

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

MINUTES OF MONDAY, May 11, 2009.

Unofficial until approved by the Plan Commission.

Approved as written (✓) or with corrections () on 7-14-2009

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, May 11, 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
Ms. Susan Sager/ Village Attorney - present
Mr. Douglas /Police Chief-Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Bill Biersach, Susana Perea, Paul Konstant, Susan Buchanan, Tom Dalum, Frank Boucher, Rich Grunke, Pete Feichlmeier, Joel Quadracci, Barbara Allen

Public Comment

Moved to later in the meeting.

Chairman's Report

No report.

Approve minutes of the March 9th Plan Commission Meeting.

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

Review and consider recommendation of approval of the Village of Chenequa Smart Growth Plan.

Mr. William Biersach gave an overview of the plan. He handed out a reprint of an article in the Tall Pines 2002 newsletter that explained the reason for the plan. January 1, 2001, a law became effective mandating that all municipalities develop a comprehensive plan by January 1, 2010. The advisory group that oversaw the creation of the Waukesha County plan was comprised of representatives from 29 different communities in Waukesha County. Communities then had the option to adopt the County plan, or create a plan of their own. Next he gave a recap of the chapters saying some sections read well, but other sections in the County plan do not apply to Chenequa, and wouldn't apply in the future. For that reason the Village of Chenequa developed their own plan. He said this plan will provide guidelines and benchmarks for ordinances going forward. Attorney Sager pointed out that land use must be consistent with the comprehensive plan, as mandated under law. Mr. Biersach said the philosophy was to maintain the rural character of the community. Mr. Bellin questioned how often updates should be performed on the plan. Attorney Sager said as a community, this plan should be looked at every year. Ms. Wilkey asked who would have the responsibility of updating the plan, and the consensus was that it would be the Plan Commission. Mr. Rolfs asked if the plan for Chenequa was consistent with neighboring communities. Mr. Biersach told him yes, and especially Hartland appreciates having Chenequa as a neighbor with the high tree density and a high tax base.

Motion (Wilkey, Bellin) to approve the Village of Chenequa Smart Growth Plan, *Carried Unanimously*.

Review and consider landscape and pool plans submitted by Richard and Susan Wilkey for their property located at 5112 N Hwy 83.

Zoning Administrator Douglas explained that all requirements had been met with the pool, hot tub, fencing and lighting. Building Inspector Tising said all set backs were met. He explained that the Wilkey's combined 4 tax keys into one. He then showed plans to the Plan Commission members.

Motion (Surles, Zlotocha) to approve landscape and pool plans submitted by Richard and Susan; Motion Carried with Ms. Wilkey abstaining.

Review and consider Certified Survey Map submitted by Richard Grunke and Bill Grsch for land division, property located at 31982 Treasure Island Drive.

President Styza explained that this CSM had been previously approved, but had not been recorded and the owners were now asking for re-approval.

Motion (Wilkey, Surles) to approve the Certified Survey Map submitted by Richard Grunke and Bill Grsch for land division of their property located at 31982 Treasure Island Drive, Carried Unanimously.

Discussion regarding revision to Zoning Code to allow bathrooms in secondary structures.

President Styza asked those present having an opinion about allowing bathrooms in secondary structures to speak to this issue. First Mr. Joel Quadracci spoke in favor of adding facilities to accessory structures. He said it would be a detriment to the Village not to allow facilities in accessory structures, and said the Village should want to encourage people to invest in these properties. Next Mr. Dalum spoke, explaining that if his carriage house were allowed to have a bathroom, it would alleviate the problem of workers coming to the main house to use the facilities- thereby eliminating a potential threat by having to leave the house unlocked all day. Mr. Boucher said he would like to put a bathroom in his garage that houses his collector cars; saying as it is now people have to walk a very long way to the main house to use the facilities. Mr. Rolfs said he did a survey and found there were varying opinions. He said he felt the code should be tidied up and should be single owner occupied. Attorney Sager said that one thing that could be done would be to make such accessory structures conditional uses with objective criteria to be reviewed and considered on a case by case basis. Mr. Pranke asked how many properties would be involved. Zoning Administrator Douglas said there was a survey done a few years ago. President Styza said there is sympathy for this issue and the Village would look at pursuing an ordinance. He asked to have model ordinances looked at and brought back to the Plan Commission. Mr. Rolfs suggested starting with a census of what's out there.

Review permit reports covering permits issued for March and April of 2009 and all open permits.

The permit log was reviewed. Mr. Pranke noticed that permits were down in value.

Administrator's Report

No report.

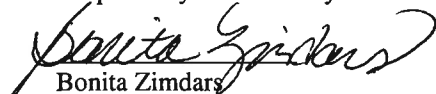
Building Inspector's Report

No report.

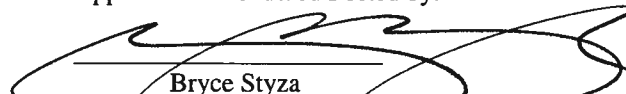
Adjournment

Motion (Surles, Bellin) to adjourn the meeting at 6:47 p.m. Carried Unanimously.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:


Bryce Styza
Chenequa Village President