

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, January 11, 2016.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on 2-8-16.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 PM on Monday, January 11, 2016 at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification of the news media were met. The following Members were in attendance:

Ms. Susan Wilkey / Chairperson – present
Ms. Surles / Member – present
Mr. Pranke / Member – present
Mr. Zlotocha / Member – absent
Mr. Bellin / Member – present
Mr. Keidl / Member – present
Mr. Grunke / Member – present
Mr. Gallagher / Member - present
Mr. Fockler / Building Inspector – present
Mr. Gartner / Village Attorney - present
Mr. Douglas / Administrator-Police Chief – present
Ms. Little / Village Clerk – present

Pledge of Allegiance

The Pledge of Allegiance was recited

Attendance

Pete Feichtmeier, Paul Schultz and Dick Barkow

Public Comment

None

Chairman's Report

No report

Approve minutes of the October 12, 2015 Plan Commission meeting

Motion (Bellin/Grunke) to approve Plan Commission minutes of the meeting held on October 12, 2015. *Motion carried*

Agenda Item 6 was then heard

Review and consider application for a shed submitted by Greg and Janelle Peterson of 31986 W Treasure Island Drive

Administrator Douglas reported that applicants are proposing to build a 9ft x 18ft (162s.f.) shed. All side yard setbacks are easily met by our Village Code. The shed will be built on an existing concrete slab, so there will be no change in surrounding landscaping. There is more than 50ft from the proposed shed to any existing dwelling on the adjoining lot. From a zoning standpoint, all requirements have been met.

Motion (Gallagher/Grunke) for approval of application for a shed submitted by Greg and Janelle Peterson of 31986 W Treasure Island Drive. Motion carried

Review and consider revision to location of new residence for Chad and Janene Clark of 5162 N Maple Lane

Administrator Douglas advised that at our Village Board meeting on August 10, 2015, the Plan Commission gave final approval of plans submitted for a new residence by the Clark's. Since that approval, the owners made a decision to move the house 15 degrees to the north. This is being brought before the Plan Commission to be heard again for approval. Side yard setbacks are met. The south property line has been improved to give even more room on the property line. From a zoning standpoint, this revision meets all zoning requirements.

Mr. Barkow respectfully asked for consideration when granting approval for a second time. In a letter dated November 18th from Administrator Douglas proposed changes were outlined. The location of the A/C units concerned Mr. Barkow and it was agreed that they would not be located on the south side of the new residence. Prior to this meeting, Mr. Barkow was advised that the A/C units were still an issue. Mr. Barkow strongly feels that the proposed location (south side of the residence) will affect the Barkow's outside living area. Mr. Barkow requested the Commission to assist in honoring what was agreed upon in the November letter.

Mr. Feichtmeier then added that the approved plan in August had a side yard setback of 17.38 ft and that the proposed change would put the side yard setback at 27.27 ft. By moving the house 15 degrees, the A/C units would be approximately 300 ft from the Barkow residence. The owners are limited in where the A/C units can be located. The owners have agreed to landscape, possibly use wall buffers and to purchase top end A/C units to control the noise level for the Barkows. Other changes made to the initial plans: pool will be parallel to the house instead of an east-west location; cosmetic changes architecturally were: the covered porch, windows, and fireplace.

Motion (Pranke/Keidl) for final approval of revised changes made to the plans submitted by Chad and Janene Clark of 5162 N Maple Lane. Member Surlles Abstained. Motion carried

Review and consider changes in lake policies and what effect this may have on our zoning

Administrator Douglas reported that there are proposed legislative changes coming statewide on bills in the Assembly and Senate regarding numerous cuts in water protection and impacts/compromises on shore land and general zoning. The State is looking to take away county's oversight and control of the 75ft setback of lakefront properties. This opens the door tremendously to development. If extended from counties to incorporated communities, our oversight of the 75ft setback would be gone. The DNR will not have authority either.

Attorney Gartner then explained that two separate property rights bills have been introduced that are working their way through the legislature that would have an impact upon lake properties. As they're currently written they don't appear to apply to towns or villages but with very minimal modifications that could change. These bills will be monitored each time there is a hearing and/or amendment. Even if they do not apply to the Village of Chenequa, they set precedent for future changes. The one that has the greatest impact is giving property owners the ability to remove up to 30 cubic yards of soil from the lake bed in front of their property. This could be a huge impact on particularly small lakes. Attorney Gartner believed it was probably intended for northern Wisconsin shallow lake property owners to dredge so they could get larger boats into their dock. There is a real potential for unintended consequences with a respect to a number of aspects of these bills. Attorney Gartner advised that he will work with Administrator Douglas in monitoring and communicate as revisions are made.

Building Inspector's Report

Building Inspector Fockler reviewed open permits, including comparisons from 2014 to 2015 permits.

Administrator's Report

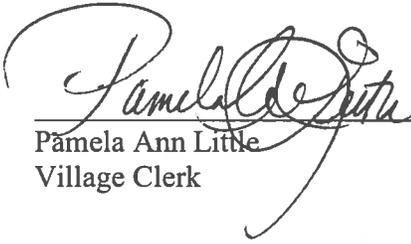
None

Adjournment

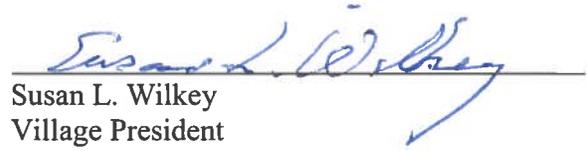
Motion (Grunke/Pranke) to adjourn the meeting of Plan Commission at 6:37 p.m. Motion carried

Respectfully submitted by:

Approved and Ordered Posted by:



Pamela Ann Little
Village Clerk



Susan L. Wilkey
Village President