

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, April 02, 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, April 02, 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, Mr. Zlotocha/ Members – present
Ms. Surlles, Mr. Foote/ Members - absent
Mr. Tising / Building Inspector – absent
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Public Attendance

Wade Weissmann
Robert Schmidt
Pete Davis (Johnson Design)
John Taylor

Public Comment

None.

Chairman's Report

No report.

Consider approval of minutes of March 12, 2007, regular meeting.

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

Final – 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 explained that the only issue was a difference in the height measurement with one measurement at 45' and the other at 46'. Since then, Building Inspector Tising has worked with the architect to resolve the issue. He also said that Mr. Klein, the neighbor to the north, is fine with the plans. Zoning Administrator Douglas said that this property previously shared a septic tank with the neighbor, but now has a new separate septic system, so Mr. Klein wants to be sure the line is completely terminated, not simply filled with gravel. Zoning Administrator Douglas said that this would be another condition of approval.

Motion (Rolfs, Bellin) to approve plans submitted by Thomas and Kim Schubert for an addition to their residence at 5445 N. Hwy 83, provided they provide evidence of completely terminating the previous line to a shared septic system, *Carried Unanimously*.

Final – 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, and the only reason it was non-conforming was due to a secondary structure located on the property. He said the owners chose to build using the 30% rule, and that all zoning codes had been met. Mr. Zlotocha said he would like to see a lighting and landscaping plan. Mr. Weissmann, the architect

for the Quadracci's, said that the lighting and landscaping plans would hopefully be ready in May, but they would like the construction to start before that time. Motion (Rolfs, Bellin) to approve plans submitted by Joel and Caran Quadracci for an addition to their residence located at 5251 N. Hwy 83, with the condition that a lighting and landscaping plan be brought in for review, *Carried Unanimously.*

Preliminary – 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.

Zoning Administrator Douglas gave an explanation of the project using architectural drawings, saying the current boathouse extends 1.3 feet onto the neighboring property line and this proposal would bring it to within .4 feet inside the owner's property. He went on further to explain the plans were to put on a gable roof and a copula- saying the code doesn't address adding to the height of the structure. He also pointed out that this renovation would make the boathouse less non-conforming. Zoning Administrator Douglas told Plan Commission members that he would like to contact Dr. Berk, who was currently away, to get his feedback on the plans, suggesting there could be a site line issue on raising the roof and copula. President Styza said he would like to move forward but also would like to see some landscaping around the boathouse, noting it looked rather stark as it currently was drawn. Owner Robert Schmidt explained there were perennials added to create a buffer. Mr. Rolfs said he would also like to hear from Dr. Berk, and to see a lighting plan. President Styza noted the structure was so close to the lake that lighting would be an issue. He also thought more landscaping would help as well. He suggested a tree with some height be added on the north end of the boathouse.

Motion (Rolfs, Zlotocha) to approve the preliminary plans submitted by Robert and Sarah Schmidt for renovation of an existing boathouse, *Carried Unanimously.*

Preliminary - 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 said that he and Building Inspector Tising worked on the plan in order to bring it into compliance with current code, saying originally zoning codes were not met because it was over 30% in footprint increase and encroached on the lot line to the north. Now the plans fall within the 30% footprint requirements. He went on to say the current garage would be eliminated and they would be adding a new garage to the west. President Styza pointed out that the current plans show the remodel would be 132' from the lake. Next the architect for the Nagys gave an explanation of the project to Plan Commission members. He explained the new garage off Thompson Lane would have a hobby room on top and there would be running water. Zoning Administrator Douglas said that Building Inspector Tising suggested limiting the plumbing to a 2" pipe, since a 3" pipe would allow for toilet facilities. Next neighbor John Taylor spoke saying he didn't have a problem with the plans, but had an issue with the location of the secondary garage, noting Thompson Lane has a limited site line as it is, and that he was concerned over safety. President Styza questioned if the site line would be improved if the project would be moved back a full car length. Mr. Taylor said the owners coming down from the main house would have their vision blocked by this new structure, noting the site line would be obstructed by a 2nd floor and that the driveway was very steep. President Styza asked for a topography map. Mr. Rolfs asked the architect if the project could be set back 10 feet, and the architect responded, saying he would speak with the home owners. Zoning Administrator Douglas said that this was a private drive and set back was not specified in the village code. Motion (Zlotocha, Rolfs) to approve plans submitted by John and Carole Nagy with a plan to improve the site line at the May meeting, *Carried Unanimously.*

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.

Motion (Zlotocha, Rolfs) to approve Certified Survey Map submitted by God is Great LLC c/o Lawrence F. Schmidt, *Carried Unanimously.*

President Styza said there is often a question of the importance of reviewing CSMs when they are in close proximity to Hartland, saying that if the CSM is actually closer to Hartland, then Hartland would have jurisdiction. He said the only thing on the official village map that is considered extra territorial for Chenequa is the bi-pass road. Mr. Rolfs said he likes to review CSMs to know about subdivisions or other construction plans that would affect traffic flow through the village.

Review permit reports covering permits issued for March 2007.

The revised "Building Permit Review Requirement" form was reviewed by Zoning Administrator Douglas. President Styza said the process should be changed to a 3 step process which would start with a concept plan which would be reviewed by the Zoning Administrator and the Building Inspector. Mr. Rolfs pointed out at that point it would be important not to say, "I think this would work", but rather "I think you could bring this plan before the Plan Commission". President Styza said that the concept plan would not go before the Plan Commission, but instead would only be reviewed by the Zoning Administrator and the Building Inspector. He also asked Zoning Administrator Douglas to include revision dates with the revised form. Mr. Zlotocha pointed that under final plans #2 includes landscape and lighting plans. Mr. Rolfs said this was usually part of the package, and there should be more authority with the landscape plans. Zoning Administrator Douglas suggested he could use boxes rather than bullet points so the phases of the building project could be checked off as they were completed.

Next President Styza discussed the *Resolution for County and Local Endorsement of the Year 2035 Regional Transportation System Plan for Southeastern Wisconsin*, saying he would like to have Plan Commission members review this as well as the Village Board. President Styza suggested that copies of the pertinent sections of the report be sent to Plan Commission members for review, and those copies should be in color. Zoning Administrator Douglas said he felt the 5th paragraph of the resolution was especially important.

Administrator's Report.

No report.

Building Inspector's Report.

No report.

Adjournment

Meeting adjourned at 7:04 p.m.

Respectfully submitted by:

Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

Bryce Styza
Chenequa Village President