

VILLAGE OF CHENEQUA

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

Unofficial until approved by the Plan Commission.
Approved as written () or with corrections () on 12-10-18

The regular monthly meeting of the Plan Commission for the Village of Chenequa was held on Monday, November 12, 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. Surlis / Member – absent
Mr. Grunke / Member - present
Mr. Pranke / Member – present
Mr. Gallagher / Member – present
Mr. Enters / Member – present
Mr. Lipke / Building Inspector – present
Mr. Luljak / Village Attorney – present
Mr. Douglas / Administrator-Police Chief – present
Ms. Little / Village Clerk – present

Call to Order
Pledge of Allegiance

Public in Attendance

Jason Luther, Brian Gilmore, Cody Lincoln, Josh Wadzinski, Joni Villavicencio and Captain Dan Neumer

Public Comment

None

Chairman's Report

None

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

Motion (Bellin/Gallagher) to approve the minutes from the Plan Commission Board meeting held on October 8, 2018. *Motion carried*

Review and consider application for a new single family residence submitted by Brian Gilmore of Gilmore Builders for 31406 N State Highway 83 (Tax Key No. CHQV 0420 008)

Administrator Douglas presented the application submitted by Mr. Gilmore of Gilmore Builders. The applicant proposes to build an approximately 2,000+ square foot new single-family dwelling. This is a legal non-conforming lot in the Village that consists of approximately 1.387 acres. All side yard setbacks and zoning requirements have been met. Five frosted coach lights (3 on the garage and 2 on the front porch area) have been proposed. No landscaping lighting is proposed. Landscape plans have not been submitted.

Motion (Gallagher/Grunke) to recommend final approval to the Village Board for a new single family residence submitted by Brian Gilmore of Gilmore Builders for 31406 N State Highway 83 (Tax Key No. CHQV 0420 008) pending the review of the coach lights. *Motion carried*

Review and consider application to raze and reconstruct a garage submitted by Dixon and Herta Benz of 5223 N State Highway 83

Mr. Wadzinski presented the application submitted by Mr. & Mrs. Benz. The applicants propose to reconstruct an attached garage on the same footprint to match the architectural style and structure of the residence. The current lighting will be reused which has seeded glass.

Administrator Douglas advised neighbors have been notified and that this is a legal, conforming lot. All zoning and setback requirements have been met.

Motion (Grunke/Pranke) to recommend to the Village Board final approval of the application to raze and reconstruct an attached garage submitted by Dixon and Hertz Benz of 5223 N State Highway 83. *Motion carried.*

Review and consider action on a Certified Survey Map submitted by Mark & Heidi von Hagke of 32753 W Oakland Road (CHQV0403996) and Ernest & Meloney Kubick of 32695 W Oakland Road (CHQV0403995)

Administrator Douglas presented the application submitted by M/M von Hagke and M/M Kubick. This property division was looked at a few months ago on a conceptual basis. Ms. Stark sold a piece of property that was divided between M/M von Hagke and M/M Kubick. This CSM is recommended for approval.

Motion (Grunke/Pranke) to recommend to the Village Board final approval of the Certified Survey Map submitted by M/M von Hagke and M/M Kubick. *Motion carried*

Review and consider revisions to Village Code Section 6.3(2) Definition of Accessory Structure as it relates to showers and bathroom facilities; and Section 6.7(4)(i) Modifications to Legal Nonconforming Structures – Modification during its lifetime by an amount not to exceed a thirty (30) percent increase in either footprint or living area, whichever is less

Administrator Douglas reviewed discussions held last month regarding the ability for accessory structures to have a pool, hot tub, sauna and/or bathroom facilities. This would not involve boathouses. Attorney Gartner modified the definition of an accessory structure contained in Village Code Section 6.3(2), to omit and replace the words *a toilet and/or sink to bathroom facilities and indoor recreational facilities* and to propose a new definition for indoor recreational facilities in Village Code Section 6.3(22): *Indoor Recreational Facilities: Exercise rooms and equipment, ball courts, hot tubs, saunas and steam rooms, swimming pools and similar facilities or equipment for personal leisure activities.* This change would address the ability to use an accessory structure for such purposes. These types of accessory structures would not be within the 75 foot setback area. The acknowledgment form for accessory structures was also edited to include the zoning code penalties under Village Code Section 6.10(1) which provides for a fine of \$2,500/day for each day of violation.

Last month, the Plan Commission committee members also discussed legal non-conforming structures, such as when part of a residence is within the 75 foot setback. The Village Code states that you cannot increase the structure any more than 30% in footprint or living area, whichever is less, over its entire lifetime. Attorney Gartner drafted a proposal that would eliminate the 30% rule. In the future, any expansion behind the 75 foot mark could be done without limit to the size of the increased footprint so long as the new addition complies with all side yard setbacks and zoning requirements. These changes are intended to preserve older homes and to provide such owners with expansion rights consistent with

property owners who construct new homes. Any ambiguous proposals that fail to meet the new restrictions verbatim will need to request a variance from the Board of Appeals. Further discussion will continue next month.

Building Inspector's Report

Building Inspector Lipke provided a log of building permits issued thru November 8, 2018.

Administrator's Report

No report

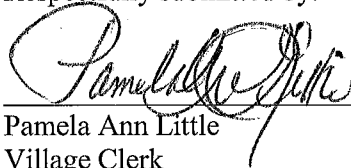
Village Attorney's Report

No report

Adjournment

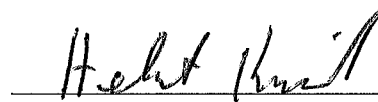
Motion (Pranke/Gallagher) to adjourn the meeting of Plan Commission at 6:19 p.m. *Motion carried*

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Helmut Keidl
Chairperson