

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, August 8, 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, August 8, 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
Ms. Garnham, Ms. Surles, Mr. Harkness/ Members - present
Mr. Rolfs, Mr. Biersach, Mr. Zlotocha / Members - absent
Mr. Tising/ Building Inspector – absent
Attorney Charles Graupner (for Village Attorney David Krutz) - present
Mr. Douglas/Police Chief-Administrator - present
Ms. Zimdars/Clerk - present

Attendance

Richard Seaman Jr.
Nancy Seaman
Holly Jensen
Tim Bankowski
Paul Villavicencio

Public Comment

None.

Chairman's Report

None.

Minutes

Motion (Surles/Harkness) to approve the Plan Commission minutes of the meeting held Monday, June 13, 2005, *Carried Unanimously*.

Consider approval of submitted plans for remodel/addition to the Jensen residence located at 5373 N. Hwy 83.

Mrs. Jensen addressed the Plan Commission and spoke of the reasons the project was inspired. Administrator Douglas stated all necessary zoning requirements have been met for the project. Chairman Styza asked if the request was being made for preliminary or final approval. At that time, Mr. Bankowski, the Jensen's architect, spoke, saying that there was a possibility that one of the windows would be changed, and asked if they would still be allowed to request final approval before knowing if the window would be changed or not. Carla

Garnham asked if there would be any changes to the exterior lighting. Mrs. Jensen replied that there would be no changes. Ms. Garnham then asked zoning Administrator Douglas if the project was all conforming. Administrator Douglas replied that it was, and the project also meets the set back requirement of 200 feet. Mrs. Jensen then asked for final approval of their plans. Motion (Harkness/Surles) to approve the project with the possibility of changing of one of the windows. *Carried Unanimously.*

Consider Lot Consolidation as proposed by Nancy and Richard Seaman Jr., residence located at 5182 N. Maple Lane.

Chairman Styza asked if there were any comments. Zoning Administrator Douglas stated that the request was to combine three legal, non-conforming lots that were legally established in 1893. The request is to combine Lot 2 with lots 1 & 3, and once done, the lots will remain legal but non-conforming. There is a minor issue with a pump house located on the property. If the combining is done as currently proposed, the pump house would be only 2.7 feet from the lot line. The village would like a certified survey map once the project is complete. Attorney Graupner then addressed the board and pointed out that applicable Wisconsin State statutes would pre-empt local ordinance in this case and would allow this division to take place. Motion (Garnham/Surles) to approve the property division subject to the submission of a certified survey map showing either (1) the removal of the nonconforming pump house, or (2) a configuration of the property line which provides a 10' set back around said pump house. *Carried Unanimously.*

Administrator's Report

None.

Building Inspector's Report

None.

Issue brought forward by Carla Garnham that the Plan Commission does not have a designated alternate. Pointed out that if an alternate were to be designated, they would only be allowed to vote if needed for a quorum.

With no further discussion being heard, meeting was adjourned at 6:18 p.m.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President