

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, April 8, 2013.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on 5-13-13.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, April 8, 2013**, 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, Jr. / Chairperson – present
Ms. Wilkey / Member – present
Mr. Bellin / Member – present
Mr. Zlotocha / Member – absent
Mr. Keidl / Member – present
Ms. Surles / Member – absent
Mr. Pranke / Member – present
Mr. Tising / Building Inspector – present
Attorney Michelle Wagner Ebben / Village Attorney – present
Mr. Robert Douglas / Administrator/Police Chief – present
Ms. Little / Clerk/Treasurer – present

Attendance

Jon Schoenheider, Greg Peterson, Bryan Tom, Bruce & Beachy Gallagher, Judy Stark, Sal Massa, Michael Van Dine, William A. Grasch, Dr. Richard Grunke, Rich Lartz, Attorney Kathy Gutenkunst and Kevin Wahlgren.

Public Comment

Mr. Peterson introduced himself to the committee, shared with Members a little about his family, and being a part of the Chenequa community.

Chairman's Report

No report.

Approve minutes of March 11, 2013 Plan Commission meeting.

Motion (Bellin/Keidl) to approve Plan Commission minutes of meeting held on March 11, 2013.
Carried Unanimously.

Preliminary - Review and consider plans for a new residence submitted by Greg & Janelle Peterson of 31982 W Treasure Island Drive (Lot 1).

Administrator Douglas reviewed preliminary plans submitted by M/M Peterson of 31982 W Treasure Island Drive (Lot 1). This lot is legal and conforming, all neighbors were notified and there were no negative comments by those that reviewed the plans. There are no details on zoning yet. The electrical wires that run through the property are in the process of being looked at by the electric company to see how and where they could be relocated. This did come to a conclusion earlier today. Everything is coming together and the plans can be reviewed for final approval at next month's meeting. The Peterson's will close on the property later this month.

Building Inspector Tising then reviewed the diagram submitted to Members that showed the current above-ground electrical lines. These above-ground lines would go across the top of the proposed house. Late this afternoon, the electric company proposed a different set-up and advised they could go underground. They would then be compliant with Chapter 3.13 (Underground Utility Facilities Required) of the Village Ordinance. This is acceptable. Building Inspector Tising requested approval from the Plan Commission tonight for cleaning up the overhead line and granting permission to proceed in relocating the above-ground electrical wires underground.

Motion (Pranke/Wilkey) to approve relocating the above-ground electrical wires underground.
Carried Unanimously.

Review and consider Petition for Detachment of Property from the Village of Chenequa to the Village of Nashotah, and review and consider adopting Ordinance regarding the Detachment of Property, pursuant to the requirements set forth in Wisconsin Statutes Section 66.0227. The legal description for the property in question is: PT NE1/4 SEC 5 T7N R18E N OF RR & S OF HWY 16 13.64 AC EX VOL 281/367 DEEDS DOC# 3268530; Chenequa Village Tax Key # CHQV 07370998.

Chairman Foote advised the Village was in receipt of the petition for detachment, information from Wahlgren/Schwenn (architects), conceptual drawings, a letter from the Village President of Nashotah – Richard Lartz and a short summary by the sub-committee (Manegold and Rolfs).

Questions and concerns regarding use and function of the property, zoning, lighting, and drainage were discussed. It was then decided that the sub-committee, Committee Member Pranke and Attorneys Wagner Ebben and Gutenkunst work together to prepare the draft deed restrictions that would be presented at next month's meeting and then forwarded to Trustees for final approval by resolution. The proposed draft deed restrictions will represent the Village of Chenequa's interests which will define the level of use and functions of the property to a church only, and to ensure our zoning guidelines are protected after it's detached (size, capacity, zero lot line lighting). A proposed draft will be prepared prior to next month's meeting and submitted via email to members of the Plan Commission for comment. Attorney Wagner Ebben did remind Members that there cannot be email conversations. Therefore, if there are questions, communications will be between the committee member and our attorney only.

Review all open permits through March.

No report.

Administrator's Report

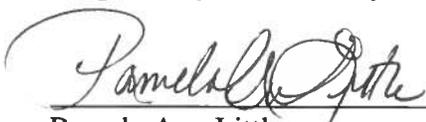
No report.

Adjournment

Motion (Bellin/Pranke) to adjourn the April 8th meeting of Plan Commission at 6:38 p.m.

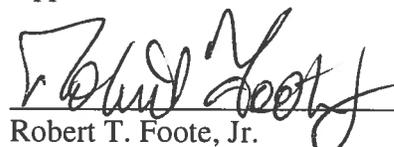
Carried Unanimously.

Respectfully submitted by:



Pamela Ann Little
Chenequa Clerk - Treasurer

Approved and Ordered Posted by:



Robert T. Foote, Jr.
Chenequa Village President