

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, March 9, 2009.  
Unofficial until approved by the Plan Commission.  
Approved as written (✓) or with corrections ( ) on 5-11-2009

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, March 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, Ms. Wilkey, Ms. Surles, Mr. Zlotocha, Mr. Rolfs (alternate)/ Members – present  
Mr. Foote/ Members - absent  
Mr. Tising / Building Inspector –present  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

## Attendance

Chris Kozina; Jeffree Nelson; Mary Sellers

## Public Comment

None.

## Chairman's Report

None.

## Approve minutes of the February 9<sup>th</sup> Plan Commission Meeting.

Motion (Surles, Bellin) to approve the Plan Commission minutes of the meeting held Monday, February 9, 2009, *Carried Unanimously.*

## Review and consider plans submitted by Chris Kozina for a new home at his property located at 5472 N Hwy 83.

Zoning Administrator Douglas told Plan Commission members this was a legal, non-conforming lot. He explained that this property previously was owned by Chip Swallow. All setbacks and zoning regulations have been met. The garage plans were approved 3 or 4 months earlier. President Styza asked how big the lot was, and Zoning Administrator Douglas told him it was a 2 acre lot. Building Inspector Tising noted that he had a survey available; and noted this home would be located on a steep hill, above the Hoppe property. President Styza said this was a two-story home with a walk out lower level. Building Inspector Tising showed the color scheme being used - which matched the color scheme of the garage. He said that the lighting meets code; and the landscape is minimal. Building Inspector Tising said he had received no information on the swimming pool, so that could not be approved at this time. He went on to say that when the pool is built, there will need to be a retaining wall. Beginning April 1<sup>st</sup>, there are new state codes. If no permit is issued by April 1<sup>st</sup>, then the owner would be required to meet new code requirements- which will add thousands to the cost of the home. Mr. Rolfs questioned the elevation, and Building Inspector Tising told him it would be 40 feet

Motion (Bellin, Pranke) to give final approval to building plans submitted by Chris Kozina for a new home at his property located at 5472 N Hwy 83, Styza, Bellin, Pranke, Surles, Wilkey, Rolfs- aye; Zlotocha – no, *Motion Carried.*

## Preliminary/Possible Final – Review and consider plans submitted by Kathleen Seidel to have a two foot tall, free-standing stone wall constructed along her driveway located at 32280 W. Oakland Road.

Zoning Administrator Douglas said there were no problems with zoning. Building Inspector Tising showed Plan Commission members large drawings depicting the proposed wall. He said his first concern was how the trees would be encompassed, and his second concern was where the snow plowers would be able to put the snow removed from the driveway once this wall is constructed. Mr. Bellin mentioned that the snow problem could be eliminated if the

decorative area were to be omitted. Zoning Administrator Douglas said this project needed to come before the Plan Commission because it is a structure.

Motion (Wilkey, Rolfs) to give final approval to plans submitted by Kathleen Seidel to have a two foot tall, free-standing stone wall constructed along her driveway, subject to disclosure by Ms. Seidel of trees planning to be removed with the construction of this wall, and a plan for the placement of snow from the Village snow plows, Carried Unanimously.

**Discussion regarding jurisdictional change of Hasslinger Drive.**

Zoning Administrator Douglas gave an explanation of the proposed changes using an overhead transparency. He explained that the first 500 feet of Hasslinger Drive are in Chenequa, and the Town of Merton would like to take jurisdiction of this section of roadway in order to receive State aids. A further proposal was to detach the 10 small lots along Hasslinger Drive. Zoning Administrator Douglas said the problem lies with the 7 acre parcel owned by Moose Lake Partners. He suggested that perhaps this property could be detached with deed restrictions allowing only one residence, one driveway, and one accessory structure. He said detaching these sections would clean up the border of Chenequa, and would help Chenequa to be a good neighbor to the Town of Merton who performs all the maintenance on the section of Hasslinger Drive currently lying within Chenequa boundaries. The Town of Merton also takes care of Wildwood Point Road, and Beaver Lake Road. Mr. Rolfs asked how much the Town would stand to gain in aids, and Zoning Administrator Douglas told him it would amount to about \$2,000/year. Mr. Rolfs then asked why the village set the boundary so far past the road- suggesting the Village wanted to control Hwy C, so instead of going down the centerline the boundary went beyond the road. Mr. Zlotocha asked if there would be any liability to the Town of Merton; then said he agrees with the proposal. Mr. Pranke said he was okay with detaching the portion of Hasslinger Drive and the small lots; but was concerned with the larger triangle lot owned by Moose Lake partners. Ms. Surles said she would be okay with the small lots being detached or the entire plan as proposed. Mr. Bellin, Ms. Wilkey, and Mr. Rolfs said they were okay with the plan. Mr. Rolfs said he would like to hear what the public would have to say regarding these changes. The overall consensus of the Plan Commission was to detach the portion of Hasslinger Drive and to detach the small lots, but further clarification was needed before a decision would be made on detaching the larger lot owned by Moose Lake Partners.

**Review report covering permits issued for February of 2009 and all open permits.**

Building Inspector Tising did not have a report available due to problems with his computer. Permits were reviewed.

**Administrator's Report**

No report.

**Building Inspector's Report**

No report.

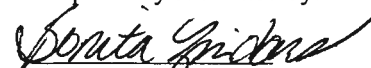
Mr. Rolfs told Plan Commission members there has been a construction project taking place next to his property that has been going on for a very long time. He said the workers are generating a lot of garbage and debris; and he would like to see large fines for violations like littering. President Styza said the owner can be issued a fine for erosion fencing not placed properly. Ms. Surles said where the lane goes from double down to single is an especially congested area, and asked if there was any issue of a time limit with a permit. Zoning Administrator Douglas said he had no authority to enforce on private property or on a private road, and would recommend a letter be sent from the Maple Lane Road Association regarding staging.

President Styza said he would go to the property the next day with the Building Inspector.

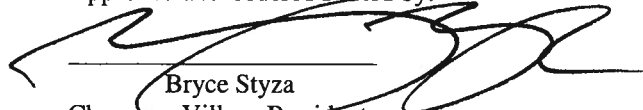
**Adjournment**

Motion (Rolfs, Pranke) to adjourn the meeting at 6:55 p.m. Carried Unanimously.

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President