

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, August 10, 2009.  
Unofficial until approved by the Plan Commission.  
Approved as written (✓) or with corrections ( ) on 9-14-2009.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, August 10, 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, Mr. Bellin, Mr. Pranke, Mr. Zlotocha / Members – present  
Mr. Tising / Building Inspector –present  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

## Attendance

Robert Schmidt; James Bierman: John Vetter; Jeff Bierman; Clyde Surles; Michael Mitchell

## Public Comment

None.

## Chairman's Report

No report.

## Approve minutes of the July 13<sup>th</sup> Plan Commission Meeting.

Motion (Wilkey, Pranke) to approve the Plan Commission minutes of the meeting held Monday, July 13, 2009, Carried Unanimously.

## Preliminary: Review and consider plans submitted by David Herro & Jay Franke for a new residence structure for property under consideration at 5162 N. Maple Lane.

Zoning Administrator Douglas explained that this project was looked at last month, but was now being proposed on a new lot which is currently owned by Charles and Susan Hollis. He also said that all zoning regulations are met. President Styza said the current home on the property would be demolished, and then asked the Building Inspector if the Village would get a bond before the work proceeded. Building Inspector Tising said a bond would be required. Next Building Inspector Tising gave an overview of the plans to Plan Commission members and said approximately three trees would be removed. Building Inspector Tising said working plans were submitted, but no landscape plans had been received for the new lot under consideration. Jeff Bierman said they would like to get the project started during the quiet time on the lake.

Motion (Pranke, Bellin) to give *final* approval to plans submitted by David Herro and Jay Franke for a new residence at 5162 N. Maple Lane subject to landscape and lighting plans being presented, 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.

Zoning Administrator Douglas said this project was looked at last month, but since then there has been a realization that this lot is legal and nonconforming since it has two livable dwellings on one property. The owners can choose to use either the 50% of value rule or the 30% footprint rule, and they chose the footprint rule. They will be increasing the footprint by approximately 1.7%. This is mainly a remodel, and a notation will be placed in the owner's tax key file noting they used a portion of the 30% allowed. Building Inspector Tising agreed with Zoning Administrator Douglas that the project meets all requirements.

Motion (Bellin, Foote) to give *final* approval to plans submitted by Clyde and Linda Surles for an addition/remodel for their property located at 5060 N. Maple Lane, Pranke (yes); Bellin (yes); Foote (yes); Wilkey (yes) Zlotocha (yes); Styza (yes); Motion Carries with Commissioner Surles recusing herself from the vote.

**Preliminary/Possible Final: Review and consider plans submitted by Robert Schmidt III for a remodeling project at his property located at 6113 N Hwy 83.**

Zoning Administrator Douglas and Building Inspector Tising reviewed the plans and decided to bring them before the Plan Commission for approval. The plans are for new siding, new windows and a new roof. From a zoning standpoint, there are no issues and the plans meet the code. Building Inspector Tising said the home is designed to match the boat house. President Styza asked if the house would be brick or stone and was told it would be some stone on the east side and the rest would be wood siding.

Motion (Wilkey, Surles) to give *final* approval to plans submitted by Robert Schmidt III for a remodeling project at this property located at 6113 N Hwy 83, *Carried Unanimously*.

**Review and consider Certified Survey Map submitted by Daniel Luce for a part of lot 22 Hasslingers Plat No. 2, and a part of the SE, ¼ of the NE, ¼ of Section 30, T.08N., R.18E., Town of Merton and the Village of Chenequa, Waukesha County, Wisconsin, per Village Code 6.18 extraterritorial jurisdiction.**

Zoning Administrator Douglas explained that the Village has had this CSM for some time waiting for the Town of Merton and Waukesha County to give their approvals. This CSM is for combing out lot 1 and lot 1 for the purpose of septic. The CSM is restricted to no further building on out lot 1. President Styza said that part of the east side of out lot 1 is in Chenequa as shown on page 3 of the CSM. Says construction is prohibited.

Motion (Foote, Franke) to give approval the CSM submitted by Daniel Luce, *Carried Unanimously*.

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

President Styza asked Building Inspector Tising what is done about erosion. Building Inspector Tising said at every inspection the erosion is checked and if the builder is not properly taking care of the erosion, they are given 24 hours to correct the problem. He went on to say that there have been 43 permits issued so far this year which is about 20 to 25 behind the previous year. Revenues are down about \$20,000. Mr. Franke asked what the value of construction was, and Building Inspector Tising told him it was not good. Building Inspector Tising said there were a few projects that the Village may be looking at in the next month or two and that could change things. Mr. Zlotocha said there was a potential problem on Wildwood Point with Irgens property with boulders on one side of the road and flowers on the others side right up to the edge of the road. He went on to say that by moving the road a blind spot was created - which is a very dangerous situation. President Styza noted this was a private drive, so the village has no jurisdiction. Building Inspector Tising said the Village approved the landscape plan so it will be checked again tomorrow.

**Administrator's Report**

No report.


**Building Inspector's Report**

No report.

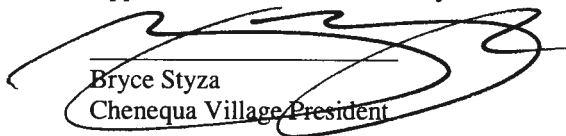
**Adjournment**

Motion (Zlotocha, Surles) to adjourn the meeting at 6:25 p.m., *Carried Unanimously*.

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President