



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

Wednesday, November 20, 2024, at 1:00 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 20, 2024 at 1:00 p.m. in the Village Board Room and via Zoom communications for the following variance request and administrative appeal:

AGENDA

Call to Order

Open Public Hearing

Matter: Applicants: Richard and Susan Weaver
Property Address: 6912 N Wildwood Point Road
Parcel No: CHQV 365-992

The Applicants, Richard and Susan Weaver, are requesting a variance to permit a generator on the North Side of the property that does not meet the requirements of 6.53 (b) as it is within the 10' side yard setback.

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 on variance request
2. Adjournment.

Respectfully submitted by:
Deanna Braunschweig
Zoning Board of Appeals Clerk

Join Zoom Meeting

<https://us02web.zoom.us/j/83621213628?pwd=uraCx1xtQq0st2ahksRrGdHzEWHZnV.1>

Meeting ID: 836 2121 3628

Passcode: 818567

Dial by your location: + US (Chicago) 312 626 6799

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.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE



**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 20, 2024 at 1:00 p.m. for the following request:

Applicants: Richard and Susan Weaver
Property Address: 6912 N Wildwood Point Road
Parcel No: CHQV 0365992

The Applicants, Richard and Susan Weaver, are requesting a variance to permit a generator on the North Side of the property that does not meet the requirements of 6.53 (b) as it is within the 10' side yard setback.

The purpose of this public hearing is to accept public comment on the proposed request. The public hearing will be held via zoom and in person at the Village of Chenequa Village Hall, 31275 W County Road K, Chenequa.

Join Zoom Meeting

<https://us02web.zoom.us/j/83621213628?pwd=uraCx1xtQq0st2ahksRrGdHzEWHZnV.1>

Meeting ID: 836 2121 3628

Passcode: 818567

Dial by your location: + US (Chicago) 312 626 6799

Deanna Braunschweig,
Village Clerk - Treasurer



STAFF REVIEW

Date: November 18th, 2024 **Meeting Date & Time:** Wednesday, November 20th at 1:00 p.m.

To: Board of Appeals, Village of Chenequa

From: Planning Department

Subject: Site Review

Owner: Richard and Susan Weaver

Location: 6912 N Wildwood Point Road

Project Description: Proposed Generator

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 20th, 2024 at 1:00 p.m.

Dr. Weaver has contacted the Village because he wishes to install a standby generator on the north side of his residence at 6912 N Wildwood Point Road. As proposed, the placement of this generator would violate 6.5(4)(c)(i) because it does not meet the minimum setback requirement of 10'. 6.5(4)(c)(i) states; "*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 survey of the property indicates that the existing house is set back approximately 9.5' from the north property boundary. As stated, the generator would be installed between the north foundation wall of the house and the aforementioned northern property line.

Literature provided by the generator manufacturer indicates that the exhaust end of this generator requires a minimum setback of 4' from combustible materials (the house). The proposed generator is 47" long, 26" wide and 32.3" tall. With the generator placed parallel to the house and meeting the 4' clearance requirement the side yard setback of the proposed generator would be approximately 3.5'.

The generator is programmed to run weekly to make sure the system is operating properly. During the weekly test, the generator has a noise output of 66 decibels. During an actual power outage, the noise output is 70 decibels. For comparison, this is about the sound level of an average vacuum cleaner.

Granting a variance for the proposal being presented before the Board of Appeals would allow the Weaver family to 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
Thomas Gartner, Village Attorney
Cody Lincoln, Zoning Administrator



Filed: 10/24/2024
Hearing Date: 11/20/2024
(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 RICHARD WEAVER
Name of Owner, if other than above _____
Property Address 6912 WILLOWDALE POINT RD
Mailing Address _____
- 2. Present use of property HOME
Proposed use of property HOME
- 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:

- 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 (X)

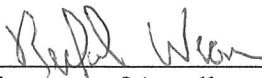
If "Yes", state nature of previous appeal or application _____

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.



Signature of Appellant

10-24-2024

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

Dear Committee,

I would like to put a generator on my home at 6912 Wildwood pt rd. I would like to put it on the left side of the garage near the air conditioner and electrical for the house. This would be the best area because all utilities are there. The neighbor has a fence there that would be blocking it. Our neighbor has his generator on that side of his house.

Our neighbor is Peter and Susan 6940 Wildwood pt rd.

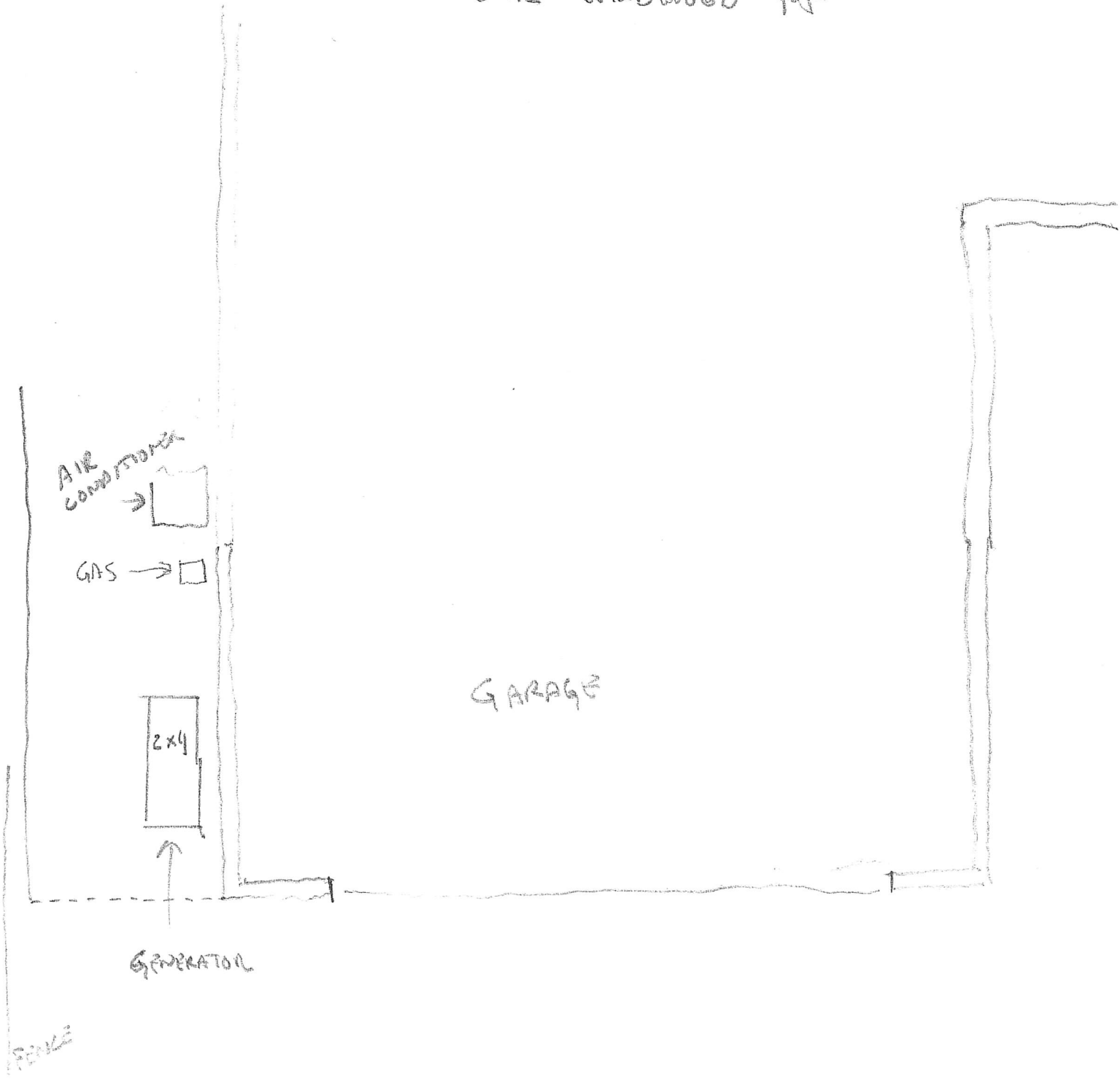
Thank you,

Richard and Susan Weaver

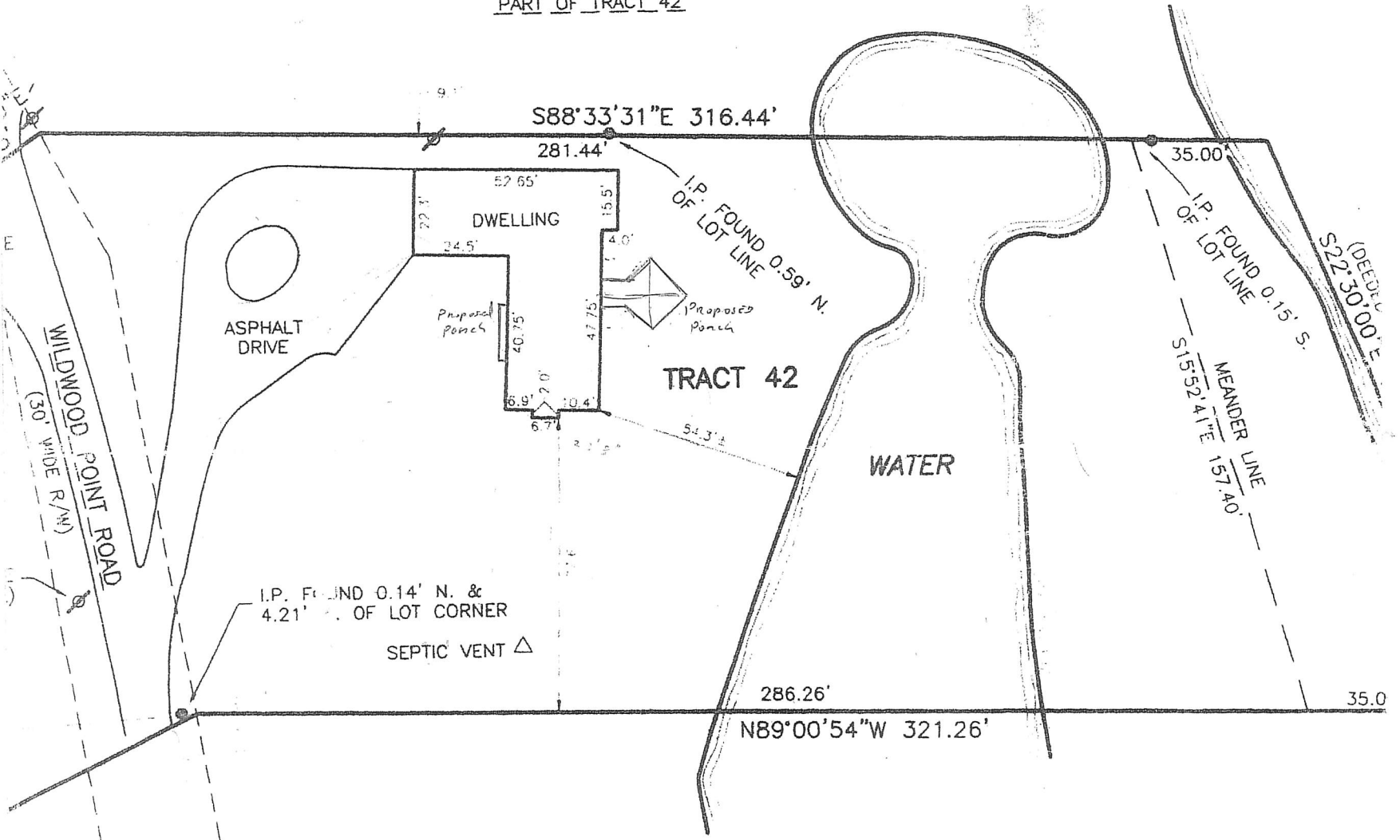
Rsee4@aol.com

414-350-5805

6912 WILLOWOOD RT



PART OF TRACT 42



TRACT 42

PART OF TRACT 42