

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, October 8, 2012.

Unofficial until approved by the Plan Commission.

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

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, October 8, 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 / Member - present  
Mr. Pranke / Member - present  
Mr. Bellin / Member - present  
Mr. Zlotocha / Member - absent  
Ms. Surles / Member - absent  
Mr. Keidl / Member - absent  
Mr. Tising / Building Inspector - absent  
Mr. Douglas / Administrator/Police Chief - present  
Ms. Little / Clerk-Treasurer - present

### **Attendance**

Greg Maniaci, Tim Rigsby, Pete Ficichtucatt, John Syburg, Mike Bertram, John Yewer, Lori Mesching, Kelly Cleary Rebholz and Bill Boelter.

### **Public Comment**

None

### **Chairman's Report**

No report.

### **Approve Minutes of the August 13, 2012 Plan Commission Meeting.**

Motion (Bellin/Wilkey) to approve the Plan Commission minutes of the meeting held September 10, 2012. *Carried Unanimously.*

### **Preliminary - Review and consider plans for a detached garage submitted by Ron and Karen Fickel of 31048 Chequamegon Drive.**

Chairperson Foote advised the Members that this matter would not be heard tonight. It was brought to the Village's attention that there are deed restrictions on the property. The deed restrictions have certain requirements, including a majority vote of the local property owners to approve any improvements. Administrator Douglas did contact Mr. and Mrs. Fickel and made them aware of the deed restrictions. A copy of the restrictions will be provided to them.

**Preliminary - Review and consider plans for an accessory building submitted by Jason Abraham of 4676 Pincecrest Drive.**

Administrator Douglas reported that the proposed detached garage is approximately 1080sq ft. Neighboring property owners were sent letters. One neighbor did come in to review the plans and there were no issues. From a zoning standpoint, all setbacks have been met. The Plan Commission was advised that the materials were not available but they will match the house. Administrator Douglas asked for final approval by the Plan Commission.

Motion (Bellin/Pranke) for final approval of plans for an accessory building submitted by Jason Abraham of 4676 Pinecrest Drive. *Carried Unanimously.*

**Preliminary - Review and consider plans for an addition to an existing home submitted by Jim Lindenberg of 5373 N. Highway 83.**

Administrator Douglas reported that this residence does not have an attached garage. This proposal is for an attached garage as well as a sports court underneath it. This is a legal non-conforming structure and all setbacks/zoning requirements have been met. Due to the property having a secondary residence that has sleeping and toilet facilities, the property owners are willing to disable the second structure to make it an accessory structure (no longer a livable residence) in order to have this application move forward. Extensive changes have to be made because the property owners have already used their 30% in a previous application. Administrator Douglas felt that as long as the property owners provided a written statement that they would disable the secondary residence and that it would stay disabled, final approval by the Plan Commission was requested.

Motion (Foote/Bellin) to give final approval of plans submitted by Jim Lindenberg of 5373 N Highway 83, for an attached garage as well as a sports court underneath it, as long as property owners provide in writing that they are willing to disable the second structure to make it an accessory structure. *Carried Unanimously.*

**Preliminary - Review and consider plans to add a garage and dormer to an existing home submitted by Mike and Sarah Freiheit of 31562 Muscovy Road.**

Administrator Douglas reported that this is a legal, non-conforming lot but the structure itself is conforming. Side yard setbacks are met with one small exception which depends on where the height of the building is measured. There is a half-foot discrepancy. Building Inspector Tising did go out to the site and advised that the roof line will not be changed and based on his measurements, final approval can be given.

Motion (Bellin/Wilkey) for final approval of plans to add a garage and dormer to an existing home submitted by Mark and Sarah Freiheit of 31562 Muscovy Road. *Carried Unanimously.*

**Preliminary - Review and consider plans for a lot division submitted by John Syburg of 6577 N Highway 83.**

Administrator Douglas did meet with Building Inspector Tising several times on this matter and based on their discussions, from a zoning standpoint it easily met our codes. Mr. Syburg wanted to conceptually advise the Plan Commission before he had the property surveyed and plotted. Currently the lot is five acres. The split would involve one acre going to the John Syburg property and four acres going to an adjacent Eschweiler property. From a conceptual standpoint, Administrator Douglas did not have any issues.

Motion (Pranke/Foote) for preliminary approval of the conceptual plan for a lot division submitted by John Syburg of 6577 N Highway 83. Carried Unanimously.

**Building Inspector's Report**

None.

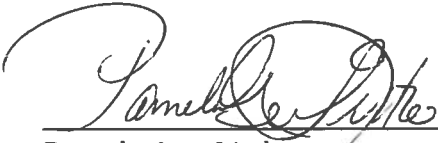
**Administrator's Report**

None.

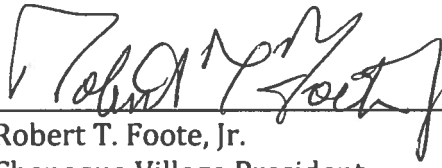
**Adjournment**

Motion (Bellin/Foote) to adjourn the October 8<sup>th</sup> meeting of the Plan Commission at 6:22 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