

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, January 8, 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, January 8, 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. Zlotocha, Mr. Bellin / Members – present
Mr. Rolfs, Mr. Foote/ Members - absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Paul Schultz – Wilkey Garage Architect

Public Comment

None.

Chairman's Report

No report, but President Styza did tell Plan Commission members there may not be a quorum for tonight's meeting of the Village Board, so it may affect the decision the Plan Commission would make on the Wilkey project.

Consider approval of minutes of December 11, 2006, regular meeting.

Motion (Bellin, Surles) to approve the Plan Commission minutes of the meeting held Monday, December 11, 2006, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Richard and Susan Wilkey for a new garage at their residence located at 5112 N Hwy 83.

Zoning Administrator Douglas told Plan Commission members this would be a replacement of the existing garage and that the plans meet all required setbacks. President Styza then asked if the new garage would be at the same site, and Zoning Administrator Douglas said it would. Building Inspector Tising stated that these were preliminary plans, so they would have to come back one more time. He said the plans meet all regulations as established in the Village Code book including height, width, and length restrictions. He said the staff recommends approval. President Styza then questioned the Wilkey's architect, Paul Schultz who was sitting in the audience if there was any urgency in getting started with these plans. Mr. Schultz responded, saying there were no plans to start until March or so. Mr. Zlotocha asked for clarification on the procedure required to obtain approval. President Styza said the Plan Commission is a recommending body only, and that the Board would get the preliminary plans as well. Mr. Zlotocha said he would hate the Plan Commission to be seen as obstructers by the Board. Building Inspector Tising said even though approval is given by the Plan Commission, the Board would be the ones to give final approval. President Styza said this procedure was developed out of past controversies, and anyone that wants to build must now bring in both preliminary and final plans. Mr. Zlotocha said he liked the two-step process even at the Plan Commission level, noting the structure will still be here 50 years from now and should be seriously considered. Ms. Surles

asked if neighbors are notified through this process, and Mr. Zlotocha said he thought that task would be especially difficult this time of year, since so many of the residents are gone. Motion (Zlotocha, Surles) to approve the preliminary plans submitted by Richard and Susan Wilkey for a new garage at their residence located at 5112 N. Hwy 83, Carried Unanimously.

Consider Certified Survey Map submitted by Timothy and Barbara Michels for a division of Lot 2 of Certified Survey Map No. 9975 and all that part of government Lot No. 2 in the Southeast ¼ of the Northwest ¼ of Section 21, Town 8, North, Range 18, East in the Village of Chenequa, Waukesha County.

President Styza reminded Commission members that the house and swimming pool had already been approved, and that this CSM was taking two lots and creating one. Zoning Administrator Douglas said the Certified Survey Map meets all requirements. President Styza said that even though the plans for the house and pool were previously approved, the owners still needed the approval of this CSM to proceed. He then questioned Mr. Schultz as to the total acreage this would involve, and Mr. Schultz estimated it to be just over 15 acres. Ms. Surles asked if the existing sheds would be coming down. Mr. Schultz said the shed located on the water would be remaining, and the other shed would be remaining for now as well. Building Inspector Tising said that under the existing code the owners have the right to maintain the existing sheds.

Motion (Zlotocha, Bellin) to approve Certified Survey Map submitted by Timothy and Barbara Michels for a division of Lot 2 of Certified Survey Map No. 9975 and all that part of government Lot No. 2 in the Southeast ¼ of the Northwest ¼ of Section 21, Town 8, North, Range 18, East in the Village of Chenequa, Waukesha County, Carried Unanimously.

Review and consider final drafts of ordinances 5.16 – Land Disturbance and 5.17 – Grading and Erosion Control Plan.

President Styza asked Zoning Administrator Douglas to give a brief explanation of the changes being considered in these two ordinances. Zoning Administrator Douglas said changes were made to ordinance 5.16 on Land Disturbance and Grading, and the changes were highlighted in blue. He said another of the changes was to reverse the order so the ordinance on grading and erosion would come before the ordinance on land disturbance. He also said that 5.03 was a big change and now any type of land disturbance requires a permit. He said this change allows for an approval process. Mr. Bellin asked who the permit would get appealed to, and Zoning Administrator Douglas said it would first come to the Plan Commission. Mr. Zlotocha said there were quite a few kettles in the village and wondered how the Village felt about filling those kettles. He asked for clarification of the Village's environmental policy. President Styza said if there was a totally wooded lot and someone wanted to put in tennis courts, would we say "no, you can't do it?" He said this came about because of the filling in of the kettle on Treasure Island. Mr. Bellin said there was also concern due to a literal clearing of a lot on Hwy 83 over a weekend. President Styza said he feels the most important issue is erosion control and sediment running into the lake. Ms. Surles asked if the screening that is put down to prevent runoff is checked. Building Inspector Tising said the biggest part of the code deals with erosion control, and this enforces the State Code. He then said before anything goes to the Board of Appeals it can go to the Waukesha County Land Use Department. President Styza said storm water has to be retained on site, and before a building permit is issued, property owners would have to submit an erosion control plan. Motion (Bellin, Surles) to approve final drafts of ordinances 5.16 – Land Disturbance and 5.17 – Grading and Erosion Control, Carried Unanimously.

Administrator's Report.

None.

Building Inspector's Report

None.

Adjournment

Meeting adjourned at 6:25 p.m.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President