

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
MINUTES OF MONDAY, April 12, 2010.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 6/21/2010.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:30 PM on **Monday, April 12, 2010**, 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. Foote/Chairperson - present
- Ms. Wilkey, Ms. Surles, Mr. Bellin, Mr. Pranke, Mr. Zlotocha, Mr. Keidl / Members – present
- Mr. Tising / Building Inspector –present
- Mr. Douglas /Zoning Administrator-Police Chief-Administrator – present
- Ms. Zimdars /Clerk-Treasurer - present

Attendance

Fritz Seidel, Anne Seidel

Public Comment

None.

Chairman’s Report

No report.

Approve minutes of the March 8th Plan Commission Meeting.

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, March 8, 2010, Carried Unanimously.

President Foote asked Zoning Administrator Douglas if there had been any feedback on the Neumann extra territorial CSM that was reviewed last month. Zoning Administrator Douglas said he contacted Waukesha County and was told the next step for Mr. Neumann would not be taken because the County will not remove the restrictions on the CSM. Additionally, he had heard that two property owners in Chenequa who have property that adjoins the Neumann property are buying up those parcels of land. Zoning Administrator Douglas then mentioned that another property (which is located to the north of the one that was submitted by Matt Neumann last month and is currently in conservancy) which is owned by *Mark* Neumann is currently before the County and will go to the Town of Merton if approved.

Preliminary – Review and consider remodeling project submitted by Fritz and Anne Seidel for their property located at 5686 N Pheasant Drive.

Zoning Administrator Douglas told Plan Commission members this house was conforming, but the land was non-conforming. All side yard and lake setbacks have been met. He noted Independent Inspections question under item number 4, asking if the Plan Commission considers the “side yard setback measured to the foundation or the wall extension of the building – cantilevered window and deck?” He said historically, the measurement is based from the footprint. Building Inspector Tising said there was nothing in the code that caused concern. He said there are no rules on overhangs in Chenequa, but most communities do have these rules. He said the house is totally legal. Mr. Zlotocha said he felt it was important to discuss the cantilevered issue. Building Inspector Tising said the architect wanted to use the 34’ measurement so the owners are legal. President Foote asked if there was any reason not to give final approval to the plans tonight. Building Inspector Tising and Zoning Administrator Douglas both said it would be fine to give final approval.

Motion (Pranke, Surles) to give *final* approval to remodeling plans submitted by Fritz and Anne Seidel for their property located at 5686 N. Pheasant Drive, Carried Unanimously.

Mr. Pranke asked how long the permit was valid. Building Inspector Tising said it was good for 6 months. Mr. Seidel asked if they would have to come back before the Board if any modifications were made, or if Building Inspector Tising could simply approve the revised plans. It was then suggested any changes should be brought to Building Inspector Tising and he would decide if the changes needed Board approval or not.

Review and consider Certified Survey Map submitted by Todd and Connie Lynch being a combination of a part of lot 16 and 17 of Hasslinger's Plat No. 2, located in the southeast ¼ of the northeast ¼ of section 30 and a part of the southwest ¼ the northwest ¼ of section 29, Township 8 North, Range 18 East, Town of Merton and Village of Chenequa, Waukesha County, per Village Code 6.18 extraterritorial jurisdiction.

Zoning Administrator Douglas said this CSM was combining outlot 1 with lot 1 on Hasslinger Drive and is partially in Chenequa, but mostly in Merton. He went on to say that most property owners in this area have already done this. He then referenced the restriction on the CSM. Mr. Pranke pointed out there have been many of these types of combinations in recent times. Mr. Zlotocha said the Village should encourage the combining of lots. Motion (Zlotocha, Bellin) to approve the CSM submitted by Todd and Connie Lynch, *Carried Unanimously*.

Review permit reports covering permits issued for January, February, and March of 2010, and all open permits.

Building Inspector Tising asked if there were any questions or concerns. He said to date for 2010 only 1 new house permit had been issued. He said the normal count for the year is 2 or 3. There was some discussion regarding an article Ms. Wilkey saw recently in the Journal Sentinel regarding razing then donating homes for tax purposes.

Administrator's Report

No report.

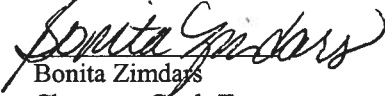
Building Inspector's Report

No report.

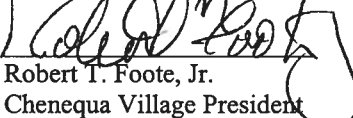
Adjournment

Motion (Zlotocha, Keidl) to adjourn the meeting at 6:32 p.m., *Carried Unanimously*.

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:


Robert T. Foote, Jr.
Chenequa Village President