

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, October 13, 2008.
Unofficial until approved by the Plan Commission.
Approved as written (✓) or with corrections () on 12-8-2008

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, October 13, 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/ Members – present
Mr. Tising / Building Inspector – absent
Mr. Douglas /Police Chief-Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Michael Wheeler, Chris & Kara Blake, Jason Visner

Public Comment

None.

Chairman's Report

None.

Minutes

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, September 8, 2008, *Carried Unanimously*.

Preliminary/Possible Final- 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 reminded Plan Commission members that last month this project was voted down due to problems with height and side yard set backs. He said the owners decided to make changes to their original plans and have now brought revised plans in for consideration. These revised plans now meet code, per Independent Inspection's review.

Motion (Zlotocha, Wilkey) to approve as final, 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*.

Review and consider plans submitted by Tom Rolfs for a proposed land division for properties owned at 4978 N. Maple Lane and 5014 N. Maple Lane.

President Styza pointed out that lot 1 is off lake and lots 2 and 3 are on the lake. Zoning Administrator Douglas explained that lot 1 belonged to Rolfs originally, and then the Rolfs purchased property from the Koepers. The off lake lot would be 5 acres after this CSM is approved and would be located behind, or west of the Koeper property; and this property will be deed restricted or put into conservancy. Zoning Administrator Douglas said this proposal fully meets the code, and that Rolfs moved his property line to the North in order to pick up additional footage on the lake, thereby making his lot conforming. President Styza went on to explain the

minimum requirement is 200 feet or more with 2 acres, and both lake lots now meet requirements of the Code.

Motion (Foote, Pranke) to give final approval to plans submitted by Tom Rolfs for a proposed land division for properties owned at 4978 N. Maple Lane and 5014 N. Maple Lane, Carried Unanimously.

Review and consider Certified Survey Map submitted by the Stockdale Family Trust and Casa Investment Company for all of lots 6,7,15,14,13,12,11 and the south 30 feet of lot 10; also part of platted R.O.W. vacated in resolution no XXXXX dated July XX, 2008; all in the plat of Vilter's Grand View Park, located in the NE ¼ and SE ¼ of the SW ¼ and NW ¼ and SW ¼ of the SE ¼, all in section 30, T.8N., R.18E., Town of Merton, Waukesha County, per Village Code 6.18 extraterritorial jurisdiction.

President Styza said both the Town of Merton and Waukesha County have already approved this Certified Survey Map. Mr. Chris Blake then addressed the Plan Commission saying that litigation has been brought forth by the DNR due to the way in which the lots are divided on this CSM. President Styza said that lot 4 doesn't conform, and since there was no one in attendance to defend the plans he recommended holding this item over. He said he would like to hear the other side.

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

Building Inspector Tising was not present, and no report had been received.

Initial review of proposed revision to Village Code Section § 5.03 to allow for Village approval of building materials used for accessory structures.

Zoning Administrator Douglas told Plan Commission members that Attorney Krutz said this would be the easiest way to adopt this change, and that changes were in blue. Trustee Foote said he felt the wording needed to be more specific. President Styza said that the phrase "in appearance" should replace the word "material". Trustee Wilkey said she felt the phrase, "substantially similar" was asking for trouble. Trustee Foote suggested taking the word "substantially" out. President Styza suggested the phrase, "similar in appearance" should be used. Trustee Foote clarified that this would only be applied to outbuildings. President Styza then said he would like to see what other communities are doing. The consensus was to pursue this issue further.

Administrator's Report

Zoning Administrator Douglas said there is nothing on the agenda for the month of November; therefore it will not be necessary to have a Plan Commission meeting.


Building Inspector's Report

None.

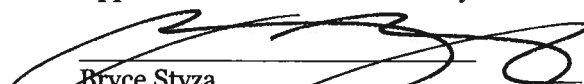
Adjournment

Motion (Surles, Foote) to adjourn the meeting at 6:30 p.m. Carried unanimously.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President