



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

Wednesday, August 27, 2025, at 10:00 a.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, August 27, 2025, at 10:00 a.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: Jason Luther and Julie Sullivan  
Property Address: 6354 Brumder Road  
Parcel No: CHQV 0401998

The Applicants, Jason Luther and Julie Sullivan are requesting an area variance to allow the encroachment beyond the minimum southern side yard setback requirement as defined in section 6.5(6)(c)(i). The variance is being requested to accommodate for an addition to the south side of the existing primary dwelling on the property.

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 Village of Chenequa Village Hall, 31275 County Road K, Chenequa. The link for zoom can be found on the notice.

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/85347730099?pwd=vPzCsjTv9CC4d4tF1S8B1YXqsHDLzs.1>

Meeting ID: 853 4773 0099

Passcode: 248892

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

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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



## STAFF REVIEW

**Date:** August 7<sup>th</sup> 2025      **Meeting Date & Time:** Wednesday, August 27<sup>th</sup>, 2025 at 10 a.m.

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

**From:** Planning Department

**Subject:** Site Review

**Owner:** Jason Luther and Julie Sullivan

**Location:** 6354 Brumder Road

**Project Description:** Proposed Addition to Primary Residence

**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 August 27<sup>th</sup>, 2025 at 2:30 p.m.

On behalf of Jason Luther and Julie Sullivan, Think Design has submitted a Notice of Appeal and associated plans. The applicants are seeking an area variance from the Board of Appeals which would allow them to proceed with the completion of their plans and a formal submittal before the Plan Commission and Village Board.

As submitted, the plans propose to demolish the existing garage and add-on to the south side of the primary residence. Currently, the nearest point of the existing attached garage foundation is 13.5' from the southern property boundary. As defined 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.....". Based on this definition, the minimum side yard setback for the existing 27' residence is 13.5'. While the proposed addition does not increase the overall height of the dwelling, it does encroach on the side yard setback from the south property boundary. Considering the addition, the new proposed setback is 11.25' which is 2.25' nearer than the minimum setback required by 6.5(4)(c)(i).

With this packet, you will find several documents of importance.

- 1.) A completed application form explaining what is being requested of the Board of Appeals
- 2.) A letter written by Josh Wadzinski- Think Design, LLC
- 3.) An updated survey prepared by raSmith that identifies the location of the existing dwelling
- 4.) A complete set of plans prepared by Think Design, LLC

Granting an area variance for the proposal being presented before the Board of Appeals would allow the

Luther/Sullivan family to encroach on the side yard setback beyond what is permissible 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?

Please feel free to reach out with any questions or concerns

Sincerely,

A handwritten signature in black ink, appearing to read "Cody Lincoln", with a long horizontal flourish extending to the right.

Cody Lincoln  
Zoning Administrator

c: Matthew Carney, Police Chief, Village Administrator  
Deanna Braunschweig, Clerk/Treasurer  
Paul Launer, Lake Country Inspections  
Thomas Gartner, Village Attorney  
Alan Kesner, Village Attorney



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 Think Design LLC  
Name of Owner, if other than above Jason Luther & Julie Sullivan  
Property Address 6354 Brumder Road, Chenequa, WI 53029  
Mailing Address 6354 Brumder Road, Chenequa, WI 53029
2. Present use of property Residential - Single Family Home  
Proposed use of property \_\_\_\_\_
3. Date of decision or order of administrative official from which appeal is taken \_\_\_\_\_  
NA  
Date notice of such decision received by applicant NA
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 (●)  
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

JULY 15, 2025

\_\_\_\_\_  
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



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www.thinkdesign-studio.com

## Variance Request: Residence 6354 Brumder Road

**Date:** July 15, 2025

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

**By:** Josh Wadzinski, AIA – Think Design, LLC

**Applicant:** Jason Luther & Julie Sullivan  
6354 Brumder Road  
Chenequa, Wisconsin 53029

**Job #:** LJJ-1782025

### I. Request For Variance

1. **Variance Requested:** The request for Variance is in regards to an encroachment beyond the southern, side-yard setback from the property line. We are proposing an addition to an existing home where the southeast corner of the new addition slightly projects beyond the prescribed setback.
  - a. Per zoning code, the minimum side-yard setback is 10'-0", a code modifier requires the height of the home to be factored in to increase the side yard setback. Due to the existing home having a height of 27' tall to the main roofline, our side-yard setback becomes 13'-6" (6" setback for every foot in height of the structure).
  - b. We are proposing to respect the minimum 10'-0" required setback, with the wall corner of the addition being located approximately 11'-3" from the property line (in other words, the addition's corner projects past the 13'-6" setback by approximately 2'-2 ½"). In terms of building area, only 9 square feet of the new addition will encroach beyond the 13'-6" setback.
  - c. The new addition's height will not be taller than the existing home, all will be less than 27' tall, not increasing the prescriptive side-yard setback.
2. **Special Conditions:** The existing home was originally part of a larger property. When the property was subdivided the location of the home became closer to the property line, ultimately impacting the required zoning setbacks.
  - a. Adding to the zoning restriction, the existing home is awkwardly located at an acute angle to the new property line, making it difficult to add on without angling an addition (angling would block existing views from the home, in particular the views from the kitchen to the lake). Furthermore, the home is not even perfectly parallel to the shoreline nor aligned to cardinal directions (if the site were to be developed new today, without an existing structure, it is unlikely you would locate the home in this manner).



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- b. An existing drive easement on the neighboring property is in place to access the current garage. This easement would be maintained to access the new proposed garage addition.
  - c. We ruled out locating the garage to other areas of the site even though these areas are well within the buildable area for zoning. The grade drops away dramatically to the north and east of the existing home, prohibiting a drive approach or garage location on the north. The areas north and east of the existing home are also forested with mature trees.
  - d. The portion of the addition that encroaches is part of the pool room – the encroachment allows for adequate circulation paths around the pool that is sized for family use. This site arrangement of the new structure also allows for a typical, rectilinear construction that is in keeping with the existing architecture of the home.
3. **Public Interest Impact:** We believe there is no impact to the public at large regarding this variance request. The home is located on a private road beyond the sight of the main public road. Also due to the significant setback from the lake, the home is also not overly visible from the lake itself (currently about 350’ back from shoreline and 50’ higher in elevation than the lake level). As such there is no concern of endangering public safety and welfare.
4. **Spirit of Zoning:** The purpose of the zoning setbacks is to maintain the rural quality of Chenequa by preventing structures from being built too close to one another. The proposed addition to the Luther’s existing residence does not have a negative impact on the spirit of zoning due to not having any close neighboring structures to the south of the property. Furthermore, the addition we are proposing is mostly within the required setbacks (only 9 square feet of a 2,515 sf addition, a corner, encroaches within the setback).
5. **Substantial Justice:** The consideration of the Variance will allow the use of the property to meet the homeowner’s needs while retaining the existing structure. In lieu of a full tear down and new construction on the property, the addition and remodeling will allow for the homeowner’s needs. The added benefit to the public interest will maintain an existing structure location that is substantially setback from the lake, helping to retain the natural setting of Pine Lake along their frontage. The existing home is approximately 350’ back from the shoreline with the nearest corner of the new addition 337’ back from the shoreline.
6. **Neighboring properties:**
- a. North
    - i. Owner: C David & Melissa R Myers Living Trust
    - ii. Parcel ID: CHQV0368989005
    - iii. Address: 6378 N Brumder Road
  - b. South
    - i. Owner: Von Hagke Emtek Trust
    - ii. Parcel ID: CHQV0401996
    - iii. Address: 6328 N Brumder Road
  - c. West
    - i. Owner: Jojo Gehl Neumann
    - ii. Parcel ID: CHQV0401984



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iii. Address: the property is a Land parcel with no structure

7. **Attached Drawings:**

- a. Existing Survey
- b. EX2.0 Perspectives: Existing Home
- c. D1.1 Demolition Main Level Floor Plan
- d. C1.0 Proposed Site Plan
- e. A1.1 Variance: Main Level Floor Plan

Thank you for your consideration,

**Josh Wadzinski**, AIA, NCARB  
Founder & Lead Design Architect  
Think Design, LLC



PLAT OF SURVEY

Known as 6354 North Brumder Road, in the Village of Chenequa, Waukesha County, Wisconsin.

All that part of the Northeast One-Quarter (1/4) of Section Twenty-nine (29), in Township Eight (8) North, Range Eighteen (18) East, in the Village of Chenequa, County of Waukesha, State of Wisconsin, bounded and described as follows, to-wit:

Commencing at a monument at the Northeast corner of said Section 29; thence South 0°49' West 228.88 feet to a stone monument; thence South 32°30' West 32.20 feet to an iron pipe and place of beginning of the land hereinafter described; thence North 50°12' West 128 feet to an iron pipe; thence North 62°15' West 145.18 feet to an iron pipe; thence North 88°43' West 282 feet to an iron pipe; thence South 5°20' West 150 feet to an iron pipe; thence South 69°46' East 491.08 feet to an iron pipe; thence North 18°53' East 150 feet to an iron pipe; thence North 32°30' East 25 feet to the place of beginning, also all that land lying between the Northerly and Southerly boundary lines of the premises above described extending Easterly to the low water mark of Pine Lake.

Together with a non-exclusive easement in the existing private road known as Brumder Road between C.T.H. K on the North and Oakland Avenue on the South.

Also including a non-exclusive driveway easement dated July 31, 1980 and recorded on August 6, 1980 in Reel 417, Image 430, as Document No. 1133358.

Prepared for: Jason Luther  
Survey No. 167174-RMK

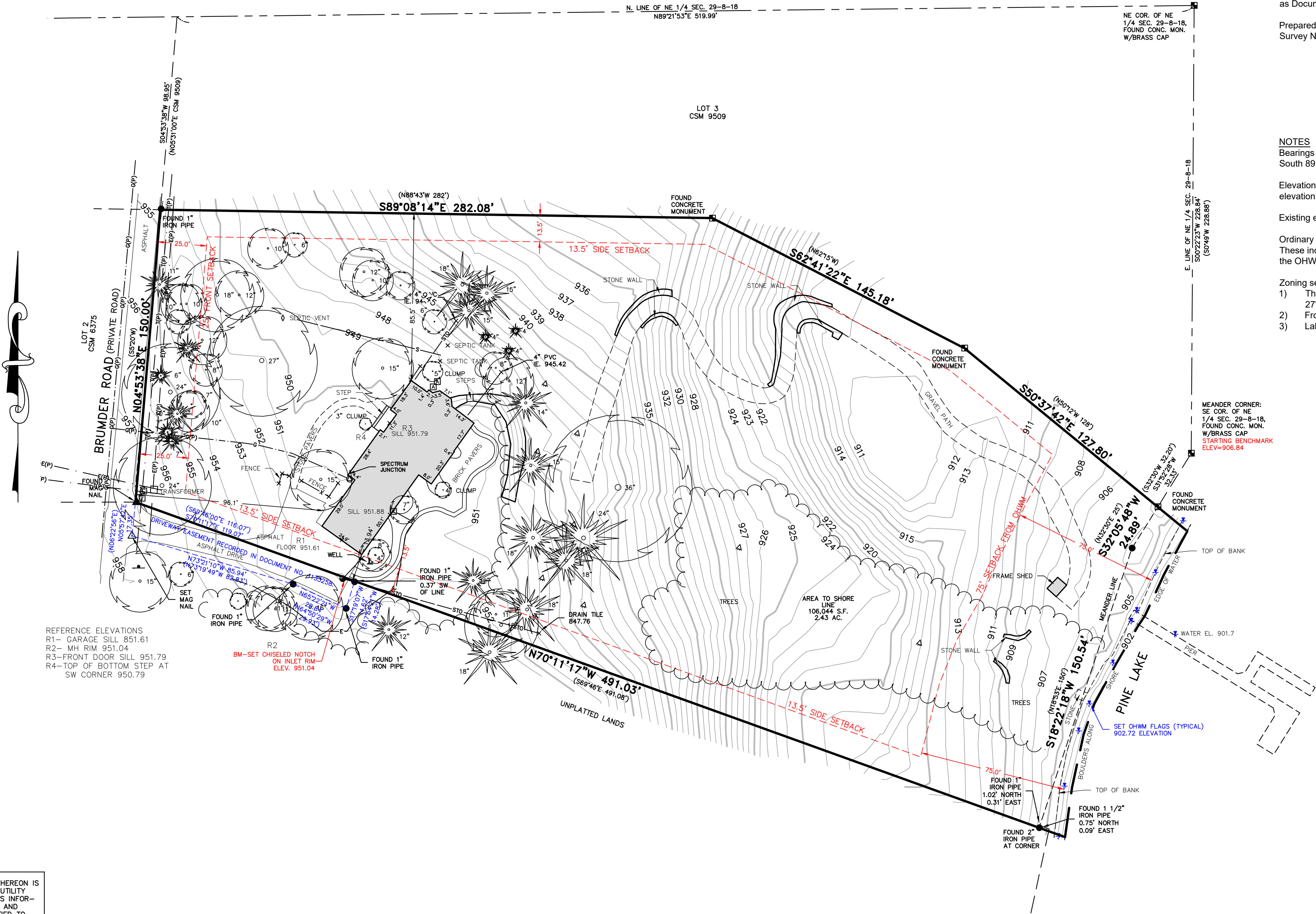
NOTES  
Bearings are based on the North line of the Northeast 1/4 of Section 29, Township 8 North, Range 18 East, which is assumed to bear South 89°21'53" West, Wisconsin State Plane Coordinate System, South Zone (NAD27).

Elevations are based on NGVD29 datum. Starting benchmark - limestone meander corner for the East 1/4 corner of Section 29-8-18, elevation 906.84

Existing easements, if any, are not shown and not provided by the Client.

Ordinary High Water Mark (OHWM) of 902.72 taken from recorded Certified Survey Maps around Pine Lake. These include CSM 12237, 12432, 12295, 12186 and others. According to the Surveyor who prepared these CSMs, the OHWM was set by WDNR at the request of the Village of Chenequa.

Zoning setbacks provided by Think Design LLC via email on 4-2-25  
1) The side yard setback is 6' for every foot in height of the structure (tallest point of home, not including chimneys). The home is 27' tall so the side yard setbacks are 13'-6".  
2) Front yard setbacks tend to be 75' from public roads but Brumder is actually a private road so the Front yard setback is only 25'.  
3) Lake is 75' from OHWM



I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Date: March 26, 2025



JOHN P. CASUCCI  
WISCONSIN PROFESSIONAL LAND SURVEYOR S-2055  
REVISED 4-14-25 ADD WELL

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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raSmith  
CREATIVITY BEYOND ENGINEERING

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PROJECT

**Brumder Road Residence**  
Chenequa, WI

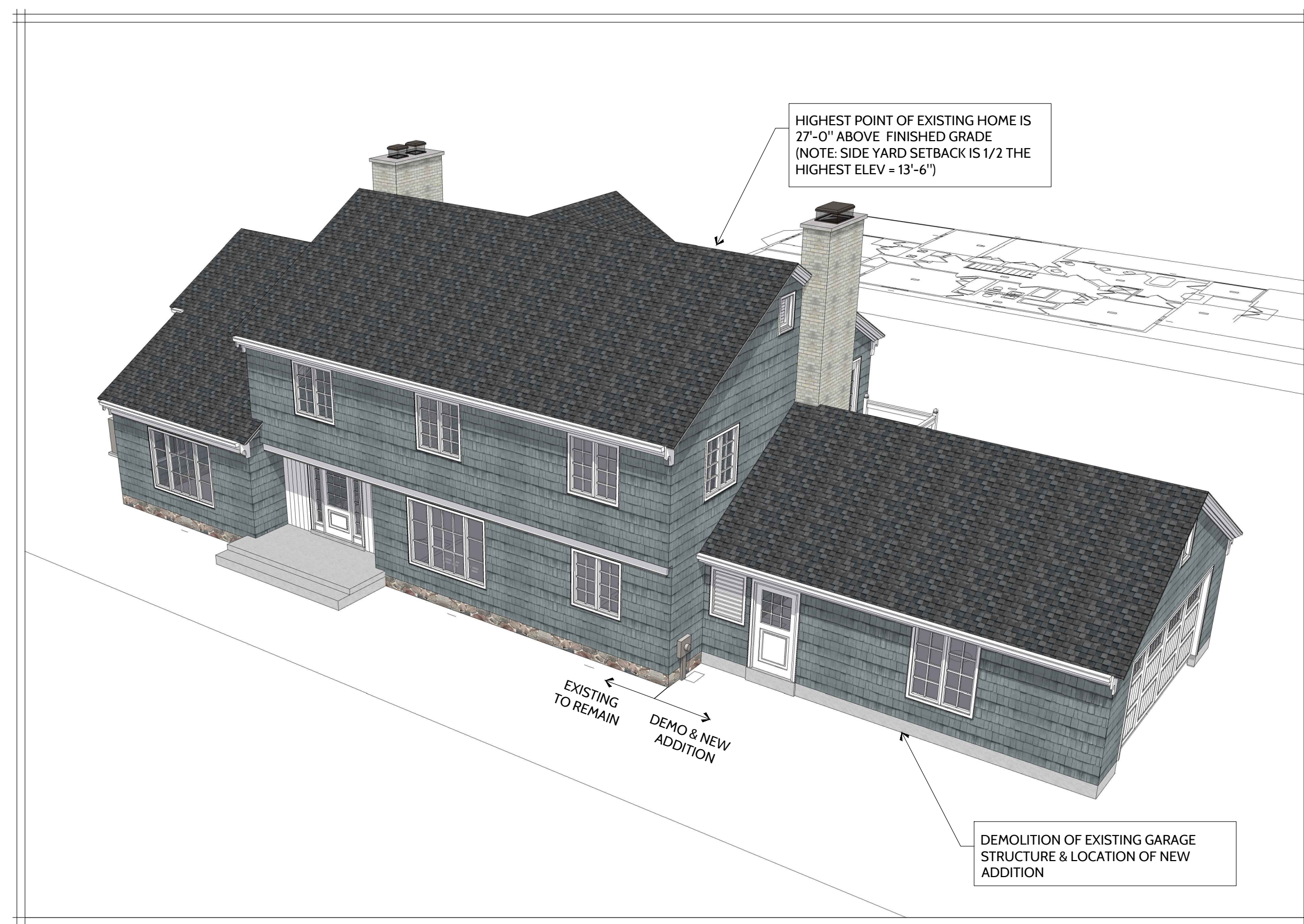
6354 Brumder Road  
Chenequa, WI 53029

OWNER

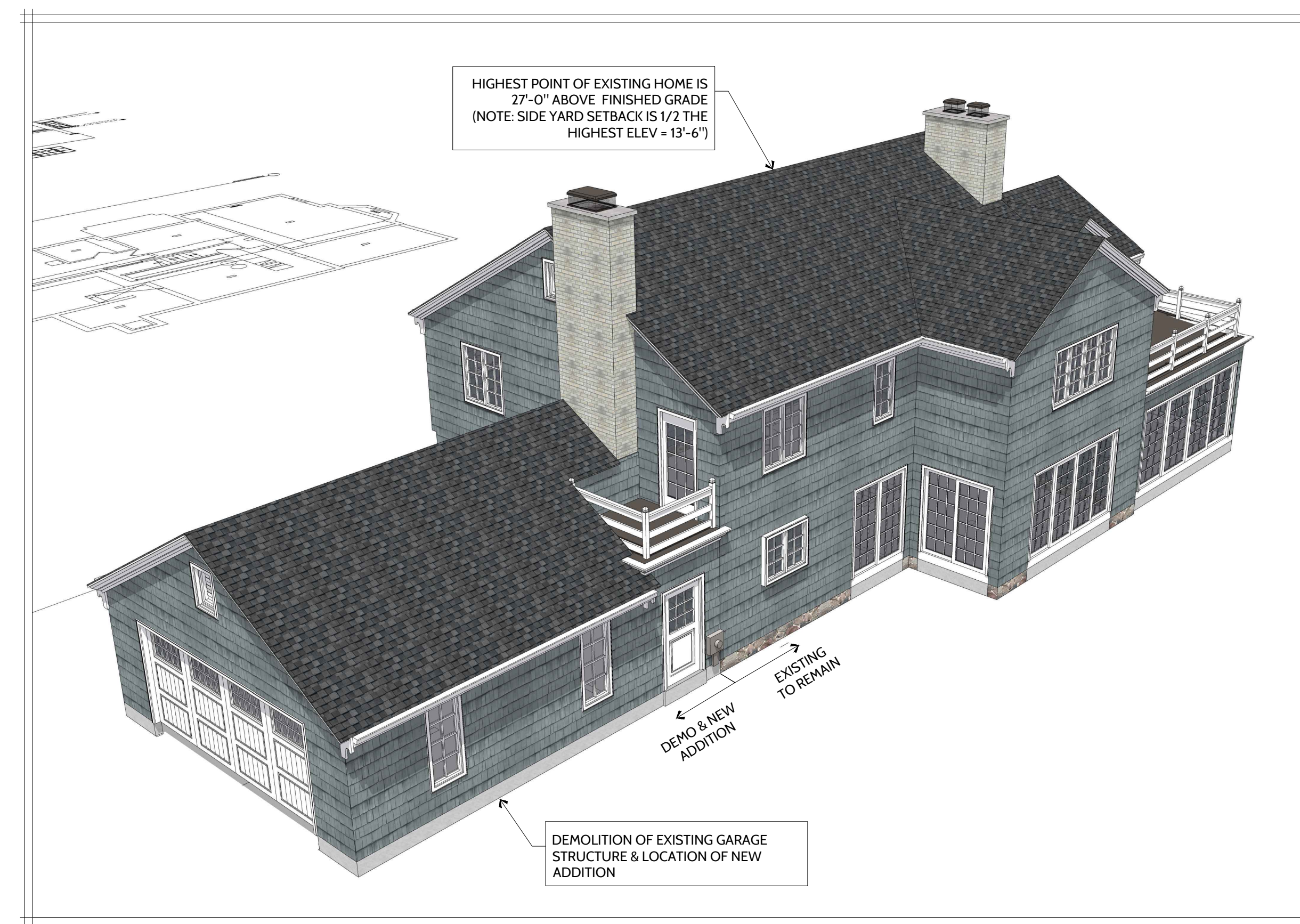
C/O Think Design, LLC

GENERAL CONTRACTOR

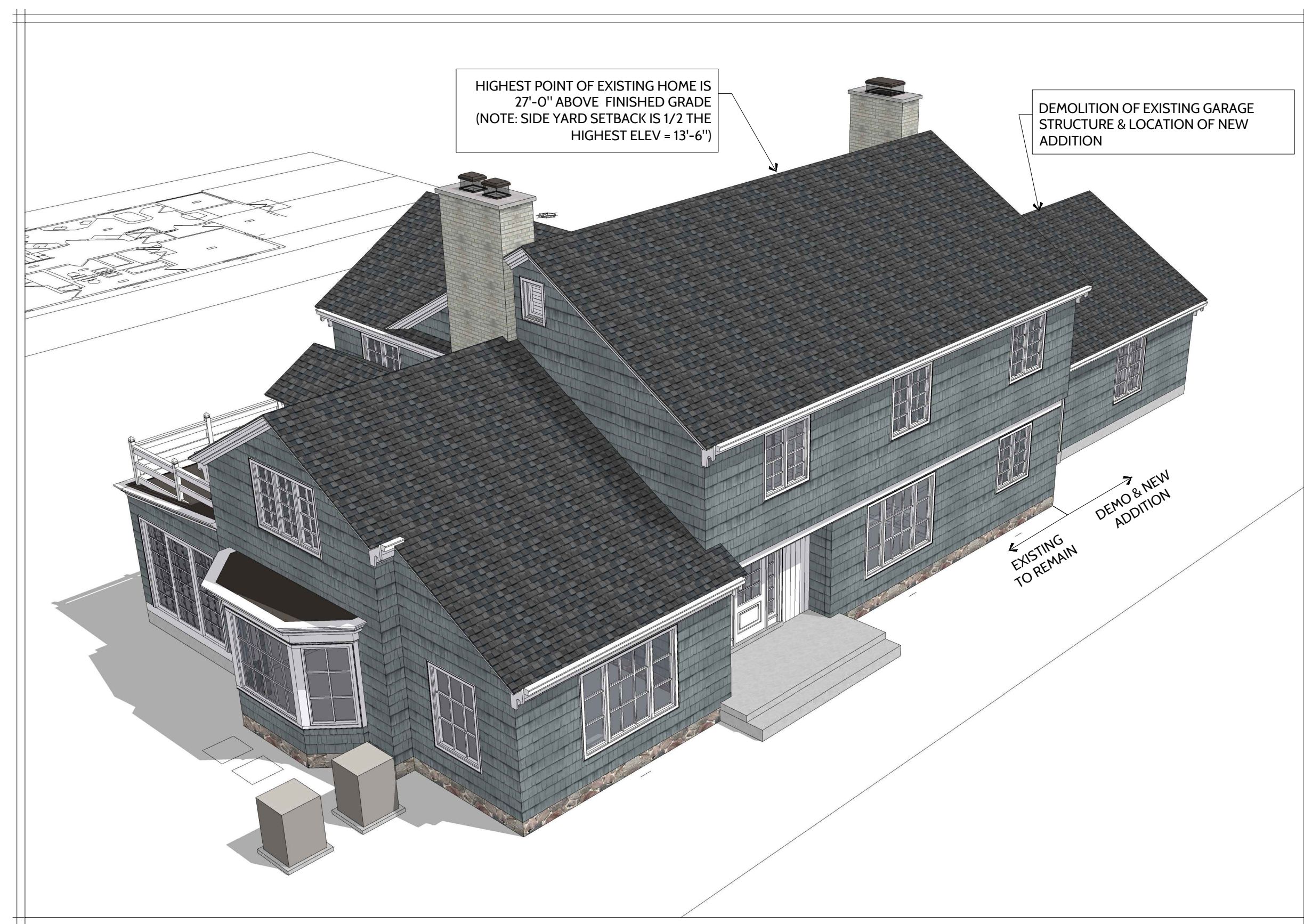
CONSULTANTS



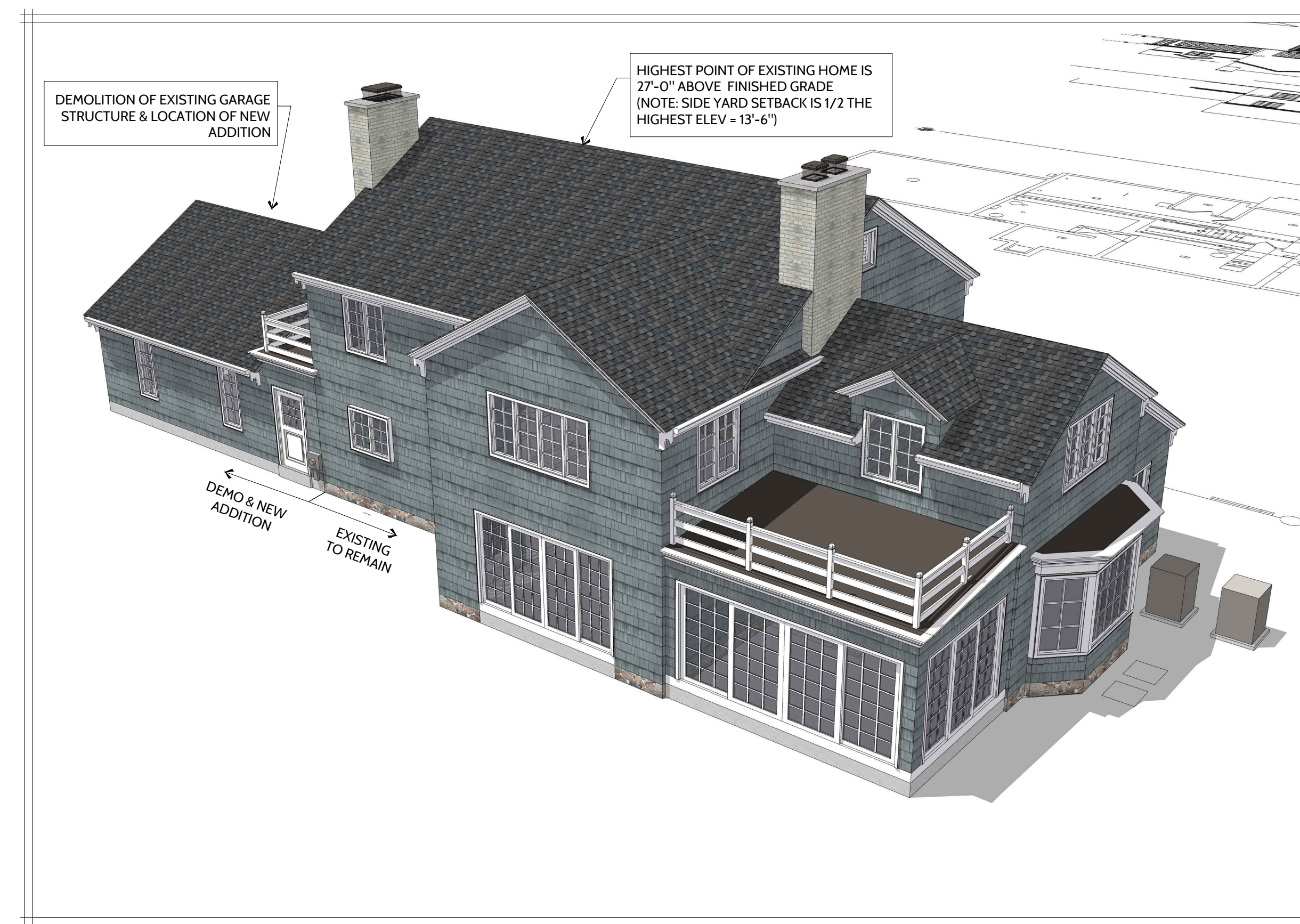
1 Perspective: From South West



2 Perspective: From South East



3 Perspective: From North West



4 Perspective: From North East

**NOTE:** PERSPECTIVE IMAGES ARE PROVIDED FOR DESIGN INTENT ONLY. REFER TO PLANS, ELEVATIONS, SECTIONS & DETAIL DRAWINGS FOR DIMENSIONAL ACCURACY AND CONSTRUCTION DETAILING.

REVISIONS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE

JULY 15, 2025

PROJECT CODE

LJJ-1782025

SHEET TITLE

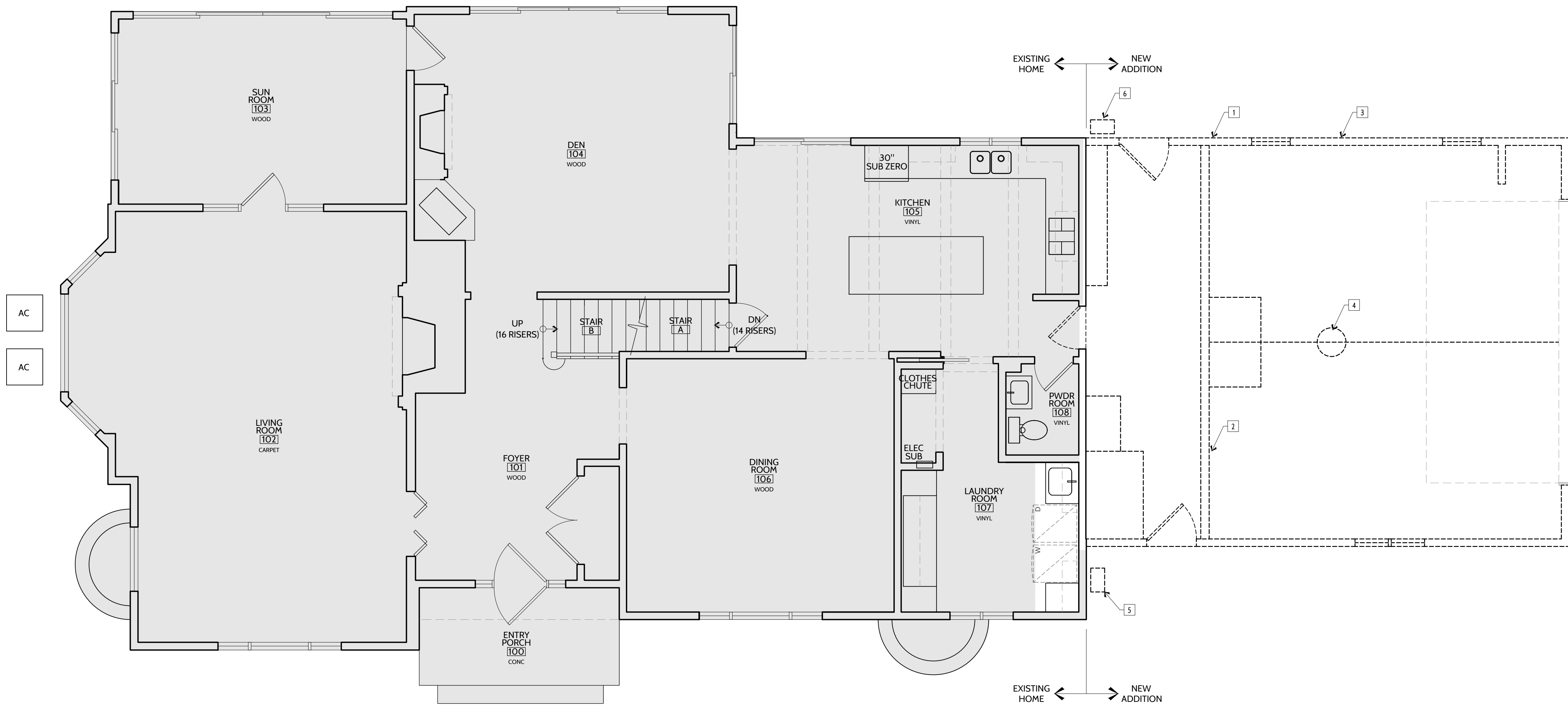
PERSPECTIVES:  
EXISTING HOME

SHEET NUMBER

**EX2.0**

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1 DEMOLITION MAIN LEVEL FLOOR PLAN  
Scale: 1/4" = 1'-0"



#### DEMOLITION GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN & PROCEDURES OF ALL TEMPORARY SHORING OF EXISTING WALLS AND FLOORS/ROOFS AS REQUIRED TO INSTALL NEW FOOTERS, FOUNDATIONS, HEADERS, BEARING WALLS, BEAMS & COLUMNS.

2. REMOVE ALL INTERIOR FINISHES FROM FINISHED FLOOR SLAB TO STRUCTURAL ROOF FRAMING/LOAD BEARING EXTERIOR WALLS, UNO.

3. SEE *STRUCTURAL, MECHANICAL, ELECTRICAL* DRAWINGS FOR MORE DEMOLITION INFORMATION.

----- TO BE REMOVED

DOOR TO BE REMOVED

SHADED AREA DENOTES EXISTING TO REMAIN (UNLESS NOTED OTHERWISE)

#### DEMO KEYED NOTES

- 1 DEMO MASONRY FOUNDATION & FOOTINGS
- 2 DEMO CONCRETE STEP & SLAB
- 3 DEMO ENTIRE GARAGE FRAMING FOR WALLS, ROOF & FINISHES
- 4 DEMO PLUMBING DRAINAGE SYSTEM & CAP AS NECESSARY

5 GAS METER TO BE RELOCATED ON ADDITION. GC TO COORDINATE UTILITY AND GAS LINE RELOCATION

6 ELEC. METER TO BE RELOCATED ON ADDITION. GC TO COORDINATE UTILITY, ELEC. LINE RELOCATION & NEW PANEL CONNECTION TO EXISTING

- 7
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- 18

**THINK  
DESIGN**

Think Design, LLC

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PROJECT

**Brumder Road  
Residence**

Chenequa, WI

6354 Brumder Road  
Chenequa, WI 53029

OWNER

C/O Think Design, LLC

GENERAL CONTRACTOR

CONSULTANTS

REVISIONS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

DATE

JULY 15, 2025

PROJECT CODE

LJJ-1782025

SHEET TITLE

DEMOLITION  
MAIN LEVEL  
FLOOR PLAN

SHEET NUMBER

**D1.1**

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6354 Brumder Road  
Chenequa, WI 53029

C/O Think Design, LLC

GENERAL CONTRACTOR

CONSULTANT(S)

E. LINE OF NE 1/4 SEC. 29-8-18  
S00°22'23"W 228.84'  
(S0°49'W 228.88')

MEANDEF  
SE COR.  
1/4 SEC  
FOUND C  
W/BRAS  
STARTING

REVISIONS

DATE  
JULY 15, 2025

PROJECT CODE  
LJI-1782025

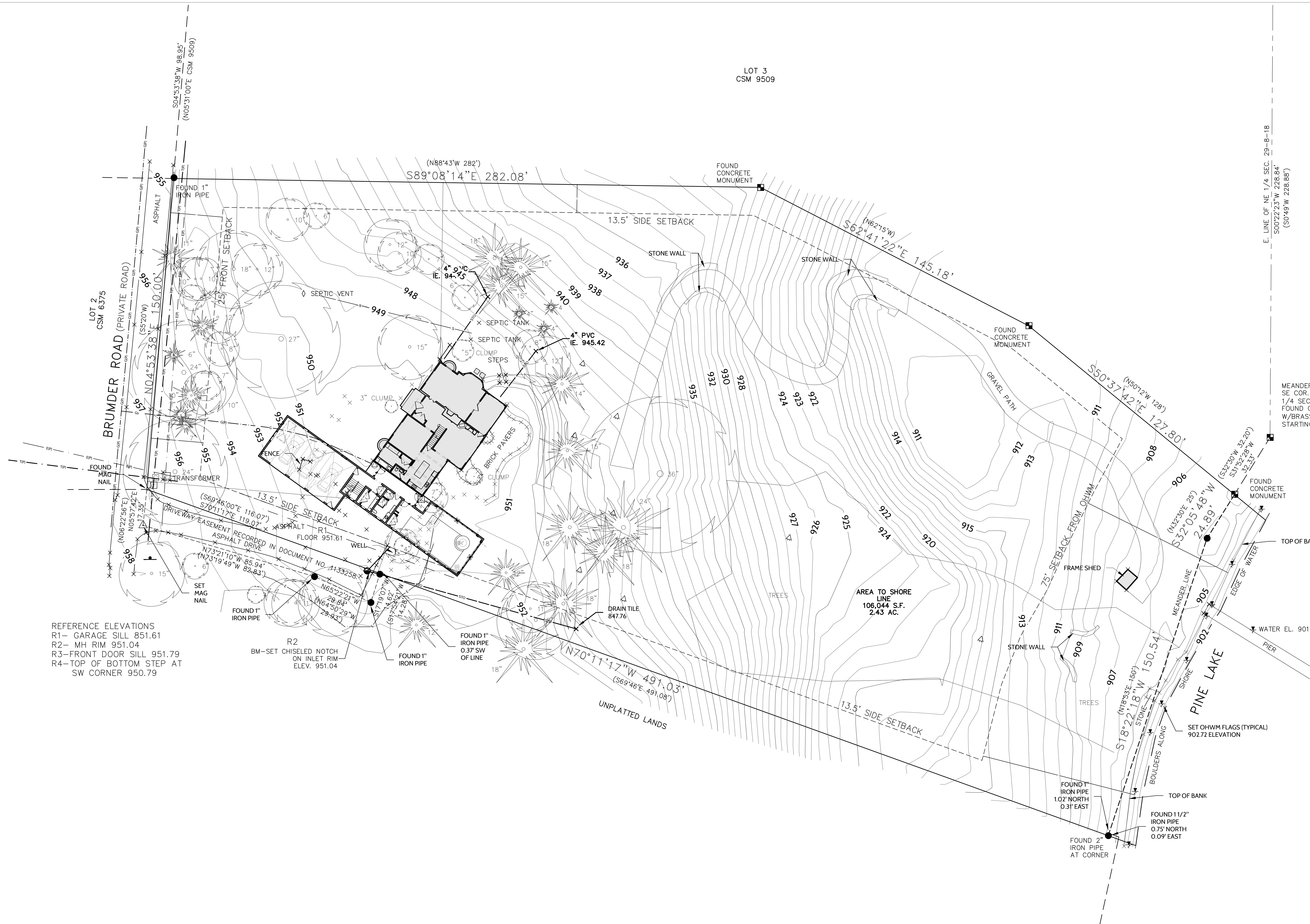
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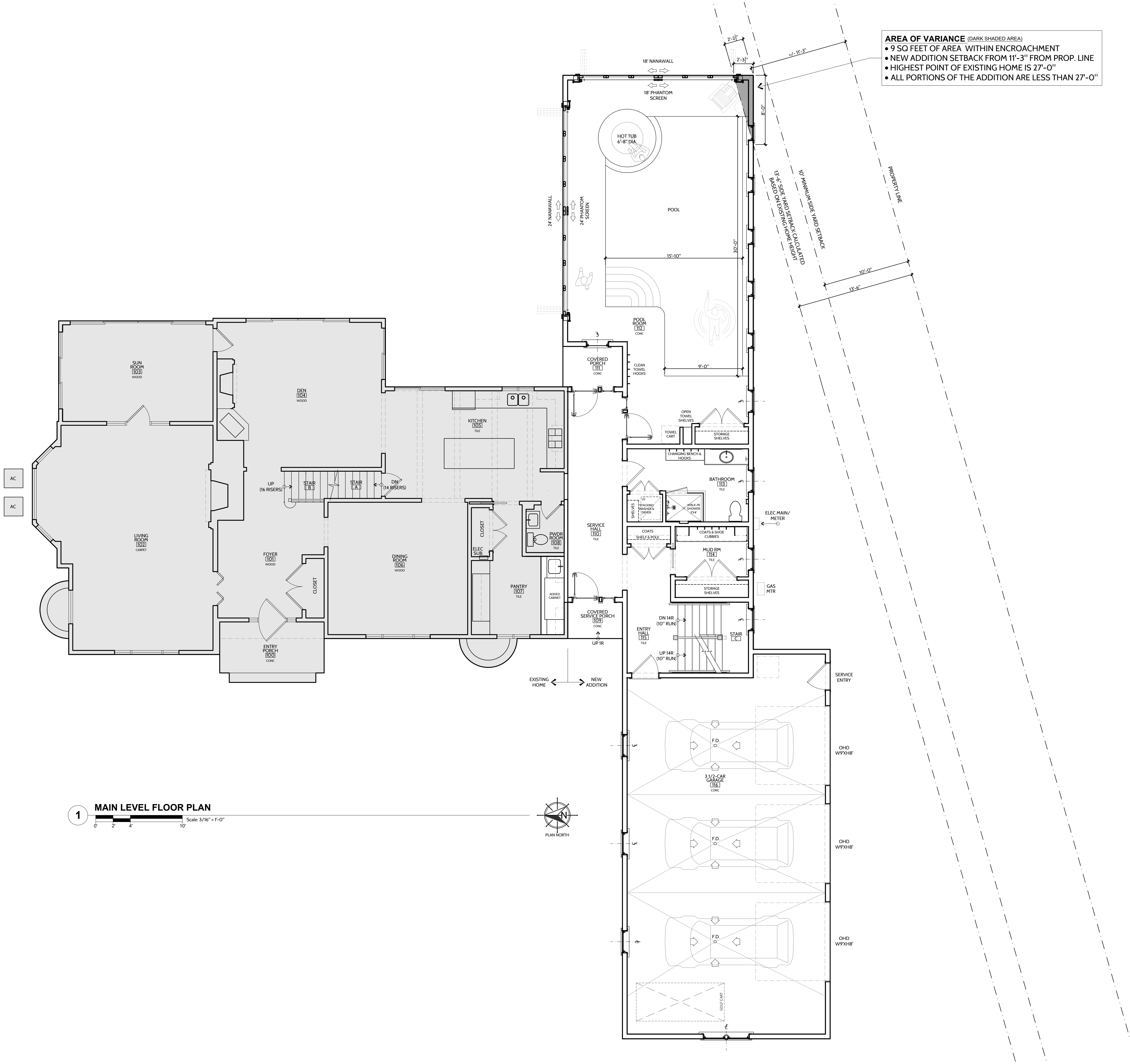
## PROPOSED SITE PLAN

SHEET NUMBER

C1.0

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- AREA OF VARIANCE** (DARK SHADED AREA)
- 9 SQ FEET OF AREA WITHIN ENCROACHMENT
  - NEW ADDITION SETBACK FROM 11'-3" FROM PROP. LINE
  - HIGHEST POINT OF EXISTING HOME IS 27'-0"
  - ALL PORTIONS OF THE ADDITION ARE LESS THAN 27'-0"

1 MAIN LEVEL FLOOR PLAN  
Scale: 3/16" = 1'-0"



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**Brumder Road Residence**  
Chenequa, WI

6354 Brumder Road  
Chenequa, WI 53029

OWNER

C/O Think Design, LLC

GENERAL CONTRACTOR

CONSULTANTS

REVISIONS

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SHEET TITLE

**VARIANCE:  
MAIN LEVEL  
FLOOR PLAN**

SHEET NUMBER

**A1.1**

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