

Village of Chenequa
ORDINANCE NO. 2026-07-13-01

**AN ORDINANCE CREATING SECTION 5.28 OF THE VILLAGE OF CHENEQUA
MUNICIPAL CODE REGARDING ACCESSORY STRUCTURES**

WHEREAS, the Village of Chenequa has elected to exercise jurisdiction over building permits and code enforcement under Wisconsin Law to promote and protect public safety, health, welfare, and morals; and

WHEREAS, the Village of Chenequa desires to regulate the location and construction of Accessory Structures on residential properties within the Village;

NOW, THEREFORE, the Board of Trustees of the Village of Chenequa, Waukesha County, Wisconsin, do hereby ordain as follows:

Section 1. Section 5.28 of the Village of Chenequa Code is hereby created to read in its entirety as follows:

5.28 ACCESSORY STRUCTURES.

(1) Accessory Sheds

- A. Accessory Shed is defined in Sec. 6.3(2) of this Code.
- B. Unless otherwise provided for in appropriate codes or actions of the Village Board, Accessory Sheds shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest exterior Accessory Shed wall.
- C. An Accessory Shed is reviewed and inspected only for compliance with the Village's zoning setbacks and other Zoning Code provisions, including separation from the dwelling and other buildings located on the property.
- D. An Accessory Shed shall be installed on a concrete slab or treated wood floor, or other floor materials acceptable to the Village.
- E. A minimum of four (4) hold-down restraints shall be required. One on each corner of the Accessory Shed or as otherwise approved by the Village.

(2) Accessory Buildings- greater than 100 Square feet

- A. Accessory Building is defined in Sec. 6.3(1) of this Code.
- B. Unless otherwise provided for in appropriate codes or by actions of the Village Board, Accessory Buildings over 100 square feet in size shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest Accessory Building wall.

C. Footings and Foundations for Accessory Buildings over one hundred (100) square feet shall be constructed to meet this section.

1. Except as provided in sub. 2., engineered drawings shall be provided for foundations built on sloping sites having a depth at any portion of the foundation greater than 16".
2. Accessory Buildings may be built with a continuous floating slab of reinforced concrete not less than four (4) inches in thickness. The slab shall be provided with a thickened edge all around, eight (8) inches wide and eight (8) inches below the top of the slab. The thickened edge shall have two (2) #4 horizontal reinforcement bars placed at the center. The lower reinforcement bar shall be set two (2) inches above the bottom of the thickened edge and the upper reinforcement bar shall be set six (6) inches above the bottom of the thickened edge. Slab reinforcement shall be a minimum of number ten (10) six by six (6" x 6") inch wire mesh. Exterior wall curbs shall be provided not less than six (6) inches above the finished ground grade adjacent to the garage. Anchor bolts shall meet SPS 321.18(1)(c)3. for size, embedment length, and spacing requirements.

D. Accessory Buildings shall be constructed as follows:

1. Unless designed through structural analysis, load-bearing foundation walls and partitions shall be constructed as per sections SPS 321.15 to 321.18.
2. Accessory Buildings of wood frame construction shall be constructed with the following requirements.
 - a. Studs may have a maximum spacing of 24 inches on centers.
 - b. Diagonal corner bracing shall be installed on both walls at each corner. Diagonal corner bracing may be applied on the inside surface of studs.
 - c. Corner posts may consist of two two-by-four-inch studs or a single four-by-four-inch stud.
 - d. Collar beams at the top plate and collar ties in the upper 1/3 of the roof shall be installed with a maximum spacing of 48 inches on center. Collar beams may be two-by-six-inch. Collar ties shall be at least two-by-four-inch for roof slopes less than four inches per foot. A one-by-six-inch collar tie may be used for roof slopes four inches per foot or greater.
 - e. Accessory Building roofs shall be framed in accordance with the applicable requirements of section SPS 321.28.

E. Heating, ventilating and air conditioning. The provisions of Chapter SPS 323 shall apply to the design, installation and construction of all heating, ventilating and air-conditioning systems installed in Accessory Buildings.

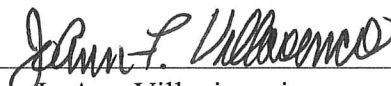
(3) Accessory Buildings with Living area

- A. Accessory Building is defined in Sec. 6.3(1) of this Code.
- B. Living Area is defined in Sec. 6.3(29) of this Code. A "Living Area" approved under this section is not to be used as a standalone residential, dwelling or sleeping space.
- C. Unless otherwise provided for in appropriate codes Accessory Buildings with Living Area shall be located not less than ten (10) feet from any residence building, except that such distance may be reduced when the adjacent wall is protected as required for attached garages in SPS 321.08(1). Such separations shall be measured as the perpendicular distance from the exterior dwelling wall to the closest Accessory Building wall.
- D. Accessory Buildings with Living Area shall be constructed as follows:
 - 1. Unless designed through structural analysis, load-bearing foundation walls and partitions shall be constructed as per sections SPS 321.15 to 321.18.
 - 2. Accessory Buildings with Living Area of wood frame construction shall be constructed following UDC SPS 320-325 requirements.
- E. Heating, ventilating and air conditioning. The provisions of Chapter SPS 323 shall apply to the design, installation and construction of all heating, ventilating and air-conditioning systems installed in Accessory Buildings with Living Area.

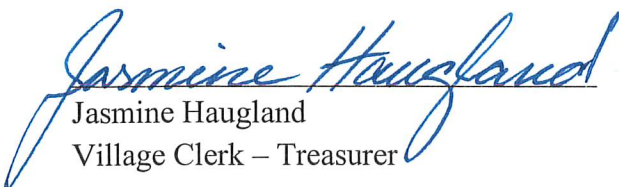
Section 2. Effective Date. Upon adoption, this Ordinance shall take effect the day after publication or posting.

Adopted this 13 day of July, 2026.

VILLAGE OF CHENEQUA

By: 
Jo Ann Villavicencio
Village President

ATTEST:


Jasmine Haugland
Village Clerk – Treasurer

Date Adopted: July 13, 2026

Date Posted: July 14, 2026