

## VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
Minutes of Monday, July 11, 2011.  
Unofficial until approved by the Plan Commission.  
Approved as written () or with corrections ( ) on 9-12-2011.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, July 11, 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 - present  
Mr. Bellin, Mr. Zlotocha, Ms. Surles, Mr. Keidl / Members – present  
Mr. Pranke, Ms. Wilkey/ Members – absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

### **Attendance**

Jan E. Coakley, Neil Coakley, R.Bartelt

### **Public Comment**

None

### **Chairman's Report**

None

### **Approve Minutes of the May 9, 2011 Plan Commission Meeting.**

Mr. Zlotocha noted his name was misspelled on page 3 of the minutes, and asked for a correction. Motion (Bellin, Keidl) to approve the Plan Commission minutes of the meeting held May 9, 2011, *Carried Unanimously.*

### **Preliminary/ Possible Final: Review and consider a garage addition at 31812 W Hwy K on property owned by Neil and Jan Coakley.**

Zoning Administrator Douglas said these plans call for an additional 400 square feet to be added to the existing garage. He said both the house and lot were conforming and recommended final approval be given. Building Inspector Tising said the staff review noted the colors selected will match the current building and landscaping would not be affected. He went on to say the lighting plans were very basic, and he too, had no concerns.

Motion (Zlotocha, Surles) to give final approval to the garage addition plans submitted by Neil and Jan Coakley, *Carried Unanimously.*

### **Report on Extra Territorial Zoning ad-hoc committee by Chairman Bill Biersach**

President Foote introduced the report by saying last winter the Board had a discussion on Extra Territorial Zoning, in particular, as it relates to the Hasslinger farm. In the trustee meeting some

discussion was had over if the Village should adopt an Extra Territorial plan. Next Chairman Biersach listed the members of his committee as Bill Rose and Mark Petri. First they asked how Extra Territorial Zoning would work. Extra Territorial zoning applies to a 1 ½ mile radius outside the village border. Chairman Biersach said Attorney Sager had found that Slinger had a plan in place. He said their approach was very organized, but they were unable to get a majority when voting and it was not easy to implement Slinger's own desires. Next they looked at Smart Growth, which says to preserve as best as possible in a natural state. Extra Territorial Zoning could be modeled to support Chenequa's Open Space Plan. Chenequa's Comprehensive Plan says we should have a method for resolving disputes when it comes to contiguous land. The committee asked which issues might come up so a list was developed. Chairman Biersach said these were goals to be accomplished over time. He said his committee also asked how to identify the properties involved, and then explained the map that was included in the Commissioners packets. The Village of Hartland took a different approach, using SEWRPC as a facilitator between Hartland and the Town of Merton – and this seemed a more realistic approach. President Foote suggested an area of concern would be around the west side of North Lake. Chenequa should first study the agreement, then meet with Merton to discuss the agricultural area of North Lake. Mr. Zolotocha asked if there had been some type of agreement in place when Pick and Save was built, and questioned whether it would have helped. President Foote asked about having the Dorner property annexed. Zoning Administrator Douglas said that process is typically initiated by the property owner. Mr. Bellin asked if SEWRPC had their own plan. Mr. Biersach told him they did.

**Review permit reports covering permits issued for 2011 year-to-date and all open permits.**

Building Inspector Tising said everyone had been given copies of the permit report. By now he said the Village would typically have 50 permits but this year but only 37 had been taken out. He said there are two new homes to issue permits for, so the Village is not really too bad off.

**Administrator's Report**

No report.

**Building Inspector's Report**

Building Inspector Tising said Mr. Zlotocha was questioning the landscape plan at the old Panenka place. He said the new owner's came up with a pretty good plan.

President Foote said he would like a discussion of Bill Biersach's presentation placed on the next agenda for the Plan Commission. He would like the Plan Commission to decide what they would like to do, then make a presentation to the Village Board the following month.

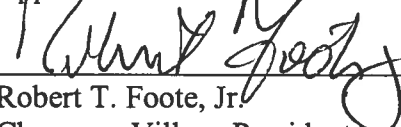
**Adjournment**

Motion (Bellin, Keidl) to adjourn the meeting at 6:47 p.m. *Carried Unanimously.*

Respectfully submitted by:

  
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Bonita Zimdars  
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

  
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Robert T. Foote, Jr.  
Chenequa Village President