

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MINUTES OF MONDAY, SEPTEMBER 10, 2018.

Unofficial until approved by the Plan Commission.

Approved as written (✓) or with corrections () on 10-8-18

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, September 10, 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. Villavicencio / present
Mr. Lipke / Building Inspector – present
Mr. Gartner / Village Attorney – present
Mr. Douglas / Administrator-Police Chief – present
Ms. Little / Village Clerk – present

Call to Order
Pledge of Allegiance

Public in Attendance

Paul Schultz, Leslie Barkow, Kathy Bell, Tom Karlson, Sally Egan, Mark Egan, Erica Blawat, Wendy Renz, Greg Renz, Jason Luther, Melissa Thompson and Swallow Staff Member (illegible name/signature)

Public Comment

None

Chairman's Report

None

Approval of minutes from the joint Plan Commission and Village Board meeting held on August 13, 2018

Motion (Surles/Enters) to approve the minutes from the joint Plan Commission and Village Board meeting held on August 13, 2018. *Motion carried*

Update and possible action on approved remodel the boathouse submitted by Kathy Ruehlow of 32307 W Oakland Road

In follow up to last month's meeting on the remodel of the Ruehlow boathouse, Inspector Lipke presented additional information after a site visit. There was a question as to the footprint of the old stairs versus the footprint of the new stairs. Inspector Lipke verified that there was an old staircase that has been removed. It could not fully be verified where the old footings, if any, existed for that staircase. Regardless of that, because it is a safety concern, Inspector Lipke will require new steps be installed, to be built with a footing under the support posts, and require the dimensions meet current State minimum building codes.

Motion (Pranke/Surles) to recommend to the Village Board approval of the plans submitted Kathy Ruehlow for the boathouse remodel. *Motion carried*

Review and consider application for reconstruction of an existing boathouse by Mark and Sally Egan of 5780 N Pheasant Drive

Mr. Renz presented the application for Mark and Sally Egan. Upon inspection of the boathouse the following issues were defined: structural issues with the foundation, roof and some of the walls; water and fill coming in through the concrete walls; the back wall being pushed in approximately 5 inches which may cause a safety issue; vermin; and mold issues. The concrete walls have been repaired throughout the years and keep failing, they are beyond repair. The concrete floor was replaced around the 1990's. It was previously a wet boathouse. Stress cracks are visible. The chimney is attached to the foundation walls on the north side of the boathouse and is also showing compromise and deterioration. Mr. Renz's recommendation would be to start from the ground up and make it a sound structure by taking all foundation walls out and start new. Photos were provided. The new boathouse would be in the same footprint as the existing boathouse and would match the house that will be built.

Chairman Keidl confirmed that the Egans were proposing 100% reconstruction.

Zoning Administrator Douglas read in for the record the staff review which was shared with the Egans so they were aware of the Village's position. (Staff Review Item Nos. 2, 3, & 4 were then read.) Before continuing on with Staff Review Item Nos. 6, 7 & 8, Zoning Administrator Douglas requested a decision on the first portion. Discussion then followed on "substantial existing" replacement versus "complete" replacement.

It should be noted that before the meeting began, the Egans presented to Committee Members an engineer's opinion dated September 9, 2018 and initialed by the engineer on September 10, 2018.

Ms. Egan voiced her concerns on receiving two different opinions from the building inspectors, the date the application was received versus the recodification of Chapter 6, and the Chapter 6 version that was sent to her and in place at the time the application was submitted. Attorney Gartner explained analysis under the old prior and final/existing version of Chapter 6 would result in the same conclusion.

After extensive discussion, a determination was reached that the application submitted for a complete reconstruction would not meet the current zoning code. Multiple options going forward were then explained to the Egans. (The administration's interpretation of the Village Code can be appealed to the Zoning Board of Appeals (BOA). Another option would be to request a variance from the BOA.) Attorney Gartner suggested a meeting between the Zoning Administrator, Building Inspector and applicants to focus on the conditions and what steps might be taken to maintain the structure so it can be saved which would include changes in the siding, roof, etc. so it's more consistent with the new home that will be built.

Motion (Pranke/Gallagher) to table this application and place it on next month's agenda for review and consideration. *Motion carried*

Review and consider application for an incline tram system submitted by Kathy Bell of 7285 N STH 83

Administrator Douglas then presented the application submitted by Ms. Bell for an incline tram system. This tram system is not permissible under the current Village Code because of Lake Frontage setbacks. The applicant has a substantially steep pathway to the lake and is looking for some relief in putting in a tram system.

This item was put on the agenda for discussion and guidance from both the Plan Commission and Village Board. Attorney Gartner then presented options to Committee Members.

Motion (Pranke/Bellin) to recommend to the Village Board its preference in pursuing preparation of an ordinance to create an administrative procedure for this process. *Motion carried*

Review and consider application for a home addition submitted by Richard Barkow of 5124 N Maple Lane

Administrator Douglas advised the applicant proposes construction of an addition to his residence. This is a legal conforming addition. The proposed project meets all zoning requirements and side yard setbacks. Neighbors have been notified. An exterior light plan was submitted; exterior lights will have frosted glass. Final approval was recommended.

Motion (Bellin/Surles) to recommend to the Village Board final approval of the application for a home addition submitted by Richard Barkow of 5124 N Maple Lane. *Motion carried*

Review and consider applications for a detached garage and boathouse renovation submitted by Thomas & Elizabeth Karlson of 5558 S Paulines Wood Drive

Administrator Douglas advised the applicants propose to construct a new detached garage. The proposed structure will include a bathroom facility and a bar sink. All zoning requirements and side yard setbacks have been met. Plans for the proposed lighting fixtures were submitted. Final approval was recommended.

Motion (Enters/Surles) to recommend to the Village Board final approval of the application for a detached garage submitted by Thomas & Elizabeth Karlson of 5558 S Paulines Wood Drive. *Motion carried*

Administrator Douglas then presented the boathouse application for consideration. The applicants propose to remodel an existing boathouse on Pine Lake. This is a legal, non-conforming structure as it is located within seventy-five (75) feet of the shoreline. The proposed project meets all other zoning requirements. The plans include the renovation and continuation of an existing toilet facility and an existing shower. The plans include the addition of a dormer on the lake side and a dormer on the west side. Both dormers will be within the existing height and roof line. The dormers will be covered in "zinc-coated copper" (Color: Freedom Grey). Final approval was recommended.

Motion (Gallagher/Enters) to recommend to the Village Board final approval of the application for a remodel of an existing boathouse submitted by Thomas & Elizabeth Karlson of 5558 S Paulines Wood Drive. *Motion carried*

Review and consider application for land division; Property owned by Judith Stark, Tax Key CHQV0403995 to be split and attached to parcels of property owners: EJ & Meloney Kubick of 32695 W Oakland Road (CHQV0403997) and Mark & Heidi von Hagke of 32753 W Oakland Road (CHQV0403996)

Administrator Douglas advised the applicant, Judy Stark, is planning to sell off approximately 3.96 acres of her property that will be split and attached to the Kubick and von Hagke properties. Approximately 2.15 acres would be merged to the Kubick property for an approximate total of 8.06 acres. The remaining 2.14 acres would be merged into the von Hagke, property for an approximate total of 4.14 acres. A conceptual CSM was provided.

Ms. Stark's agent, Mr. Gallagher, requested the Plan Commission approve the conceptual CSM so that after the von Hagke's and Kubick's purchase the land they would not have to come back with the same exhibit to make two lots.

Attorney Gartner advised Mr. Gallagher that the Kubick's and von Hagke's would have to still go through the CSM approval process with a formal and not conceptual CSM.

Mr. Gallagher was asked to recuse himself as agent for Judith Stark.

Motion (Pranke/Enters) to recommend to the Village Board conceptual approval of the application for land division submitted by Bruce Gallagher on behalf of Judith Stark subject to a formal CSM being presented for approval. Motion carried

Review and consider action on a Certified Survey Map submitted by Jane Peiffer of N64 W31171 Beaver Lake Road: Being all of Lot 2 and part of Lot 3 of Rea's Subdivision, located in the SE ¼ of the SE ¼ of Section 21, T.8N., R.18E., Town of Merton, Waukesha County, Wisconsin per Village Code 6.18(16) Extraterritorial Jurisdiction

Administrator Douglas reviewed the CSM submitted by Jane Peiffer per Village Code 6.18(16) extraterritorial jurisdiction. This CSM is combining two lots into one on Beaver Lake Road. No impact on the Village of Chenequa. Waukesha County and the Town of Merton have approved the CSM. Administrator Douglas recommended approval.

Motion (Pranke/Bellin) to recommend to the Village Board approval of the CSM submitted by Jane Peiffer per Village Code 6.18(16) Extraterritorial Jurisdiction. Motion carried

Review and consider action on a Certified Survey Map submitted by Chris Miller of Miller Marriot Construction Co. LLC: Being Lots 7 and 8 in Lake Bluff Estates, a Subdivision of Lot 25, Block G in Chenequa Club Highlands No. 2 and Unplatted Lands in the NE ¼, the SE ¼, the SW ¼, 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

Administrator Douglas reviewed the CSM submitted by Chris Miller of Miller Marriot Construction Co. LLC per Village Code 6.18(16) extraterritorial jurisdiction. This CSM is a combination of two lots for the purpose of putting in a septic system. No impact on the Village of Chenequa. Administrator Douglas recommended approval.

Motion (Pranke/Surles) to recommend to the Village Board approval of the CSM submitted by Chris Miller of Miller Marriot Construction Co. LLC per Village Code 6.18(16) Extraterritorial Jurisdiction. Motion carried

Review and consider action on a Certified Survey Map submitted by Ryan Janssen on behalf of Ryan's Buying LLC: Being a redivision of Parcel 1 of Certified Survey Map No. 1722 as recorded being a part of the NE ¼, and part of the SE ¼, the NW ¼, of Section 22, Town 8 North, Range 18 East, Town of Merton, Waukesha County, Wisconsin per Village Code 6.18(16) Extraterritorial Jurisdiction

Administrator Douglas reviewed the CSM submitted by Ryan Janssen per Village Code 6.18(16) extraterritorial jurisdiction. This CSM is dividing 2.32 acres into two lots and is located on CTH E and Linda Ann Drive. No impact on the Village of Chenequa. Waukesha County and the Town of Merton have approved the CSM. Administrator Douglas recommended approval.

Motion (Gallagher/Enters) to recommend to the Village Board approval of the CSM submitted by Ryan Janssen per Village Code 6.18(16) Extraterritorial Jurisdiction. Motion carried

Building Inspector's Report

Building Inspector Lipke provided a log of building permits issued July 5, 2018 thru September 4, 2018.

Administrator's Report

No report

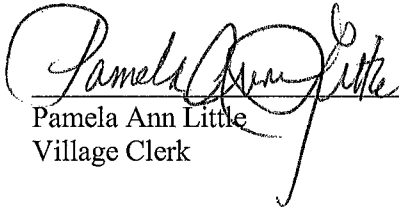
Village Attorney's Report

No report

Adjournment

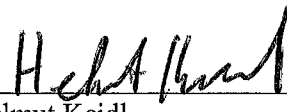
Motion (Bellin/Gallagher) to adjourn the meeting of Plan Commission at 7:11 p.m. Motion carried

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Helmut Keidl
Chairperson