



Agenda

Village of Chenequa Accessory Structure Committee Meeting
Thursday, November 7, 2024 at 3:00 p.m.
31275 W. County Road K, Chenequa, WI 53029

Thursday, November 7, 2024 3:00 p.m.

This is official notice that a meeting of the Chenequa Accessory Structure Committee will be held on Thursday, November 7, 2024, at 3:00 p.m. in the Village Hall Training Room or Village Hall Board Room. The following matters will be discussed, with possible actions:

- 1) Call to order
- 2) Approval of June 27, 2024 and October 3, 2024 Minutes.
- 3) Discussion and consider a recommendation(s) on accessory structure, rules, regulations, building and zoning codes with regard to accessory structure size, accessory structure location, accessory structure quantity per parcel, and accessory structure use.
- 4) Propose next meeting date.
- 5) Adjourn.

Respectfully submitted by:
Deanna Braunschweig, Clerk-Treasurer

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 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 Tuesday, November 5, 2024 by 4:30 pm

VILLAGE BOARD MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA
ACCESSORY STRUCTURE COMMITTEE MINUTES
Of Thursday, October 3, 2024
Unofficial until approved by the Accessory Structure Committee.
Approved as written () or with corrections () on November 7, 2024.

A meeting of the Village Accessory Structure Committee was held on Thursday, October 3, at 11:00 am in the Village Hall Training Room.

- Ms. von Hagke / Committee Chair - present
- Mr. Carroll / Plan Commission Representative - present
- Ms. Hansen / Pine Lake Representative – present
- Mr. Nagy / Beaver Lake Representative-absent
- Mr. Lawrence / North Lake Representative - absent
- Mr. Mesching / Off Lake Representative – present
- Mr. McClain / Off Lake Representative – absent
- Mr. Lincoln / Zoning Administrator-Forester - present
- Mr. Neumer / Administrator-Police Chief – absent

Call to Order (Mesching/von Hagke) Motion to call the meeting to order. Motion carried.

Approval of June 27, 2024, Minutes.

No motion made.

Discussion and consider a recommendation(s) on accessory structure, rules, regulations, building and zoning codes with regard to accessory structure size, accessory structure location, accessory structure quantity per parcel, and accessory structure use.

Discussion ensued to allow no accessory structure between the house and 75 foot setback, from lake. Discussion ensued to allow an accessory structure if it is two or three hundred feet back from lake and not visible from the lake. Discussion ensued of a case-by-case basis as approved by the Village. Discussion ensued of that property owners could seek a variance. Discussion ensued to prevent huge structure off lake.

Discussion ensued of land owner rights beyond the 75 foot-setback. Discussion ensued to consider 300 feet between the structure and lake. No accessory structures between house and lake unless it is 300 feet from the lake. Discussion ensued, primary dwelling may be 350 feet from lake, in this case the accessory structure could be added to the house. Discussion ensued of the variance / conditional use process with the board of appeals.

Discussion ensued of 300 feet from the lake, and meet the criteria for off lake. No accessory structure within 300 feet of the lake and not larger than .5% of your lot size, or 1% of lot size., 43,560 square feet or 430 square feet per acre. This is the accessory structure only. Allow on a ten-acre lot, 4,300 square foot building.

von Hagke read a letter from Lawrence, supporting restrictions of new accessory structures between the front boundary of a home and lake; including restrictions of the number of and size of structures, on and off lake.

Discussion continued of no structure within 300 feet and not to exceed .5% of the lot size. Discussion ensued of the size of three car garage. Discussion ensued of a pitched roof and allowed height of accessory structure buildings.

Discussion ensued to allow accessory structures at 300 feet or more set-back from lake, height of 30 feet or less, and .5% percent of lot size, no cooking or sleeping structures. Discussion ensued of limiting the number of accessory structures. Discussion ensued of limiting the number of accessory structures to one accessory structure for changing, storage, bathroom; and roadhouse is one for 2.5 acres or more lot size. Discussion ensued of a sliding scale.

Discussion ensued of the variance / conditional use process.

Discussion continued to allow one accessory structure for up to 2.5 acres lot size; allow two accessory structures for 2.5 acres to seven acres lot size; and allow three accessory structures for seven acres lot size or greater.

Motion (Mesching/Hansen) to recommend the allowance of accessory structures 300 feet setback from the shore, high water mark; with a maximum heigh of 30 feet, and the maximum foot print of all accessory structures not to exceed .5% of the lot size. Allow one accessory structure for up to 2.5 acres lot size; allow up to two accessory structures for lot sizes of 2.5 acres to seven acres; and allow up to three accessory structures for lot sizes of seven acres or greater. Motion carried.

Adjournment

Motion (Mesching/Hansen) to adjourn the meeting at 11:52 a.m. Motion carried.

Respectfully submitted by:

Deanna Braunschweig

Deanna Braunschweig

Village Clerk - Treasurer

VILLAGE BOARD MINUTES
VILLAGE OF CHENEQUA

VILLAGE OF CHENEQUA
ACCESSORY STRUCTURE COMMITTEE MINUTES
Of Thursday, June 27, 2024
Unofficial until approved by the Accessory Structure Committee.
Approved as written () or with corrections () on July 25, 2024.

A meeting of the Village Accessory Structure Committee was held on Thursday, June 27, at 2:01 pm in the Village Hall Training Room.

- Ms. von Hagke / Committee Chair - present
- Mr. Carroll / Plan Commission Representative - present
- Ms. Hansen / Pine Lake Representative – present
- Mr. Nagy / Beaver Lake Representative- absent
- Mr. Lawrence / North Lake Representative - present
- Mr. Mesching / Off Lake Representative – present
- Mr. McClain / Off Lake Representative – absent
- Mr. Lincoln / Zoning Administrator-Forester - present
- Mr. Neumer / Administrator-Police Chief – present 2:10 – 2:20 pm

Call to Order The meeting was called to order by Chair von Hagke.

Approval of June 11, 2024, Minutes.

Motion (Mesching/Hansen) to approve the June 11, 2024 Minutes.

Discussion and consider a recommendation(s) on accessory structure, rules, regulations, building and zoning codes with regard to accessory structure size, accessory structure location, accessory structure quantity per parcel, and accessory structure use.

von Hagke read a portion of the zoning code. Discussion ensued regulate and restrict the use of all structures, regulate and restrict lot coverage, density, size and location of all structures so as to lessen congestion and promote efficiency and prevent overcrowding.

Discussion ensued to go back to 1957 without boat houses in the set back. In 1957 boat houses were not allowed. In 2012, there was a change and bathrooms were discussed for accessory structures by Plan Commission. In 2015, toilet and sink were added; and then in 2019 bathroom facilities and indoor recreational facilities were discussed. Lakeside pools were then added as an accessory structure. Discussion ensued to no structures between the Lake and the house.

Discussion ensued of comparables in City of Fontana and Village of Oconomowoc as no structures between house and Lake.

Discussion ensued of the complaints of the change of the landscape.

Discussion of why allowing a structure between the house and lake, as it will change the landscape. New people are coming in and adding the structures.

Discussion of more restrictive and allowing a toilet and sink behind the house on lake for workers and the same with off lake as behind the house.

Discussion ensued of dividing the lots to allow for another structure. Discussion ensued of the ordinance change that structured the allowable lot size and shape.

Motion (Hansen/Mesching) recommend to the Village Board no auxiliary structures for riparian properties between the lake and main dwelling. Discussion ensued of properties that the main dwelling is very far from the lake; discussion ensued that property owners can apply for variance. Motion carried.

Discussion ensued for non-riparian properties. Discussion ensued of accessory structures and recreational accessory structures and the definition of accessory structures.

Discussion ensued of comparable ordinances. Discussion ensued of the previous meeting discussion of lot size and foot print calculations.

Discussion ensued of Waukesha County has two different percentages. Total percentage for accessory structures and a percentage for total square footage on the property. Discussion ensued of the calculation of square footage property.

Discussion ensued auxiliary structures can be 1% of the lot size until reaching total threshold of 2% for the whole lot size. 6% of five acres is 12,000 square feet and cut back to 4% is 8,600 square feet. At 4% of lot coverage, then accessory structure is limited, as based on foot print.

Based on meeting calculations, total footprint, 2% of 5 acres footprint, roughly 4,300 square feet. Discussion ensued of proper screening.

Discussion continued for off lake property accessory structure ordinance, to have the numbers prepared for submittal at the next committee meeting and to include the side loading, proper screening, and to include visual displays.

Propose next meeting date.

Next meeting date to be prior to next Village Board meeting. Discussion ensued of the next meeting dates, July 10 at 2 pm and July 25 at 2 pm. Discussion ensued of timing of submitting to the Village Board and Plan Commission.

Adjournment

Motion (Mesching/Hansen) to adjourn the meeting at 3:15 p.m. *Motion carried.*

Respectfully submitted by:

Deanna Braunschweig

Deanna Braunschweig

Village Clerk - Treasurer