

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, January 14, 2008.
Unofficial until approved by the Plan Commission.
Approved as written (✓) or with corrections () on 2/11/2008

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, January 14, 2008**, 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

Gary Meiland (Wooden Thumb) – Jones project
Tim Michels

Public Comment

None.

Chairman's Report

No report.

Consider approval of corrected minutes of the October 8, 2007, regular meeting and the minutes of the November 12, 2007, regular meeting.

Motion (Zlotocha, Bellin) to approve the corrected minutes of the October 8, 2007 meeting and the minutes of the November 12, 2007 meeting, *Carried Unanimously.*

Preliminary – Review and consider driveway plans submitted by Timothy and Barbara Michels for their property located at 6831 N Hwy 83.

Mr. Michels gave an explanation to Plan Commission members of the proposed driveway layout. He said there is an easement across the Brumder property and the proposed revised driveway would come off that property quicker. He also brought attention to the fact that the Brumders were in favor of the proposed driveway. Zoning Administrator Douglas said these plans meet the Village's driveway regulations. Building Inspector Tising said he walked the path of the proposed driveway, and that it meets the 12 % grade rule. He said the proposed width is wider than the width of the previous driveway and there would be no reason to deny these plans. President Styza pointed out that there was one neighbor who was objecting to the placement of the new driveway. Mr. Michels said the path of the proposed driveway was walked first with Missy McLeod and her daughter, then again with Missy and Callum McLeod. He said that Missy indicated she thought this was a great deal of change. Mr. Michels said the property values would not decrease due to the proposed driveway, and he would be removing a minimal number of trees. President Styza asked who controlled the easement. Mr. Michels said he is required to provide the easement but is not required to have it any certain place. Mr. Michels said the driveway would be paved with asphalt. He also said he would be willing to plant evergreens to provide screening for any concerns about car lights, and the lowest spot on the property is where he is proposing the driveway. Mr. Pranke asked why there was such a big rotunda, and Mr. Michels told him that was to accommodate for the radius of fire trucks. Ms. Surles asked if the Village had a copy of the easement. President Styza said the Village did not. Mr. Zlotocha brought up the concern Ms. McLeod had, saying she was not given enough time to respond. Mr. Pranke asked how far the rotunda was from the McLeod residence. Ms. Wilkey then brought the Plan Commission's attention to point 2 of the e-mail sent by Missy McLeod, saying there was a concern with fire truck access. Ms. Wilkey said the proposed driveway seems to be wider, and therefore would be an improvement for access by emergency vehicles. President Styza then clarified that Mr. Michels would be adding trees to the proposed plans. Ms. Surles said she was concerned with the easement situation. Zoning Administrator Douglas said the document number for the easement should be available for the next meeting. President Styza said the Village shouldn't get involved

in civil matters which is what the easement deed is and the Village Attorney shouldn't get involved either. Ms. Surles then questioned if the easement concerns were to be disregarded by the Plan Commission. Mr. Michels said a decision should be reached based on existing conditions. Building Inspector Tising said the Village needed to stay out of the easement business – it should be left up to the individual.

Motion (Foote, Surles) to give preliminary approval to proposed driveway plans submitted by the Michels subject to the Michels bringing in a landscaping plan at the next meeting which would minimize the invasive light, Carried Unanimously.

Preliminary – Review and consider plans submitted by Paul and Pat Jones for remodel/addition plans for their property located at 4704 N. Pinecrest Drive.

Zoning Administrator Douglas said this proposal meets the current Village code. He pointed out that the lot was a conforming lot, and the house was non-conforming in two minor ways. On the north side of the property, near the Culver property, the house is 9.96 feet off the lot line, and should be 10 feet. He also pointed out that on the bottom of the drawing there was a blue line which is the 75 foot setback, saying it just barely catches the existing garage on the south side. He said these two things make the structure non-conforming so they were forced to use either the value rule or the footprint rule. He said a 30% increase in footprint was the option chosen. He said the look from the lake won't change. President Styza said the footprint is 28% bigger but 3 stories high on the lake side. Building Inspector Tising reviewed the comment page submitted by Independent Inspections, showing the plans met all requirements. He said the new addition will be 80 feet back from the lake, and the material will match exactly. He also said the lighting and landscaping would be exactly the same, but a new retaining wall in a slightly different position would be added. He said there was no reason to deny the request for the addition. Mr. Zlotocha asked what effect a 75 foot setback would have on a property located on a hill. Zoning Administrator Douglas told him the 75 feet are measured by a counter on the ground. Mr. Zlotocha pointed out under # 8 on the IIL report no determination of cost was listed. Building Inspector Tising said the owners chose to go with the footprint rule; therefore items 7, 8, and 9 should be stricken from the report. Zoning Administrator Douglas said Mrs. Culver was concerned that the big spruces on the north lot line would not be damaged by heavy equipment traveling near them.

Motion (Zlotocha, Surles) to give preliminary approval to plans submitted by Paul and Pat Jones for remodel/addition plans for their property located at 4704 N. Pinecrest Drive, Carried Unanimously.

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.

There was no submittal for this project; therefore this item was deferred until more information is received.

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

The permit report was reviewed by Plan Commission members. Building Inspector Tising pointed out that there was a total of 98 permits issued in 2007. Mr. Zlotocha asked if a list of building/remodeling projects requiring a permit could be included in the next Village newsletter.

Administrator's Report.

No report.


Building Inspector's Report.

No report.

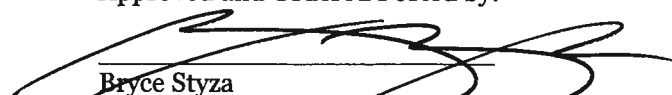
Adjournment

Motion (Zlotocha, Bellin) to adjourn the meeting at 6:47 p.m, Carried Unanimously.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President