

## VILLAGE OF CHENEQUA

### CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, September 12, 2011.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections ( ) on 10-10-11.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, September 12, 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. Pranke, Ms. Wilkey, Ms. Surles, Mr. Keidl / Members – present  
Mr. Zlotocha/ Members – absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief-Administrator – present  
Ms. Zimdars /Clerk-Treasurer - present

#### Attendance

Brian W. Gillstrom; Michael Siehr; Kean Kemintz

#### Public Comment

None

#### Chairman's Report

None

#### Approve Minutes of the July 11, 2011 Plan Commission Meeting.

Motion (Bellin, Keidl) to approve the Plan Commission minutes of the meeting held July 11, 2011, *Carried Unanimously.*

#### Preliminary/ Possible Final: Review and consider plans submitted by Brian Gillstrom for an accessory structure on his property located at 5478 N Hwy 83.

Zoning Administrator Douglas said these plans call for a 290 square foot accessory building and meets all zoning requirements with one discrepancy on the Independent review that says rear yard required 25 feet and this project is coming in at 21. This is incorrect, the rear yard will be coming at 26 feet so from a zoning aspect, there are no issues at all. Building Inspector Tising said the materials used will match the present materials, and the shed will be built away from the house.

Motion (Wilkey,Surles) to give final approval to the plans submitted by Brian Gillstrom for an accessory structure on his property located at 5478 N Hwy 83, *Carried Unanimously.*

#### Preliminary/ Possible Final: Review and consider plans submitted by Steve Girard for an accessory structure on his property located at 4800 N. Pinecrest Drive

Zoning Administrator/Police Chief Douglas said these plans are for a separate 4800 detached garage that meets all zoning requirements. He said, however, some of the neighbors had concerns with this project.

Building Inspector Tising said neighbors do not want to see the project from Pinecrest. It was noted that there is a back entrance to the property so Building Inspector Tising suggested Mr. Girard should open the gate and use the back driveway for construction purposes. The road was previously used. The other concern was with the dumpster that has been in place for some time. Building Inspector Tising spoke to the project engineer and asked that the dumpster be moved. The objection of Dr. and Mrs. Helz was that the new structure will be 20 feet taller than the existing structure. It was then noted that the property has 3 legal non-conforming structures. Mr. Girard was asked to move the proposed new structure to a more remote location on his property, but Mr. Girard said he wanted to make the edition look like it is a part of the existing structure. Building Inspector Tising explained that the edition cannot be attached to the legal structure because it will violate the code. He said, as proposed, this project meets all legal requirements because it doesn't touch the existing structure. Mr. Bellin asked what the use would be for the new building. Building Inspector Tising said it would be used for storage. Zoning Administrator Douglas said the maximum height allowed is 35 feet and this structure is proposed at 34.6 feet. Mr. Pranke asked how many out buildings are allowed in the village. Building Inspector Tising said there is no limit. President Foote asked if the inspector was waiting for a color scheme, landscaping plans, and lighting plans. Building Inspector Tising said the color matches the existing structure. He also said lighting was discussed and will be all low voltage. He said landscaping plans are in the process of being drawn up.

Motion (Bellin, Keidl) to give final approval to the plans submitted by Steve Girard subject to landscaping and driveway plans, Carried Unanimously.

**Review and consider Certified Survey Map submitted by Timothy H. and Judith J. Fredman, James L. and Sheila G. Ochowicz, and Phillip and Karen Sonderman being a part of the NW ¼ of Sec. 27, T8N, R18E, Town of Merton, Waukesha County, per Village Code 6.18 extraterritorial jurisdiction.**

Zoning Administrator/Administrator/Police Chief Douglas said this was a correction of a previous survey.

Motion (Wilkey, Pranke) to approve the CSM submitted by the Fredmans, the Ochowiczs, and the Sondermans, Carried Unanimously.

**Discussion/Direction for Extra Territorial Zoning ad-hoc committee.**

President Foote explained that the presentation by Bill Biersach lead to the conclusion it would not be practicable to make a plan like Slinger. Next he said Hartland and Merton were wrestling over development and came up with joint planning. The farms on the west side of North Lake may be developed, but some are beyond the mile and a half. Mr. Bellin recommended the Village should sit down with Merton so the properties are not divided up into 2 acre parcels. Mr. Pranke asked if it would be possible to get a conservation easement. President Foote said the Town of Merton should be convinced not to change their zoning from agriculture. Ms. Surles asked how much notice is given, and President Foote told her none. President Foote then said Plan Commissioners Pranke, and Keidl, as well as himself, Bill Biersach and Administrator/Police Chief Douglas could meet with the Town of Merton and asked Administrator/Police Chief Douglas to set up a meeting for sometime this fall.

**Review permit reports covering permits issued for July and August of 2011 and all open permits.**

The height of the Fink building was discussed. The construction was to be done in 4 stages. Permits will be expiring soon. Permits cost \$8,000. To renew the permits will cost approximately \$6,000. President Foote said the project needs to be done by the book, and currently there are 2 houses on the

property which is not legal. Building Inspector Tising said he will call Mr. Fink and tell him either he needs to take out new permits or start ripping down one of the houses. Mr. Bellin then asked how many times permits can be renewed and Building Inspector Tising told him one permit can be taken out which covers 2 years, then that permit can be renewed for another two years after the first one expires.

**Administrator's Report**

No report.

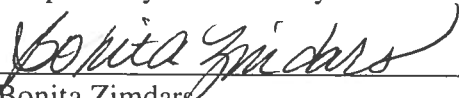
**Building Inspector's Report**

Building Inspector Tising said currently ytd 53 permits have been taken out and the normal for this time is 70 to 75. He said the dollar amount is off about 20%, and ytd the village has received \$6,000 in administration fees.

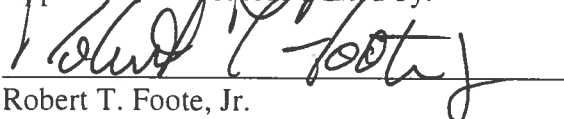
**Adjournment**

Motion (Surles, Wilkey) to adjourn the meeting at 6:46 p.m. *Carried Unanimously.*

Respectfully submitted by:

  
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Bonita Zimdars  
Chenequa Clerk/Treasurer

Approved and Ordered by:

  
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Robert T. Foote, Jr.  
Chenequa Village President