

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
Minutes of Monday, May 8, 2017.  
Unofficial until approved by the Plan Commission.  
Approved as written ( / ) or with corrections ( ) on 6/12.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held at 6:00 PM on Monday, May 8, 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 – absent  
Mr. Keidl / Member – present  
Ms. Surles / Member – absent  
Mr. Grunke / Member - present  
Mr. Pranke / Member – absent  
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**

Greg & Wendy Renz (Egan) and Dale Streitenberger (Dalum)

## **Public Comment**

None

## **Chairman's Report**

None

## **Approve minutes of the April 10, 2017 Plan Commission meeting**

Motion (Bellin/Gallagher) to approve Plan Commission minutes of the meeting held on April 10, 2017.

Motion carried

## **Review and consider an application to build a detached garage submitted by Mark and Sally Egan of 5780 N Pheasant Drive**

Administrator Douglas reviewed the Egan application. The applicants propose to construct a new two-story detached garage (approximate sf 1,494). All side-yard setbacks and zoning requirements have been met. Neighboring property owners were notified. Final approval was recommended.

M/M Renz advised no change in landscape and site lighting.

Motion (Gallagher/Keidl) to recommend final approval of the application to build a detached garage submitted by Mark and Sally Egan of 5780 N Pheasant Drive. Motion carried

**Review and consider an application to build a new accessory structure on an existing foundation submitted by Thomas and Maripat Dalum of 31917 Apple Lane**

Administrator Douglas reviewed the Dalum application. The applicants propose to construct a two-story detached garage (approximate sf 2,232). All side-yard setbacks and zoning requirements have been met. Neighboring property owners were notified. One neighbor's concern was addressed – two additional windows will be added to the south side wall.

Mr. Streitenberger addressed the lighting concerns. Lights will operate on a motion sensor and will have frosted glass.

Motion (Grunke/Keidl) to recommend final approval of the application to build a new accessory structure on an existing foundation submitted by Thomas and Maripat Dalum of 31917 Apple Lane.

*Motion carried*

**Review and consider action on a Certified Survey Map submitted by Jonathon and Kelly Thiel of N61 W28855 Parkside Place, Hartland, WI, a Part of the SE ¼ and NE ¼, of the NE ¼ of Section 25, Town 8 North, Range 17 East, in the Town of Oconomowoc, and the Village of Chenequa, Waukesha County per Village Code 6.18(16) Extraterritorial Jurisdiction**

Administrator Douglas reviewed the CSM submitted by Jonathon and Kelly Thiel per Village Code 6.18(16) extraterritorial jurisdiction. Property owners are proposing to combine five (5) parcels that they currently own into two (2) new parcels. Waukesha County and the Town of Oconomowoc have given their approval. Administrator Douglas recommended approval.

Motion (Grunke/Gallagher) for final approval of a CSM submitted by Jonathon and Kelly Thiel per Village Code 6.18(16) extraterritorial jurisdiction. *Motion carried*

**Review and consider 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 the language is unchanged from the last Plan Commission meeting. This ordinance will be brought before the Village Board for adoption after a public hearing. 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.

**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. To address comments received from Plan Commission Members and Village Board Trustees, the revised draft is much more extensive. Additional comments and suggestions were made. Another draft will be prepared for next month's meeting to amend and restate Section 5.23(1).

**Building Inspector's Report**

Building Inspector Fockler presented his monthly report to Committee Members.

**Administrator's Report**

No report

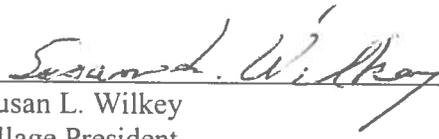
**Adjournment**

Motion (Bellin/Keidl) to adjourn the meeting of Plan Commission at 6:38 p.m. Motion carried

Respectfully submitted by:

Approved and Ordered Posted by:

  
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Pamela Ann Little  
Village Clerk

  
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Susan L. Wilkey  
Village President