

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MINUTES  
OF MONDAY, FEBRUARY 12, 2018.

Unofficial until approved by the Plan Commission.  
Approved as written () or with corrections (  ) on 3-12-18

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, February 12, 2018. The Plan Commission convened at 6:00 p.m. at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. The following Members were in attendance:

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

## Pledge of Allegiance

The Pledge of Allegiance was recited

## Public in Attendance

Jason Luther, Greg Renz, Wendy Renz, Alan Enters, Jim Fischer and Susan Wilkey

President Wilkey introduced future Plan Commission candidate Alan Enters to Committee Members.

## Public Comment

None

## Chairman's Report

None

## Approval of minutes from the Plan Commission meeting held on January 8, 2018

Motion (Bellin/Surles) to approve the minutes from the Plan Commission meeting held on January 8, 2018. Motion carried

## Review and consider application for a new primary residence submitted by Mark & Sally Egan of 5780 N Pheasant Drive

Building Inspector Lipke presented the Egan application for consideration. M/M Egan propose to construct a new primary residence. This is a legal conforming lot and meets all zoning requirements. Landscape and lighting plans have been submitted. The current garage on the property will be razed prior to construction of the new residence. Mr. Lipke also advised that the existing family dwelling will

remain on the property through construction of the new dwelling. An agreement will need to be entered into between the Village and property owners which would permit the Egans to continue to maintain the existing residential structure until the construction of the new residence is complete, and to ensure the existing dwelling is removed prior to occupancy of the new dwelling.

Ms. Renz did advise that on the front part of the house (not facing the lake) there will be a small copper roof with a barrel ceiling. As for input from committee members on which fixtures were to be used, Ms. Renz was advised no specific fixture would be selected by the Committee given that the options presented complied with the Village Code.

Motion (Gallagher/Pranke) to recommend approval of the application submitted by Mark & Sally Egan for a new single family dwelling. *Motion carried*

#### **Discussion regarding agreement and resolution for Egan Letter of Credit or Bond**

Attorney Gartner advised that this agreement and resolution will be discussed later this evening at the Village Board meeting.

#### **Discussion concerning review and comment procedure for the recodification of Chapter 6 Zoning Code**

Attorney Gartner updated Committee Members on the status of the recodification of Chapter 6. Initially, the original focus was to be on technical issues and consistency throughout Chapter 6. However, after careful review with the Village Administrator, a number of substantive issues would be addressed as well. A rough draft of the proposed changes and comparison draft to the existing language will be sent to members of the Plan Commission, Village Board and Board of Appeals for review before the next meeting.

#### **Building Inspector's Report**

No report

#### **Administrator's Report**

Due to the absence of the Village Administrator, a written report was prepared on the following topics:

1. **Board Room Carpeting**: The asbestos abatement has been completed. Production date for the carpeting has been scheduled for February 9<sup>th</sup>.
2. **Letter of Credit Required**: The Village Board is to review and consider a resolution for a Letter of Credit or Bond for the Egan property located at 5780 N Pheasant Drive. The Egans are requesting to keep and occupy the current residence until the new residence is completed. An agreement has been drafted by the Village Attorney and must be agreed upon and signed off by the Egans prior to a building permit being issued. The Egan application meets all zoning requirements. Mr. Zaiser, a direct neighbor to this address, has reviewed the plans. Mr. Zaiser's only concern is the staging of equipment and materials as there is little room for staging equipment. Mr. Zaiser asked that the parties be informed that he would not like any equipment or building materials on his property, or the using of his driveway as a turnaround.
3. **Zoning Code Revisions**: Attorney Gartner will update the Committee Members on Chapter 6 Zoning Code. Substantive changes are not the goal but there may be some needed at some point.

#### **Village Attorney's Report**

None

**Adjournment**

Motion (Surles/Pranke) to adjourn the meeting of Plan Commission at 6:12 p.m. Motion carried

Respectfully submitted by:



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Pamela Ann Little  
Village Clerk

Approved and Ordered Posted by:



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Helmut Keidl  
Chairperson