

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, August 13, 2007.  
Unofficial until approved by the Plan Commission.  
Approved as written () or with corrections ( ) on 9/10/2007

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, August 13, 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, Ms. Wilkey, Ms. Surles, Mr. Pranke/ Members – present  
Mr. Zlotocha, Mr. Rolfs, Mr. Foote/ Members - absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

## **Public Attendance**

Susana Perea

## **Public Comment**

None.

## **Chairman's Report**

No report.

## **Consider approval of minutes of June 11, 2007, regular meeting.**

Motion (Bellin, Surles) to approve the Plan Commission minutes of the meeting held Monday, June 11, 2007, *Carried Unanimously*.

## **Review and consider Certified Survey Map submitted by John Gehl, Katherine M. Gehl, and Susan Jo Gehl, for a combination of Lots 2 and 3 of Certified survey Map No. 4251 and Lot 1 of Certified Survey Map No. 6820 and a Part of the Northwest ¼ and Southwest ¼ of the Northeast ¼ of Section 29, Township 8 North, Range 18 East, in the Village of Chenequa, Waukesha County.**

President Styza told Plan Commission members that this CSM had originally been approved at the November 13, 2006 Board meeting, but was not presented to the register of deeds within the 6 month time limit, so was therefore coming before the Village Board for approval again.

Motion, (Surles, Pranke) to approve the Certified Survey Map submitted by the Gehls, *Carried Unanimously*.

## **Final – 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 asked Zoning Administrator Douglas to give his overview of the project. Zoning Administrator Douglas told Plan Commission members that this was a legal, non-conforming structure; and when this type of project is being undertaken the owners are allowed to use either one of two rules: increase of 50% in equalized value, or not exceeding the original footprint by more than 30%. He then stated that everything proposed is being done within the current footprint. He also said that everything meets the Village Code.

Next Building Inspector Tising spoke, saying that 51.21 square feet were being added, and this would result in it falling within the allowable range. He said the last time this was reviewed there was a question as to the height of the structure versus the lake level. Since then the plans have

been adjusted to raise the structure one foot higher. The Huscher's representative, Susana Perea, was quick to point out that the existing basement would remain at the same level, but the new basement and garage would be raised one foot. Building Inspector Tising continued, saying from an inspection and building standpoint he felt the project could be done successfully. President Styza explained the proposed changes to members of the Plan Commission using the prints as a visual aide. He pointed out that the house was above the high water mark as determined by the DNR, which is at 902.72. He also said that the grade was changed by 9 inches. He then directed Plan Commission members to look at the landscaping plan and driveway plans. He noted the driveway will be moved so the entrance to the property would be from the North side of the house. President Styza said they are proposing to take down 6 trees – some of which are in the 75' setback. Zoning Administrator Douglas said he and Forester Kante previously walked the property and noted that one tree, which is right off the corner, is a bad tree. Mr. Bellin asked where the septic field was. Susana replied she was unsure, but that if it ran into the driveway a new septic could be put in. Zoning Administrator Douglas stated that the issue with the driveway is the extent of trees that may be impacted - even back from the lake. Ms. Surles asked if the property were still being entered at the same location, and Ms. Perea told her it was. Then Ms. Surles pointed out that the driveway was very close to the neighbor's lot line. Mr. Bellin asked if there was a lighting plan. Ms. Perea told Plan Commission members the Huschers did not plan on doing any landscaping lighting. President Styza asked if the owners were no longer planning to have a circle drive, and Ms. Perea said they were not. She went on to say that the owners would like to put down 2 strips of asphalt with grass in between for a driveway. President Styza asked if the owners were very firm in that particular location for the driveway, to which Ms. Perea replied that they were. Ms. Surles asked if the plans were to be approved, would the driveway remain as it is currently drawn. President Styza said the Plan Commission could approve the house, but not the driveway, or they could approve both. Mr. Pranke noted that it seemed like the owners were trying to preserve things. Ms. Wilkey asked if the plan could be approved contingent on the Forester being allowed to stake out the best location for the driveway in order to avoid cutting trees. Zoning Administrator Douglas said it could. Motion (Surles, Bellin) to approve the Huscher plan as submitted with the condition that the driveway be staked out by the Village Forester, Carried Unanimously.

**Final – Review and consider plans submitted by John Gehl for the reconstruction of the 12 ft x 16 ft family Matriarch's original house to be relocated on tax parcel CHQV 0401987005.**

Motion (Surles, Bellin) to approve the plans as submitted by John Gehl for the reconstruction of the 12 ft. x 16 ft family Matriarch's house, Carried Unanimously.

**Administrator's Report.**

No report.

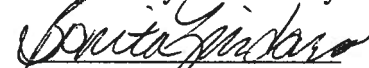
**Building Inspector's Report**

No report.

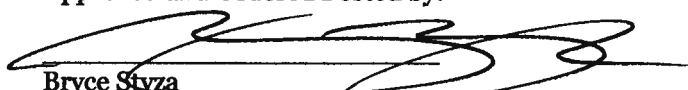
**Adjournment**

Motion (Pranke, Surles) to adjourn the meeting at 6:26 p.m, Carried Unanimously.

Respectfully submitted by:

  
Bonita Ziméars  
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President