



Agenda
Village of Chenequa Accessory Structure Committee Meeting
Thursday, January 23, 2025 10:00 a.m.
31275 W. County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Chenequa Accessory Structure Committee will be held on Thursday, January 23, 2025, at 10:00 a.m. in the Village Hall Training Room or Village Hall Board Room and via zoom. The following matters will be discussed, with possible actions:

- 1) Call to order
- 2) Approval of the minutes
- 3) Review and consider action on An Ordinance Creating Section 6.5 (6) Creating Requirements for Accessory Buildings and Structures and Amending and Restating Section 6.3 to Create and Amend Certain Definitions.
- 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

To participate via Zoom:

<https://us02web.zoom.us/j/81687883034?pwd=5V0mlw8q68T5tUPXmLrW8Q8LiegTIT.1>

Meeting ID is 816 8788 3034 and the Passcode is 247731

Or Dial: 305 224 1968 US

**Village of Chenequa
ORDINANCE NO. 2025**

**AN ORDINANCE CREATING SECTION 6.5(6) OF THE CHENEQUA VILLAGE CODE
CREATING REQUIREMENTS FOR ACCESSORY BUILDINGS AND STRUCTURES
AND AMENDING AND RESTATING SECTION 6.3 OF THE CHENEQUA VILLAGE
CODE TO CREATE AND AMEND CERTAIN DEFINITIONS**

WHEREAS, the Village Board finds and determines that the establishment of ordinance provisions regulating the construction of accessory buildings and structures is necessary and appropriate to further the public health, safety and welfare, to protect the ecology of the Village, and to preserve the rustic character of the Village; and

WHEREAS, the Village Board further finds and determines that it is necessary and appropriate to amend and restate Section 6.3 to amend the definitions for “Accessory Building” and “Building” and to create definitions for “Accessory Shed,” “Landscape Materials” and “Screen” in the forms set forth on Exhibit A.

NOW THEREFORE, BE IT ORDAINED, that Section 6.5(6) of the Village Code is hereby created as follows:

“6.5

(6) Accessory Building and Structure Requirements

(a) Lot Abutting Lake – Location.

- (i)** No accessory building shall be erected, modified or moved on any lot abutting a lake so that it is located between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof, except that:

- A.** An accessory building may be erected, modified or moved on any lot abutting a lake between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof if the nearest point of such accessory building is at least two hundred twenty-five (225) feet beyond the shoreline buffer zone.

(b) Lot Abutting Lake – All Other Structures – Location.

- (i)** Accessory structures which are not accessory buildings and accessory sheds may be erected, modified or moved on any lot abutting a lake at any location meeting applicable setback requirements; including, between the shoreline buffer zone and the nearest point of the principal structure or any projection thereof;

provided, however, that accessory sheds between the shoreline buffer zone and the nearest point of any principal structure or projection thereof shall be screened with landscape materials so that no more than eighty (80) percent of the lake elevation of the accessory shed is visible from the lake or an adjoining lot.

(c) Lot Not Abutting Lake.

- (i) No accessory building shall be erected, modified or moved on any lot not abutting a lake so that any point of the accessory building or any projection thereof is closer to the right-of-way or boundary line of any public street wall of the principal structure.

(d) Accessory Buildings – Maximum Footprint.

- (i) The maximum footprint of all accessory buildings erected, modified or moved on any lot shall not exceed one half of one (.5) percent of the total lot area.

(e) Accessory Buildings – Maximum Number.

<u>Lot Area</u>	<u>Number of Accessory Buildings</u>
2.5 acres or less	1
2.5 but less than 7 acres	2
7 acres or more	3

(f) Appeals.

- (i) Appeals from any decision of the Village Administrator or Village Zoning Administrator may be taken to the Board of Appeals by any person aggrieved, or by an officer, department or bureau of the Village under Section 6.13 of the Village Code. Notwithstanding the foregoing, an application to construct an accessory building or an accessory structure outside of the shoreline buffer zone but at a location not permitted by this section shall be considered by the Village Board using the standards, requirements and procedures under Section 6.20 of the Village Code applicable to Conditional Uses.”

AND, BE IT FURTHER ORDAINED, that the new and revised definitions set forth on Exhibit A are hereby approved and adopted and that the Village Clerk is hereby authorized and directed to insert such new and revised definitions into the appropriate positions in Section 6.3 of the Village Code.

Adopted this ____ day of _____, 2024

VILLAGE OF CHENEQUA

BY: _____
Jo Ann Villavicencio
Village President

ATTEST:

Deanna Braunschweig
Village Clerk - Treasurer

Date Adopted:
Date Published:
Effective Date:

EXHIBIT A

Definitions: (New and Revised)

Accessory Building: A fully enclosed accessory structure having a roof and walls.

Accessory Shed: An accessory building of not more than one hundred (100) square feet in floor area and not more than twelve (12) feet in height, without plumbing other than a single hose bibb. An accessory shed shall not be considered an accessory building for purposes of calculating the number of accessory buildings on a lot.

Building: A fully enclosed structure having a roof and walls.

Landscape Materials: Living trees, shrubs, ground cover and other similar natural and decorative features but not including fences or walls.

Screen: A setback or open space with a fence, wall or landscaping that provides a visual barrier between uses, lots or parcels.

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Summary report:	
Litera Compare for Word 11.10.1.2 Document comparison done on 12/9/2024 11:09:24 AM	
Style name: MBFDefault	
Intelligent Table Comparison: Active	
Original DMS: iw://michaelbest-mobility.imatech.com/MBF/39520487/1	
Modified DMS: iw://michaelbest-mobility.imatech.com/MBF/39520487/2	
Changes:	
<u>Add</u>	12
Delete	6
Move From	1
<u>Move To</u>	1
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	20