

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, April 14, 2008.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 5-12-08.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, April 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, Ms. Surles, 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

None.

Public Comment

None.

Chairman's Report

No report.

Consider approval of minutes of the March 10, 2008 meeting.

Motion (Wilkey, Surles) to approve the minutes of the March 10, 2008 meeting, *Carried Unanimously.*

Consider as Final – Review and consider revised plans submitted by John and Carol Nagy for location of proposed new garage, with the new location being to the north on their property located at 31076 W. Thompson Lane.

President Styza explained that this project came before the Plan Commission several months ago and was given preliminary approval. Zoning Administrator Douglas noted that final approval was also given to the original plans submitted. The Nagys have not yet started this project and are now coming back with revisions to the original plans, specifically the location of the garage. Building Inspector Tising directed attention to comment number 3 on the IIL report saying the approval needs to include the provision that this studio cannot be converted to a habitable dwelling. Next Building Inspector Tising asked Plan Commission members to look at the survey page, saying there was a neighbor that was not satisfied with the placement of the garage on the original submittal saying it would cause sight problems for drivers if it were to be located to the south; so the plans had been revised to move the garage to the north. Mr. Zlotocha asked if the neighbor was now 100% satisfied with the changes. Zoning Administrator Douglas said he was. Building Inspector Tising said he would recommend approval. Mrs. Wilkey pointed out that IIL had a typo in the description of the property listing the address incorrectly as: 3107 W. Thompson Lane. President Styza asked if the siding and roofing materials would match the existing house and Building Inspector Tising told him the materials would match exactly. Mr. Zlotocha asked what would happen if living facilities were to be added at some point. Zoning Administrator Douglas said it would be ordered to be removed. He said the code gives the authority to the Village to do that and charge back if the Village is required to do the removal. Building Inspector Tising said the original approval was for a 2 inch drain line.

Motion (Wilkey, Surles) to give final approval for a new garage for the Nagys at their property located at 31076 W. Thompson Lane, with the provision that this studio cannot be converted into a habitable dwelling, *Carried Unanimously.*

Final- 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.

This item has been withdrawn. At the preliminary approval owners were instructed to submit lighting and landscaping/retaining wall plans and these plans have not yet been received by the Village.

Review and consider annexation request submitted by Richard and Susan Wilkey for property owned in the Town of Merton adjacent to their residence at 5112 N Hwy 83.

President Styza explained that the Wilkeys were requesting annexation and if approved it would make a lot size close to 5 acres. He noted that the Wilkey home is in the village on a non-conforming lot. Mr. Pranke noted there would be no down side to annexing the property. President Styza said coming before the Plan Commission was the first step. Mr. Zlotocha asked if the lot would be conforming after the annexation, and Mrs. Wilkey gave an explanation saying it would.

Motion(Bellin, Zlotocha) to give approval to annexation request submitted by Richard and Susan Wilkey for property owned in the Town of Merton adjacent to their residence at 5112 N Hwy 83, Pranke (aye); Surles (aye); Zlotocha (aye); Bellin (aye); Styza (aye); Wilkey (abstained), Motion Carried.

Final – 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 the house plans were based on the survey and there were no issues with side yards, front or back set backs. He said the house would be set in the middle of five acres. Building Inspector Tising said the plans were the same as the preliminary plans submitted previously. Mrs. Wilkey then showed Plan Commission members the new survey and gave an explanation of it. Judy Stark will be designing the lighting and landscaping. Only low level lighting will be used.

Motion (Zlotocha, Surles) to give final approval to plans submitted by Richard and Susan Wilkey to construct a new two-story residence with a three-car attached garage and razing the current residence once the new residence is completed at their property located at 5112 N Hwy 83, Pranke (aye); Surles (aye); Zlotocha (aye); Bellin (aye); Styza (aye); Wilkey (abstained), Motion Carried.

Review permit reports covering permits issued for March of 2008 and all open permits.

Building Inspector Tising did not hand out a report, saying there had been only 21 permits issued year-to-date, and all of them were miscellaneous permits.

Administrator's Report.

No report.

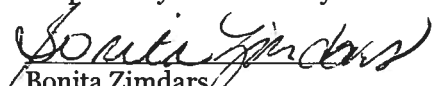
Building Inspector's Report.

No report.

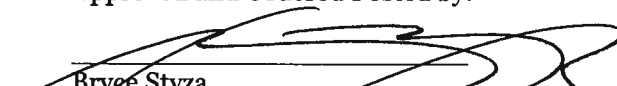
Adjournment

Motion (Pranke, Bellin) to adjourn the meeting at 6:22 p.m., Carried Unanimously.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President