

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, July 13, 2009.  
Unofficial until approved by the Plan Commission.  
Approved as written  or with corrections ( ) on 8-10-09.

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

## Attendance

Tom DeKrey (DeKrey Design); Mary Rolfs; William Biermen; Jim Biermen, John Vetter

## Public Comment

Moved to later in the meeting.

## Chairman's Report

No report.

## Approve minutes of the May 11<sup>th</sup> Plan Commission Meeting.

Motion (Wilkey, Surles) to approve the Plan Commission minutes of the meeting held Monday, May 11, 2009, *Carried Unanimously.*

## Preliminary/Possible Final: Review and consider plans submitted by Clyde and Linda Surles for an addition/remodel for their property located at 5060 N. Maple Lane.

This item will be moved to the August agenda. The Plan Commission did not have a quorum for this project, since Plan Commission member Linda Surles would be unable to cast a vote for her own building project – leaving only 3 remaining voting members of the Plan Commission.

## Preliminary: Review and consider plans submitted by David Herro & Jay Franke for a new residence structure at the property address 5014 N. Maple Lane.

Zoning Administrator Douglas explained that these plans, which were submitted by David Herro and Jay Franke, are being proposed on a legal conforming lot. This is a proposed tear down for a new structure. All side yard set backs are met with the exception of the north lot line which needs a 3 ½ foot adjustment for the garage. Building Inspector Tising said he had spoken with the builder and has been told this would not be a problem. One other note – under item 7 on the review: there are two cottages on this property, but they will also be removed. President Styza clarified, there are currently a total of 3 buildings on the property that will be torn down and replaced by one structure. Building Inspector Tising explained that the renderings before the Plan Commission members displayed spirals, which represented trees. The project meets all rules and regulations as long as they make the adjustment that Zoning Administrator Douglas referred to previously. Building Inspector Tising explained that the top of the survey showed a sub building, which will have a roof line that comes across and attaches to the new structure. The height of the primary building, shows that the setback has to be moved inbound 3 ½ feet. The color samples were available for viewing, and a basic layout for the landscape plans. President Styza clarified that the boathouse would remain, and the other buildings would come down to make way for the new structure. President Styza asked if the old driveways would be obliterated. Building Inspector Tising said they would, and the owners would have to get an easement from the Rolfs for the new driveway. Ms. Surles asked how many feet the proposed structure was from the north lot line. Building Inspector Tising told her right now it

was proposed at 14.5 feet, but needs to be 17.9 feet before it will be approved. John Vetter showed a diagram of the carport roof line. Ms. Surles asked if the boat house would be changed. Mr. Vetter told her the owners are looking at ways to integrate it with the new home. Building Inspector Tising said the house would be placed approximately 75 feet from the Surles' house. Mr. Vetter went on to give an overall summary of the building plans. He explained that the house plans were using the same structural idea as used in the boat house. Mary Rolfs said she felt rather than being similar, they were complete opposites. She said she understood that the rafters are similar, but didn't see how the proposed structure matched the boathouse. Mr. Vetter said they were trying to relate to the existing structure in a current way.

Motion (Foote, Wilkey) to give preliminary approval to plans submitted by David Herro and Jay Franke, Carried Unanimously.

**Review and consider Certified Survey Map submitted by Jerry Matteson for part of the Southwest ¼ of the Southwest ¼ of Section 22, Town 8 North, Range 18 East, in the Town of Merton, Waukesha County, Wisconsin, per Village Code 6.18 extraterritorial jurisdiction.**

Zoning Administrator Douglas explained that this is a property on Beaver Lake Road and is extra territorial. He said the owner is combining 3 lots into 1 lot.

Motion (Foote, Wilkey) to approve the CSM submitted by Jerry Matteson, Carried Unanimously.

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

President Styza said this item will be addressed after the Village receives some guidance from the Village Attorney.

**Review permit reports covering permits issued for May and June of 2009 and all open permits.**

Building Inspector Tising said he did not print a report as there were only 3 new permits and all were for minor projects. President Styza asked if there had been any problems with erosion, and Building Inspector Tising told him all projects were inspected last month.

**Administrator's Report**

No report.

**Building Inspector's Report**

No report.

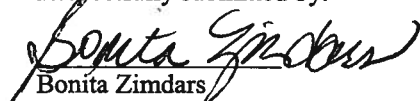
Mr. Foote asked about changes that could be made to a metal shed.

Ms. Surles asked for clarification on their property – do they own 2 lots, or is it considered 1 lot?

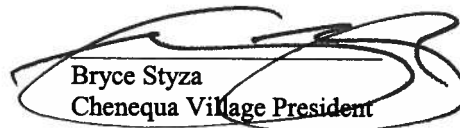
**Adjournment**

Motion (Foote, Surles) to adjourn the meeting at 6:45 p.m. Carried Unanimously.

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President