

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, October 8, 2007.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections (✓) on 1-14-2008.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, October 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
Mr. Bellin, Mr. Zlotocha, Mr. Pranke, Mr. Foote, Mr. Rolfs, Ms. Surles/ Members – present
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; Todd Demman for Pranke; Eliot Gore for Quadracci; Jorgen R. Hansen for Schmidt; Kirsten Benidt

Public Comment

None.

Chairman's Report

No report.

Consider approval of minutes of September 10, 2007, regular meeting.

Motion (Zlotocha, Surles) to approve the Plan Commission minutes of the meeting held Monday, September 10, 2007, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Mr. Benidt for a 16' x 18' shed off the lot line at his property located at 6102 Hwy 83.

Zoning Administrator Douglas stated that these plans meet the code and the neighbors to the north and to the south had been in to review the plans, and had no problems with the plans. Building Inspector Tising said this was a basic garage, and the only change from the print is to change the door. He said the colors will match the house. He also said the height restriction is more than adequate. The material will match the home exactly, with cedar being used. Building Inspector Tising pointed out that the garage would lie 10 feet off the property line. Mr. Bellin then asked for clarification of the location, questioning whether it would be touching the driveway. President Styza asked the Commission members to consider these plans as final. Motion (Bellin, Foote) to approve plans submitted by Mr. Benidt for a 16' x 18' shed off the lot line at his property at 6102 Hwy 83 as final approval, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Mike and Debbie Pranke for an addition of a 3 car garage at their property located at 32179 West Oakland Road.

Zoning Administrator Douglas explained this was a legal non-conforming house due to the proximity to the lake. He said this garage would be attached to the house so the owners had to choose between the "30% of footprint or 50% of value" rule. He said the owners chose to go with the 50% rule, thus allowing them up to \$173,000 to build their garage. Building Inspector Tising said if the concept would be approved tonight as a preliminary plan, then when the plans come back next time, more definite information regarding slopes, etc., would be seen. Mr. Foote asked whether they would need to comply with driveway grades. Building Inspector Tising said the

problems with grading were discussed with the architect. President Styza pointed out that the garage would be connected to the house, with facilities on the second level. Mr. Zlotocha noted the proposed height was 36 1/2', while the maximum allowable is 35'. Architect Demman clarified that the drawings showed a height of 34 feet with a 9 foot wall, 18 foot floor trusses and a 10 x 12 roof. Mr. Rolfs wanted to be sure the peak would be no higher than the other peaks, and Architect Demman told him that was correct. President Styza asked if lighting or landscaping plans had been submitted. Architect Demman said there would be minimal lighting, perhaps soffit lights, and natural vegetation would be used for landscaping.

Motion (Foote, Rolfs) to give preliminary approval for a 3 car garage addition for the Prankes, subject to detailed grades, etc., being presented at the final review, Carried Unanimously.

Note: Mr. Pranke abstained from casting a vote.

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

Building Inspector Tising explained that these plans were coming before the Plan Commission as a final submittal. He said that Mr. Girard created a slight addition, but the square foot and look of the house hasn't changed. Mr. Foote then pointed out that the question was to look at the landscaping. Zoning Administrator Douglas said that Mr. Girard wanted to bring in landscaping plans but didn't think he could do anything with the hill. He also said that Mr. Girard wanted to do some tiering, but was told that wasn't possible by Building Inspector Tising and himself.

President Styza said they have asked everyone to submit plans showing the entire project.

Motion (Bellin, Foote) to give final approval to the plans submitted by Steve Girard for an addition to his residence located at 4800 Pine Crest Drive, Carried Unanimously.

Final - 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. Mr. Wistl said the colors used in the project would be dark green and ivory, matching the ivory on the house. The material being used is steel. He said this was a pole building with no foundation. Mr. Rolfs said he felt the out buildings should be required to match the main house. Mr. Foote said that was not in the current code, so they had no reason to hold up the plans.

Motion (Foote, Pranke) to give final approval to Terry Barton for the construction of a horse barn on her property located at 6379 N. Oakland Hills Road, Carried, with Peter Zlotocha and Tom Rolfs abstaining.

Final – Review and consider revised plans submitted by Elizabeth Quadracci for a sports court and attached 30 x 20 storage shed attached to the sports court on her property located at 6067 N Hwy 83.

Zoning Administrator Douglas explained that this project meets the code with the addition of the storage shed, and that it is 91 feet back from the lake (both the shed and the sports court). Mr. Foote noted there was a house on this lot, but it had no kitchen or bathroom facilities. Mr. Gore said they were considering using slate for the flooring. Mr. Foote asked if it would be heated, and he was told by Mr. Gore that there may be some heating used to keep the humidity down.

Motion (Zlotocha, Foote) to approve as final, revised plans submitted by Elizabeth Quadracci for a sports court and attached 30 x 20 storage shed at her property at 6067 N Hwy 83, Carried Unanimously.

Final- 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 there were no zoning issues and the 230 foot addition included a breakfast room with wooden columns. He reported that neighbors had been notified and had no problems with these plans.

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

Preliminary review of annexation request submitted by Timothy L. Hobert and Jill Tracey for their property at W31246410 Chenequa Lane.

Zoning Administrator Douglas told Plan Commission members the owners were looking for approval from a conceptual view. President Styza said the property being considered did not meet acreage requirements. Mr. Rolfs said that per our zoning code this would be non-conforming, and 2 acres would be the smallest lot size. Mr. Pranke said they would be better off staying in Merton if they intended to do any construction. President Styza said this would be held over, and no action would be taken. He asked Mr. Hobert to show exactly where the house and side yards would be, and it could then be put back on an agenda.

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

Building Inspector Tising gave a brief explanation of the report.

Administrator's Report.

No report.

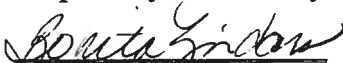
Building Inspector's Report.

No report.

Adjournment

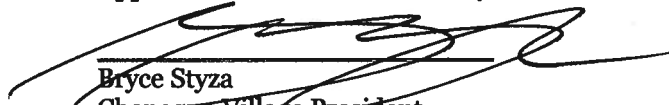
Motion (Zlothocha, Bellin) to adjourn the meeting at 7:25 p.m, Carried Unanimously.

Respectfully submitted by:



Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:



Bryce Styza
Chenequa Village President