

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, November 14, 2005.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on _____.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, November 14, 2005**, at the Village Hall, 31275 W. Hwy K, Chenequa, Wisconsin. Legal requirement for notification of the news media had been met. The following Commission members were in attendance:

Mr. Styza/Chairperson - present
Mr. Rolfs, Ms. Surles, Mr. Harkness, Mr. Zlotocha / Members - present
Ms. Garnham, Mr. Biersach / Members - absent
Mr. Tising/ Building Inspector – present
Mr. Douglas/Police Chief-Administrator - present
Ms. Zimdars/Clerk - present

Attendance

Gabi Eschweiler
Tom Eschweiler
Wade Weissmann (Carroll Residence representative)
Nick Blavat (Bradt Residence representative)
Dick Sherer (Bradt Residence representative)

Public Comment

None.

Chairman's Report

None.

Minutes

Motion (Harkness/Surles) to approve the Plan Commission minutes of the meeting held Monday, August 8, 2005, *Carried Unanimously*.

Review and consider building plans for Samuel and Nancy Bradt residence located at 6925 N. Wildwood Point Road.

Zoning Administrator Douglas noted that all zoning requirements had been met with one exception. He then stated that there needed to be a clarification as to which application was being applied for: less than 50% equalized value, or less than 30% footprint. Building inspector Tising then also reported that all was in compliance, but, he too, needed to know which application the applicant intended to use. Richard Sherer then addressed the board describing the improvements to be made to the Bradt property which included the construction

of a new 15.75 ft x 18.75 ft. master bath addition with a full basement below totaling 309 square feet. He then questioned whether the decision to use the 30% footprint or the 50% equalized value decision needed to be made before the board would issue a permit. Chairman Styza then told Mr. Sherer he would ask the board to consider the application tonight. Mr. Zlotocha then questioned the set back, noting the application submitted for review by Independent Inspections stated the set back as 75 feet, but it should say 25 feet. Mr. Harkness asked for the correction to be made from 75 feet to 25 feet. Mr. Rolfs noted that simply because the lot is noted as legal non-conforming does not make the structure legal non-conforming. Zoning Administrator Douglas then clarified and stated that item #7 should not have been included, and he was therefore withdrawing his zoning concern.

Motion (Zlotocha, Harkness) to approve the application with a correction under lot width for the yard on the east (street) to be changed from 75 to 25; and to strike item number 7 in its entirety, *Carried Unanimously*.

Review and consider building plans for a swimming pool, new attached garage, and new entry way for Tom and Gwen Carroll residence locted at 7141 N. Hwy 83.

Zoning Administrator Douglas noted this plan meets requirements for the 50% rule, and it is a legal, non-conforming structure because there are two legal structures on one lot. Inspector Tising agreed with the Zoning Administrator. Chairman Styza asked if a landscape plan was included, and Inspector Tising advised it was.

Next Mr. Wade Weissmann, the architect representing the Carrolls, addressed the board. He noted there were planned renovations of the main house, as well as an extension that included a new attached garage with a screened porch above. He noted the plan also called for a pool to the south of the existing structure and a new driveway plan.

Mr. Harkness then stated he felt it was a reasonable request to ask how much money would be put into the project. He then asked the building inspector if a dollar figure is given once a project is finished. Inspector Tising responded saying the application asks for the amount to be spent. Mr. Harkness then stressed that from here forward accurate records needed to be kept.

Mr. Zlotocha questioned if the structure is already nonconforming, and you plan to add to it, does that then make it more non-conforming? Mr. Rolfs then asked for a reading of the language on the 30/50 rule from the zoning code book. Administrator Douglas then read the language describing the rule. Mr. Harkness then stated he wished this had been looked over by the Village Attorney, feeling that Mr. Zlotocha had made a good point. Mr. Rolfs then mentioned that the village provides for additions to legal non-conforming, and the only reason this is

non-conforming is due to the second home. He then questioned if it really would be more non-conforming by simply increasing square footage. Inspector Tising then noted that this same type of problem was corrected on 54 N. Prairie by simply using a covered trellis system to connect the two buildings, to in effect, make them one.

Mr. Zlotocha then noted that the decision to allow this to go through or not was not about winning in court, but instead an issue of our code and the integrity of our code. Chairman Styza then said he did not see a consensus to go forward.

Mr. Weissman then questioned the Commission on what the possible outcomes could be for this proposed plan, and questioned if he would need to come back before the Plan Commission before any construction could proceed. Motion (Harkness, Zlotocha) to hold this over to the next meeting: Harkness, aye; Zlotocha aye; Surles, aye; Styza, aye; Rolfs, nay. Motion Carried.

Discussion of proposed church on Watertown Plank Road.

Administrator Douglas stated the representatives of the proposed church were not ready to make their presentation at this time and asked that this item be placed on the December agenda.

Administrator's Report

None.

Building Inspector's Report

None.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President