

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, September 13, 2010.  
Unofficial until approved by the Plan Commission.  
Approved as written (  ) or with corrections ( ) on 10-11-2010

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, September 13, 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, Mr. Bellin, Mr. Keidl, Ms. Surlis, Mr. Pranke, Mr. Zlotocha / Members – present  
Mr. Tising / Building Inspector –present  
Mr. Douglas /Zoning Administrator-Police Chief-Administrator – present  
Attorney Susan Sager/ Village Attorney - present  
Ms. Zimdars /Clerk-Treasurer - present

## Attendance

Dwyn von Bereghy; Daniel Betla; Jim Shaw; Vicki Gaynor; Bob Diel; Bud Bessler (Oliver Construction Co.); Andy Gehl; Mike Morrison; Pete Feichlmeier

## Public Comment

None.

## Chairman's Report

No report.

## Approve minutes of the June 21<sup>st</sup> Plan Commission Meeting.

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, June 21, 2010, Carried Unanimously.

## Preliminary/Possible Final: Review and consider plans for a new house on the David Herro and Jay Franke property located at 6128 N. Brumder Drive.

Zoning Administrator Douglas said this would be a new structure, placed on a legal and conforming lot. The previous structure was razed. All zoning requirements have been met. He said that Mr. Buzzard, the neighbor of the property under consideration, was fine with the proposal. Building Inspector Tising said that the driveway which is currently off Brumder is being shared with Mr. Buzzard at the point of entrance. He said that now the driveway angles to the left and runs parallel to the other driveway. The owners are in the process of getting an official easement. Building Inspector Tising said he is insisting a new driveway needs to be used for construction. Ms. Wilkey said she was having trouble envisioning the plans. Building Inspector Tising gave her a thorough explanation. Mr. Pranke said the lake frontage was 273 feet and the lot width was 205. Building Inspector Tising explained the minimum requirement is 200 feet, so with 273 feet of frontage, there is more than enough for this plan. He then told Mr. Pranke the lot is pie shaped, resulting in these measurements. Dwyn von Bereghy asked if a bond for the road would be required. Zoning Administrator Douglas said they specifically spoke with an attorney regarding this issue and the problem is that private easements are for private driveways. The road association would be the entity to require a bond; the Village is unable to make that requirement of the owners. Motion (Pranke, Keidl) to give preliminary approval to plans submitted by David Herro and Jay Franke for their property located at 6128 N. Brumder Drive, subject to getting final plans to Building Inspector Tising, Carried Unanimously.

## Preliminary/Possible Final: Review and consider plans for a new changing room at the Chenequa Country Club located at 6250 N Hwy 83.

Zoning Administrator Douglas explained these plans were for a well pump enclosure and a changing room. He noted the structure would be 83 feet back from the lake. Independent Inspections advised that the Chenequa Country Club was under the restrictions of a Conditional Use permit, and according to code therefore, needed to be set back 200 feet from the lake. There were also landscaping plans submitted, with two retaining walls which exceed at grade of the code. Next Building Inspector Tising read the code to the Plan Commission members. He said he wanted to commend Vicki Gaynor for all the work she did on this project. He said if this project were to be approved, it would need to go to Public Hearing. Mr. Gehl said he is the only neighbor that sees the building, and hears the noise from the pump; but generally is in favor of the plans. Then Mr. Gehl asked if there would be lighting on the changing house and the parking area. The architect for the project responded, saying there would be motion lights installed. He said now when it gets dark everyone leaves, and lighting would allow for people to be at the lake later into the night. Mr. Gehl said many non club members use the beach. Jim Shaw said at night the changing rooms would be locked. Next Chairman Foote questioned members of the Plan Commission if they felt the modification as proposed should be accepted. Ms. Surles said she had reservations. Mr. Keidl asked how far back it would have to be moved to still be possible and meet the code. Mr. Zlotocha said if these plans were approved it would be ignoring the code, but at the same time he was sympathetic to the club. Ms. Wilkey asked why this was conditional use. Attorney Sager explained that the Chenequa code says this is not a permitted use, only a conditional use. Next Mr. Bessler showed photos of the proposed plan. Mr. Bellin said he had no problem with the plans, saying he does not want to see electrical equipment unprotected. Mr. Pranke said the club comes in past the 75 foot benchmark, and if Mr. Gehl agrees to the plans, then he would also feel comfortable with them. Attorney Sager said the language of the code restriction is "shall" and if the Chenequa Country Club wants to seek relief they need to submit a request for a variance. She said it is also directed by state statute that a Public Hearing must be held.

Motion (Wilkey, Bellin) to recommend to the Chenequa Country Club to pursue an application for variance from the Chenequa zoning code to restrictions applied to their conditional use permit, Carried Unanimously.

Mr. Shaw asked if this could be handled at the next meeting of the Plan Commission. Attorney Sager said there were certain statutory timing and procedures that must be followed. Mr. Shaw then said the club would like to start on the landscaping now, and asked if the landscaping plans could be considered separately. Next the proposed 18 inch walls were discussed in detail. Ms. Surles said the Commission has to be consistent and Mr. Keidl agreed. Mr. Bellin then proposed a living wall. Mr. Gehl suggested the landscape plans could be rolled into the variance request. Attorney Sager said the landscaping plans could be approved minus the walls. Ms. Surles then asked if this would also be approved for a homeowner as well.

Motion (Wilkey, Zlotocha) to accept the landscaping plans minus the 18 inch walls, Carried Unanimously.

**Preliminary/Possible Final: Review and consider plans for a new garage on the Jay and June Van Cleave property located at 31985 W Hwy K.**

Zoning Administrator Douglas said these plans were for a detached garage and in June the house addition had been approved. He said all code requirements had been met, and Mr. Felker was fine with the plans. Building Inspector Tising gave more detail on the plans.

Motion (Bellin, Keidl) to approve the plans for a new garage on the Jay and June Van Cleave property located at 31985 W Hwy K as final, Carried Unanimously.

It was then pointed out that the main line for electrical power to the property is in a two foot conflict with the proposed garage. The owners are trying to get it relocated, but may have to move the garage two feet further from the road. Building Inspector Tising said he would need new surveys if that were the case.

**Review permit reports covering permits issued for June, July, and August of 2010, and all open permits.**

Building Inspector Tising asked if there were any questions or concerns. Mr. Pranke asked where the Village stood on year-to-date revenues for building projects. Building Inspector Tising told him the Village was about 1/3 behind, but the Herro Franke project and the Seidl project would help.

**Administrator's Report**

No report.

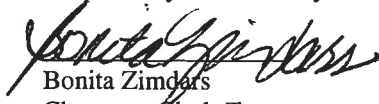
**Building Inspector's Report**

No report.

**Adjournment**

Motion (Zlotocha, Pranke) to adjourn the meeting at & 7:10 p.m., Carried Unanimously.

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Robert T. Foote, Jr.  
Chenequa Village President