

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, November 12, 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, November 12, 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, Ms. Surles, Ms. Wilkey / Members – present  
Mr. Rolfs/ Members- absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief, Administrator, Zoning Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

**Public Attendance**

Matt Retzak (Bartelt Filo); Gary Chada (Bartelt Filo) – Eagan Residence; Dean Alan, Todd Demman- Pranke Residence; Mary Hobert; Leonard Hobert; Helen Riley

**Public Comment**

None.

**Chairman's Report**

No report.

**Consider approval of minutes of October 8, 2007, regular meeting.**

Mr. Zlotocha pointed out a correction needed on the second page of the minutes saying that he and Mr. Rolfs had each abstained from voting on the motion of the horse barn addition for Terry Barton. Minutes will be corrected and brought back for approval at the December Plan Commission meeting.

**Preliminary – Review and consider plans submitted by Mark and Julie Eagan for a two-story addition and remodeling of the existing dwelling for their property located at 32026 W. Treasure Island Drive.**

Zoning Administrator Douglas explained that this was a legal non-conforming property and was non-conforming due to the set back from the lake which was at 13 feet. He said they choose to work the addition under the 30% of footprint of living area rule. He went on to explain that the proposal, based on Independent Inspections, calculations meets the 30% requirement by less than 1%. President Styza asked Plan Commission members to look at the first page of the handouts as well as the last 2 pages, pointing out the plans were showing a 75' setback. Building Inspector Tising said that basically the building is legal non-conforming because it is too close to the lake. He pointed out that the last page of the plans showed the intended addition. Building Inspector Tising said the bay should be allowed because it has been allowed in the past even though it is within 75' of the zone, and is behind the structure. He said the proposal is to add a 1493 square foot addition, and the total square footage for the plans is 6,425 with 6,468 being the maximum allowed. Building Inspector Tising said therefore they meet the requirement by roughly 1%; and Independent Inspections felt the requirements had been met. Mr. Foote questioned if the garage was more than 75' from the east side. Mr. Zlotocha pointed out the review stated that a policy decision needed to be made on the height calculation. Building Inspector Tising said the maximum height is 45', period. This has an existing height of 47'. The Plan Commission needs to begin talking about this per the recommendation of Independent Inspections. President Styza said the sketches as found on page A1 show many trees being cut, saying trees are not be cut within 75' of the lake.

Next Gary Chada from Bartelt Filo answered questions regarding lighting, telling Plan Commission members the low voltage lighting would follow existing paths. He also pointed out the lighting key on the plans before Plan Commission members. Ms. Surles pointed out that the lighting would be very visible. Building Inspector Tising said only low voltage – 25 watt lighting would be used. Mr. Bellin asked where the septic was located and was told it was on the south

side. He then asked if the existing septic system would be adequate with the proposed addition. Motion (Foote, Surles) to give preliminary approval to Mark and Julie Egan for the two-story addition and remodeling of the existing dwelling for their property located at 32026 W. Treasure Island Drive, Carried Unanimously.

**Final – 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 the owners chose the 50% rule, allowing them up to \$173,000 for the addition. According to the minutes of the October meeting, detailed grades were to be presented at this meeting. Plans were then presented by Todd Demman of Dean Alan. He explained that the slab was at 9'16" and the upstairs was 10' above that. President Styza said there was no problem with the bathroom since it was not connected to the house. He suggested landscaping be added to the wall. Building Inspector Tising said the landscaping and wall were previous concerns. President Styza asked what percent the grade was. Mr. Foote reminded Plan Commission members that the owners were not asking for plowing, just fire and police protection.

Motion (Foote, Bellin) to give final approval to plans submitted by Mike and Debbie Pranke for an addition of a 3 car garage at their property located at 32179 West Oakland Road, Carried Unanimously, with Mr. Pranke abstaining.

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

Zoning Administrator Douglas said this property was non-conforming in two areas – less than one acre in size, and not enough frontage. He said the house is set back 73', not 75'. President Styza said in order to annex the property would need to be made to conform. Zoning Administrator Douglas said that 150' is the minimum frontage so Mr. Hobert would need 4 1/2 acres to conform. Mr. Hobert then offered to give more feet of frontage to his son who bought the house next door, saying he thought it would be nice for him to be in Chenequa. Zoning Administrator Douglas said he would like to first see if there would be any interest before pursuing any further. Mr. Foote said if it was legal non-conforming there would be no reason not to allow the annexation. President Styza said the access is a private drive – Chenequa Lane. President Styza said the only answer is if you have the square footage and frontage. Zoning Administrator Douglas said the lot size would have to be doubled, as would the frontage. President Styza said he didn't see a case to annex. Mr. Zlotocha pointed out that if the lots would be combined the property would be more conforming. Mr. Pranke noted that Mr. Hobert's house is conforming.

Motion (Foote, Pranke) to reject the annexation request submitted by Timothy L. Hobert and Jill Tracey for their property at W31246410 Chenequa Lane, Carried Unanimously.

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

The permit report was reviewed by Plan Commission members.

**Administrator's Report.**

No report.

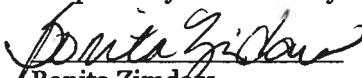
**Building Inspector's Report.**

No report.

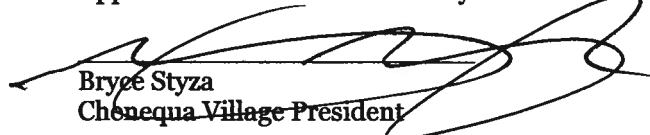
**Adjournment**

Motion (Foote, Zlotocha) 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