

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, February 9, 2009.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections ( ) on 3-9-2009

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, February 9, 2009**, 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  
Mr. Bellin, Mr. Pranke, Mr. Foote/ Members – present  
Ms. Surlis, Mr. Zlotocha, Ms. Wilkey/ Members - absent  
Mr. Tising / Building Inspector –absent  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

### Attendance

Alexander Pendleton (Kohner, Mann & Kailas, S.C.), Melissa J. Malecki (Godfrey & Kahn, S. C.), Troy Mayne (DeWitt, Ross & Stevens), Mike Campbell (Ruekert & Mielke) Carl and Mary Alice Eschweiler

### Public Comment

None.

### Chairman's Report

None.

### Minutes

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

### Review and consider Application for Land Division request submitted by DeWitt Ross & Stevens SC as joint counsel for all owners.

Troy Mayne (DeWitt, Ross & Stevens) and Mike Campbell (Ruekert & Mielke) gave a presentation before the Plan Commission members. Mr. Mayne said that in 2003 the Eschweilers purchased the property with the intention to put part of it in conservancy and to sell part. In 2004 the conservation was imposed. In 2005 there was a partial release of the conservative easement. He went on to say the plan is to demolish the existing house and create two lots for sale. The application before the Plan Commission today was for a lot line adjustment. The demolition permit had previously been granted. Vehicular access has been granted through a private drive agreement from 1990. A minor ownership change will be done on the CSM, placing it in the name of the Eschweiler Trust, rather than the names of Tom and Gabby Eschweiler. Zoning Administrator Douglas said this was a request for a lot line adjustment only, and the proposed adjustment for lot two does meet the code. He also noted that the driveway will not be constructed to go to lot three; and recommended approval contingent on the structure being removed before final approval is given. President Styza noted these are two buildable lots as they stand today, and if this lot line change is approved, there will still be two buildable lots remaining. **Motion** (Foote, Pranke) to approve the application for land division submitted by DeWitt, Ross & Stevens, SC subject to all fees associated with this request be paid, and the demolition of the existing structure, *Carried Unanimously*.

Mr. Pendelton said the demolition will commence two weeks from today, but the final demolition won't happen until the land thaws. He asked to go ahead with the ownership changes, and stated if the CSM can't be recorded until all demolition work is completed that would put off the recording until May or June. He proposed that the all demolition work would be completed within 90 days. President Styza said if the structure is gone, he would be comfortable, if the commitment is made to be entirely finished in 90 days.

**Review and consider language changes to section 5.03 of the Village Code – Building Permits and Land Disturbance Permits.**

Zoning Administrator Douglas explained that the changes were subsection (ii), subsection (iii) and number four. He explained that Attorney Krutz said he thought it best to break this section out further to say that existing materials should be similar in appearance. Number four addresses the situation if there are no other existing structures on the property; then neighboring structures would be looked at for similarities. Mr. Foote asked what remedy a property owner would have if the Village were to disagree with the plans submitted. President Styza told him they would have the usual steps of going to the Plan Commission, Village Board, and Board of Appeals. Zoning Administrator Douglas said the ordinance was purposely made vague. Mr. Pranke noted a problem with subsection (ii) saying it should be written as "similar *in appearance*". He noted this change should also appear under number four on line 4D. Mr. Pranke then stated the word "and" should be taken out of line three. President Styza stated he would like to look at this again after Attorney Krutz had a chance to go over these requested changes and said it would be taken up at the March Plan Commission meeting.

**Review permit reports covering permits issued for December 2008 and January of 2009.**

Permits were reviewed.

**Administrator's Report**

No report.

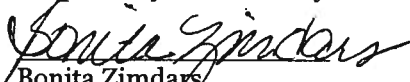
**Building Inspector's Report**

No report.


**Adjournment**

Motion (Bellin, Pranke) to adjourn the meeting at 6:32 p.m. *Carried unanimously.*

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President