

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, March 12, 2012.

Unofficial until approved by the Plan Commission.

Approved as written (✓) or with corrections ( ) on 4-9-12

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, March 12, 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  
Mr. Bellin, Mr. Zlotocha, Mr. Pranke, Mr. Keidl / Members – present  
Ms. Wilkey, Ms. Surles / Members – absent  
Mr. Tising / Building Inspector – present  
Mr. Reid / Interim Police Chief – present  
Ms. Little / Deputy Clerk - present

### Attendance

Forester Jeff Kante, Dan Hernandez, Carl Eschweiler, Dave and Julie Meier.

### Public Comment

None

### Chairman's Report

No report.

### Approve Minutes of the December 12, 2011 Plan Commission Meeting.

Motion (Bellin, Keidl) to approve the Plan Commission minutes of the meeting held December 12, 2011. Carried Unanimously.

### Preliminary/Possible Final: Review and consider plans for a deck addition submitted by Dave and Julie Meier at 5481 N Hwy 83.

Building Inspector Tising reported on the application by David and Julie Meier to add a 250 sq ft platform to their home. The Meier property is a non-conforming lot with all setbacks being non-conforming. The width of the house on STH 83 is 150 ft which is also non-conforming. The platform addition does not make the house less non-conforming insofar as the addition does not encroach into the already non-conforming side setbacks. The addition that the Meier's proposed is within the conforming dimensions. Because it is a non-conforming lot and house, the ordinance limits them to not being able to increase the footprint by more than 30% or the cost of the appraised value of the house by more than 50%. Building Inspector Tising further reported that the proposed deck supports (8"x8") were not strong enough. Tising would need to obtain structural calculations and recommended additional structural bracing (10"x10"). Motion (Bellin/Keidl) for final approval for a deck addition submitted by Dave and Julie Meier at 5481 N Hwy 83 subject to Building Inspector Tising's satisfaction of the structural bracing. Carried Unanimously.

**Preliminary/Possible Final: Review and consider plans for a first floor kitchen and second floor walk-in closet and study submitted by Carl and Mary Alice Eschweiler at 32022 W County Road K.**

Building Inspector Tising advised that the kitchen addition measured from the plans was 69 sq ft, and the second floor walk-in closet and study addition was 256 sq ft. The dwelling is non-conforming due to a second dwelling on the same parcel. The addition does not make it less conforming. Motion (Zlotocha/Keidl) for final approval of plans for a first floor kitchen and second floor walk-in closet and study submitted by Carl and Mary Eschweiler at 32022 W County Road K. *Carried Unanimously.*

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

Forester Kante presented a copy of the revised changes in the ordinance for the Village of Chenequa Chapter 6 Zoning Code as requested at the last Plan Commission meeting on December 12, 2011. Main changes made to Chapter 6.09:

- ❖ Addition of "ground cover" to protected vegetation [6.09(1)]
- ❖ Addition of "storm damaged" plants to description of the cutting types which requires a permit [6.09(1)]
- ❖ A permit is required per the Ordinance [6.09(2)]
- ❖ Area that may be cut is defined as a percentage of the shore frontage rather than "no more than thirty feet (30') in any one hundred fifty feet (150')..." [6.09(2)(a)]
- ❖ Size of a replacement tree would be dropped from 3" diameter to 2" diameter [6.09(2)(c)]
- ❖ Two possible exemptions would be added to 6.09(2)(c):
  - A replacement tree may be planted outside of the 75' zone under certain conditions
  - If the tree removed is likely to sucker from the stump, the mandatory replacement is waived
- ❖ To bolster the understanding of restricted practices, the addition of local Ordinance 6.14, WI Uniform Dwelling and a WI-DNR publication [6.09(5)]

Motion (Bellin/Pranke) to approve revision of Chapter 6 zoning language which addressed the removal of trees within 75' setback area. *Carried Unanimously*

**Review permit reports covering permits issued for December, January, February and all open permits.**

Building Inspector Tising reviewed the 17 permits issued, including the Williams property today.

**Administrator's Report**

None.


**Building Inspector's Report**

None.

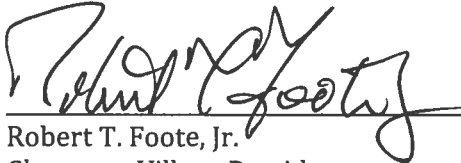
**Adjournment**

Motion (Zlotocha/Pranke) to adjourn the March 12<sup>th</sup> meeting of the Plan Commission at 6:38 p.m. *Carried Unanimously.*

Respectfully submitted by:

  
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Pamela Ann Little  
Chenequa Deputy Clerk

Approved and Ordered Posted by:

  
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Robert T. Foote, Jr.  
Chenequa Village President