

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, January 11, 2009.  
Unofficial until approved by the Plan Commission.  
Approved as written (✓) or with corrections ( ) on 3-8-2010

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:30 PM on **Monday, January 11, 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. Foote/Chairperson - present  
Ms. Wilkey, Ms. Surles, Mr. Bellin, Mr. Pranke, Mr. Zlotocha / Members – present  
Mr. Tising / Building Inspector –absent  
Mr. Douglas /Police Chief-Administrator – present  
Attorney Susan Sager/ Village Attorney - present  
Ms. Zimdars /Clerk-Treasurer - present

## Attendance

Helmut Keidl

## Public Comment

None.

## Chairman's Report

Zoning Administrator Douglas introduced Mr. Helmut Keidl as the member to be added to the Plan Commission following his approval by the Village Board.

## Approve minutes of the November 9<sup>th</sup> Plan Commission Meeting.

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held Monday, November 9, 2009, *Carried Unanimously.*

## Review and consider Release of Restriction submitted by Matt Neumann, being all of Lot 1 C.S.M. 10522, located in the NW ¼ of Section 29, T.8N., R.18E., Town of Merton, Waukesha County, Wisconsin per Village Code 6.18 extraterritorial jurisdiction.

Chairman Foote asked Zoning Administrator Douglas to explain the details of this request. Zoning Administrator Douglas said that owner Matt Neumann, is proposing to build on Robin Lane, off Hasslinger Drive – which is extra territorial for the Village of Chenequa. Mr. Neumann then spoke, saying he met with the County and SEWRPC and the entire site is on a hill with no good locations – except where it is flat on the top. The entire lot is in the environmental corridor, and Mr. Neumann was asking for the right to build in the corridor. The County and the Town of Merton have released the restrictions. Ms. Wilkey asked who lived in the residences directly to the east of the building site. Zoning Administrator Douglas told her both of these residences are in the Village of Chenequa and belong to Beede and Simon. Their driveways ascend off of Woodside Road. Mr. Zlotocha asked how this problem came to be, and Mr. Neumann told him it was originally a 10 acre parcel, but was then split into two 5 acre parcels. He said when that split was done, the environmental corridor was not considered. Chairman Foote asked what a 15% disturbance entailed. Mr. Neumann said that they would only be allowed to disturb 15% total or ¾ of an acre. Chairman Foote then asked if this would preclude the lot from being split further. Attorney Sager said historically, the review is on the Hwy 83 corridor, and there were no restrictions outside of Hwy 83. This has previously been approved by the Town of Merton and Waukesha County on a staff level. The lot under consideration was a predivision of a prior lot. She said that the County and the Town have approved disturbance of the 15% available, but this 15% includes driveways, septic, and the house; and prior to any disturbance the owners must get approval by the Town. Chairman Foote said the item could be held over to get the opinions of Chenequa

residents. Zoning Administrator Douglas said he thought it would be wise to notify the neighbors. Chairman Foote asked what the options were. Attorney Sager said (1) the Plan Commission could do nothing, and it would go forward anyway; or (2) the Village could take the position, "no comment, and no issues", but wants to notify residents. Mr. Zlotocha said he was more comfortable with "no comment" because there was no noticing of neighboring property owners. Attorney Sager said even if the Village did nothing - in order to have the Release of Restrictions recorded, it would need to be signed by the Village. Mr. Pranke suggested reviewing this item after the neighbors had been notified. Chairman Foote said it would be appropriate for noticing of the neighbors to be done first.

This item was then tabled until the next meeting of the Chenequa Plan Commission.

**Preliminary – Consider entrance structure to Pheasant Drive.**

Zoning Administrator Douglas said the proposal was for a rock-faced driveway entrance to Pheasant Drive. He said there was an objection from at least one property owner. He also noted that part of the property the proposed structure would be located on belongs to Tall Pines, so that approval would be needed as well. Zoning Administrator Douglas said there would be utilities to be considered. Ms. Wilkey asked if it was the policy of the Village to typically stay out of homeowner situations. Attorney Sager said this item was not ready for review. This item was then tabled until a later meeting of the Chenequa Plan Commission.

**Review permit reports covering permits issued for November and December of 2009, and all open permits.**

No report.

**Administrator's Report**

Helmut Keidl took a few minutes to introduce himself to the members of the Plan Commission.


**Building Inspector's Report**

No report.

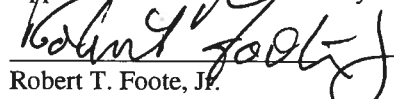
**Adjournment**

Motion (Zlotocha, Wilkey) to adjourn the meeting at 6:55 p.m., *Carried Unanimously.*

Respectfully submitted by:

  
Bonita Zimdars  
Chenequa Clerk-Treasurer

Approved and Ordered Posted by:

  
Robert T. Foote, Jr.  
Chenequa Village President