

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, April 10, 2017.

Unofficial until approved by the Plan Commission.

Approved as written (X) or with corrections () on 5-8-17.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 PM on Monday, April 10, 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 – present
Mr. Grunke / Member - present
Mr. Pranke / Member – present
Mr. Gallagher / Member – present
Mr. Fockler / Building Inspector – absent
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

Bryan Gore and Pattie Reda

Public Comment

None

Chairman's Report

None

Approve minutes of the February 13, 2017 Plan Commission meeting

Motion (Grunke/Zlotocha) to approve Plan Commission minutes of the meeting held on February 13, 2017.

Motion carried

Item 6 was then heard

Review and consider an application to rebuild a detached garage on an existing foundation submitted by Chris & Elizabeth Harned of 5636 Pheasant Drive

Administrator Douglas reviewed the Harned application. The current detached garage will be razed and rebuilt on the exact same footprint. The approximate square footage is 761.2 sq. ft. and the location of the existing foundation meets the minimum setbacks and building separation requirements. All zoning requirements have been met.

Mr. Gore, the architect for the project, proposes an architecturally designed storage garage to match the current design of the Harned residence. There are no proposed changes to the landscaping nor exterior lighting.

Motion (Gallagher/Pranke) to recommend final approval of the application to rebuild a detached garage on an existing foundation submitted by Chris and Elizabeth Harned of 5636 Pheasant Drive. *Motion carried*

Review and consider action on a Certified Survey Map submitted by Dennis and Karen Rasmussen of N55 W31185 County Road K, Hartland, WI, a Part of the Northeast ¼, Southeast ¼, Southwest ¼, and Northwest ¼ of the Northeast ¼ of Section 33, Township 8 North, Range 18 East, in the Town of Merton and the Village of Chenequa, Waukesha County per Village Code 6.18(16) Extraterritorial Jurisdiction

Administrator Douglas reviewed the CSM submitted by Dennis and Karen Rasmussen per Village Code 6.18(16) extraterritorial jurisdiction. Property owners are splitting off 3 acres from the current 52 acre parcel for a home to be built by their son. Waukesha County and the Town of Merton have given their approval. Administrator Douglas recommended approval.

Motion (Grunke/Pranke) for final approval of a CSM submitted by Dennis and Karen Rasmussen per Village Code 6.18(16) extraterritorial jurisdiction. *Motion carried*

Review and consider action on a Preliminary Plat of Lake Bluff Estates located in the Town of Merton, submitted by Waukesha County Department of Parks and Land Use Planning & Zoning Division, being all of Lot 25, Block G in Chenequa Club Highlands No. 2 a Subdivision of the NE ¼ and the SE ¼ of the NE ¼ of Section 21 and the NW ¼ and the SW ¼ of the NW ¼ of Section 22 and unplatted lands in the NE w/4, the SE ¼ the SW 1/4 , and the NW ¼ of the NE ¼ of Section 21, T8N, R18E, Town of Merton, Waukesha County, Wisconsin per Village Code 6.18(16) Extraterritorial Jurisdiction

This matter is in the preliminary stages. No action at this time.

Review and consider a draft Ordinance to Amend Section 6.03(2) Defining the Term “Accessory Structure”, Create Section 6.05(3)(d) Relating to the Designation of a Private Storage and Maintenance Facility as a Conditional Use and Repeal Section 6.05(4)(b)(x) Relating to the Minimum Acreage of a Site for a Proposed Conditional Use

Attorney Gartner explained that this ordinance relates to a proposal that is to be heard later by the Village Board for consideration with respect to the Village property at located at 4671 Vettelson Road. Under the current Code, an accessory structure is a detached structure used incidentally to the main structure or building. In order to allow a free standing accessory structure as part of the conditional use, the ordinance should be amended. The second change creates a new section of the ordinance to add “private storage and maintenance facility” to the list of conditional uses. The final change repeals the minimum acreage for a conditional use. These changes would clarify the code provisions and pave the way for the Board to consider the use and proposal that is to be heard later this evening at the Village Board meeting.

Review and consider a draft Ordinance to Amend and Restate Section 5.23(1) Relating to Outdoor Lighting

Attorney Gartner reviewed previous discussions on outdoor lighting. The current code reads “no excessive glare” is to be cast on the property of others. Removal of the word “excessive” is one step that would clarify the requirement that no glare project onto other properties. Trustees were concerned with other outstanding issues, such as lighting fixtures, bulbs permitted, time periods which lights can be operated, etc. A sample model/guide of graphic depictions was passed out for consideration. Input was given by Committee Members regarding a possible guide/handout and a possible appendix to the code that describes the Village’s objectives. These changes will be incorporated in the next proposed draft to amend and restate Section 5.23(1) for next month’s meeting.

Building Inspector’s Report

Building Inspector Fockler was absent; his monthly report was provided for review.

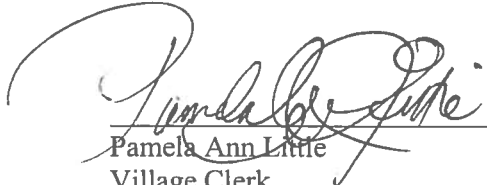
Administrator's Report

No report

Adjournment

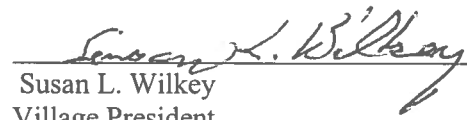
Motion (Surles/Zlotocha) to adjourn the meeting of Plan Commission at 6:27 p.m. Motion carried

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Susan L. Wilkey
Village President