

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, September 8, 2008.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections (✓) on 10-13-08.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, September 8, 2008**, at the Village Hall, 31275 W. Hwy K, Chenequa, Wisconsin. Legal requirement for notification of the news media had been met. The following Commission members were in attendance:

Mr. Styza/Chairperson - present
Ms. Surles, Mr. Bellin, Mr. Foote, Mr. Pranke, Ms. Wilkey, Mr. Zlotocha, Mr. Rolfs/
Members – present
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief-Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Wolfgang C. Dorner, Keith Kindred (Dorner), Debbie Wheeler, Adam Nass(Wheeler), Michael Paddock (Chenequa Country Club Manager), Bud Bessler (Oliver Construction), Todd Rabidouy(Wheeler), Mark Irgens, Susan Irgens, Ted Yewer

Public Comment

None.

Chairman's Report

None.

Minutes

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, August 11, 2008, *Carried Unanimously*.

Final - Review and consider plans for an addition/remodel at the Chenequa Country Club located at 6250 N Hwy 83.

Zoning Administrator Douglas said the plans meet all requirements. Building Inspector Tising said he had no issues with the plans. Mr. Bud Bessler from Oliver Construction gave an overview of the project saying the project includes renovating the women's locker room and adding a men's locker room and a meeting room. He went on to say that lighting would be minimal, and up lighting into the trees would be used to create subtle landscape lighting.

Motion (Foote, Surles) to approve the final plans for an addition/remodel at the Chenequa Country Club located at 6250 Hwy 83, Susan Wilkey recused, *Motion Carried*.

Consider land division for Wolfgang Dorner creating one five-acre parcel and an out lot at his property located at 5166 N Hwy 83.

Zoning Administrator Douglas explained that the proposal was to create one 5 acre lot, and a second out lot totaling 2.97 acres. The out lot has been deed restricted so it will not be buildable. Mr. Pranke asked for clarification of the deed restriction and Building Inspector Tising gave an explanation. President Styza said the existing lot will become more conforming through this process. Zoning Administrator Douglas said currently each of the individual parcels has individual tax key numbers.

Motion (Wilkey, Foote) to give final approval for a land division for Wolfgang Dorner creating one five-acre parcel and an out lot at his property located at 5166 N. Hwy 83, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Michael and Debbie Wheeler for razing the existing house and garage and building both new at their property located at 6296 Brumder Road.

Zoning Administrator Douglas said he had issues on the Wheeler project; and the Plan Commission would not be able to approve the plans as presented. He also said the applicant has indicated they would like to take this to the Board of Appeals if needed, for variances. The north side set back requirement is 32.2 feet, and the Wheelers are at 30.1 feet; also the building height exceeds the code maximum of 40 feet coming in at 44.8 feet. This is a very steep lot, so an exposed lower level contributes to the height problem. Building Inspector Tising said the proposed building is 4'8" too tall. He said to decrease the height would make it a very unattractive building. Building Inspector Tising said the home is currently back 94.5 feet, but would have to be moved back to 125 feet under this plan. He said this would create undue hardship due to the slope of the lot and the retaining wall; so it would not be feasible to move the house back. Mr. Rolfs asked what the current standards were for the Board of Appeals. Building Inspector Tising said they have been softened somewhat, but undue hardship still needs to be proven. Building Inspector Tising then explained the plans to Plan Commission members in more detail.

Motion (Zlotocha, Wilkey) to deny plans submitted by Michael and Debbie Wheeler for razing the existing house and garage and building both new at their property located at 6296 Brumder Road, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Mark and Susan Irgens for dwelling additions and a new shed at their property located at 6866 Wildwood Point Road.

Zoning Administrator Douglas said the project would be an addition to the current residence, adding 475 square feet to the first floor, and 250 square feet to the second floor. He went on to say the plans meet all zoning codes; but wanted to draw Plan Commission members attention to #6 on page 2 of Independent Inspections review. Here it says that accessory buildings need to be under the same tax key, but this information is not true. He said he would recommend approval. Building Inspector Tising then gave an explanation of the project saying it does not go down to the lake, and landscaping would be minimal. He said the siding and roofing would be of matching material and color. Ms. Wilkey said if #6 on the review says the site is on a different tax key, then this is not possible. Zoning Administrator Douglas told her that this was an incorrect statement on Independent's review.

Motion (Zlotocha, Surles) to give final approval to Mark and Susan Irgens for dwelling additions and a new shed at their property located at 6866 Wildwood Point Road, *Carried Unanimously*.

Preliminary – Review and consider plans submitted by Edward and Elisabeth Yewer for a new garage at their property located at 6259 N. Hwy 83.

Zoning Administrator Douglas explained the owners would be removing the existing building and constructing a detached 40 x 70 foot garage in its place. Building Inspector Tising said no trees will be removed. President Styza asked for clarification of the location of the project. Zoning Administrator Douglas said this project meets the zoning code; and is not in violation, but in the past there has been some discussion of steel buildings in the Village. He went on to say, in this case, there are no homes nearby. Building Inspector Tising said no new roadways would be constructed. President Styza asked Mr. Yewer if he would consider using wood instead of steel. Mr. Yewer responded saying he would prefer not to use wood. He also said there would not be any lighting. Mr. Rolfs said the Village attempts to have outbuildings match the main structure; and noted if a house were to be built on the lot, the owners would have to tear down the steel structure before building the house. President Styza again asked if Mr. Yewer would consider using some other material for this project. Mr. Yewer said he likes steel because it holds its color.

Motion (Foote, Wilkey) to give final approval to plans submitted by Edward and Elisabeth Yewer for a new garage at their property located at 6259 N. Hwy 83, *Carried Unanimously*.

President Styza then asked Plan Commission members if they knew how much shore frontage could be clear cut. He explained that the ordinance says that a certain % can be clear cut, for instance if you own 150 feet you can clear cut 30 feet; but if you have 300 feet of shore frontage, 60 feet could be cut. He said he feels there should be a cap on how much is allowed to be clear cut. Next Zoning Administrator Douglas read section 6.09 of the village code to Plan Commission members regarding removal of shore cover. Mr. Rolfs cautioned about being careful not to unintentionally create more lots.

Review permit reports covering permits issued for August of 2008 and all open permits.
Building Inspector Tising reviewed the current building permits.

Administrator's Report

None.


Building Inspector's Report

None.

Adjournment

Motion (Surlles, Foote) to adjourn the meeting at 6:58 p.m. *Carried unanimously.*

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President