

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
Minutes of Monday, April 13, 2015.  
Unofficial until approved by the Plan Commission.  
Approved as written (✓) or with corrections ( ) on 5/11/15

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 p.m. on **Monday, April 13, 2015**, at the Village Hall, 31275 W County Highway K, Chenequa, Wisconsin. Legal requirements for notification of the news media were met. The following Commission Members were in attendance:

Mr. Foote, Jr. / Chairperson – present  
Ms. Wilkey / Member – present  
Mr. Bellin / Member – present  
Mr. Zlotocha / Member – present  
Mr. Keidl / Member – present  
Ms. Surles / Member – absent  
Mr. Pranke / Member – present  
Mr. Fockler / Building Inspector – present  
Mr. Douglas / Administrator-Police Chief – present  
Ms. Little / Clerk-Treasurer – present

## Attendance

Bruce Gallagher and Robert Michelini

## Public Comment

None

## Chairman's Report

No report

## Approve minutes of the March 9, 2015 Plan Commission meeting

Motion (Bellin/Keidl) to approve Plan Commission minutes of the meeting held on March 9, 2015. *Motion carried*

## Preliminary/Final - Review and consider plans for a new garage submitted by Terry and Mary Briscoe of 6931 Wildwood Point Road

Administrator Douglas reported that this is a legal non-conforming lot and the house is a legal non-conforming structure but this does not prohibit a detached accessory structure which will be 896 s.f. All side yard setbacks and zoning requirements have been met; all neighbors have been notified. Final approval was recommended.

Motion (Zlotocha/Wilkey) for final approval of garage plans submitted by Terry and Mary Briscoe of 6931 Wildwood Point Road. *Motion carried.*

## Review and consider Application for Land Division request submitted by Owners' Agent Bruce Gallagher for property owners: Beachy Gallagher, Joe & Nancy Geenen and Tim & Jan Hoeksema

Administrator Douglas reported that the three property owners propose to adjust lot lines, clean up lot line descriptions and provide an ingress/egress easement/maintenance agreement. All three lots will still be non-conforming due to small lake frontage and lot size, but the proposed changes are reducing the degree of non-conformance. Side and lake offsets are not changing with lot line adjustments. Property owners are looking for preliminary approval at this time to make sure conceptually the lots designated meet our codes. The driveway is shown, but an easement and maintenance agreement is needed in the final CSM. To have complete easements, the lots to the east and north need to be part of the easement agreement since they utilize the same shared driveway. All neighbors and property owners in the area were notified. Neighbors had quite a few concerns but once the CSM was reviewed and explained they understood and were fine with the proposed CSM. Preliminary approval is recommended.

Gallagher added that the 5 acre Outlot would probably be restricted to no development.

Motion (Pranke/Zlotocha) for preliminary approval of the conceptual CSM submitted by Bruce Gallagher, Owners' Agent, for property owners: Beach Gallagher, Joe & Nancy Geenen and Tim & Jan Hoeksema. Motion carried.

**Review and consider Certified Survey Map submitted by Daniel M Smullen of W322 N7422 Reddelien Road, being all of Lot 4 and the South ½ of Lot 5 of Sunset View also a part of the NE ¼ of the SE ¼ of Section 17, T8N, R18E, Town of Merton, Waukesha County, per Village Code 6.18 extraterritorial jurisdiction.**

Administrator Douglas reviewed the CSM submitted by Daniel M Smullen per Village Code 6.18 extraterritorial jurisdiction. Waukesha County and the Town of Merton have given their approval. Administrator Douglas recommended approval.

Motion (Bellin/Wilkey) for final approval of CSM submitted by Daniel M Smullen per Village Code 6.18 extraterritorial jurisdiction. Carried Unanimously.

**Review and consider revisions to Village Ordinance 5.20(2)(d)**

Members reviewed a draft of the proposed changes to 5.20(2)(d) as discussed last month. Further discussion continued and additional changes were recommended. Another draft of proposed changes will be brought forth next month.

**Building Inspector's Report**

Building Inspector Fockler reviewed permits issued through March and all open permits to date.

**Administrator's Report**

None

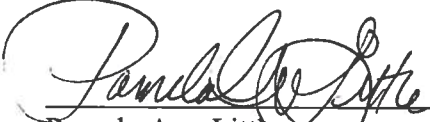
**Adjournment**

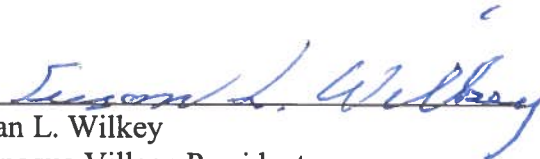
Motion (Zlotocha/Keidl) to adjourn the April 13<sup>th</sup> meeting of Plan Commission at 6:23 p.m.

Motion carried

Respectfully submitted by:

Approved and Ordered Posted by:

  
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Pamela Ann Little  
Chenequa Clerk - Treasurer

  
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Susan L. Wilkey  
Chenequa Village President