

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, December 11, 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, December 11, 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, Mr. Bellin / Members – present
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Terrence J. Gaynor, Victoria Gaynor, Jorgen Hansen, Storm Elser, Chris Elser, Paul Schultz, Mr. Worth, Mr. Hoppe-Whidden, Dr. Richard Grunke, Mr. Michels

Public Comment

None.

Chairman's Report

None.

Minutes

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

Review and consider Certified Survey map submitted by Richard Grunke and Bill Grasch (Mayer Trust) for land division, property located at 31982 Treasure Island Drive.

President Styza introduced the CSM on treasure Island Drive, which he noted had been reviewed previously as a division of one lot into two but this time the consideration was to split the property into 3 lots. Zoning Administrator Douglas noted that on lot 2 where the current dwelling is, if it should be found to have any conditions resulting in a violation of the Village Code, those conditions would have to be eliminated, such as cooking, sleeping, eating or toilet facilities. President Styza said the ratio of frontage to square footage allows for the creation of the 3 lots. He also noted that proposed lots 1 and 2 were both on the lake, while lot 3 was off the lake. Mr. Foote asked for clarification from Zoning Administrator Douglas as to which conditions would have to be adhered to in order for this division to meet the code. Zoning Administrator Douglas then explained the code to Plan Commission members, saying if there were any cooking, sleeping, eating or toilet facilities, they would have to be disabled. Dr. Grunke then assured Plan Commission members there were no cooking facilities on the property. Building Inspector Tising said that if the Plan Commission were to approve the division, then it becomes an automatic requirement that will have to be met. Mr. Rolfs asked Building Inspector Tising to explain the dimensions of the property. Building Inspector Tising then explained that the current footage allows for a buildable lot. Mr. Bellin expressed concerns regarding safety because of limited visibility, saying he also had a concern with the topography. Mr. Bellin also noted the easement to the driveway would require a lot of fill. Dr. Grunke responded saying the slope is manageable, but

the other way is flatter. President Styza reminded everyone that it would have to meet the 12% driveway guideline; he then asked to see a topography map to get clarification. Building Inspector Tising noted that if the egress would be greater than 12% it would not be allowed. Mr. Bellin said he thought safer access would be achieved by accessing through lot 3. Mr. Rolfs then questioned if any deed restrictions were applicable and if the title had been researched. Mr. Foote questioned the location of lot 1; asking if a house would conform to side yard set backs.

Motion (Bellin, Surles) to approve CSM submitted by Richard Grunke and Bill Grasch (Mayer Trust) for land division, property located at 31982 Treasure Island Drive, subject to the following three conditions: moving of the driveway easement, dismantling any plumbing facilities, and proof there are no deed restrictions disallowing the division into 3 parcels, Carried Unanimously. Storm Elser questioned whether the lot would be buildable due to the fact it is such swampy, low land. She said she wanted to be sure it was buildable. President Styza responded saying the Plan Commission was not approving house plans, only a land division.

Review and consider submitted plans for a new residence by Terrence and Victoria Gaynor for property located at tax key #CHQV0402993, Esker Lane.

President Styza gave Commission members a briefing of the proposed new residence. Zoning Administrator Douglas stated that the plans meet all requirements, and that all neighbors had been notified, with the only concern being a minor one over the driveway saying everything else meets code. He noted the driveway comes off Oakland Hills. Next the Gaynors gave an explanation of where the driveway was being proposed. Building Inspector Tising said the problem is that a part of the grade of the road exceeds 12% coming in at 12.5%; and that if the Plan Commission were to approve the plans they would have to make sure the driveway would meet the driveway code. Next the Gaynor's architect, Jorgen Hansen, gave Plan Commission members an explanation of the proposed grades. President Styza questioned whether there was a landscape or lighting plan. Building Inspector Tising then showed Plan Commission members the lighting plan. Mr. Zlotocha asked if the trees had been looked at by the forester. Building Inspector Tising said they had, and gave a brief explanation.

Motion (Foote, Bellin) to approve submitted plans for a new residence by Terrence and Victoria Gaynor for property located at tax key # CHQV0402993, Esker Lane, Carried Unanimously.

Review and consider submitted plans for a new residence by Tim and Barbara Michels for property located at 6831 N Hwy 83. Review and consider Certified Survey Map submitted by Tim and Barbara Michels for land combination of 6855 N Hwy 83 and 6831 N Hwy 83.

A copy of the survey was handed out to each of the Plan Commission board members by President Styza. He told Plan Commission members that there are currently 2 homes on 2 parcels. He then asked if was the intention of the owners to create one home on one of the sites. Zoning Administrator Douglas responded saying it was. Zoning Administrator Douglas said the numbers from Independent Inspections are based on a combined lot. President Styza asked if both houses would be removed and was told by Zoning Administrator Douglas that they would per the owner, Mr. Michels. Building Inspector Tising said the plans called for using the existing driveways, and that the side yard set backs were fine. Mr. Rolfs asked how far back the pool was, and Zoning Administrator Douglas told him it was 75 feet. President Styza clarified there was not plumbing in the boathouse. Mr. Rolfs asked if the square footage of the cabana is considered with the total square feet. He also said he had concerns with the unfinished basement with a 131 foot set back. Mr. Zlotocha said he was concerned with the height of the structure, saying that's why the ordinance was written. Mr. Rolfs asked what proof the Plan Commission would get saying the basement will never be finished. He then asked if the house could be backed up, or if it was too hard topographically to be done. President Styza asked if there were concerns with the location of the house and Building Inspector Tising said that based on the village code there was no argument. Mr. Rolfs said he was struggling with the detached pool, and asked Building Inspector Tising for clarification. He then said that the distance from the waterline to the building should be resolved so both the owner and the Board would know.

Motion (Zlotocha, Surles) to approve the Building Permit subject to square footage being resolved with actual distance and set backs determined and a CSM combining lots, Carried Unanimously.

Mr. Zlotocha noted that North Lake is much more narrow than Pine Lake so these plans would affect the neighbors across the lake. He said this fact should be considered in future mail notifications of neighbors for proposed building projects. Mr. Michels stated if the setback becomes an issue, then he would sign an affidavit agreeing not to finish the basement more than the allotted amount.

Administrator's Report.

President Styza reported that it had come to his attention that somebody wanted access to a private drive. He said it was important to remember that a parcel could not be land locked. He also said if land locking parcels were approved, the village would have to be careful when approving CSMs for splits, making sure there is access to the property.

Mr. Rolfs said he felt the Michels project should be looked at again because it is the largest structure on North Lake. He noted that all information should be available for review prior to making a decision. Zoning Administrator Douglas explained how the application process worked. President Styza said he would like to see a 2 month process from here forward. Mr. Foote suggested the agenda states whether it is preliminary or final review.

Building Inspector's Report

None.

Adjournment

Meeting adjourned at 7:16 p.m.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President