

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, December 12, 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, December 12, 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. Biersach Mr. Harkness, Mr. Zlotocha /
Members - present
Ms. Garnham / Members - absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief-Administrator – present
Mr. Krutz / Village Attorney - present
Ms. Grosch /Deputy Clerk - present

Attendance

Kimberly Panenka
Kathy Seidel
Wade Weissmann (Carroll Residence representative)
Kelly Smith (Lake Country Reporter)

Public Comment

Kelly Smith, reporter for the Lake Country Reporter stated that the legal requirement for notification of the news media had not been met. He stated that this sub-committee's agenda had not been provided to the newsroom. Chairman Styza pointed out that the Plan Commission was not a sub-committee. Mr. Smith corrected his statement saying that it was the Building/Zoning Ad-Hoc Committee agenda that had not been provided to the newsroom. Attorney Krutz stated he would look into the issue.

Chairman's Report

None.

Minutes

Motion (Rolfs/Zlotocha) to approve the Plan Commission minutes of the meeting held Monday, November 14, 2005, *Carried Unanimously*.

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

Zoning Administrator Douglas stated that at last month's Plan Commission meeting there was a concern as to compliance as it relates to the 30/50 rule. This issue was reviewed by the Village Attorney who stated that as long as the Carroll Project met with one of the two limitations (50% equalized assessed value limitation or 30% increase in building footprint or living area), the project could proceed as proposed because it did not result in an extension of a non-conforming use. Mr. Weissmann, the architect representing the Carrolls stated that their intention was to use the 50% equalized assessed value limitation rule. The assessed value of the improvements on this property per the 2005 tax roll is \$436,000. A form showing the equalized assessed value at the time of permit and estimated costs is to be added to the tax key file for future reference.

Motion (Harkness/Biersach) to approve the application using the 50% equalized assessed value limitation criteria based on the current assessed value of improvements. *Carried unanimously.*

Consider submissions by the Building/Zoning Ad-Hoc Committee for the Village Code.

Building/Zoning Ad-Hoc Committee Chairman, William Biersach presented two main proposals on behalf of the Ad-Hoc Committee. One proposal dealt with the size and scale of homes. (See attached). After considerable discussion it was felt that there should be an audit conducted on existing Village homes to see how many, if any, would not be in compliance with the proposed changes to the Code. The second proposal dealt with permitted uses. (See attached). After extensive discussion there was a concern as to whether or not some of the restrictions addressed in this area could be legally enforced.

There was also discussion as to whether or not to try to move forward with these two issues by themselves, or wait until all issues have been addressed and presented by the Ad-Hoc Committee. It was the consensus of the members of the Plan Commission that these two issues stand alone and that they be presented to the Village Board for their review and then to the Village Attorney.

Administrator's Report

None.

Building Inspector's Report

None.

Adjournment

Meeting adjourned at 7:07 p.m.

Respectfully submitted by:

Lynn Grosch
Chenequa Deputy Clerk

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President