

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, March 12, 2007.

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, March 12, 2007**, 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  
Ms. Surles, Mr. Bellin, Mr. Rolfs/ Members – present  
Mr. Zlotocha, Mr. Foote/ Members - absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

### **Public Attendance**

Wade Weissmann, Architect for Quadracci  
Joel Quadracci  
Gene Eggert, Architect for Schubert  
Pam McGlocklin  
Tom Schubert  
Kim Schubert

### **Public Comment**

None.

### **Chairman's Report**

No report.

### **Consider approval of minutes of February 12, 2007, regular meeting.**

Motion (Rolfs, Bellin) to approve the Plan Commission minutes of the meeting held Monday, February 12, 2007, *Carried Unanimously*.

### **Preliminary – Review and consider plans submitted by Thomas and Kim Schubert for an addition to their residence located at 5445 N. Hwy 83.**

Zoning Administrator Douglas said the house is legal and conforming, and the lot is legal and non-conforming. He pointed out that the plans meet the code with one exception as noted under item 6 on the staff review issued by Independent Inspections (IIL). The issues are minor; otherwise it completely meets the village code. The height is at 44' but the reviewer at IIL measured it at 45'. Building Inspector Tising said there were no problems with the plans. Next the Schubert's architect, Gene Eggert, gave a brief overview of the plans submitted. He stated that the house has no garage today, and the Schubert's would add a three-story addition with an at-grade two-car garage, a below-grade two-car garage, and remodeling of the house on each level. He said that all materials will match those of the existing house. Mr. Eggert said the new roof was almost completed, and that the new additions will match completely. Mr. Rolfs expressed concern regarding the view of the garage from the lake and asked if there would be screening, as no landscaping plans had been submitted. Building Inspector Tising then explained the view from the lake using the photo that was on display for Plan Commission members. Mr. Eggert said the entire house was field measured and there was a dimension of 44 feet. Mr. Bellin then asked if there was an easement problem with the circle drive. Mr. Eggert responded, saying that the driveway had been in existence for 130 years. Building Inspector Tising said originally four

houses were located on the property. President Styza asked the Schuberts if they had an easement. Mr. Eggert said no easements came through on the title search. Next President Styza pointed out to Plan Commission members that they were approving plans for the house only. Mr. Schubert said that during the excavation process the driveway will be in bad shape, so they would probably move it.

Motion (Surlles, Bellin) to approve preliminary plans submitted by Thomas and Kim Schubert for property located at 5445 Hwy 83, Carried Unanimously.

**Preliminary – Review and consider plans submitted by Joel and Caran Quadracci for an addition to their residence located at 5251 N. Hwy 83.**

Zoning Administrator Douglas stated that this was a legal non-conforming property due to a secondary structure located on the property. Because of this fact, the addition would have to apply the addition to either of the following rules: not to exceed 50% of equalized value as written in the Village code, or use the 30% footprint calculation. The Quadraccis chose to use the 30% footprint calculation. Building Inspector Tising directed the Commission member's attention to a data sheet that was handed out, saying the owners have the right to expand to 1403 square feet. He also said that in the calculation from IIL the numbers fall just short of that figure, saying the main part of the addition would add 926 feet, and the balance of the square footage allowed would be distributed to the other areas of the addition. President Styza told Commission members that if the guest house were not there, there would be no problem. Next Building Inspector Tising clarified the location of the guest house, which caused the property to be legal non-conforming. He said the Quadraccis decided to use the footprint of the existing house as the guideline, and that would be the path that would need to be followed. He pointed out the footprint was not expanding, and that the code intent was met. President Styza asked how far the house was set back, and Zoning Administrator Douglas told him the distance was 178 feet. Mr. Rolfs pointed out that this would be the limit, and no further expansions would be allowed. Building Inspector Tising said they could only expand if one of the other buildings were to be destroyed. The Quadraccis architect, Mr. Weissmann, explained to the Plan Commission that the entire house would be re-roofed. He said in 1992 when the addition was added, the previous owners used assimilated plaster. He said this would be removed. President Styza asked if the windows would also be replaced. Mr. Weissmann said that some windows would be replaced. He also displayed the materials to be used, saying the wood trim would remain and the shutters would be a "lakey" green. He also explained that all gutters and down spouts would be in copper. Mr. Rolfs asked if the auxiliary structure matched the house, and Mr. Weissmann told him it did not.

Motion (Bellin, Rolfs) to approve preliminary plans submitted by Joel and Caran Quadracci for an addition to their residence located at 5251 N Hwy 83, Carried Unanimously.

Building Inspector Tising pointed out that the Village Board would not give approval without having complete plans submitted.

**Review and consider Certified Survey Map submitted by God is Great LLC c/o Lawrence F. Schmidt for all of lot 31 of Moose Hills subdivision, a part of C.S.M. no. 2324, and a part of the SW ¼ of the SW ¼ of Section 20, all in T.8N., R.18E., Town of Merton, per Village Code 6.18 extraterritorial jurisdiction.**

Zoning Administrator Douglas requested this item be tabled due to the fact that the Town of Merton had not yet acted on this Certified Survey Map.

**Review and consider Certified Survey Map submitted by Liz Tobolt for a part of the SW ¼ of the NW ¼ and part of block 3, Silver Spring Park subdivision, and part of the east ½ of the east ½ of the NW. ¼ of section 17, T.8N., R.18E, Town of Merton, per Village Code 6.18 extraterritorial jurisdiction.**

Zoning Administrator Douglas said this property was located in the Town of Merton, and that the County had already approved this CSM. Mr. Rolfs asked how many lots would be created. President Styza said that 2 and 3 lots would be created, but that he wasn't sure if they would all be considered buildable due to the fact that the railroad splits the property. He also said there wasn't much the village could do.

Motion (Rofls, Surles) to approve Certified Survey map submitted by Liz Tobolt, *Carried Unanimously.*

**Review permit reports covering permits issued for January and February 2007.**

President Styza clarified that this report started with permits issued in 2007, and included all items requiring a permit in the Village of Chenequa. The report was reviewed by Plan Commission members. Building Inspector Tising said the re-inspect fee is a fee charged if a property owner is not ready for an inspection at the required time.

**Administrator's Report**

No report.

**Building Inspector's Report**

No report.

**Adjournment**

Meeting adjourned at 6:29 p.m.

Respectfully submitted by:

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

Approved and Ordered Posted by:

\_\_\_\_\_  
Bryce Styza  
Chenequa Village President