

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING
Minutes of Monday, November 14, 2011.
Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 12.12.2011.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, November 14, 2011**, 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 - absent
Mr. Zlotocha, Mr. Pranke, Ms. Wilkey, Ms. Surles, Mr. Keidl / Members – present
Mr. Bellin/ Members – absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief-Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

Forester Jeff Kante

Public Comment

None

Chairman's Report

No report.

Approve Minutes of the October 10, 2011 Plan Commission Meeting.

Motion (Zlotocha, Surles) to approve the Plan Commission minutes of the meeting held October 10, 2011, *Carried Unanimously*.

Preliminary/ Possible Final: Review and consider plans submitted by Helmut Keidl for an addition to his home on their property located at 6231 N. Highway 83.

Zoning Administrator Douglas this lot was legal conforming as was the current structure. All side yard setbacks have been met. Neighboring property owners have been notified. One neighbor came in to review the plans and had no comments. Building Inspector Tising repeated that these plans meet all legal requirements and said he felt the improvement would enhance the character of the building. Ms. Wilkey asked if the residence shared the driveway, and Mr. Keidl told her the driveway was shared with Ted Yewer.

Motion (Pranke, Surles) to give final approval to plans submitted by Helmut Keidl for an addition to his home on his property located at 6231 N Hwy 83, *Carried Unanimously with Mr. Keidl abstaining*.

Review and consider a revision of Chapter 6 zoning language which addresses the removal of trees within the 75' setback area.

Zoning Administrator Douglas said there have been issues over the years with the 75' setback area. When a large tree is lost within the 75' setback, in many cases there is no room for putting a new 3"

diameter tree in its place. The code should be rewritten to allow for exceptions while still keeping the code firm. Mr. Zlotocha suggested the tree could be replaced but not necessarily in the 75' setback area. Forester Kante then suggested allowing exceptions beyond the 75'. He said the shoreline is kept clean by this buffer that is required by the ordinance. Next Forester Kante handed out suggested changes to the ordinance that were proposed in red. Zoning Administrator Douglas said he would like clarification, saying that a 30' easement is allowed, and everything taken out has to be replaced, so clarification is needed of the access/view corridor. Next other communities' policies were discussed. Forester Kante said that the 3" mandatory minimum is too high, and he thought 2" would be better. Building Inspector Tising said the ordinance should be rewritten including slope. Acting Chairperson Wilkey said the ordinance should have some teeth to give the Forester some say in what happens. The Plan Commission then asked Forester Kante to bring back a clean copy of the reworded ordinance for the next meeting.

Review and consider permit for an addition on the Brunner property located at 5322 Hwy C.

Zoning Administrator Douglas explained this proposal was for a small addition to put in a new handicap accessible entryway and an elevator for a disabled child. The survey presented by the owners at the time of the application showed the side yard setbacks were met and all appeared to be in order. The neighbor later complained after he saw the working being done and stated the project didn't meet side yard setbacks according to his survey of his property. The neighbor (complainant) said the owners needed to produce a survey showing they were in compliance, or tear down the construction already started. The new/revised survey shows the project would end up 8 ½ feet off the lot line. The owners have now applied for a variance and the meeting is scheduled for Monday, November 21st at 9:00 a.m. Building Inspector Tising said he hoped the Board of Appeals would see this as a hardship. Ms. Surles asked how often surveys vary and Building Inspector Tising said it happens quite often. Ms. Surles asked for the lot size and Building Inspector Tising told her it was approximately 1 ¼ acre. Mr. Pranke asked if a current survey is required and Zoning Administrator Douglas told him it was. The survey produced for the application was marked 1997.

Motion (Pranke, Zlotocha) to recommend to the Chenequa Board of Appeals that they should take into consideration that this is a hardship case based on the fact that this is the only practical location for accommodating their handicapped child. *Carried Unanimously.*

Review permit reports covering permits issued for October of 2011 and all open permits.

Building Inspector Tising said the Village currently issued 85 permits to date, and he thought it would be good if that number grew to 100 by the end of the year.

Administrator's Report

No report.

Building Inspector's Report

No report.

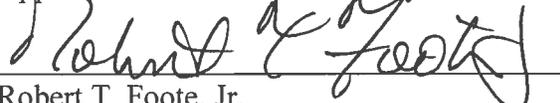
Adjournment

Motion (Zlotocha, Keidl) to adjourn the meeting at 6:45 p.m. *Carried Unanimously.*

Respectfully submitted by:


Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:


Robert T. Foote, Jr.
Chenequa Village President