

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MINUTES OF MONDAY, JULY 9, 2018.

Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 8-13-18.

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, July 9, 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. Enters / Member – present
Ms. Wilkey / Ex Officio 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

Call to Order
Pledge of Allegiance

Public in Attendance

Matt Heaton (Ruehlow), Judy Hanson, John Gehl, Brian Link, Sharon Pretasky, Kirk Blomdahl, Haiyin Li, John Young, Thomas Richmond, Cody Lincoln, Joni Villavicencio and Carol Manegold

Public Comment

Judy Hansen commented on the proposed plans for the Ruehlow boathouse. *In reviewing the plans for the proposed remodel of the boathouse, the landscape plan calls for the planting of five (5) Corus Mas Golden Glory which is a shrub that according to its description from the Missouri Botanical Gardens, can be a height of 15-20 feet and a spread of 15-20 feet which will have a negative impact on not only my property but more specifically, my boathouse (three (3) pictures were provided). The issue is currently on the Ruehlow property. There is a long segment of cement along the west side of her boathouse. From that cement to the property line is only 90 inches or less than 8 feet. The overall measurement from the Ruehlow boathouse to the property line is 22 feet which includes this cement. Placement of these shrubs that have a spread of more than 15 feet will not only encroach on to my property but will come quite close to the east side of my boathouse. With these shrubs being quite close to my boathouse, the potential of mold and mildew and rot is quite high. My boathouse is less than 11 feet from the property line. If one assumes the shrub is planted 4 feet off the property line, the other 8 feet will be right up to my boathouse which is unacceptable. So far, I have only addressed the width. The height of the shrubs will also impede the view of the lake from my boathouse.*

Chairman's Report

None

Approval of minutes from the Plan Commission meeting held on June 11, 2018

Motion (Bellin/Surles) to approve the minutes from the Plan Commission meeting held on June 11, 2018. *Motion carried*

Review and consider application for a detached garage submitted by Kirk & Careyann Blomdahl of 6315 N Tarry Lane

Mr. Blomdahl presented his application to the Members. He is proposing a 24x30 foot new detached garage. Ms. Pretasky, his neighbor, was present in support of the proposed detached garage.

Building Inspector Lipke advised this is a legal conforming lot and the proposed project meets all zoning requirements; and side yard setbacks have been met. An exterior light option was submitted for consideration. The lighting is not shielded, but light should not shine on any adjacent properties based on the pictures provided and the garage's location on the lot. Exterior material examples were provided which will match the existing dwelling. Final approval was recommended.

Motion (Gallagher/Enters) to recommend to the Village Board final approval of the application for a detached garage submitted by Kirk & Careyann Blomdahl of 6315 N Tarry Lane. *Motion carried*

Review and consider application for an addition to the John Gehl cabin located on the property of 32265 W Oakland Road

Mr. Richmond presented the application for John Gehl. The applicant proposes to construct an addition to the existing dwelling. Exterior lighting and landscape plans were submitted for consideration. Recessed down lighting will be placed on the interior walls. Exterior renderings with proposed materials were provided.

Building Inspector Lipke advised this is a legal conforming lot and the proposed project meets all zoning requirements and side yard setbacks have been met. Mr. Lipke addressed the reflective glass which would be used; however, it's in an area of the 40 acre lot where it would not be visible from any neighboring property. Final approval was recommended.

Motion (Pranke/Gallagher) to recommend to the Village Board final approval of the application for an addition to the John Gehl cabin located on the property of 32265 W Oakland Road. *Motion carried*

Review and consider application to remodel the boathouse submitted by Kathy Ruehlow of 32307 W Oakland Road

Mr. Heaton presented the application for Ms. Ruehlow. The applicant proposes to remodel an existing boathouse on Pine Lake. The existing cupola will be eliminated. The plans include the addition of a dormer on the lake side and a dormer on the east side. Both will be within the existing height and existing roof line. The existing staircase is proposed to move from facing the residence to the north, but this will not increase the overall footprint of the structure. The plans include a new uncovered walkway not to exceed the four (4) feet in width per the Village Code. Proposed lighting includes interior lighting, recessed can lights in the soffit, and under stair lights. No lights will be attached to the exterior of the structure. A landscape plan was submitted for consideration. Exterior material examples were provided. Also, the applicant proposes to remove a tree that is within seventy-five (75) feet of the shoreline.

Mr. Heaton then addressed Ms. Hansen's concerns regarding the landscaping issues. He said adjustments would be made to the plantings along the property line to provide possibly more

groundcover that would not grow to the height of the proposed landscaping plans. Mr. Heaton assured Members and Ms. Hanson that this will not be an issue.

Mr. Lincoln weighed in on the issue of overgrowth onto a neighbor's property and how that would be rectified. Adjacent property owners would have the right to trim back all growth to the lot line. Mr. Lincoln also went out to the property a few times to better address Ms. Hansen's concerns and contact has been made with Seasonal Services who put together the landscape plan; they are aware of the issues involved.

Motion (Pranke/Gallagher) to recommend to the Village Board final approval of the application to remodel the existing boathouse submitted by Kathy Ruehlow of 32307 W Oakland Road subject to the landscape plan being revised. Motion carried

Review and consider action on the recodification of Chapter 6 Zoning Code

Attorney Gartner advised Members that the shore land/wetland provisions were submitted to the Wisconsin Department of Natural Resources (DNR) for review. The DNR came back with a few minor suggested modifications, including setting up a different section. Basically, the shore land/wetland zoning provisions only apply to annexed areas. The DNR requested these provisions be set off in a separate section. In Chenequa, there are no properties that would be impacted. The DNR's recommended language was included in a separate section with a note that clarifies no properties as they stand today in the Village of Chenequa would be impacted. These revisions were sent back to the DNR for approval. Once the DNR is satisfied, a public hearing will be scheduled. (Preliminary schedule: Notices sent out in July; Public hearing in August; Final approval in September.)

Building Inspector's Report

Building Inspector Lipke provided a log of building permits issued June 5, 2018 thru July 5, 2018.

Administrator's Report

No report

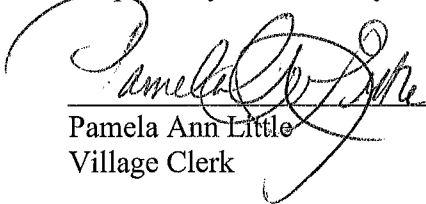
Village Attorney's Report

No report

Adjournment

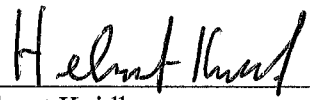
Motion (Surles/Pranke) to adjourn the meeting of Plan Commission at 6:20 p.m. Motion carried

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Helmut Keidl
Chairperson