

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, August 14, 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, August 14, 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, Mr. Foote / Members - present
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Richard Seaman, Sr.; Carl Tomich; Bill Hinzey; Annie Fredrickson; Sam Johns; Paul Villavicencio; Michael Mitchell; Connie Mitchell; Richard Seaman Jr.

Public Comment

None.

Chairman's Report

President Styza informed committee members that the Building/ Zoning Ad-Hoc committee has been meeting and continues to meet and is working on new ordinances as well as revising existing ordinances. He then pointed out before adopting the ordinances they first have to be approved by the Plan Commission, Village Board, and be presented at a Public Hearing.

Minutes

Motion (Bellin, Surles) to approve the Plan Commission minutes of the meeting held Monday, July 10, 2006, *Carried Unanimously*.

Review and consider submission by Mr. Hinzey for new home construction at 5208 Maple Lane.

Zoning Administrator Douglas told committee members the home was proposed to be built on a legal, non-conforming lot which was approved when Richard and Nancy Seaman came before the Plan Commission about six months ago. All side yard, and lake set-back requirements had been met, and all residents on Maple Lane were noticed with most coming in to view the plans. President Styza asked the disposition of the garage that was currently on the site. Zoning Administrator Douglas said he personally inspected the garage and found there to be no cooking, eating or plumbing facilities in the garage. Next Inspector Tising stated that the set backs, offsets, and frontage exceeded all minimums; all requirements had been met, and this was a legal building. He also said that landscaping and topography had been looked at by the Village Forester and approved. It was then noted that the property will be restrictive on erosion control. Mr. Rolfs then questioned the height and elevation of the home, saying there were 40 feet from the lake side, but he couldn't reconcile the driveway side. Inspector Tising asked if Mr. Rolfs was questioning height requirements and said as originally submitted it did not meet requirements, but as revised it did. Mr. Rolfs asked for clarification as to the elevation from the driveway side of the house. Ms. Surles then questioned if the landscape plan had been reviewed, and was told by Inspector Tising that it had been reviewed by the forester and they would be restricted in what

can and cannot be moved. Next Ms. Surles clarified with the zoning administrator that the window for clearing trees was at 38 feet. Again, Mr. Rolfs questioned the drop in elevation from the driveway. He also asked what was in the existing garage. Inspector Tising responded, saying there was nothing in the garage. Next President Styza asked if any audience members wanted to speak. Mr. Richard Seaman, Sr., addressed the Plan Commission, first introducing the Mitchells who were also in attendance, as the neighbors to the south of property. He explained that he had the neighboring property to the north and felt a smaller house would better fit the property – fitting into the contour better, and thereby saving more trees. The Mitchells then spoke saying they had reviewed the plans and they were acceptable to them. Next Mr. Rolfs questioned the total square footage of the house and was told by Building Inspector Tising the 1st floor was 3,327 feet, the second floor was 2370 feet, and the with the basement included, the overall square footage was 9,797.

Motion (Foote, Surles) to approve submission by Mr. Hinzey for new home construction at 5208 N Maple Lane with these plans as the final, *Carried Unanimously.*

Review and consider Certified Survey Map submitted by Mr. Jerry Morrison for a redivision of Lot 1 of Certified Survey Map 7788, being a part of the SE ¼ of the SW ¼ of section 22, and a part of the NE ¼ of the NW ¼ of Section 27, all in Township 8 North, Range 18 east, the Town of Merton, Waukesha County, Wisconsin per Village Code 6.18 extraterritorial jurisdiction.

Zoning Administrator Douglas summarized the CSM, saying it was extraterritorial and located in the town of Merton. He said because of that, the Village is copied and asked to approve. The CSM calls for dividing the current parcel into two parcels. Zoning Administrator Douglas told committee members he had laid out a previous memo from Attorney David Krutz before each of them at the beginning of the meeting which had originally been issued in 2001, saying it outlines what can and cannot be done – noting this division does not interfere with the preservation of Highway 83. Mr. Zlotocha questioned if this was a lake property and Zoning Administrator Douglas told him according to the County website, it was not. Mr. Rolfs stated he would like the Village to request a copy of the town of Merton's master plan. Mr. Foote questioned the size of the second lot and Building Inspector Tising confirmed it was greater than 1 acre.

Motion (Bellin, Zlotocha) to approve the Certified Survey Map submitted by Mr. Jerry Morrison for a redivision of Lot 1 of Certified Survey Map 7788, *Carried Unanimously.*

Review and consider Certified Survey Map submitted by Sam Johns and Anne Fredrickson for subdividing Part of the southeast ¼ of the northwest ¼ of section 22, Town 8 north, range 18 east, town of Merton, Waukesha County, Wisconsin per Village Code 6.18 extraterritorial jurisdiction.

Zoning Administrator Douglas asked the applicant to explain the reason for breaking up the property. Anne Fredrickson said she is currently living in the existing home on the property and subdividing the remaining property. President Styza asked for clarification of the location. Ms. Fredrickson said she would be building on the north side which is lot 2, and that lot 1 is being left alone for now. President Styza clarified with the owner that the property was not land locked, and asked if the Town Planning Commission had approved the plan. He was told by Ms. Fredrickson that the Town had approved the plan.

Motion (Foote, Zlotocha) to approve Certified Survey Map submitted by Sam Johns and Anne Fredrickson, *Carried Unanimously.*

Review and consider Certified Survey Map submitted by John Gehl, Katherine M. Gehl, and Susan Jo Gehl for a combination of lots 2 and 3 of certified survey map no. 4251 and Lot 1 of survey map no. 6820 and a part of the northwest ¼ and southwest ¼ of the northeast ¼ of section 29, township 8 north, range 18 east, in the village of Chenequa, Waukesha County.

This request was withdrawn by Mr. Gehl prior to the meeting.

Consider approval of subdivision plat as submitted by Harmony Homes for Helene Estates subdivision, located in part of the NW ¼ of Section 18, T8N, R18E, town of Merton per Village Code 6.18 extraterritorial jurisdiction.

President Styza stated that because he had a financial interest in this project he was removing himself as the Plan Commission Chairman for this item and asked senior Plan Commission member Zlotocha to run this part of the meeting. Mr. Zlotocha pointed out that this was a 21 plot sub division being proposed and that it was on Townline Road on the far west side with Stone Bank Road on the east side. Zoning Administrator Douglas said it was just to the north of the Stone Bank fire house, and confirmed there were no conflicts with the current extra territorial code. Next Mr. Zlotocha asked if there were any more questions. Mr. Rolfs asked that a traffic study and fiscal study on schools be requested form the Town of Merton. Building Inspector Tising said that information had been requested previously, and that the Parks and Land department typically requests fiscal studies and traffic studies. Anyone seeking further information can call Amy Barrows at 548-7790 per Inspector Tising. President Styza said the County would not require a traffic study.

Motion (Bellin, Foote) to approve the subdivision plat as submitted by Harmony Homes for Helene Estates subdivision, *Carried Unanimously.*

Administrator's Report

None.

Building Inspector's Report

None.

Adjournment

Meeting adjourned at 6:35 p.m.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President