

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, September 10, 2012.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on 10-8-12

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, September 10, 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
Ms. Surles / Member - present
Mr. Bellin / Member - present
Mr. Keidl / Member - present
Mr. Zlotocha / Member - present
Mr. Pranke / Member - absent
Mr. Tising / Building Inspector - present
Mr. Douglas / Administrator/Police Chief - present
Ms. Little / Clerk-Treasurer - present

Attendance

Chad Kemnitz, Kathy & Jack MacDonough, Mike Morrison, John Vetter and Herb Brumder Jr.

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 August 13, 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 this matter was removed from the agenda.

Preliminary - Review and consider plans for a detached garage submitted by David Herro and Jay Franke of 6128 Brumder Drive.

Administrator Douglas reported on the application by Herro and Franke to build a detached garage on their property located at 6128 Brumder Drive. Due to the size and scope of this project, everyone on Brumder Road was notified of the proposed plan. The proposed structure/garage is approximately 12,000sq ft and meets all zoning requirements and

setbacks. Administrator Douglas and Building Inspector Tising were in contact via phone and in person with a many property owners. Although not pleased with the size of the structure/garage, they had no other issues. Building Inspector Tising advised that part of the structure/garage is buried in the ground so the intrusiveness of a structure that size doesn't appear to be as large as the sq footage indicates on the plans provided. Technically, it meets all the qualitative standards that the Village code allows. The structure/garage will house the owner's collection of antique and muscle cars.

Mr. Morrison, on behalf of the owners, interjected that the owner would like to move his collection of cars up from Illinois to enjoy riding them in the Chenequa area. He also advised that the actual sq footage is approximately 7,000 sq ft and not 12,000.

Chairperson Foote did advise Mr. Morrison and Mr. Vetter that any future hookup for a bathroom facility contravenes the Village ordinances and would not be allowed. Further discussion and explanation of the ordinance was discussed regarding the right to pipe which is allowable but no working facilities would be permissible.

Building Inspector Tising recommended final approval of said plans.

Motion (Surles/Foote) for final approval of plans for a structure/garage submitted by David Herro and Jay Franke of 6128 Brumder Drive. Carried Unanimously.

After the motion was passed, Building Inspector Tising also advised Mr. Morrison and Mr. Vetter that the low voltage rule will apply (no bright lights, 12v/25watt or equivalent, cannot shine up, must shine down).

Motion to amend (Surles/Zlotocha) final approval of plans for a structure/garage submitted by David Herro and Jay Franke of 6128 Brumder Drive to include the low voltage rule. Carried Unanimously.

Preliminary - Review and consider plans for an enclosed patio addition submitted by Frank and Victoria Boucher of 5569 N. STH 83.

Administrator Douglas reported on the application by Frank & Victoria Boucher to enclose the patio currently on their property located at 5569 N. STH 83. From a zoning standpoint, the footprint isn't being changed so from a setback standpoint, nothing changes in the numbers. The walkout patio is being enclosed. A neighbor was in today to look at the plans with no issues. Building Inspector Tising advised it was brought before the Plan Commission for two reasons: The first being even though the structure is not changing they are in fact closing an existing porch area – nothing changes in the setback. More shutters will be added which will enhance the beauty of the property. Most of the property cannot be seen from the lake because of the setback and rise of the area. Building Inspector Tising recommended final approval of said plans.

Motion (Wilkey/Bellin) for final approval of plans for an enclosed patio addition submitted by Frank and Victoria Boucher of 5569 N. STH 83. Carried Unanimously.

Consider final draft of revisions to Chapter 6 zoning language.

Chairperson Foote advised the Members of the revision to zoning 6.07 complying with the change in the state law for modification to legal non-confirming structures. The State of

Wisconsin passed a law which made it necessary for the Village to eliminate the 50% rule. There is now no limit to how much money can be spent to modify a legal non-confirming structure. The new proposed language was reviewed.

Motion (Foote/Bellin) to recommend the revisions made in Chapter 6.07 to the Village Board. Carried Unanimously.

Building Inspector's Report

None.

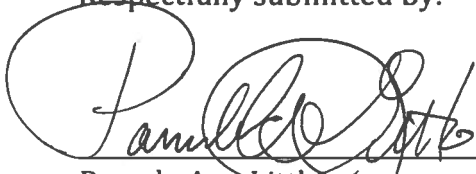
Administrator's Report

None.

Adjournment

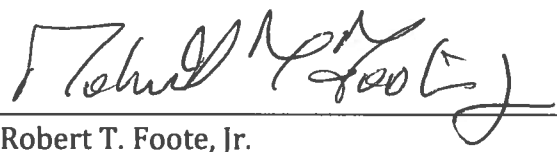
Motion (Surles/Zlotocha) to adjourn the September 10th meeting of the Plan Commission at 6:22 p.m. Carried Unanimously.

Respectfully submitted by:



Pamela Ann Little
Chenequa Clerk - Treasurer

Approved and Ordered Posted by:



Robert T. Foote, Jr.
Chenequa Village President