

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, March 10, 2008.
Unofficial until approved by the Plan Commission.
Approved as written (✓) or with corrections () on 4-14-08.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, March 10, 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, Ms. Surlles, Ms. Wilkey / Members – present
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

Richard Wilkey, Harry Hostetler, Dominique Hostetler, Jonathan Turek, Paul Rice, Garrett Pranke, Richard Weaver, Bill Rice

Public Comment

None.

Chairman's Report

No report.

Consider approval of minutes of the February 11, 2008 meeting.

Motion (Zlotocha, Surlles) to approve the minutes of the February 11, 2008 meeting, *Carried Unanimously.*

Preliminary- Review and consider plans submitted by Harry and Dominique Hostetler to raze the existing house and construct a new three-story, Prairie Style house similar to Frank Lloyd Wright's "Falling Waters" at their property located at 5717 N. Hwy 83.

Zoning Administrator Douglas said this was a legal non-conforming lot based on a review by Independent Inspections. The plans meet all zoning requirements; and Zoning Administrator Douglas said he would recommend approval. Building Inspector Tising also recommended approval. Next Building Inspector Tising gave an overview to Plan Commission members. He explained that landscape changes were made by Judy Stark. President Styza asked if there was a landscape plan, and Building Inspector Tising told him there was. Next President Styza asked if a lighting plan had been submitted. Building Inspector Tising explained that only low lumina lighting will be used. Mr. Zlotocha asked if all neighboring property owners had been notified of this project, and it was confirmed that they had been notified by Village staff.

Motion (Bellin, Wilkey) to give preliminary approval to house plans submitted by the Hostetlers subject to retaining wall measurements and a lighting plan being presented, *Carried Unanimously.*

Preliminary – Review and consider plans submitted by Richard and Susan Wilkey to raze the existing house and to construct a new two-story residence with a three-car attached garage at their property located at 5112 N Hwy 83.

Zoning Administrator Douglas said this is a legal non-conforming lot and will be a tear down. He went on to say all requirements are met from a zoning standpoint, but he is still waiting for legal clarification on the rear yard set back. The proposed house is 2 feet off the Chenequa lot onto the Wilkey's own land in the Town of Merton. Building Inspector Tising gave a detailed explanation to Plan Commission members. Mr. Wilkey told Plan Commission members the house that was coming down was a Sears & Roebuck pre-fabricated house. Mrs. Wilkey said that there were actually 2 lots involved, and they made up 4 tax keys. President Styza asked if a legal lot could be made by annexing the property to the Village from the Town of Merton. Building Inspector Tising said IIL staff would recommend moving this forward to the Village Board for approval. Mr. Zlotocha expressed concern with the legal description. Mrs. Wilkey said they were waiting for an

opinion from the Village Attorney. President Styza asked Mrs. Wilkey if she would consider annexing the property they own in the Town of Merton to Chenequa, and she said that would be considered.

Motion (Bellin, Zlotocha) to give preliminary approval to Richard and Susan Wilkey for new home construction on their property located at 5112 N Hwy 83, Pranke (aye); Surles (aye); Zlotocha (aye); Bellin (aye); Styza (aye); Wilkey (abstained), Motion Carried.

Preliminary – Review and consider plans submitted by Richard and Susan Weaver for a new garage addition at their property located at 6275 N. Oakland Hills Rd.

Zoning Administrator Douglas said this would be an addition to the existing garage and this is a legal conforming lot. All side yard set backs have been met. He said both he and Building Inspector Tising would like to recommend giving final approval to the project tonight. Building Inspector Tising gave an overview of the project to Plan Commission members. Mr. Zlotocha said he likes the 2-step process especially now, when so many residents are out of town. Mr. Weaver then gave a brief explanation of the project.

Motion (Pranke, Surles) to give final approval to plans submitted by Richard and Susan Weaver for a new garage addition at their property located at 6275 N. Oakland Hills Road, Carried Unanimously.

Review and consider conditional Approval of Final Plat submitted by Helene Estates for part of the NW ¼ of Section 18, T8N, R18E, Town of Merton, per Village Code 6.18 extraterritorial jurisdiction.

President Styza told Plan Commission members that he has a financial interest in this project so he would recuse himself from voting. Zoning Administrator Douglas said it has been the Village policy not to act on these types of requests until the Town has first acted on them, and pointed out to Plan Commission members that a copy of the minutes from the Town of Merton were included in their packets.

Motion (Bellin, Zlotocha) to approve the Final Plat submitted by Helene Estates, Pranke (aye); Surles (aye); Zlotocha (aye); Bellin (aye); Wilkey (aye); Styza (abstained), Motion Carried.

Review permit reports covering permits issued year-to-date for 2008.

Building Inspector Tising reviewed the permit report; noting it has been a slow year so far. He also reminded Plan Commission members that he was asked to exclude monetary amounts on the report.

Administrator's Report.

No report.

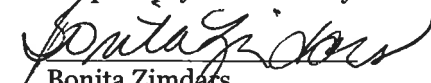
Building Inspector's Report.

No report.

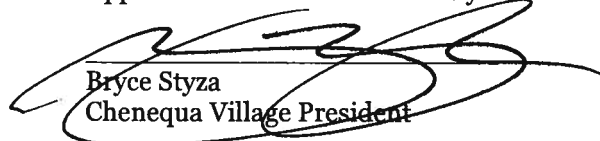
Adjournment

Motion (Surles, Pranke) to adjourn the meeting at **6:34 p.m.**, Carried Unanimously.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President