

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, May 14, 2007.
Unofficial until approved by the Plan Commission.
Approved as written (✓) or with corrections () on 6/11/2007.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, May 14, 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
Mr. Bellin, Mr. Rolfs, Ms. Surles, Mr. Foote/ Members – present
Mr. Zlotocha/ Members - absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Public Attendance

Justin Huscher; Hilarie Huscher; Paul Konstant; Kent Johnson; John Taylor; Susan Pelear; Mike Pranke

Public Comment

None.

Chairman's Report

No report.

Final – Review and consider plans submitted by John and Carole Nagy for an addition to their residence located at 31076 W. Thompson Lane.

Zoning Administrator Douglas reported that at the April meeting of the Plan Commission all the plans submitted met the Chenequa code, but a neighbor asked that the secondary garage be moved back. Kent Johnson (architect for the Nagys) said at this point Mr. Nagy is saying he doesn't want to move the garage back. President Styza pointed out that the motion passed previously was to move the project back by 10 feet. Building Inspector Tising said that last week an agreement had been reached with the property owner to move the garage back. Motion (Rolfs, Surles) to approve the final plans submitted by John and Carole Nagy for an addition to their residence, provided the secondary garage is moved back a minimum of ten feet, *Carried Unanimously.*

Preliminary – Review and consider plans submitted by Justin Huscher for first floor, second floor, and attic additions and remodeling to existing dwelling located at 4952 Maple Lane.

President Styza stated that this is a non-conforming lot containing additional outbuildings. Zoning Administrator Douglas said this is a legal non- conforming residence and there are no further encroachments or additions to the footprint of the house. He said they are proposing to take the existing footprint and build out from there. Zoning Administrator Douglas reported that from a zoning perspective, the plans meet the code. President Styza asked the owner if there was any plumbing in the additional buildings on the property, and Mr. Huscher told him there was not. Building Inspector Tising stated that the plans, although totally legal, did give him cause for concern. Specifically, the garage that is to be under the house and into the basement would be at an elevation of 900' and the lake is at roughly 903' so that may put it under water table. Another concern he mentioned was the lighting to the north. He said they would be adding very little (less than 100 feet) to the footprint of the house. He said the main worry was the depth of the

basement. Currently Pine Lake is at 903' and the basement floor being proposed is 902, with the garage floor proposed at 900. Mr. Rolfs pointed out that the water elevation that is shown on the plans was done in October of 2006, and that Pine Lake had probably risen 1 foot or more since then. Mr. Konstant addressed the Plan Commission saying the help of a civil engineer would be enlisted. Mr. Rolfs pointed out that the lake levels vary. Mr. Foote suggested they would need to have a pump and a generator and should plan for the worst. Next Building Inspector Tising addressed the property's foundation saying it consists of 3 feet of Wisconsin stone. He then asked the owners if they would consider jacking the house up and adding a concrete foundation. Mr. Konstant said that would be considered. He also said they are trying to maintain the vernacular of the house. President Styza expressed concern with the driveway so close to the neighbor to the north. Mr. Konstant said the Huschers were also concerned with the location of the driveway. President Styza said it appears the Huschers are building in the water table, and he assumes they will need a grinder with a pump to pump sewage. He suggested doing testing to determine water levels. Mr. Rolfs asked where the septic field was located, and Mr. Huscher said he was unsure. President Styza pointed out to Plan Commission members that this plan was being submitted for *preliminary* approval. He suggested giving preliminary approval with final approval subject to testing to see if they're out of the water table. Mr. Rolfs then told the Huschers he thought it was great that they were restoring the original house, rather than starting over. Motion (Foote, Bellin) to approve the preliminary plans submitted by Justin Huscher for first floor, second floor, and attic additions and remodeling to existing dwelling, final approval subject to testing of the water table, *Carried Unanimously*.

Final – Review and consider plans submitted by Robert and Sarah Schmidt for renovation of an existing boathouse at their property located at 6113 N Hwy 83.

President Styza told Plan Commission members this was a renovation of an existing boathouse, and that they had recommended approval at their last meeting. Zoning Administrator Douglas said he had spoken with Dr. Berk (the Schmidt's neighbor) and that he had seen the drawings and elevations and was fine with the plans. President Styza said the Plan Commission had recommended screening the boathouse with a tree with some height. Building Inspector Tising and Mrs. Schmidt had the help of Judy Stark who recommended an ironwood tree. He told Plan Commission members this tree would grow to a total height of 25 to 30 feet, and would meet the screening requirement as requested by the Plan Commission. He also told the owners only low lumina lighting would be permitted- specifically, 2 low lumina lights.

Motion (Rolfs, Bellin) to give final approval to Robert and Sarah Schmidt for renovation of an existing boathouse, *Carried Unanimously*.

Review permit reports covering permits issued for April 2007 and all open permits.

Building Inspector Tising gave a copy of the report to all Plan Commission members, saying he would welcome questions. He then explained that the numbers run 1 through 40, meaning there were a total of 40 permits issued year-to-date; the far right column tells the job type. Building Inspector Tising said on this report there were two new homes, Gaynor & Michels. Mr. Rolfs then said that the Hoeksema house looks radically different on the outside, yet nothing had been presented to the Plan Commission. Building Inspector Tising told Mr. Rolfs that he had been to the Hoeksemas several times and everything that was being done was being done properly. He said the exterior hasn't changed.

Administrator's Report.

a.) Review revised Building Permit Application form.

President Styza said the Commission had decided they wanted a 3-step process in place for building projects. He said it had been agreed upon that an applicant should come in and talk to Zoning Administrator Douglas and Building Inspector Tising first, before getting too far into their building plans. Mr. Foote pointed out that the 3rd bullet point from the bottom under Preliminary needed a hyphen between *as* and *viewed*. The Commission then agreed the statement should be changed to say, "...an as-viewed drawing or rendering from the lake, if it's a lake property."

Review and Consider recommendation for the SEWRPC 20.35 Regional Transportation System Plan.

President Styza explained that the area highlighted in red shows what is really different. Mr. Rolfs asked if there would be some way to get someone from SEWRPC to come in and explain the overall plan. He asked how this would tie into Smart Growth. Mr. Rolfs asked if the village would have any input. President Styza said that from time to time SEWRPC asks for people to sit on the committee. He said that they were asking for a recommendation but Mr. Rolfs wanted to find out more. He said if the Commission didn't give their approval SEWRPC would be going ahead with the plan anyway. President Styza suggested a joint meeting that would include the Plan Commission, Village Board, Transportation Committee and a representative from SEWRPC.

Consider approval of minutes of April 2, 2007, regular meeting.

Motion (Rolfs, Surles) to approve the Plan Commission minutes of the meeting held Monday, April 2, 2007, *Carried Unanimously.*

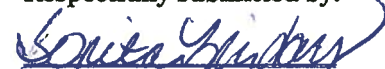
Building Inspector's Report.

No report.


Adjournment

Meeting adjourned at 6:47 p.m.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President