

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, November 13, 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, November 13, 2006**, at the Village Hall, 31275 W. Hwy K, Chenequa, Wisconsin. Legal requirement for notification of the news media had been met.

Following is the attendance list:

Mr. Styza/Village President, Chairman - present  
Mr. Rolfs, Ms. Surles, Mr. Zlotocha, Mr. Foote / Members – present  
Mr. Bellin/ Members - absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

## **Attendance**

Matt Colby – Reporter with Lake Country Reporter  
Michael Mitchell  
Thomas DeKrey

## **Public Comment**

None.

## **Chairman's Report**

None.

## **Minutes**

Motion (Surles, Zlotocha) to approve the Plan Commission minutes of the meeting held Monday, October 9, 2006, *Carried Unanimously*.

## **Review and consider submitted plans for a new detached pool house and pool by Joe and Michelle Panos for their property located at 31010 Chequamegon Drive.**

Zoning Administrator Douglas told committee members the location of the pool would meet the Village code, and there would be aluminum fencing surrounding the pool. He also stated that there were no plans submitted for the pool house and that he would recommend moving forward with the pool portion only. Building Inspector Tising said the proposed swimming pool had structural integrity. He then showed the color and shape of pool to Plan Commission members. He also showed them a picture of the proposed fence. He said the pool would be set back 70 feet from the house, and that the pool house would be further north from the pool. He went on to explain that the owners had access to Highway K for the construction period of the house only, not wanting to damage Chequamegon Drive through the construction process. Building Inspector Tising said it was the intention to get the pool in without putting strain on Chequamegon Drive and therefore the owners would again use the construction driveway to move in the materials for the pool. Chairman Styza asked if there was a landscaping plan submitted. Building Inspector Tising responded, saying the landscape plan had been previously approved at the time the plans for the house were approved. Chairman Styza then asked if there was a lighting plan, and Building Inspector Tising told him all low level lighting would be used. Mr. Rolfs questioned if only the pool could be approved and then the Village could allow the owners to move materials in at their own risk. Mr. Zlotocha mentioned that the plans did not show many side yard

dimensions and asked if Building Inspector Tising had verified the setbacks. He also asked if the pool would be constructed of steel with a liner. Building Inspector Tising said it would be steel with a liner and that the surround would be made of concrete. Mr. Rolfs asked if the equipment would be shielded and hidden and Building Inspector Tising said that it would. Motion (Rolfs, Zlotocha) to approve the request for a pool, but not to give approval for the pool house, *Carried Unanimously*.

**Review and consider submitted plans for a three-story addition and remodeling to existing dwelling by Dr. and Mrs. Mike Mitchell for property located at 5182 N. Maple Lane.**

Zoning Administrator Douglas stated that this was a legal non-conforming lot with a legal conforming house. He said it met all setbacks, side and lake. Building Inspector Tising stated that the plans met state codes and the material used for the additions would be similar to existing materials. Building Inspector Tising said the proposal was 20 ½ feet from the north lot line and a distance of 29.92 feet from the house, and that the total distance was 50.42 feet. He said the code calls for 50 feet, so these plans meet the code. Mr. Styza asked if there was access off Maple Lane, and Building Inspector Tising said there was. He then questioned if the roof would be the same as the existing roof, and Building Inspector Tising said that every part of the addition will match the existing structure. Dr. Mitchell then spoke, saying the proposed garage was designed to match the previous garage.

Motion (Foote, Surles) to approve the plans submitted by Dr. and Mrs. Mike Mitchell, *Carried Unanimously*.

**Review and consider Certified Survey Map submitted by John J. Grimm for conditional approval of Certified Survey Map for part of lot 10 and a part of lot 11 of Hasslinger's Plat No. 2, and south ½ of lot 16 and North ½ of lot 17 of Moose Lake Gardens, located in the NE ¼ of the NE ¼ of Section 30, and the NW ¼ of the NW ¼ of Section 29, T.8N., R.18E., Town of Merton, Waukesha County, Wisconsin per Village Code 6.18 extraterritorial jurisdiction.**

Chairman Styza told committee members that this would be considered extra territorial for the Village of Chenequa. He also said that the Town of Merton had given their approval. Mr. Zlotocha then asked for clarification on the location of the property. Chairman Styza stated that it was on Hasslinger Drive near Moose Lake. Zoning Administrator Douglas told committee members this would be a combination of lots 1 and 2.

Motion (Foote, Zlotocha) to approve CSM submitted by John J. Grimm, *Carried Unanimously*.

**Review and consider Certified Survey Map submitted by Wolfgang and Georgeann Strohwig for conditional approval of Certified Survey Map for a redivision of all of parcel 2 of CSM No. 3961 located in the NW ¼ of the NE ¼ and the NE ¼ of the NW ¼ of Sec. 31, T.8N., R.18E., Town of Merton, Waukesha County, Wisconsin per Village Code 6.18 extraterritorial jurisdiction.**

Chairman Styza asked if this was also extra territorial and Zoning Administrator Douglas told him it was. Chairman Styza said that this CSM required approval from the Town of Merton, Chenequa, and the County. Mr. Rolfs said part of the property was located in a Primary Environmental Corridor, so it is looked at differently by the County for lot size, etc. Discussion ensued.

Motion (Rolfs, Foote) to approve CSM submitted by Wolfgang and Georgeann Strohwig, *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 Certified 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.**

Chairman Styza told committee members that this property was in the Village. Zoning Administrator Douglas said the intention was to combine three lots into one 29.26 acre lot. He said there would be two ways to access the property – from Tarry Lane and Oakland Road.

Chairman Styza said it was their intention to create one tax number. Building Inspector Tising said he understood it was the intention of Mr. Gehl to put the land into a farm bank. This means instead of being taxed at a higher rate, the property would be taxed at an extremely low rate. Building Inspector Tising said it was Mr. Gehl's intention to reduce his taxes and he was told by the assessor that this would be a way of accomplishing that goal. Mr. Foote then asked if this would become a fiscal matter for the village.

Motion (Foote, Surles) to approve the combining of lots 2 and 3 from CSM 4251 and lot 1 of CSM 6820 submitted by the Gehls, *Carried Unanimously*.

Building Inspector Tising then said that he would like to make the point that Mr. Gehl may choose to build on a portion of this combined lot, or may choose to re-erect his grandmother's log house.

**Administrator's Report**

None.

**Building Inspector's Report**

None.

**Adjournment**

Meeting adjourned at 6:34 p.m.

Respectfully submitted by:

\_\_\_\_\_  
Bonita Zimdars  
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

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Bryce Styza  
Chenequa Village President