

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, October 19, 2009.  
Unofficial until approved by the Plan Commission.  
Approved as written (✓) or with corrections ( ) on 11-9-2009

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, October 19, 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

Matt Heaton; Bob Wagner; Paul Apfelbach; Tom Fink; Dan Fink; Cathy Fink; Bill Groskopf; Mary Richter

## Public Comment

None.

## Chairman's Report

No report.

## Approve minutes of the September 14<sup>th</sup> Plan Commission Meeting.

Motion (Bellin, Surles) to approve the Plan Commission minutes of the meeting held Monday, September 14, 2009, Carried Unanimously.

## Preliminary/ Possible Final: Review and consider plans submitted by Robert Wagner for a remodel/addition project for his property located at 5275 N Hwy 83.

Zoning Administrator Douglas explained this property was legal non-conforming, and the house was conforming. He said side yard setbacks needed to be met and they are in this proposal and he was recommending approval. Building Inspector Tising said the plans would follow the structure as is, so he had no concerns. Mr. Zlotocha asked if any lighting plans or landscaping plans were included. Building Inspector Tising said any new lighting would be low voltage.

Motion (Zlotocha, Surles) to give final approval to plans submitted by Robert Wagner for a remodel/addition project for his property located at 5275 N Hwy 83, Carried Unanimously.

## Preliminary - Review and consider plans submitted by Tom and Cathy Fink for a tear down and new construction for their property at 5695 N Hwy 83.

Zoning Administrator Douglas explained that this property was previously owned by the Caspers, but now belongs to the Finks. He said it is a legal conforming lot; however, the plans do not meet the letter of the code in his opinion and that of Independent Inspections. The lowest elevation to the highest point a height of 45' cannot be exceeded. He said the plans show a use of the contour of the hillside very nicely, but the overall measurement comes to 67 feet. Building Inspector Tising explained that this is a unique situation. He said the house would follow the contour of the property; but the measurement from the highest peak to the lowest point the house is 67.2 feet which does not meet the code. He said an option would be to accept the plans and work with the owners and the builders, or take 20 feet off the hilltop. Trustee Foote asked if any points on the contour were above the code. Building Inspector Tising said that would depend upon which side of the house you were on. Mr. Bellin asked what would happen if the walk-out basement were eliminated. Building Inspector Tising said if the garage were to be eliminated, then the plans

would possibly meet the code. Trustee Wilkey asked Zoning Administrator Douglas for clarification on the code. Next Building Inspector Tising and Matt Heaton explained the views shown. Trustee Foote again clarified - none of the verticals going off the contour are beyond the code. Mr. Heaton went on to explain that the east elevation tried to parallel the house with the grade which was accomplished through a series of step backs. Zoning Administrator Douglas read from the code saying, the definition of height in Chapter 6 states "the vertical distance from the ground level of any elevation to the highest point on the roof of such elevation..." He said the code was not clear, and noted that the Wheelers had to change the pitch of their roof to meet the code. Trustee Foote asked how the code should be interpreted. Mr. Pranke asked about the North elevation. President Styza said if the measure is vertical, it would qualify. He said the Plan Commission would not be approving or denying these plans tonight, but will be checking with the Village Attorney for the proper interpretation of the code. He said this would be held over to the next meeting of the Plan Commission.

**Final - Review and consider plans submitted by Dr. Shaila Singh for a fence on her property located at 6129 N Hwy 83.**

Zoning Administrator Douglas explained that Dr. Singh wanted to replace her fence at the same location. She relocated her driveway first. President Styza said she wasn't allowed to reinstall the chain link fence per the village code. Building Inspector Tising said he told Dr. Singh that moving the driveway had to be approved by the County since it meets Hwy 83; and the fence needed to be moved. To date, plans for a new fence have not been received by the Village.

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

Building Inspector Tising said the permit logs had been updated

**Administrator's Report**

No report.


**Building Inspector's Report**

No report.

**Adjournment**

Motion (Pranke, Zlotocha) to adjourn the meeting at 6:40 p.m., *Carried Unanimously.*

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Bryce Styza  
Chenequa Village President