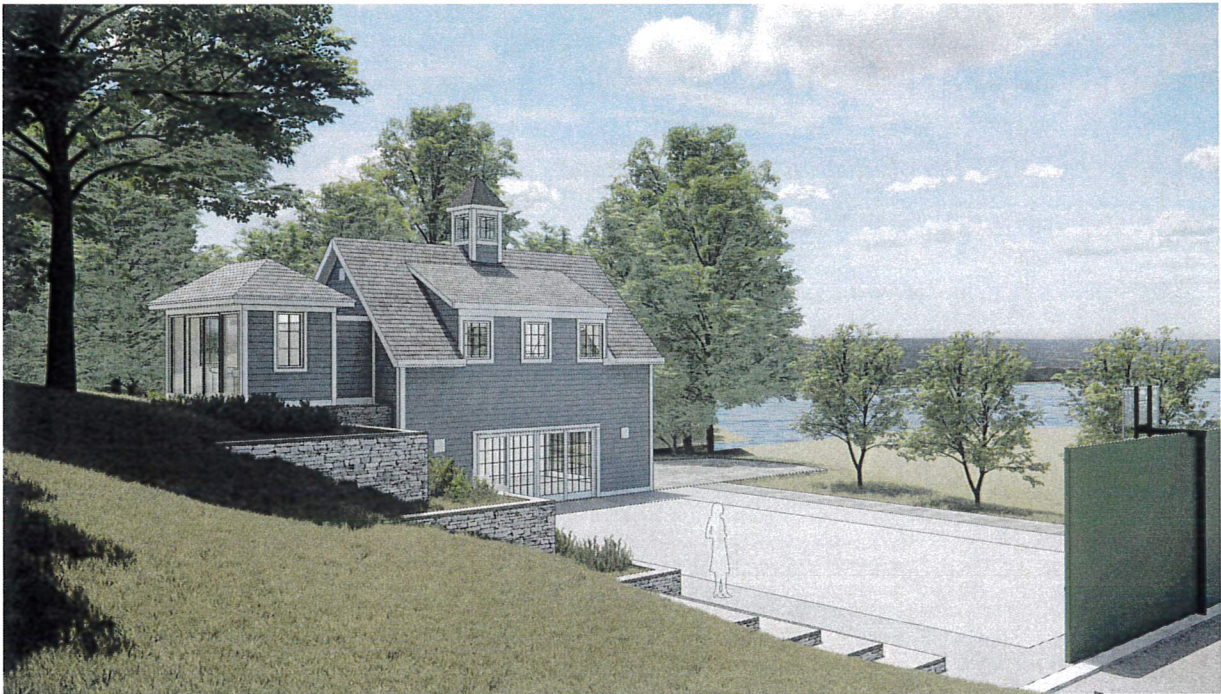
AUGUST 15, 2023

PROPOSED MATERIAL  
SELECTIONS  
**A0.2**





PROPOSED DESIGN RENDERING LOOKING SOUTH



PROPOSED DESIGN RENDERING LOOKING SOUTHWEST



PROPOSED DESIGN RENDERING LOOKING SOUTH



PROPOSED DESIGN RENDERING LOOKING SOUTHEAST

**QUADRACCI-FLORES**  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

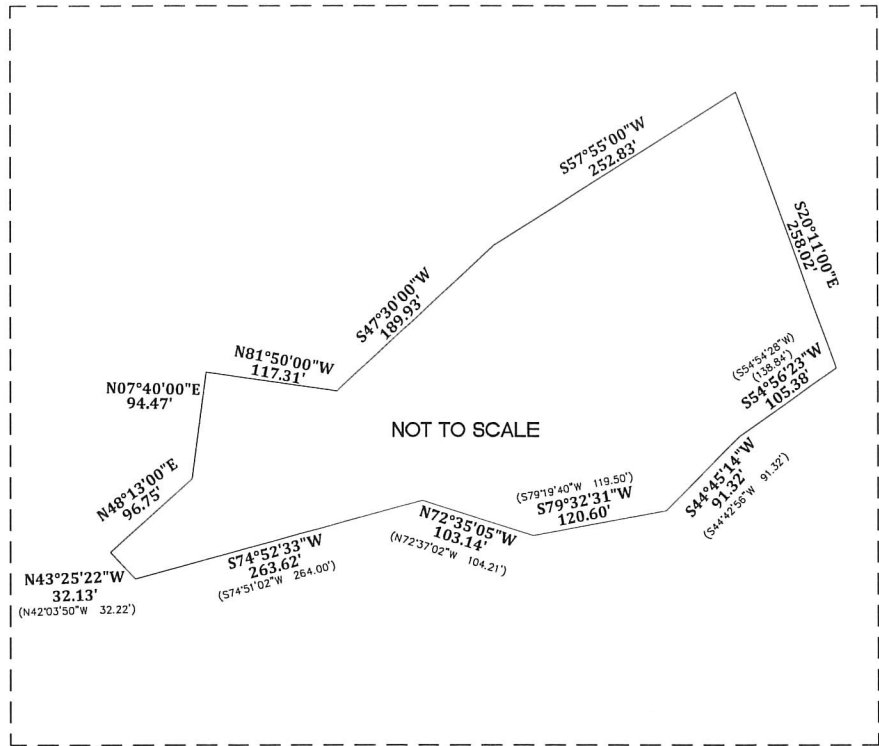
ISSUE  
PLAN REVIEW

DATE  
08.15.23

AUGUST 15, 2023

PROPOSED DESIGN  
RENDERINGS  
**A0.3**



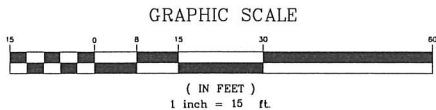


NOTES

- SURVEY UPDATED 02/24/23 TO SHOW IMPROVEMENTS AND TOPOGRAPHY IN "PROJECT AREA" ONLY. NO MONUMENTATION SET.
- NOTE: ALL TREE SIZES ARE APPROXIMATE AT CHEST LEVEL
- CERTIFIED SURVEY MAP DOES NOT CLOSE BY 43.26'
- LOT 1 OF CERTIFIED SURVEY MAP DOES NOT CLOSE BY 15.26'
- DEED FOR TAX KEY #CHOV 0398 989 DOES NOT CLOSE BY 0.89'
- ALL DEEDS HAVE SECOND CALLS TO MONUMENTATION.
- THIS SURVEY IS BASED ON EXISTING MONUMENTATION.

LEGEND

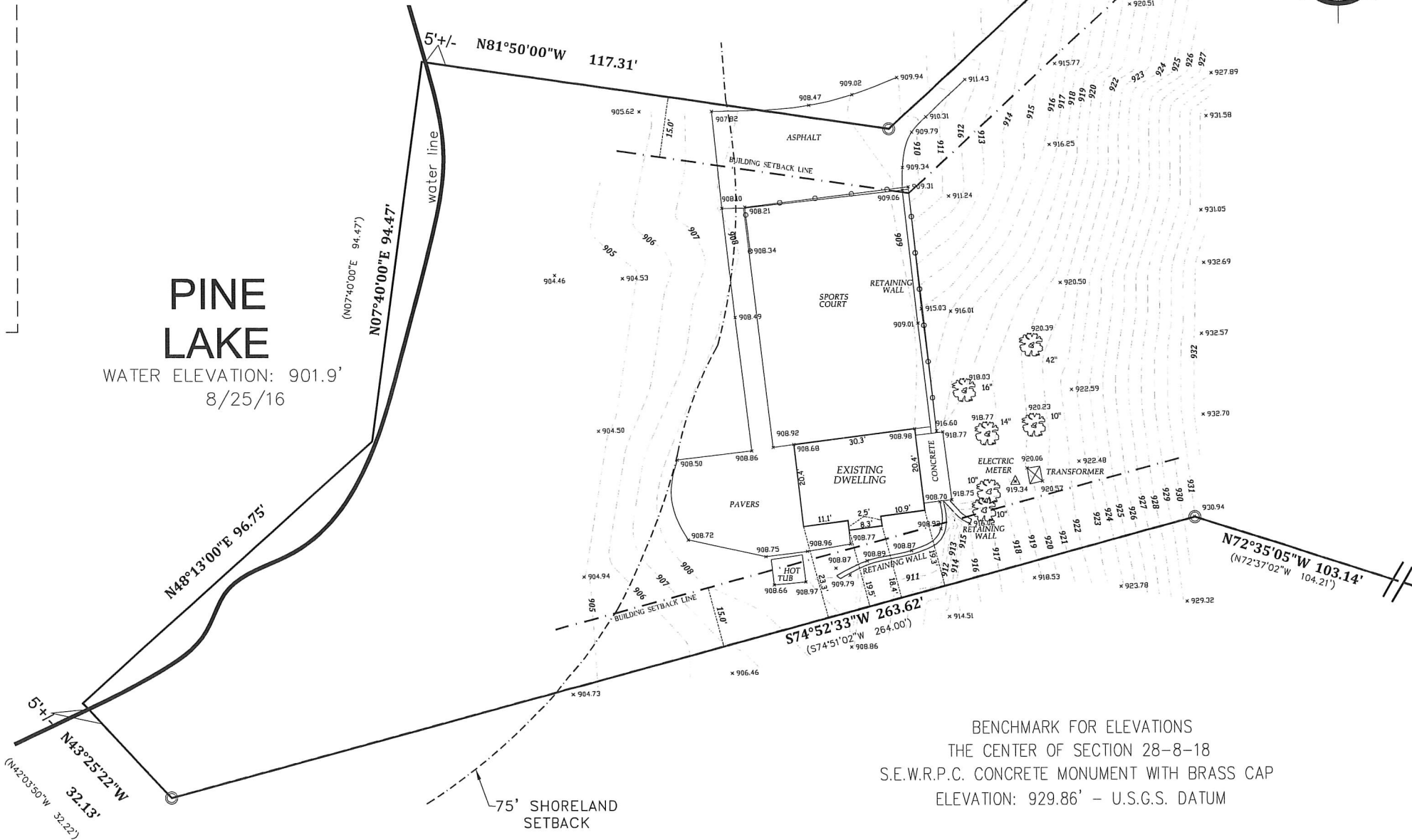
- - Denotes Found Iron Stake
- △ - Denotes Existing Set Iron Stake
- ✱ 908.00 - Denotes Existing Gas Meter
- ✱ 905 - Denotes Existing Electric Meter



PLAT OF SURVEY

Lot 1 Certified Survey Map recorded as Document No. 60134, excepting there from all that part of said Lot 1 conveyed to John F. Probst and Marie I Probst, his wife in deed recorded as Document No. 873682; but also including that part of Lot 2 of said Certified Survey Map as described in the Deed to Harry V. Quadracci and Elizabeth E. Quadracci, his wife, recorded as Document No. 873683; all being a part of Section 28, Town 8 North, Range 18 East, Village of Chenequa, County of Waukesha, State of Wisconsin.

Address: 6067 N. HWY 83



BENCHMARK FOR ELEVATIONS  
THE CENTER OF SECTION 28-8-18  
S.E.W.R.P.C. CONCRETE MONUMENT WITH BRASS CAP  
ELEVATION: 929.86' - U.S.G.S. DATUM

REVISION NO.	DESCRIPTION	DATE	BY	FIELD WORK BY	DATE
1	Topo Added	2/26/23	MWW	MWW/JE	02/07/23
2	Setback Lines Added	2/28/23	MCP	MWW	02/10/23
3	75' Shoreline Setback	8/08/23	MWW		
				APPROVED BY	DATE
				CADFILE	
				XREF	
				LMAN	

**BOUNDARY / TOPOGRAPHIC SURVEY**  
**QUADRACCI**  
6067 N. HWY 83  
HARTLAND, WI. 53029

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

**SURVEYING ASSOCIATES, INC.**  
MEMBER OF WISCONSIN SOCIETY OF LAND SURVEYORS & NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

sai@wi.rr.com  
2554 N. 100TH STREET  
P.O. BOX 26596  
WAUWATOSA, WISCONSIN 53226  
(414) 257-2212 FAX: (414) 257-2443  
MARC C. PASSARELLI P.L.S.

SAI PROJECT NUMBER  
36451  
PROJECT SCALE  
1" = 15'  
SHEET NUMBER  
1 of 1





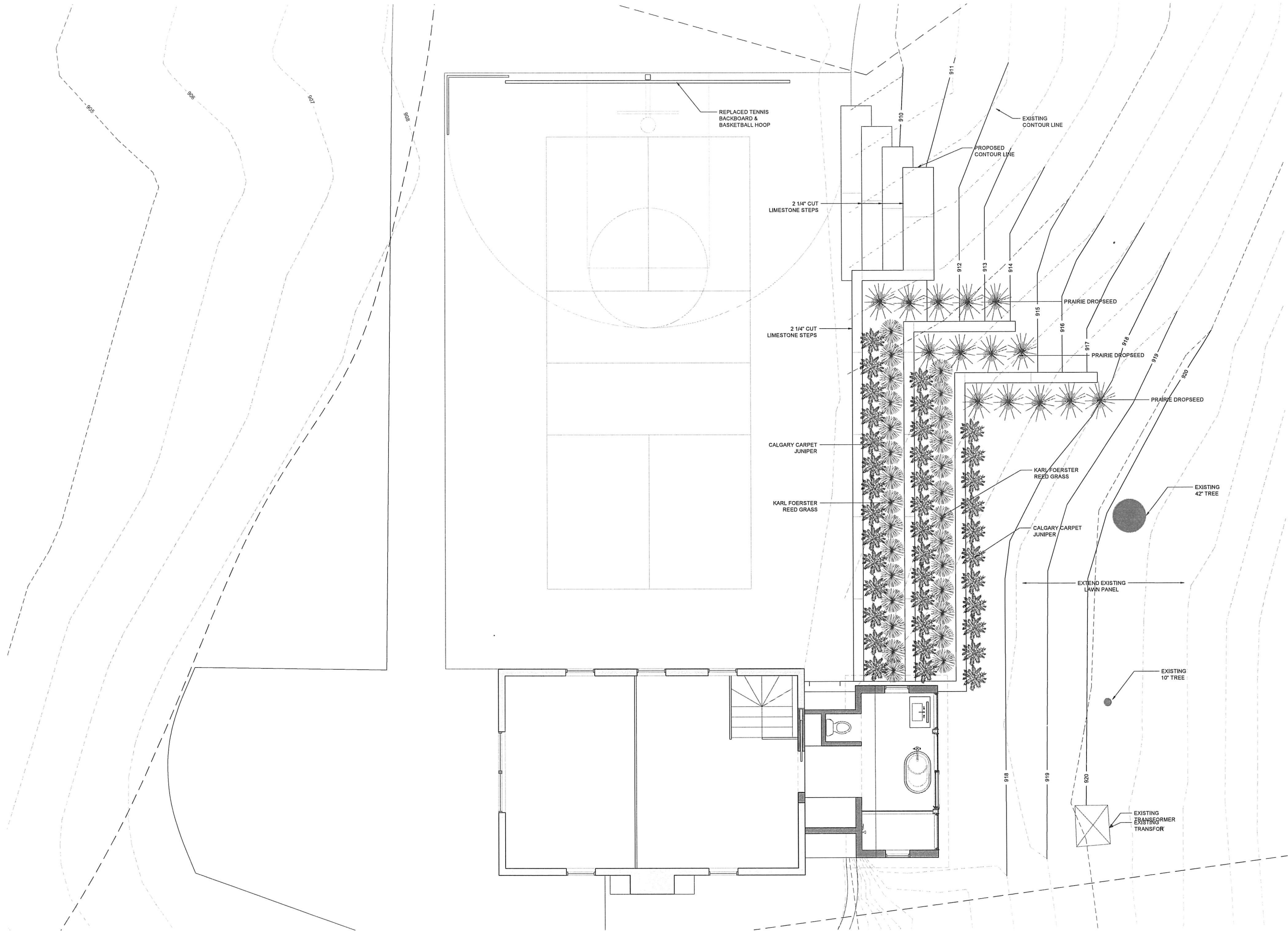


AUGUST 15, 2023

LANDSCAPE PLAN  
SCALE: 1/4"-1'-0"

## A1.1

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**QUADRACCI-FLORES**  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

ISSUE	DATE
PLAN REVIEW	08.15.23

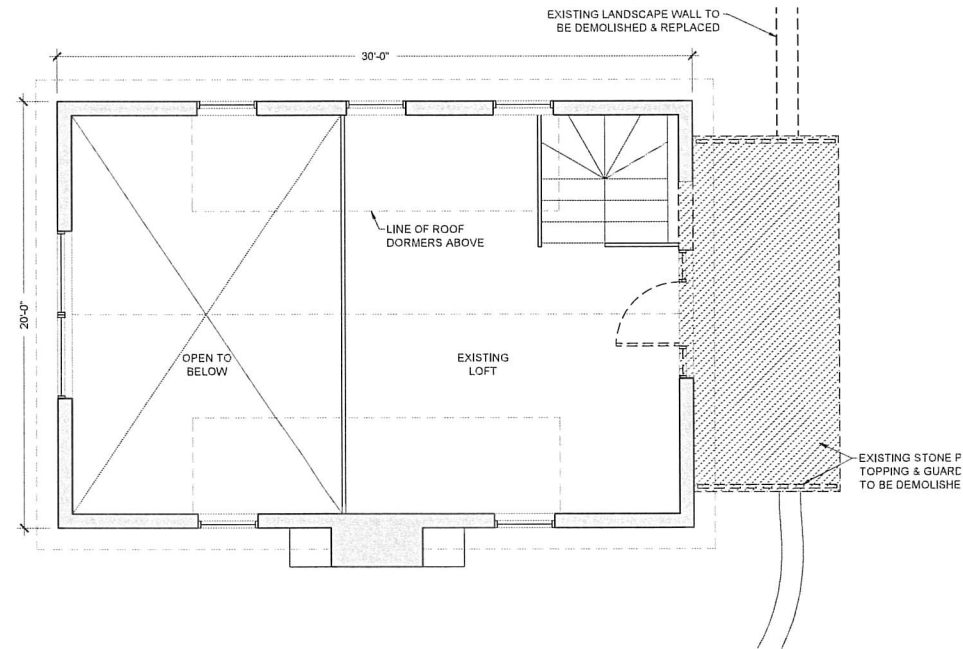


AUGUST 15, 2023

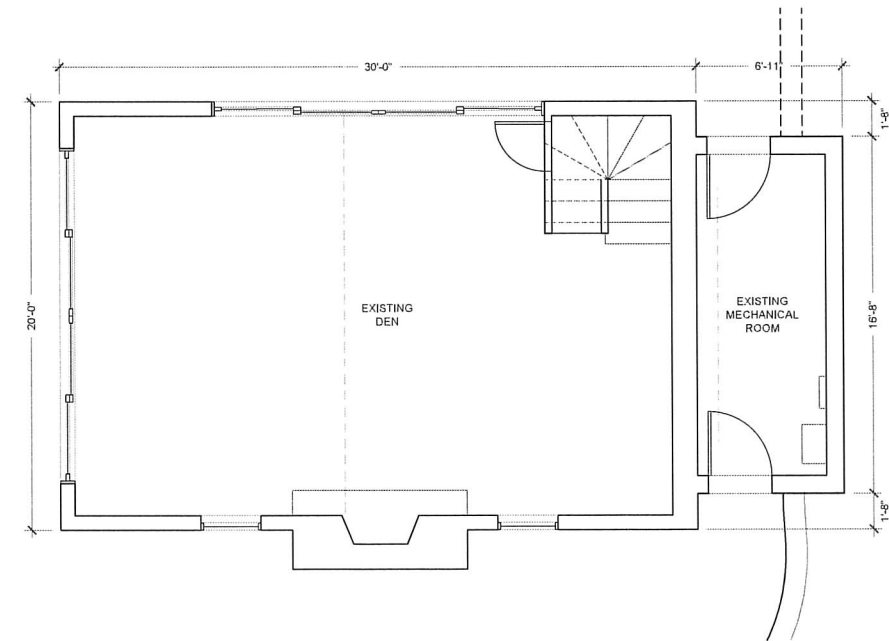
PLANTING PLAN  
SCALE: 1/4"=1'-0"

**A1.2**

© COPYRIGHT VETTER ARCHITECTS, INC.



2 UPPER LEVEL DEMO PLAN  
SCALE: 1/4" = 1'-0"



1 LOWER LEVEL DEMO PLAN  
SCALE: 1/4" = 1'-0"

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

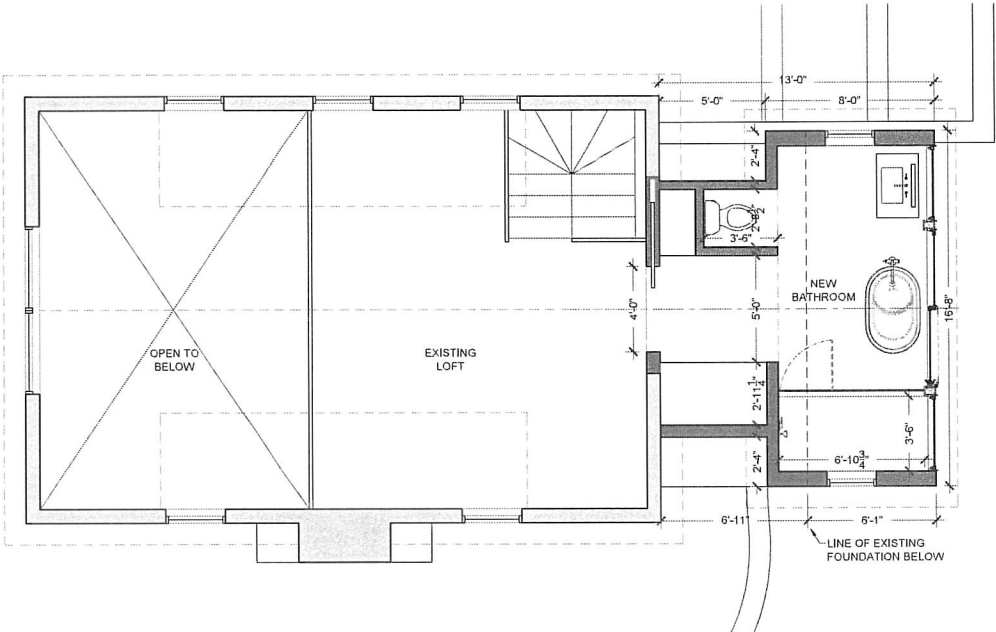
ISSUE  
PLAN REVIEW

DATE  
08.15.23

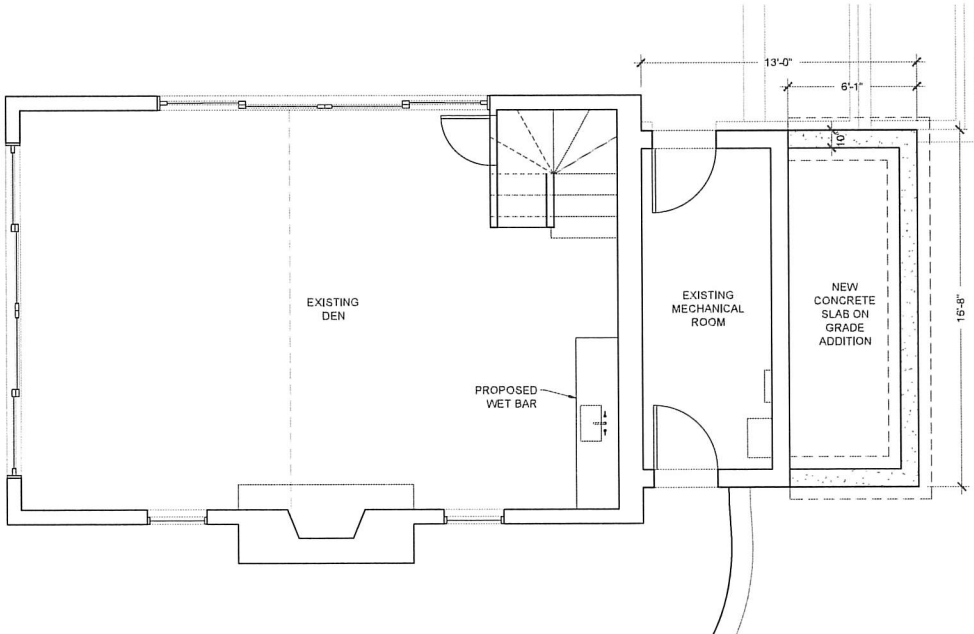


AUGUST 15, 2023

EXISTING / DEMO PLAN  
A2.0



2 UPPER LEVEL PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



1 LOWER LEVEL PROPOSED PLAN  
SCALE: 1/4" = 1'-0"

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

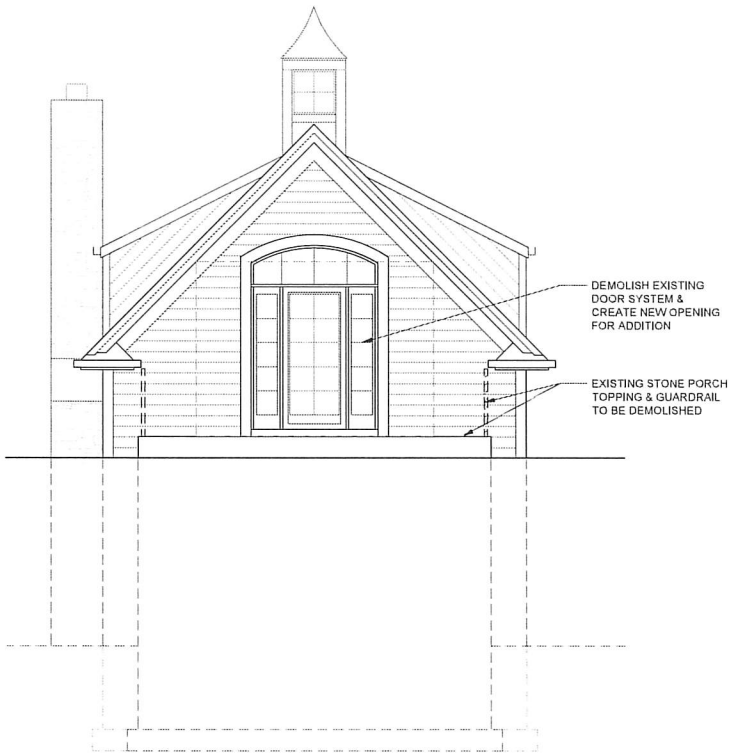
ISSUE  
PLAN REVIEW

DATE  
08.15.23

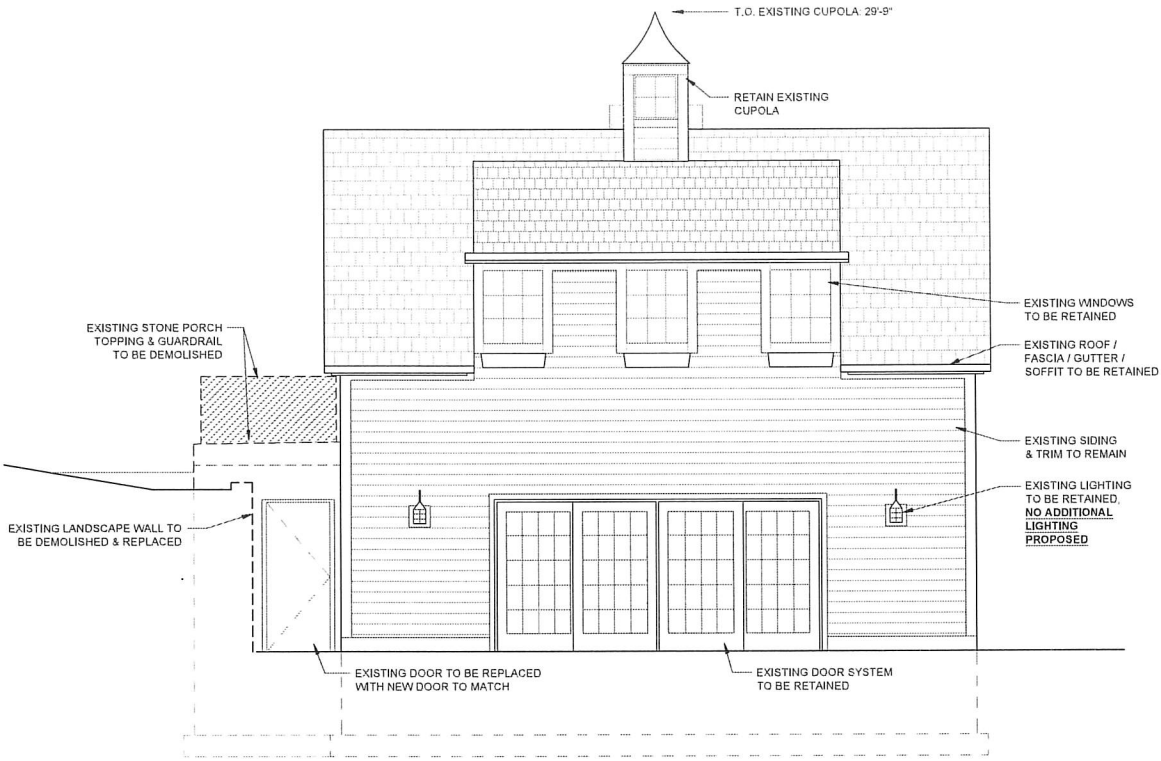


AUGUST 15, 2023

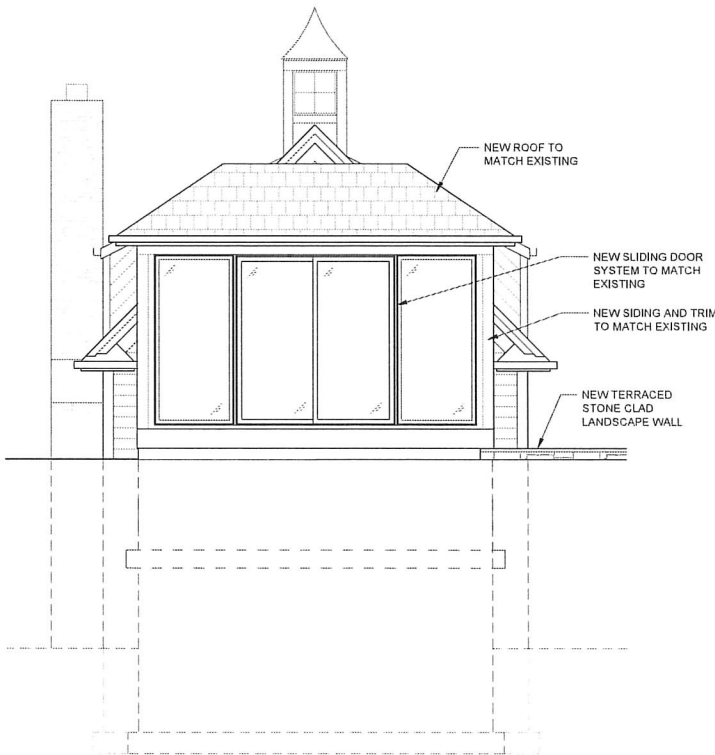
PROPOSED  
ADDITION PLAN  
A2.1



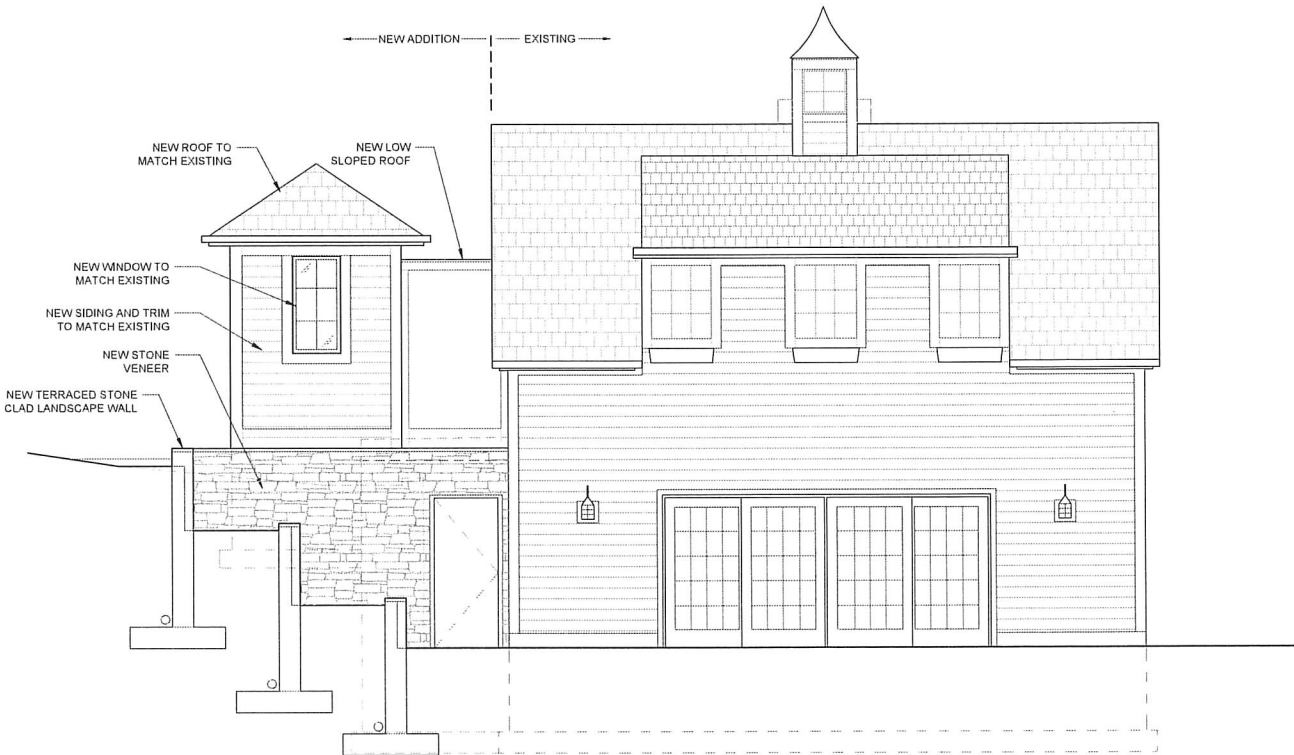
4 | EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



3 | EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 | PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 | PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

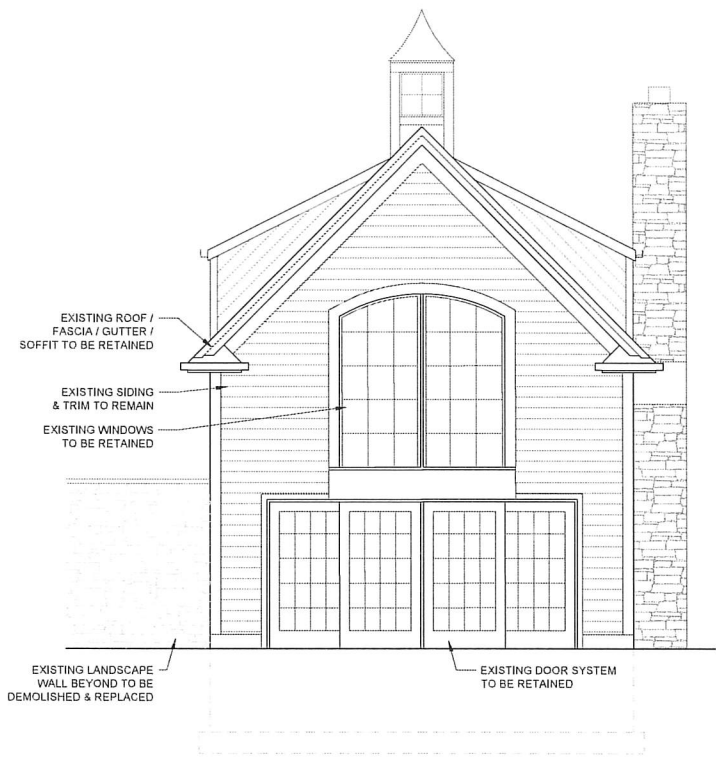
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PLAN REVIEW

DATE  
08.15.23

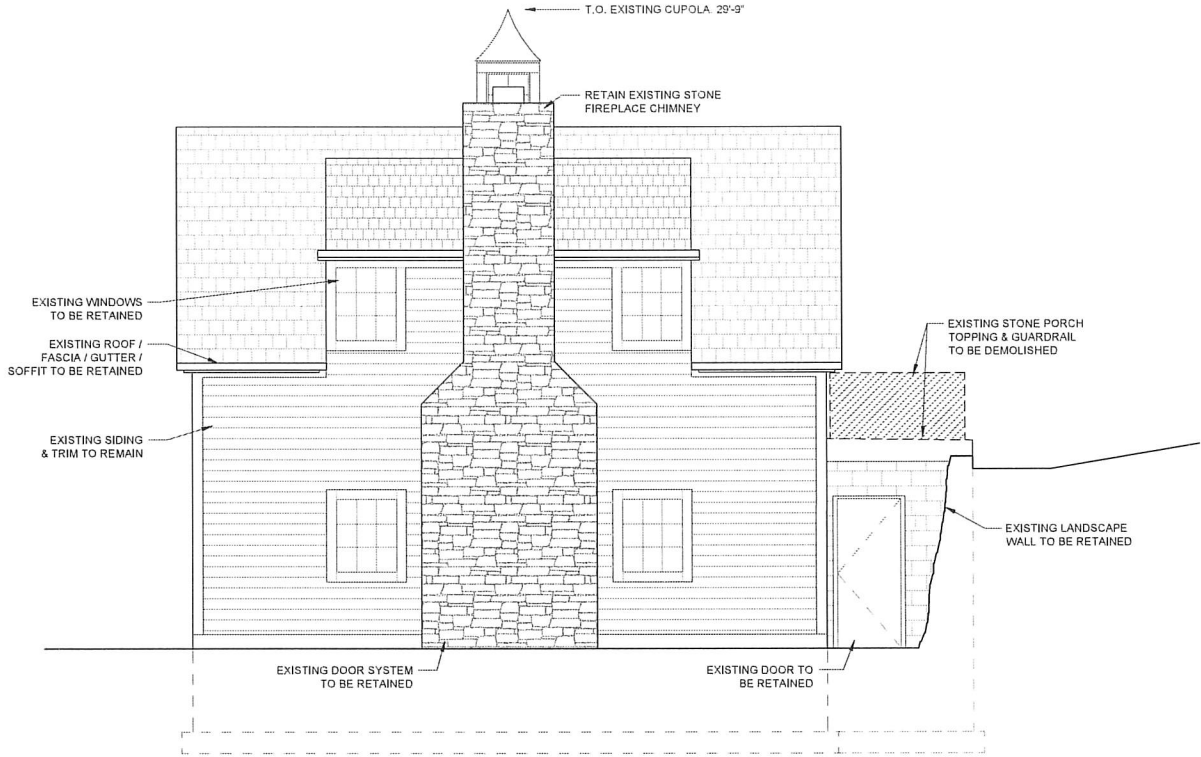
AUGUST 15, 2023

BUILDING  
ELEVATIONS  
A3.0

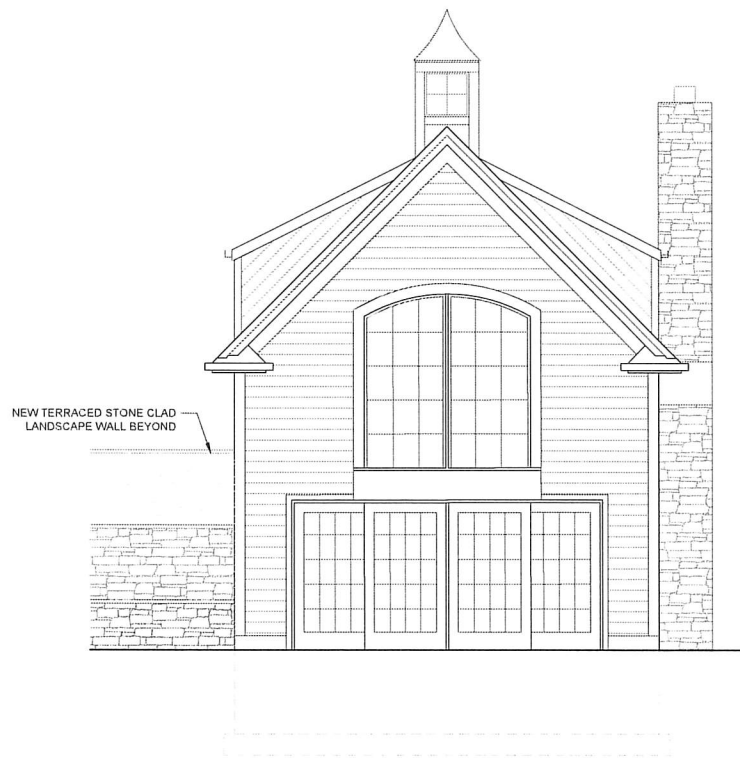




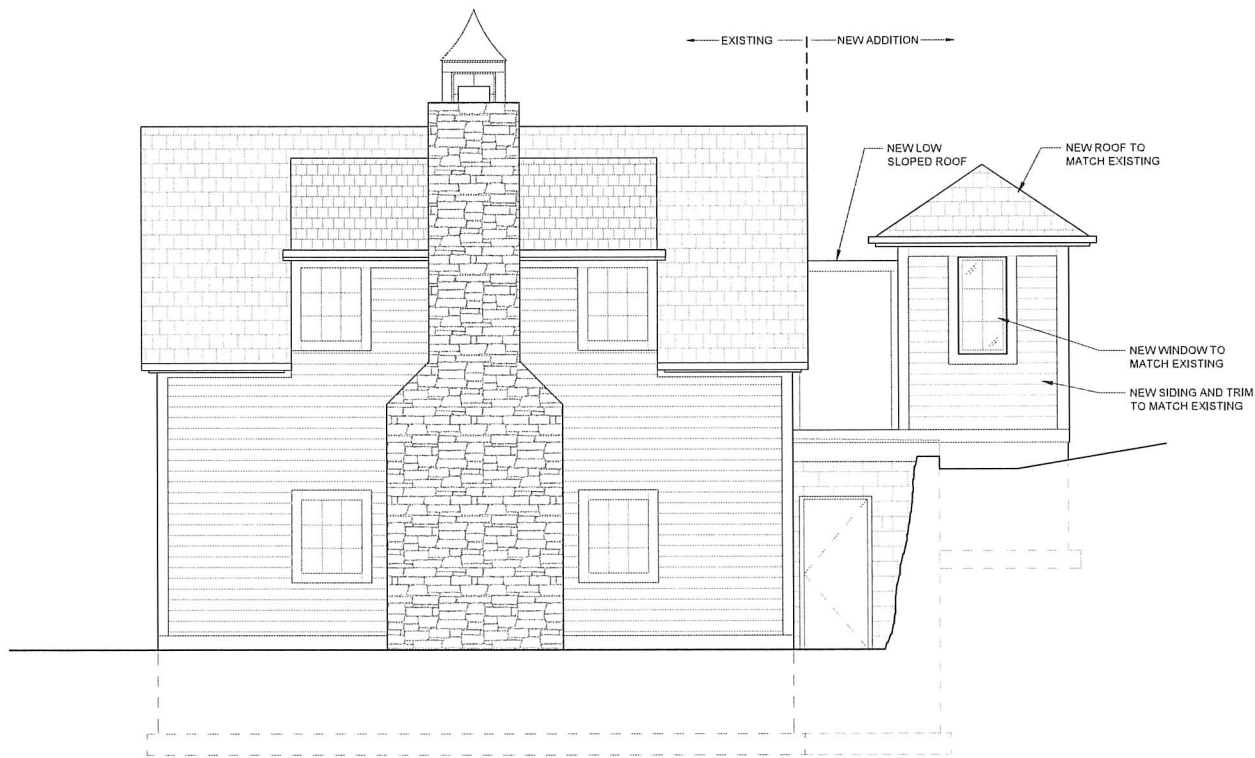
4 | EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



3 | EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 | PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



1 | PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

QUADRACCI-FLORES  
ACCESSORY  
STRUCTURE ADDITION

6067 STATE ROAD 83  
VILLAGE OF CHENEQUA, WI

ISSUE  
PLAN REVIEW

DATE  
08.15.23

AUGUST 15, 2023

BUILDING  
ELEVATIONS  
A3.1

VILLAGE OF CHENEQUA  
ORDINANCE NO. 55

AMENDING ORDINANCE NO.  
38, A ZONING ORDINANCE FOR  
THE VILLAGE OF CHENEQUA,  
WAUKESHA COUNTY, WIS-  
CONSIN

AN ORDINANCE amending Or-  
dinance No. 38, a zoning ordinance  
for the Village of Chenequa.

THE VILLAGE BOARD OF THE  
VILLAGE OF CHENEQUA DO OR-  
DAIN AS FOLLOWS:

Section 1. Ordinance No. 38, a  
zoning ordinance for the Village of  
Chenequa passed and adopted May  
19, 1938, is hereby amended in the  
following particulars:

Section 2. Paragraph four (4) of  
Section 4, "Intensity of Use", is  
hereby amended to read:

"No structure within the village  
of Chenequa used in whole or in  
part for dwelling purposes shall be  
erected, enlarged, or altered in such  
a way as to make provision for  
more than one family for every two  
acres of said lot."

Section 3. Paragraph eight (8) of  
Section 4, "Intensity of Use" is  
hereby amended by adding the fol-  
lowing:

"No residence shall be constructed  
within fifty (50) feet of an existing  
residence on an adjoining lot, and  
no accessory building shall be erect-  
ed within one hundred (100) feet of

an existing residence on an ad-  
joining lot."

Section 4. This ordinance shall  
take effect from and after its pass-  
age and publication according to  
law.

Passed and adopted by the Village  
Board of the Village of Chenequa  
this 9th day of August, 1943, in ac-  
cordance with the manner provided  
by Ordinance No. 38.

Harry R. Foerster, President.

Countersigned:

F. G. Syburg, Clerk.



problems with grading were discussed with the architect. President Styza pointed out that the garage would be connected to the house, with facilities on the second level. Mr. Zlotocha noted the proposed height was 36 ½', while the maximum allowable is 35'. Architect Demman clarified that the drawings showed a height of 34 feet with a 9 foot wall, 18 foot floor trusses and a 10 x 12 roof. Mr. Rolfs wanted to be sure the peak would be no higher than the other peaks, and Architect Demman told him that was correct. President Styza asked if lighting or landscaping plans had been submitted. Architect Demman said there would be minimal lighting, perhaps soffit lights, and natural vegetation would be used for landscaping.

Motion (Foote, Rolfs) to give preliminary approval for a 3 car garage addition for the Prankes, subject to detailed grades, etc., being presented at the final review, Carried Unanimously.

Note: Mr. Pranke abstained from casting a vote.

**Final – Review and consider plans submitted by Steve Girard for an addition to his residence located at 4800 Pine Crest Drive.**

Building Inspector Tising explained that these plans were coming before the Plan Commission as a final submittal. He said that Mr. Girard created a slight addition, but the square foot and look of the house hasn't changed. Mr. Foote then pointed out that the question was to look at the landscaping. Zoning Administrator Douglas said that Mr. Girard wanted to bring in landscaping plans but didn't think he could do anything with the hill. He also said that Mr. Girard wanted to do some tiering, but was told that wasn't possible by Building Inspector Tising and himself.

President Styza said they have asked everyone to submit plans showing the entire project.

Motion (Bellin, Foote) to give final approval to the plans submitted by Steve Girard for an addition to his residence located at 4800 Pine Crest Drive, Carried Unanimously.

**Final - Review and consider plans submitted by Terry Barton for a horse barn to be constructed on her property located at 6379 N. Oakland Hills Road.**

Zoning Administrator Douglas told Plan Commission members these plans to construct a 2300 square foot barn to house 3 horses met all zoning codes; saying this property is located in the far west portion of the Village. Building Inspector Tising said all set backs and heights had been met. President Styza asked how many acres were involved, and Zoning Administrator Douglas told him there were 5.3 acres. Mr. Wistl said the colors used in the project would be dark green and ivory, matching the ivory on the house. The material being used is steel. He said this was a pole building with no foundation. Mr. Rolfs said he felt the out buildings should be required to match the main house. Mr. Foote said that was not in the current code, so they had no reason to hold up the plans.

Motion (Foote, Pranke) to give final approval to Terry Barton for the construction of a horse barn on her property located at 6379 N. Oakland Hills Road, Carried, with Peter Zlotocha and Tom Rolfs abstaining.

**Final – Review and consider revised plans submitted by Elizabeth Quadracci for a sports court and attached 30 x 20 storage shed attached to the sports court on her property located at 6067 N Hwy 83.**

Zoning Administrator Douglas explained that this project meets the code with the addition of the storage shed, and that it is 91 feet back from the lake (both the shed and the sports court). Mr. Foote noted there was a house on this lot, but it had no kitchen or bathroom facilities. Mr. Gore said they were considering using slate for the flooring. Mr. Foote asked if it would be heated, and he was told by Mr. Gore that there may be some heating used to keep the humidity down.

Motion (Zlotocha, Foote) to approve as final, revised plans submitted by Elizabeth Quadracci for a sports court and attached 30 x 20 storage shed at her property at 6067 N Hwy 83, Carried Unanimously.

**Final- Review and consider plans submitted by R.C. and Mary Schmidt for an addition to the north side of an existing sun room at their property located at 5611 N. Highway 83.**

Zoning Administrator Douglas said there were no zoning issues and the 230 foot addition included a breakfast room with wooden columns. He reported that neighbors had been notified and had no problems with these plans.



***Independent Inspections, Ltd.***

*Certified Construction Inspectors  
W241 S4135 Pine Hollow Court  
Waukesha, WI 53189*

COPY

September 5, 2007

Ms. Sandy Phillips  
Munson, Inc.  
6747 N. Sidney Place  
Glendale, WI 53209

Re: Staff Review for Village of Chenequa, Plan Commission Meeting

Dear Ms. Phillips:

Enclosed is the Staff Review that Independent Inspections has prepared for the Elizabeth Quadracci Trust. The Village of Chenequa will be discussing this item on September 10, 2007 at 6:00 p.m. It is requested that you or a representative attend this meeting who would be able to answer any questions that may be asked by the Plan Commission. If no one is at the meeting to represent your application, the item may be tabled until a future date.

If you have any questions regarding the enclosed review or the meeting, please feel free to contact me.

Sincerely,

Brian Pionke, Community Planner  
Village of Chenequa  
INDEPENDENT INSPECTIONS, LTD.

c: Bonita Zimdars, Village Clerk  
File  
BP/ct

G:\WPDATA\MUNI\CHENEQUA\QUADRACCI-SPORTSCOURT SR. LTR. DOC



## ***Independent Inspections, Ltd.***

*Certified Construction Inspectors  
W241 S4135 Pine Hollow Court  
Waukesha, WI 53189*

**REVISED**

### **STAFF REVIEW**

**Date:** October 2, 2007

**Meeting Date & Time:** October 8, 2007 at 6:00 p.m.

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

**From:** Planning Department

**Subject:** Site Plan Review

**Developer/Owner:** Elizabeth Quadracci Trust

**Location:** 6067 Hwy. 83

**Project Description:** Detached Sports Court and Storage Building

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

	<b>REQUIRED</b>		<b>PROPOSED SPORTS COURT</b>		<b>PROPOSED STORAGE BLDG.</b>	
<b>LOT AREA:</b>	2	acres	2.89	acres	2.89	acres
<b>LOT WIDTH:</b>	200	L.F. min.	248	L.F.	248	L.F.
<b>YARD:</b> street/front	75/25	ft. min.	167	ft.	167	ft.
(north) side	10	ft. min.	13	ft.	13	ft.
(south) side	10	ft. min.	35	ft.	15	ft.
(lake) rear	75	ft. min.	91	ft.	91	ft.
<b>BUILDING HEIGHT:</b>	35	ft. max.	1.5	ft.	33.75	ft.

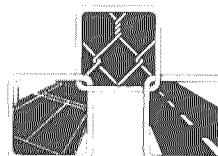
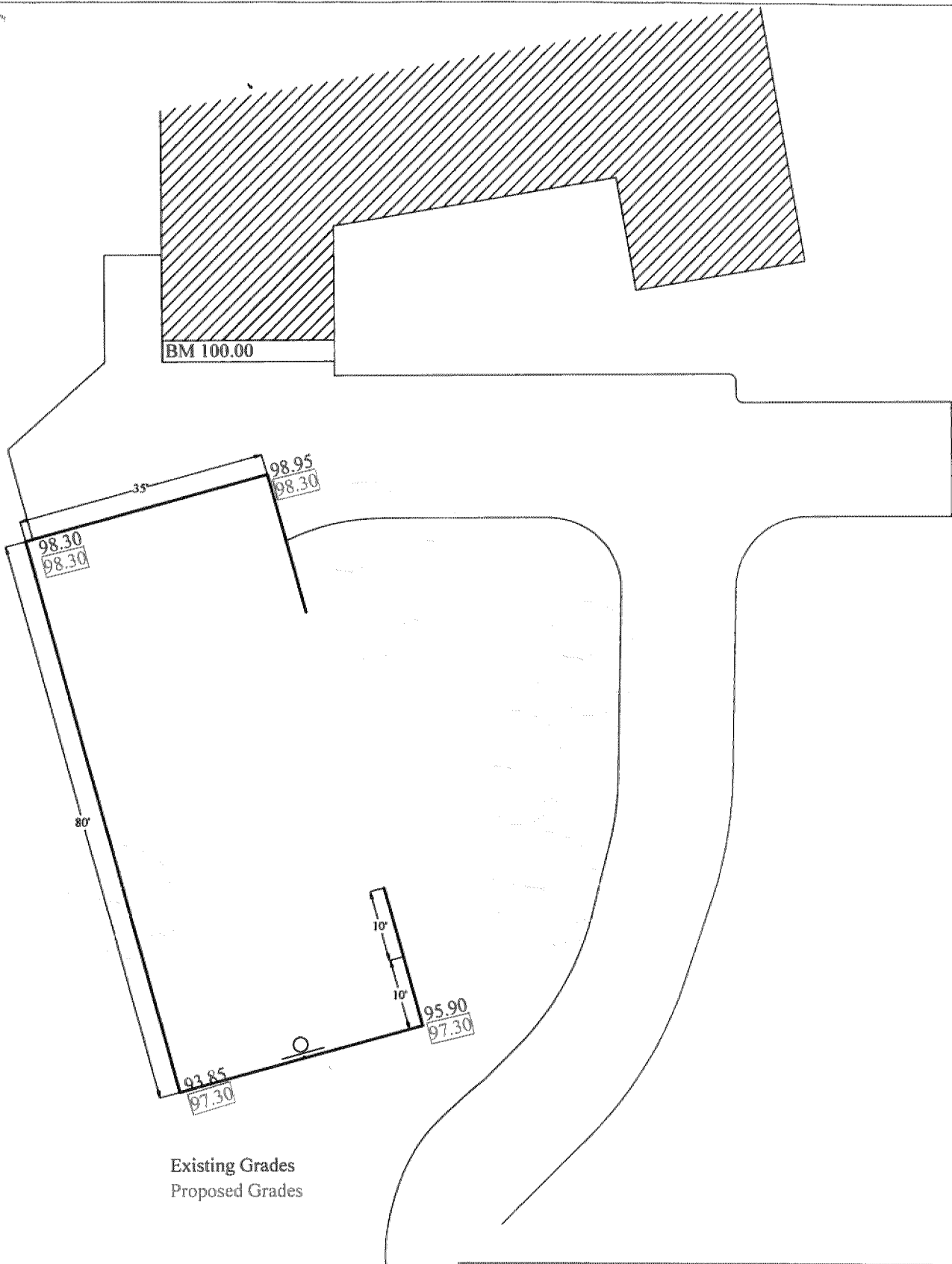
### **COMMENTS:**

1. The proposed 40 ft. x 60 ft. sports court and adjacent 20 ft. x 30 ft. (600 s.f.) storage building will be located on the lake side of the property. The court will be 10 ft. shorter than previously requested, and will be 10 ft. beyond the 75 ft. shore-yard setback. The court will have a hard surface for basketball or tennis and will have an 8 ft. tall chain-link fence on two sides.
2. There were no elevations or floor plan provided for the storage building, and no materials specified in the packet provided for staff review. The new storage building will be 15 ft. from the south property line, and based on the proportions of the sketch elevation it appears to be 33.75 ft. tall (including the cupola).

3. The amount of storm water run-off and drainage patterns have not been provided **for the court or accessory building**.
4. It appears that some trees may be removed for the sports court and the adjacent storage building, and may require inspection by the Village Forester, and it is not known whether the court will be illuminated for use.
5. Lighting, landscaping, and the low garden wall needs to be approved by the Plan Commission.
6. Building elevations, a floor plan, and building materials for the storage building shall be provided to the Building Inspector for final review. A building permit shall be obtained prior to any construction.
7. It appears that this project meets the criteria listed in the Village Zoning Code.

c: Bob Douglas, Administrator  
 Bonita Zimdars, Clerk  
 Sandy Phillips, Munson, Inc., Agent for Owner  
 Elizabeth Quadracci Trust, Owner  
 John Tising, IIL  
 File

BP/ct



MUNSON FENCE DIV.

MUNSON ARMSTRONG PAVING DIV.

MUNSON TENNIS DIV.

MUNSON INC.

Quadracci Residence  
Existing Site Plan  
6067 Hwy 83  
Chenequa, WI  
9-26-06

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1008

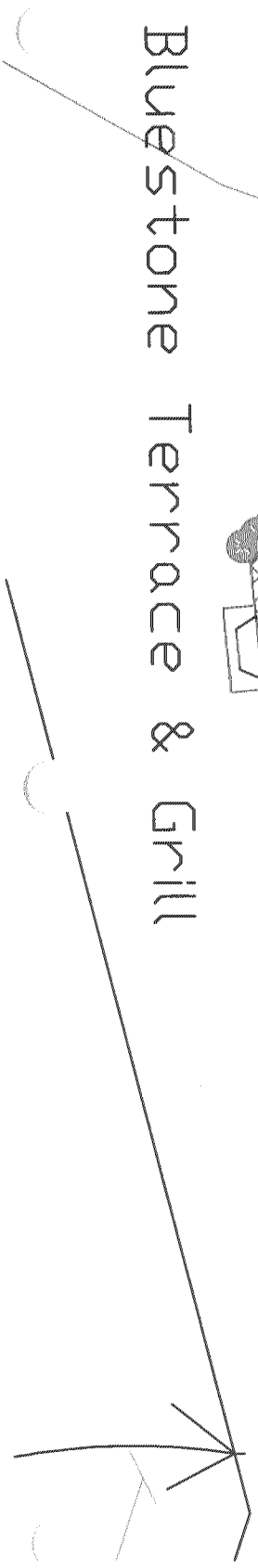
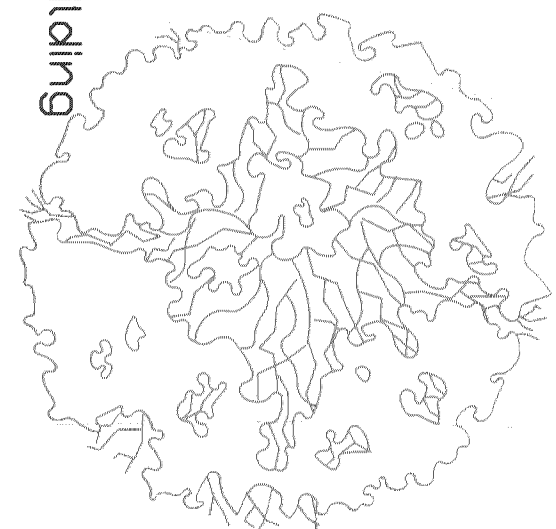
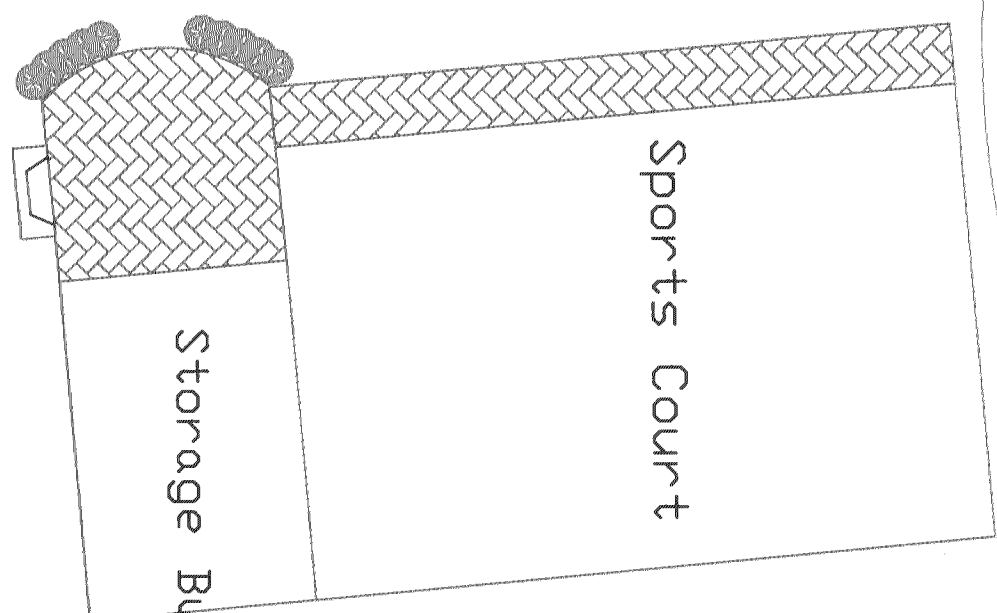
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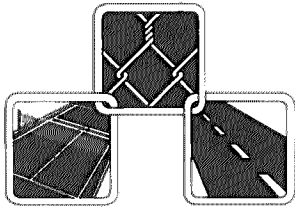
Bluestone Walk

Sports Court

Storage Building

Bluestone Terrace & Grill





**MUNSON, INC.**

Established 1955

**MUNSON FENCE DIV.  
MUNSON-ARMSTRONG PAVING DIV.  
MUNSON TENNIS COURT DIV.**

6747 N. Sidney Place • Glendale, WI 53209  
Phone: (414) 351-0800 • FAX: (414) 351-0879  
Toll Free 800-236-0340  
www.munsoninc.com

**PROPOSAL SUBMITTED TO:**

**DATE:**

**JOB NAME & LOCATION**

August 21, 2007

*1 All Weather Tennis/Sports Court  
6007 Highway 83  
Chenequa WI*

**Furnishing all necessary labor, equipment and material for the asphalt construction of the above job.  
Area involved is approximately 70' x 40'. Work to include:**

1. Excavate +/- 13" below finished grade.
2. Install Keystone block retaining wall as needed.
3. Place a 10" crushed limestone base.
4. Vibratory compact the stone base.
5. Pave with 3" State of Wisconsin Dept. of Transportation Gradation No. 3 asphaltic concrete surface course (after compaction depth).
6. Furnish and install vinyl coated chain link fence enclosure.
7. Seal pavement with 2 coats of acrylic resurfacer (A sand filled binder/filler/texture course).
8. Install basketball standards, removable volleyball posts, tennis bang board and other removable sports play equipment.
9. Seal pavement with 2 coats of Dark Green/Light Green California Products "Plexipave" acrylic latex color texture course with sand.
10. Lines, masked and sprayed (basketball and home tennis).

AUTHORIZED  
SIGNATURE: \_\_\_\_\_

*Sandy Phillips*  
Sandy Phillips

**NOTE:** This proposal may be withdrawn by us if not accepted within 30 days

**ACCEPTANCE OF PROPOSAL:** The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

-SEE REVERSE SIDE FOR TERMS AND CONDITIONS-

# MUNSON, INC.

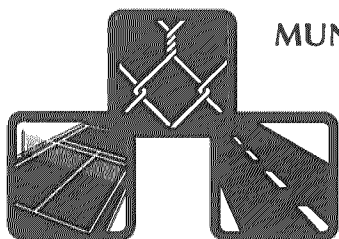
MUNSON FENCE DIV. • MUNSON-ARMSTRONG PAVING DIV.  
MUNSON TENNIS COURT DIVISION

Phone: (414) 351-0800

FAX: (414) 351-0879

www.munsoninc.com  
September 26, 2006

## QUADRACCI TENNIS COURT FENCE SPECIFICATIONS

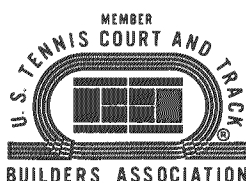


6747 N. Sidney Place  
Glendale, WI 53209

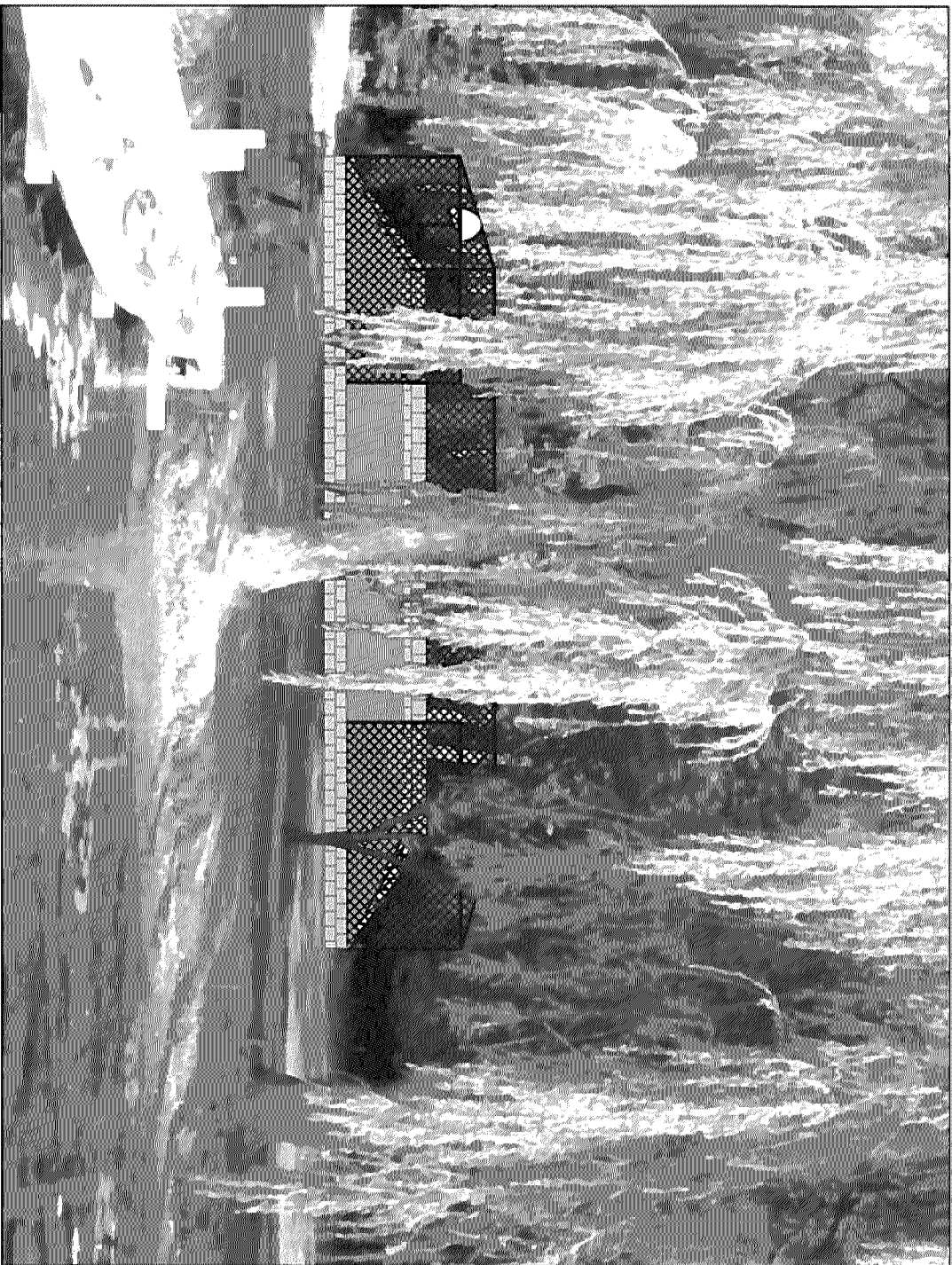
1. **FINISH:** All posts, rail and applicable fittings to be vinyl coated over galvanized steel. Color to be black.
2. **POST PLACEMENT:** All posts will be set in concrete foundations, and spaced no more than 10-ft on center
  - a. One additional line post will be installed in the area of the Bakko Backboard to allow for the greater wind resistance.
3. **FENCE FABRIC:** 2" mesh # 9-gauge core wire of galvanized steel, coated with black vinyl (#6-gauge finish).
4. **TOP RAIL:** 1-5/8" OD SS20 pipe, weighing 1.431 lbs. per lineal foot.
5. **LINE POSTS:**
  - a. 10-ft high: 2-1/2" OD SS20 pipe, weighing 2.315 lbs per lineal foot.
  - b. 4-ft high: 2" OD SS20 pipe, weighing 1.741 lbs per lineal foot.
6. **TENSION WIRE:** A #7 gauge vinyl coated steel coil spring wire will be attached along the bottom of the fence fabric.
7. **TERMINAL POSTS:** 3" OD SS20 pipe, weighing 3.25 lbs per lineal foot.
8. **GATE:** (In full enclosure alternate only) 4-ft x 4-ft gate frame will be constructed of 1-5/8" SS20 pipe welded at all corners to form a rigid panel and filled with fabric to match the fence.
9. **NET POSTS:** Cissel Courtmaster Royale 3" Square heavy gauge galvanized and powder coated steel. Internal winding gear mechanism with removable head.
10. **NET:** Cissel Courtmaster HVY. 3.5 mm braided with double layer (23 oz. outer/28 oz. inner) vinyl headband, coated cable and 5/8" fiberglass dowels.
11. **BAKKO BACKBOARD:** 10-ft high x 12-ft wide, economy Slimline series.
  - a. Made up of three 1-3/4" x 4' wide panels
    - i. Sound deadening material encased in fiberglass and Imron coating.
    - ii. Mount to fence posts via 2" x 4" pressure treated wood.
12. **BASKETBALL SYSTEM:**
  - a. Both include 36" x 60" acrylic backboard, heavy duty flex goal, and are height adjustable from 10-ft to 6-ft 6-in with a simple hand crank.
  - b. Permanent: First Team "Force Select"
    - i. 5" x 5" steel post with 3/16" wall.
  - c. Portable: First Team "Fury Select"
    - i. Rolls easily on 6 non-marking roller wheels and folds down into compact storage position.



AMERICAN FENCE ASSOCIATION

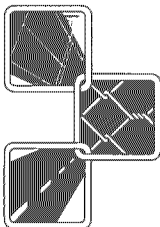






MUNSON INC.

Flores Residence  
6067 Hwy 83  
Chenequa, WI  
8-20-07



MUNSON FENCE DIV  
MUNSON ARMSTRONG PAVING DIV  
MUNSON TENNIS DIV

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