

VILLAGE OF CHENEQUA
PLAN COMMISSION

MINUTES OF THE JULY 26, 2004 MEETING

The meeting was called to order at 5:00 p.m.

Present: Acting Chairman William Biersach, Peter Zlotocha, Tom Rolfs, Carla Garnham, Andy Gehl. Also present Chief/Administrator Douglas, Building Inspector Tising, Clerk/Treasurer Igl, and Kelly Smith of the Lake Country Reporter.

MOTION made by Gehl, seconded by Garnham to approve the minutes of June 15 after correction of a typing error. Motion carried.

Plans for construction of an addition to an existing residence and new detached garage on the Jeffrey & Pamela Kuhn property at 6625 N. Shawmoors were presented and reviewed. Chief/Administrator Douglas stated that the lot and existing residence are legal conforming and that all setbacks are met. Building Inspector Tising stated that the materials will match the existing structure. MOTION made by Rolfs, seconded by Garnham to adopt the following resolution:

RESOLVED, that the Plan Commission finds as a fact after a view of the site of the proposed structure, and an examination of the application papers for a building permit, which shall include exterior elevations of the proposed structure, that the exterior architectural appeal and functional plan of the proposed structure and its location will, when erected, not be so at variance with nor so similar to the exterior architectural appeal and functional plan and location of the structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

Plans for construction of a new single family residence on the Ingo Mahn & Pamela Buffoni property at 31857 Treasure Island Drive were presented and reviewed. Chief/Administrator Douglas stated that this is a legal conforming lot and that all setbacks and height restrictions are met. Exterior colors were presented and reviewed as well as the landscape plan. It was stated that an existing garden shed is to be disabled and that the existing house is to be removed. MOTION made by Garnham, seconded by Zlotocha to adopt the following resolution:

RESOLVED, that the Plan Commission finds as a fact after a view of the site of the proposed structure, and an examination of the application papers for a building permit, which shall include exterior elevations of the proposed structure, that the exterior architectural appeal and functional plan of the proposed structure and its location will, when erected, not be so at variance with nor so similar to the exterior architectural appeal and functional plan and location of the structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

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Plans for construction of a new single family residence on the Steve & Susan Mayer property at 31800 W. Hwy K were presented and reviewed. It was stated that this property had been divided earlier in 2004. Chief/Administrator Douglas stated that the application meets all zoning requirements but that the certified survey map from the Mayer's land division had not been received by the Village. Neighboring property owner, Neil Coakley, stated his concerns regarding lighting indicated on the plans specifically along the driveway and on the garage. It was requested by the Plan Commission that the Mayer's use shielding with hoods on all outdoor lighting and the Mayers agreed to do so.

Commissioner Garnham inquired whether the driveway that had been constructed had been approved. Building Inspector Tising stated that the code doesn't require approval for a driveway. It was also discussed that foliage between the lake and the proposed location for the residence had been removed. Chief/Administrator Douglas stated that more foliage had been cleared than allowable in the code and that the Village will work with the DNR to correct the situation. It was stated that the Mayer's would be allowed to clear an area 46 feet wide and that any additional cleared area will have to be restored. Chief/Administrator Douglas stated that a letter had been sent regarding this issue to the Mayer's on July 13.

The high water mark for Cornell Lake was discussed. It was stated that the certified survey map will indicate this number and can then be checked against the plan. MOTION made by Rolfs, seconded by Gehl to adopt the following resolutions subject to the final CSM being submitted to the Village and noting lighting considerations:

RESOLVED, that the Plan Commission finds as a fact after a view of the site of the proposed structure, and an examination of the application papers for a building permit, which shall include exterior elevations of the proposed structure, that the exterior architectural appeal and functional plan of the proposed structure and its location will, when erected, not be so at variance with nor so similar to the exterior architectural appeal and functional plan and location of the structures already constructed or in the course of construction in the immediate neighborhood as to cause a substantial depreciation in the property values of said neighborhood.

RESOLVED, that the Plan Commission further finds as a fact, that considering a view of the site from the lake (with the proposed structure, including the height and exterior elevations visible from the lake, and the proposed landscaping, taken as a whole), such structure will (a) be architecturally and aesthetically in keeping with the neighboring properties on the lake, and (b) will not result in a substantial depreciation of values of other property with frontage on the lake.

Acting Chairman Biersach reminded the Plan Commission members of the August 2 meeting at 5:00 p.m.

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Chief/Administrator Douglas stated that Attorney Krutz had recommended that an intern from his office work on gathering information regarding footprint size limitations.

Correspondence regarding the fence setback was received. Building Inspector Tising stated that it is more common in municipal codes that fences are on the lot line rather than set back 2 feet as in the Chenequa Code. After discussion, Chief/Administrator Douglas was requested to send a letter to the concerned resident stating the purpose for the 2 foot setback and to inform them that the Plan Commission may consider a change to this code in the future. It was discussed by Plan Commission members that they felt landscaping was a better option than fencing.

The Plan Commission briefly discussed the possibility of creating lighting ordinance language and agreed that they need to build a consensus in the Village before a lighting ordinance would be accepted. Commissioner Garnham offered to consider language and to work on a draft.

MOTION made by Rolfs, seconded by Garnham to adjourn at 6:35 p.m.

Respectfully submitted,

Darlene Igl
Clerk/Treasurer