

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MINUTES OF MONDAY, OCTOBER 8, 2018.

Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 11-12-18

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, October 8, 2018. The Plan Commission convened at 6:00 p.m. at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. The following Members were in attendance:

Mr. Keidl / Chairperson – present
Mr. Bellin / Member – present
Ms. Surlles / Member – present
Mr. Grunke / Member - present
Mr. Pranke / Member – present
Mr. Gallagher / Member – present
Mr. Enters / Member – 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

Pat Seegers, Greg and Wendy Renz, Gloria Lehrer, David and Michelle Varhol, Jason Luther, John Syburg, and Jo Ann Villavicencio

Public Comment

None

Chairman's Report

None

Approval of minutes from the Plan Commission meeting held on September 10, 2018

Motion (Surlles/Gallagher) to approve the minutes from the Plan Commission Board meeting held on September 10, 2018. *Motion carried*

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

Administrator Douglas and Building Inspector Lipke met with the contractors and the Egan's. A new proposal was presented and reviewed. Three original walls are to be saved, stored and subsequently reused in the reconstruction. The entire foundation will be replaced. Section 6.3(34) defines "reconstruction" as "The rebuilding of a structure in such a manner and to such an extent as to substantially replace the existing structure." It is the Village Administration's opinion that the reusing of the existing wood frame walls does meet the standards of Section 6.3(34). The exterior lights would be dark sky approved; and a cedar shake roof is proposed. The owners will be required to sign the Village of Chenequa Accessory Structures Acknowledgment form.

Motion (Gallagher/Enters) for final approval of the application for reconstruction of an existing boathouse submitted by Mark and Sally Egan of 5780 N Pheasant Drive. *Motion carried*

Review and consider application for a new detached garage submitted by David & Michelle Varhol of 4940 N Maple Lane

Administrator Douglas presented the application submitted by Mr & Mrs Varhol for a new detached garage. This is a legal, non-conforming lot that does meet minimum lot requirements. The existing dwelling is a legal, non-conforming structure that does not meet the setback requirement to the North property line of 14.5 feet per Section 6.5(4)(c)(i). The current North setback is 10 feet. (A recertification of the north building setback will be required from a licensed land surveyor or landscape architect.) As this is a non-conforming structure, it is not permitted to be modified during its lifetime by an amount not to exceed 30% in footprint or living area per Section 6.7(4)(i). This amount was met during the permitted addition in 2002.

The applicants propose to add a detached structure with a proposed one inch separation to the existing dwelling. Per Section 6.3(13), a "Detached Structure" is a "structure which is physically separate from other structures, where the use of the structure is distinct and the foundations, roof lines or primary exterior structural walls are separate from other structures." The proposed separation must be maintained for the lifetime of the structures or as long as the provision of Section 6.7(4)(i) apply.

The applicants also propose a shower on the second floor. The definition of "Accessory Structure" in Section 6.3(2) does not specifically deny or approve the addition of a shower in an accessory structure. It is the Village Administration's interpretation that showers would be appropriate.

The project meets all other requirements of the Village Code. An exterior light option was submitted. Owners will be required to sign the Village of Chenequa Accessory Structures Acknowledgment form.

Neighbors were contacted. The applicants were advised of the Huschers' concern regarding water runoff and whether or not there would be gutters installed.

Significant discussion followed on the detached structure /30% rule [Sections 6.3(13) and 6.7(4)(i)] and amending the ordinance to include shower facilities [Section 6.3(2)].

Attorney Gartner suggested different options the Plan Commission could recommend to the Village Board (memoranda's that memorialize these type of administrative determinations; or an amendment to the Code).

Mr. Varhol requested the following information be placed into the record, *as of this date, current Village Code will rule over this application.*

Motion (Pranke/Grunke) to recommend to the Village Board approval of the application for a new detached garage submitted by David & Michelle Varhol subject to not installing a shower until and unless the Zoning Code is revised. Further discussion followed. Amendment to Pranke/Grunke motion: Motion to recommend to the Village Board approval of the new detached garage with bathroom facilities as presented. *Motion carried*

Review and consider application for land division submitted by Phillip Landry of C3E Geomatics LLC on behalf of Rebecca & Herbert Brumder of 6060 and 6100 Brumder Road

Administrator Douglas advised the applicants own two adjoining lots. They are creating a five (5) acre off-lake parcel. In doing so, Lots 1 and 2 are legal and conforming; the off-lake lot would also be legal and conforming with 5.18 acres. Zoning Code has been met and final approval was recommended.

Motion (Grunke/Enters) to recommend to the Village Board final approval of the application for land division submitted by Phillip Landry of C3E Geomatics LLC on behalf of Rebecca & Herbert Brumder of 6060 and 6100 Brumder Road. *Motion carried*

Discussion regarding allowing showers in accessory structures

Motion (Bellin/Pranke) to recommend to the Village Board that they consider Village policy with respect to non-conforming accessory structures. Motion carried

Building Inspector's Report

Building Inspector Lipke provided a log of building permits issued thru October 3, 2018.

Administrator's Report

No report

Village Attorney's Report

Attorney Gartner advised members that the Bell tram system application/variance will be considered before the Zoning Board of Appeals (BOA) on Monday, October 15th at 10 a.m. A memorandum on the variance procedure or amendment to the ordinance which would allow administrative approval of requests for reasonable accommodations under the ADA was not finalized. In the future, the Plan Commission and Village Board could memorialize this in a form of an ordinance. The issue before the BOA will be just one proposal for a tram system.

Adjournment

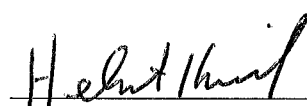
Motion (Bellin Gallagher) to adjourn the meeting of Plan Commission at 6:53 p.m. Motion carried

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Helmut Keidl
Chairperson