

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, August 13, 2012.

Unofficial until approved by the Plan Commission.

Approved as written (✓) or with corrections ( ) on 9-10-12

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, August 13, 2012**, 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 and Mr. Bellin / Members - present  
Mr. Keidl, Mr. Pranke and Mr. Rolfs / Members - present  
Mr. Zlotocha / Member - absent  
Mr. Tising / Building Inspector - present  
Mr. Douglas / Administrator/Police Chief - present  
Ms. Little / Clerk-Treasurer - present

### **Attendance**

Steven and Michele Loehner

### **Public Comment**

None

### **Chairman's Report**

No report.

### **Approve Minutes of the April 9, 2012 Plan Commission Meeting.**

Motion (Wilkey/Surles) to approve the Plan Commission minutes of the meeting held April 9, 2012. *Carried Unanimously.*

### **Preliminary - Review and consider plans for an accessory building submitted by Steve and Michele Loehner located at 5004 STH 83.**

Administrator Douglas reported on the application by Steve and Michele Loehner to build an accessory building on their property located at 5004 STH 83. The applicant proposes a 12'x16' accessory building (approximately 192 s.f.) to be built on the northeast corner of a legal, non-conforming lot. It meets all zoning requirements and setbacks and all neighbors have been notified. Building Inspector Tising advised that the property owners submitted a certified survey map with a hand drawing of the proposed building; that it meets all the setbacks and code restrictions as established by the Village; and therefore, Building Inspector Tising recommended final approval of said plans.

Motion (Wilkey/Surles) for final approval of plans for an accessory building submitted by Steve and Michele Loehner of 5004 STH 83. *Carried Unanimously.*

**Consider revisions to Chapter 6 zoning language.**

Chairperson Foote advised the Members that the State of Wisconsin passed a law which made it necessary for the Village to change the current ordinance with respect to reconstruction of buildings within 75' setbacks from the lake. The Village ordinance currently states that a legal non-conforming structure may be reconstructed or altered during its lifetime by an amount not to exceed a 30% increase in footprint or 50% of the estimated cost of the building. The State of Wisconsin passed a law indicating that the 50% rule is no longer applicable. Therefore, it is necessary for the Village to change its ordinance to comply with state law. After review of the document prepared by Attorneys David Krutz and Michelle Wagner Ebben, Administrator Douglas found some problems with the draft that was distributed. A secondary draft was then prepared. On this secondary draft, two options were being recommended for consideration both by the Plan Commission and the Village Board Trustees.

Conceptual agreement was had and those revisions will be redrafted and distributed for consideration at the next meeting.

**Building Inspector's Report**

Building Inspector Tising reported that there have been 61 permits issued thus far. He also advised that we issued a United Contractors Permit for the Verizon building and the Village waived the administration fees. A permit was issued to US Cellular to put new antennas up on the existing tower. Building Inspector Tising has the structural analysis for this project and advised that they are just updating the antennas. The Village has two new houses so far this year with a possibility of a third coming in soon for review.

**Administrator's Report**

None.

**Adjournment**

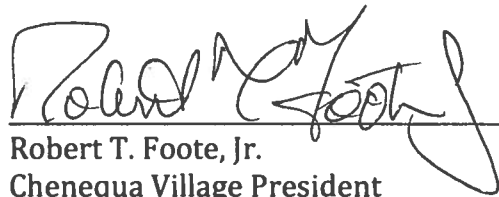
Motion (Bellin/Surles) to adjourn the August 13<sup>th</sup> meeting of the Plan Commission at 6:35 p.m. *Carried Unanimously.*

Respectfully submitted by:



Pamela Ann Little  
Chenequa Clerk - Treasurer

Approved and Ordered Posted by:



Robert T. Foote, Jr.  
Chenequa Village President