

VILLAGE OF CHENEQUA  
PLAN COMMISSION

MINUTES OF FEBRUARY 16, 2004 MEETING

The meeting was called to order at 5:00 p.m. by Chairman Scott Harkness.

Present: Scott Harkness, Andy Gehl, Peter Zlotocha, Carla Garnham. Also present were Chief/Administrator Douglas, Village Attorney Krutz, Clerk/Treasurer Igl, and Building Inspector Tising.

A land division application for the Eschweiler property located at 6569 N Hwy 83 was presented and reviewed. Chief/Administrator Douglas stated that the land division creates three parcels. Lot 1 was proposed as 6.95 acres, lot 2 (which contains a residence) was proposed as 5 acres and lot 3 was proposed at 6.57 acres. Chief/Administrator Douglas stated that the lots meet Village code requirements and he recommended approval of the request. Village Attorney Krutz reviewed his analysis stating that the technical requirements for a valid CSM were satisfied and that the proposed land division meets the technical requirements of the Village Code. He further stated that the previous land division application for this property requested by the previous owner had been denied by the Plan Commission. Further, Attorney Krutz stated that many of the objections raised by the Eschweilers at that time had been addressed in the new application. Village Attorney Krutz reviewed the five objections previously raised and provided an analysis for each. Building Inspector Tising stated that after review, he had no objection with the proposed land division. MOTION made by Garnham, seconded by Zlotocha to recommend approval of the proposed land division of the Eschweiler property per the advice of the Village Attorney and Building Inspector subject to no building permit being issued without Waukesha County approved septic sites for each lot. Motion carried.

Plans for construction of a new residence on the Wallen property at 6732 N. Shawmoors were presented and reviewed. Chief/Administrator Douglas stated that all zoning requirements were met. Building Inspector Tising stated that he found no reason to deny. It was requested that the driveway plan be altered to better accommodate snow plow and emergency vehicles and that the revised plan be approved by Building Inspector Tising and Superintendent Kante. The property owner was informed of the Village Code regulations for tree removal. MOTION made by Harkness, seconded by Zlotocha to adopt the following resolutions:

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

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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.

Proposed plans for an addition of the Albert Elser property at 31991 W. Treasure Island were presented and reviewed. Chief/Administrator Douglas stated that the lot and residence are conforming. He stated that the surface area of the lakeside elevation was measured as well as the distance from the lake over the contour of the land and it was determined that the criteria in the Village Code did not apply to this application. He further stated that all zoning criteria were met. MOTION made by Garnham, seconded by Gehl to adopt the following resolutions:

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.

Plans for construction of a garage on the Cull property at 6788 N. Wildwood Point Road were presented and reviewed. Chief/Administrator Douglas stated that the garage will be attached and that all zoning requirements were met. Neighboring property owner Allen Ohm raised concerns that the tree line on the property not be disturbed. Mr. Cull stated that the garage construction would not affect that area of the property. MOTION made by Garnham, seconded by Zlotocha to adopt the following resolution:

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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.

Chief/Administrator Douglas reported that a SMART growth meeting has been scheduled. Plan Commission member Andy Gehl stated that he would be willing to attend the meeting.

MOTION made by Harkness, seconded by Zlotocha to adjourn at 5:45 p.m.

Respectfully submitted,

Darlene Igl  
Clerk/Treasurer