

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, February 8, 2016.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on 5-9-2016

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 PM on Monday, February 8, 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 – absent
Mr. Zlotocha / Member – absent
Mr. Bellin / Member – present
Mr. Keidl / Member – present
Mr. Grunke / Member – present
Mr. Gallagher / Member - absent
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 Konstant, Chris Moll, Craig Caliendo, Win Surles, Adam Wiensh, John Gordmann, Bill KingII and Dan Bednar

Public Comment

None

Chairman's Report

No report

Approve minutes of the January 11, 2016 Plan Commission meeting

Motion (Grunke/Surles) to approve Plan Commission minutes of the meeting held on January 11, 2016. *Motion carried*

Review and consider application for a new residence submitted by Winston and Margaret Hollister of 32787 W Maple Lane

Administrator Douglas reported that applicants propose a new residence on a legal, conforming, non-lake lot which meets all zoning requirements. This is a 5.76 acre parcel. The Maple Lane Association submitted a letter recognizing a legal easement to this parcel. Neighboring property owners have been notified. From a zoning standpoint, we recommend approval. No outdoor lighting is planned.

Motion (Surles/Bellin) for final approval of application for a new residence submitted by Winston and Margaret Hollister of 32787 W Maple Lane. *Motion carried*

Review and consider revision application for land division submitted by Donald Chaput for the Robert and Barbara Brumder Trust of 6775 N State Highway 83

Administrator Douglas reported that the applicants propose to split the 23 acre estate into two lots. The proposal divides off one lot from the 23 acres, making an additional lake lot which would be 4.6 acres with 151 feet of lake frontage. This meets all zoning requirements. Approval was recommended.

Motion (Keidl/Surles) to approve application for land division submitted by Donald Chaput for the Robert and Barbara Brumder Trust of 6775 N State Highway 83. *Motion carried*

Review and consider application for a new residence submitted by Alasdair and Rachelle Cripps

Administrator Douglas reported that the applicants propose to raze the current residence and build a new home with a pool. The lot is a legal, conforming lake lot. This application meets all requirements for the lot on which the home is going to be built. All side yard lake setbacks are met. The problem is that the application does not meet another portion of the Code which requires the home to be 50ft away from a neighboring primary residence. From our review, the setback is short 7 feet. The home is approximately 43 feet from the dwelling to the south. The neighboring primary residence is a legal, non-conforming structure and is only 3 feet off the lot line. The Village must deny the application because of the non-compliance. A Zoning Board of Appeals date has been set for February 18th at 3PM for the applicants to ask for a variance. Administrator Douglas also pointed out that the proposed pool is also in violation of our newly revised Village Code and also requires a variance. Neighboring owners have been notified.

Building Inspector Fockler did speak with Mrs. Schaefer’s son on her behalf and the issues were discussed. They have no issue with this application.

Motion (Bellin/Surles) to approve the plans as presented and to advise the Zoning Board of Appeals that the Plan Commission has no objections to either the 50 foot or the 100 foot variance request. Grunke Abstained. *Motion carried*

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

Administrator Douglas and Attorney Gartner are monitoring the proposed legislative changes coming regarding impacts on lakes and waterways as well as shore land and zoning.

Building Inspector’s Report

Building Inspector Fockler reviewed open permits.

Administrator’s Report

None


Adjournment

Motion (Grunke/Bellin) to adjourn the meeting of Plan Commission at 6:19 p.m. *Motion carried*

Respectfully submitted by:

Approved and Ordered Posted by:


Pamela Ann Little
Village Clerk


Susan L. Wilkey
Village President