

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, April 10, 2006.

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, April 10, 2006**, 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, Mr. Zlotocha, Mr. Bellin, Ms. Surles / Members - present  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

### **Attendance**

Ted Polczynski  
Gwen Carroll  
Tom Carroll  
Patrick Waite  
Judy Stark  
David J. Thompson

### **Public Comment**

None.

### **Chairman's Report**

None.

### **Minutes**

Motion (Bellin, Surles) to approve the Plan Commission minutes of the meeting held Monday, February 13, 2006, *Carried Unanimously*.

### **Review and consider building plans for a swimming pool for the Tom and Gwen Carroll residence located at 7141 N. Hwy 83. This is a revision to the previously approved plan in that the pool will be located in a new location on the property from the previous submittal.**

Administrator Douglas explained that from a zoning standpoint these plans meet the code. He also stated that three of the four adjoining property owners had been in contact, and they raised no concerns regarding the plans. Next Building Inspector John Tising stated there were no problems with the design, and that the proposed fencing meets Chenequa's code.

**Motion** (Zlotocha, Surles) to approve the Carroll plan as submitted, *Carried Unanimously*.

### **Review and consider building plans for a garage and swimming pool for the Ted and Diana Polczynski residence located at 6917 Hwy 83.**

Administrator Douglas explained that the plan meets zoning requirements, specifically: the proposed garage is 25 feet off the lot line therefore meets set back requirements. He also stated that the height of the building is proposed to be 26 feet, so it falls well within the guidelines of 45 feet. He also said the swimming pool was not an issue, and Building Inspector Tising agreed. Inspector Tising then went on to explain the building exterior will be exactly the same as the

house, and this plan meets all criteria and complies with the original approval as far as coloring, etc., goes. President Styza clarified that the driveway needed to be placed where it was due to Hwy 83 access.

Mr. Zlotocha asked if this property was located north of Hwy K, and was told it was. Mr. Rolfs questioned if the original plans had no garage or pool, and said it would be helpful to have the original plans to review as well as the revisions. Building Inspector Tising said the original plans called for the garage to be attached to the house.

Next Mr. Waite addressed the Plan Commission with his concerns. He said the original plans didn't show this garage. His objection, as stated in his letter that was given to all members of the Plan Commission, was given the location of the house, inserting the garage in its proposed location would seriously encroach on Mr. Waite's property. He stated he had no objections to the swimming pool, but rather his concerns were with the location of the driveway. He said the original plans called for the driveway to stay south, but instead now it is on the north side; and he didn't understand how the driveway got changed. Mr. Waite also raised concern with the number of trees that were removed and said that site lines are now opened up to the adjacent home. Mr. Waite said his privacy has been taken away through the removal of the trees, and that privacy was one of the things he had always enjoyed about living in the village. Mr. Bellin mentioned that the proposed garage is closer to Mr. Waite's house than to Mr. Polczynski's. Mr. Rolfs questioned why the driveway location had been changed. Inspector Tising said that he had ordered it changed. He then explained that septic tanks and electrical lines were coming out of the original plan, and he would allow no driveways over a septic tank. Mr. Tising said that Jeff Kante had also felt the angle of the original driveway would be too tight for fire trucks to negotiate. He said that Mr. Polczynski had agreed to get rid of the junk brush and plant new trees. Mr. Zlotocha questioned where Mr. Waite's house sat, and where the views were. Discussion ensued. President Styza then asked if the garage could be pushed farther south, and asked Mr. Polczynski if he could move the garage 10 feet farther to the south to make it 35 feet off the lot line. Mr. Polczynski stated that tree removal had been kept at a minimum. He then showed a plan and described where the trees would be planted; and stated that Highway/Forester Kante had recommended planting Norway Spruce.

**Motion** (Rolfs, Surles) to approve the Polczynski plan for a pool as submitted, and approve the plans for the garage with a 35 foot set back and additional screening as proposed by Forester Kante and Building Inspector Tising, *Carried Unanimously.*

**Review and consider Certified Survey Map submitted by Moose Lake Partners LLP for NW ¼ of Sec. 29 and NE ¼ of Sec. 30, T8N, R18E, located in the Town of Merton per Village Code 6.18 extraterritorial jurisdiction.**

President Styza explained that this was the old Hasslinger property that was subdivided. Both Zoning Administrator Douglas and Building Inspector Tising said they saw no problems with this proposal. Administrator Douglas said that Waukesha County has already approved this map, and the Town of Merton was still reviewing it. Chenequa approved the CSM in 2000 and at the time originally submitted, this division of lot 3 was included. The agreement was that lot 3 could not be divided for at least 5 years (see item 4 on the Leichtfuss memo), and if it was done within 5 years, it would result in a Subdivision under Section 6.21 of the state statutes. In this case there would be no Certified Survey Map, but a plat instead (which goes to the DNR, DOT, County, State, Village, etc.). Mr. Rolfs said he was disappointed that the owners were not in attendance. Administrator Douglas said more concerns should be with the environmental corridor. Ms. Surles then questioned if the neighboring residents had been made aware of the split. Administrator Douglas said it had been posted and he had spoken with two of the three contiguous owners.

**Motion** (Rolfs, Zlotocha) for approval of the Certified Survey Map submitted by Moose Lake Partners LLP, subject to strict enforcement of the Primary Environmental Corridor Restrictions, paying close attention to item 3, which states, "*The removal or destruction of any vegetative cover, i.e. trees, shrubs, grasses, etc., shall be prohibited with the exception of the removal of dead diseased or dying vegetation at the discretion of the landowner and with the approval from the Waukesha County Department of Parks and Land Use - Planning and Zoning*

*Division. Silvicultural thinning upon the recommendation of a forester or naturalist, and the approval of the Waukesha County Department of Parks and Land Use-Planning and Zoning Division shall be permitted. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the primary environmental corridor and with approval from the Waukesha County Department of Parks and Land Use – Planning and Zoning Division.” Also adherence to all primary environmental corridor restrictions, with a letter attached to the Park and Planning to accompany the Certified Survey Map.  
Carried Unanimously.*

**Administrator’s Report**

None.

**Building Inspector’s Report**

None.

**Adjournment**

Meeting adjourned at 6:47 p.m.

Respectfully submitted by:

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Bonita Zimdars  
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

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Bryce Styza  
Chenequa Village President