

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, September 10, 2007.
Unofficial until approved by the Plan Commission.
Approved as written (✓) or with corrections () on 10/08/07.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, September 10, 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, Mr. Zlotocha, Mr. Pranke, Mr. Foote/ Members – present
Mr. Rolfs, Ms. Surles/ Members - absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Public Attendance

Jeff Wistl for Terry Barton; Steve Girard; Sandy Phillips for Quadracci; Bryan and Eliot Gore for Quadracci; Jorgen R. Hansen for Schmidt; R.C. Schmidt; Mary Schmidt; Paul Villavicencio

Public Comment

None.

Chairman's Report

No report.

Consider approval of minutes of August 13, 2007, regular meeting.

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, August 13, 2007, Carried Unanimously.

Preliminary – Review and consider plans submitted by Steve Girard for an addition to his residence located at 4800 Pine Crest Drive.

Zoning Administrator Douglas stated that this residence was legal nonconforming with two secondary structures. He said the 30% rule was used and calculated by Inspector Tising and Independent Inspections. Side setbacks have been met and the face frontage will not throw this project into non-compliance. Zoning Administrator Douglas said this project meets all zoning requirements. Building Inspector Tising said this project was carefully scrutinized. He also said this expansion qualifies under the 30% rule. He said that previously 1200 square feet had been added for a garage, this project would require an additional 603 square feet, and this would still leave 674 square feet for expansion under the 30% rule. Mr. Zlotocha asked if there were any lighting or landscape plans. Building Inspector Tising responded, saying that the lighting would stay as is shown on A23, with no more external lighting than already in place. He also said the owner would like to re-grade, but per Chenequa's zoning laws, it can't be done. President Styza said if Mr. Girard would bring forth a landscaping plan, it would be considered. Mr. Girard said the view from the lake would not be changed.

Motion (Foote, Pranke) to give preliminary approval to Steve Girard for an addition to his residence located at 4800 Pine Crest Drive, Carried Unanimously.

Preliminary – Review and consider plans submitted by Terry Barton for a horse barn to be constructed on her property located at 6379 N. Oakland Hills Road.

Zoning Administrator Douglas told Plan Commission members these plans to construct a 2300 square foot barn to house 3 horses met all zoning codes; saying this property is located in the far

west portion of the village. Building Inspector Tising said all set backs and heights had been met. President Styza asked how many acres were involved, and Zoning Administrator Douglas told him there were 5.3 acres. Building Inspector Tising displayed samples of the materials that would be used for the roof and the siding. Mr. Zlotocha said he would like to see the code say something like "1 ½ acres per horse". President Styza asked if there would be any planting on the north side, and Barton representative Jeff Wistl said there was a woods there now and it would be left as is. Motion (Wilkey, Bellin) to give preliminary approval to Terry Barton for the construction of a horse barn on her property located at 6379 N. Oakland Hills Road, Carried Unanimously.

Preliminary – Review and consider plans submitted by Elizabeth Quadracci for a tennis court on her property located at 6067 N Hwy 83.

President Styza asked Zoning Administrator Douglas to give an overview of the project and he responded, saying the proposal was to add a sports court which would be used for basketball and tennis. He said this court would be more toward the lake but that it did meet all setback requirements and all the neighbors had been notified. President Styza questioned what type of fencing would be used. Zoning Administrator Douglas explained that chain link is prohibited by the code so they were asking that this not be galvanized, but rather green or black fencing. Mr. Zlotocha said proposed lighting and landscaping plans should be submitted as well. The set back requirements were then reviewed by Plan Commission members. President Styza pointed out that not trees could be cut between the courts and the lake, then asked if there would be any landscaping around the tennis court. Representative Bryan Gore said they would come back before the plan commission with a landscape plan and went on to explain that the court will be cut into the hill with a small terrace wall. He said for lighting there would be one overhead fixture which would be relocated, and no new lighting was being proposed. Sandy Phillips said there would be no fence on the lake side of the court. Mr. Foote said he saw no visual problems with the proposal, and Mr. Spence said it is difficult to see what's there now.

Motion (Foote, Zlotocha) to give preliminary approval to Elizabeth Quadracci for a tennis court on her property located at 6067 N Hwy 83, with the landscape plan to be submitted at a later date, Carried Unanimously.

Preliminary - Review and consider plans submitted by R.C. and Mary Schmidt for an addition to the north side of an existing sun room at their property located at 5611 N. Highway 83.

Zoning Administrator Douglas said these plans meet all codes and that adjoining neighbors had been notified. He said that there would be two dormers added over two doorways and the breakfast nook would be converted into a three season room, adding four feet to the north end. Building Inspector Tising then gave an explanation of changes being proposed, noting the owners may have to relocate the septic system or get a variance from the County. Zoning Administrator Douglas explained that the breakfast nook encroaches on the leech bed, and that would be the reason for the variance.

Motion (Wilkey, Foote) to give preliminary approval to R.C. and Mary Schmidt for an addition to the north side of an existing sun room at their property located at 5611 N. Highway 83, Carried Unanimously.

Review and consider Certified Survey Map submitted by Christie Hentges/The Tribute Companies for a part of the northwest ¼ and the southwest ¼ of section 20, township 08 north, range 18 east, Town of Merton, Waukesha County, Wisconsin, per Village Code 6.18 extraterritorial jurisdiction.

Zoning Administrator Douglas told Plan Commission members the Town of Merton approved this CSM. It calls for the combining of two lots into one. He said currently there is a cemetery on one lot and a church on the other.

Motion (Bellin, Foote) to approve the CSM submitted by Chirstie Hentges/The Tribute Companies, Carried Unanimously.

Next President Styza told Plan Commission members he had received word from someone who had an interest in the property currently for sale on Hwy K. He said eight single family homes were proposed for the land the Village was trying to sell.

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

Building Inspector Tising gave a brief explanation of the report.

Administrator's Report.

No report.

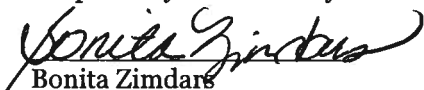
Building Inspector's Report.

No report.

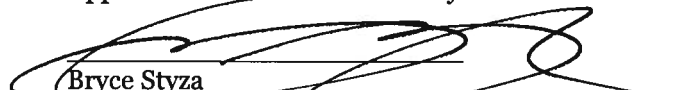
Adjournment

Motion (Zlotocha, Wilke) to adjourn the meeting at 6:40 p.m, *Carried Unanimously.*

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President