

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
Minutes of Monday, February 13, 2017.  
Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections (✓) on 4-10-17.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 PM on Monday, February 13, 2017 at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. The following Members were in attendance:

Ms. Susan Wilkey / Chairperson – present  
Mr. Bellin / Member – present  
Mr. Zlotocha / Member – present  
Mr. Keidl / Member – present  
Ms. Surles / Member – absent  
Mr. Grunke / Member - present  
Mr. Pranke / 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**

Paul Schultz, Paul Oswald, Linda Oswald, Jorgen Hansen, Kurt Romsos and Katie Brumder

## **Public Comment**

None

## **Chairman's Report**

None

## **Approve minutes of the January 9, 2017 Plan Commission meeting**

Motion (Keidl/Bellin) to approve Plan Commission minutes of the meeting held on January 9, 2017.

*Motion carried*

## **Review and consider application for a new residence submitted by Paul and Linda Oswald of CHQV 0416-994-003 (Treasure Island)**

Mr. Schultz presented the application for a new residence on behalf of Mr. and Mrs. Oswald. This is a non-lake, 5-acre, wooded parcel on Treasure Island. The design will be French Country, two-story single family residence. Approximate square footage, including the garage is 9418 sq. ft.

Administrator Douglas advised all neighboring properties have been notified of this project. This is a vacant conforming lot. All zoning requirements have been met. Shielding of the light fixtures will need to be addressed by the Plan Commission.

Mr. Oswald assured members that the lights were specifically selected to eliminate this issue and will be low wattage lamps (40-60 watt range with a warm color).

Motion (Pranke/Grunke) to recommend final approval of the application for a new residence submitted by Paul and Linda Oswald of CHQV 0416-994-003 (Treasure Island). *Motion carried*

**Review and consider application for a new residence submitted by Lora & Stu Wilson of 5871 N STH 83**

Mr. Hansen, architect for the project, presented the application for the new residence on behalf of Mr. and Mrs. Wilson. This is a 40+ acre lakefront parcel on ~~Beaver~~<sup>Pine</sup> Lake. The applicants are proposing a single family dwelling with two accessory outbuildings (beach house and auxiliary garage). The two accessory buildings shall not contain cooking or sleeping facilities but may include a toilet or sink per Village Code. Approximate square footage, including the garages, is 16,950 sq. ft. Mr. Hansen went into detail on the proposed lighting plans which will include approximately 57 lights and the materials to be used for the driveway. Tall Pines has given approval of the proposed plans.

Mr. Romsos then reviewed building materials which will be used on the new dwelling; and Ms. Stark reviewed landscape plans with Committee Members.

Committee members shared their concerns regarding the amount of lights, wattage and shielding of lights. Members did agree that the lighting plans would have to be brought back for review and consideration.

Motion (Grunke/Gallagher) to recommend final approval of the application for a new residence submitted by Lora & Stu Wilson of 5871 N STH 83 with exception of the lighting to be reviewed by the Village Administrator and Building Inspector. *Motion carried*

**Review and consider application for a garage addition submitted by Katie Brumder of 6400 N Brumder Road**

Administrator Douglas reported that the applicant is proposing to build a garage and mudroom addition to the existing cottage. There are currently two garages on the lot. The garage to the west of the residence will be razed and the garage to the southwest of the residence will remain. The proposal meets all zoning requirements. There will be no additional site lighting or landscaping and no trees will be affected by the proposed addition. Building materials and colors were presented.

Motion (Keidl/Pranke) to recommend approval of a garage addition submitted by Katie Brumder of 6400 N Brumder Road. *Motion carried*

**Review and consider application for a land division submitted by Judy Stark of 5438 Paulines Wood Drive regarding the detachment of 1.15 acres from Tax Key CHQV0403989 to be attached to Tax Key CHQV0403988, property owned by Edward and Lillie Stark**

Administrator Douglas reported that Judy Stark split off 1.15 acres parcel that was attached to her property (CHQV 0403 989) and quit claim deeded it over to her son Ted and Laney Stark. This division meets all code and zoning requirements. Neighbors have been notified. This will add land to a non-conforming property. Waukesha County will be notified that we have approved this division. No signatures are needed by the Plan Commission or Village Board.

Motion (Bellin/Grunke) to recommend approval of the land division application submitted by Judy Stark of 5438 Paulines Wood Drive regarding the detachment of 1.15 acres of Tax Key CHQV0403989 to be attached to Tax Key CHQV0403988, property owned by Edward and Lillie Stark. *Motion carried*

**Review and consider action on a Certified Survey Map submitted by Michael and Sharon Pilgrim of N61 W29095 Parkside Place in Hartland regarding Lot 1 Tweedens Subdivision #2, and a Part of the NE ¼ and the SE ¼ of the NE ¼ of Sec. 25, T.8N., R.17E., Town of Oconomowoc, Waukesha County per Village Code 6.18 (16) extraterritorial jurisdiction**

Administrator Douglas reviewed the CSM submitted by Michael and Sharon Pilgrim per Village Code 6.18(16) extraterritorial jurisdiction. Property owners are combining Outlot 1 with Lot 1 to give them the lot area needed to build. The Town of Oconomowoc has given its approval. Administrator Douglas recommended approval.

Motion (Grunke/Keidl) for final approval of a CSM submitted by Michael and Sharon Pilgrim per Village Code 6.18(16) extraterritorial jurisdiction. *Motion carried*

**Review and consider ordinance to repeal and recreate Section 6.05(8) of the Village of Chenequa Code of Ordinances relating to regulation of boathouses**

Attorney Gartner reported on the proposed ordinance to repeal and recreate Section 6.05(8). This is the second boathouse ordinance that was in the Village Code and no one was familiar with the reason why it was adopted. This code section makes a portion of Chapter 30 in the Statutes applicable. That section of the code permits boathouses over “an authorized extension”, and it also defines the term boathouse. By repealing this section of the code, new boathouses will no longer be permitted. The term boathouse was not used in any other section of the code so there is no reason to keep the first sentence, which is the definition, or the second sentence which references the statutory basis for boathouses. Because this impacts the zoning code, it requires consideration by the Village Board and by the Plan Commission. This was just a preliminary discussion. The ordinance will come back next month for a public hearing and consideration before the Village Board.

**Building Inspector’s Report**

Building Inspector Fockler reviewed 2017 permits to date.

**Administrator’s Report**

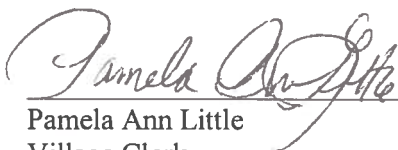
No report

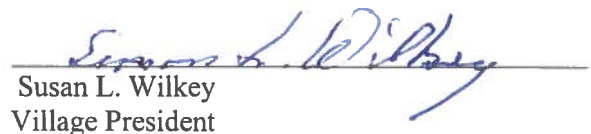
**Adjournment**

Motion (Bellin/Zlotocha) to adjourn the meeting of Plan Commission at 7:00 p.m. *Motion carried*

Respectfully submitted by:

Approved and Ordered Posted by:

  
Pamela Ann Little  
Village Clerk

  
Susan L. Wilkey  
Village President