

## Village of Chenequa

CHENEQUA VILLAGE BOARD MEETING  
MINUTES OF MONDAY, AUGUST 9, 2010  
Unofficial until approved by the Village Board  
Approved as written (✓) or with corrections ( ) on 9-13-2010

The regular meeting of the Board of Trustees of the Village of Chenequa was held at 7:30 p.m. on Monday, August 9, 2010, at the Village Hall, 31275 W. Hwy K, Chenequa. Legal requirements for notification of the news media were met.

Following is the attendance list:

Mr. Foote/President – present  
Ms. Villavicencio/ Trustee – present  
Mr. Gehl / Trustee – present  
Ms. Wilkey / Trustee – present  
Mr. Haase / Trustee – present  
Mr. MacDonough/ Trustee – present  
Ms. Manegold / Trustee – present  
Attorney Susan Sager/ Village Attorney - present  
Mr. Douglas / Administrator -Police Chief – present  
Ms. Zimdars / Clerk-Treasurer – present

### Attendance

Ann Rohlen

### Public comment period

First Trustee Gehl addressed the Village Board saying the slow no wake level of 910.2 that was set some time ago on Beaver Lake was simply pulled out of the air - noting they had to start somewhere to protect shoreline and buildings on Beaver Lake. He said the number was chosen trying to make it close to the Pine Lake slow no wake level. But Trustee Gehl now feels the level of 910.2 for a slow no wake is too low on Beaver Lake. He suggested perhaps 910.4 would probably be better.

Next Ann Rohlen addressed the Village Board with her concern. She stated she has always gotten along well with her neighbors, and would like to work out this issue with them. She said they are renting out their house on a weekly basis. She stressed she is not trying to stop them in a harsh way. Ms. Rohlen went on to say only once or twice in the entire summer does the *same* family rent the house. Other times it is rented to outsiders - “friends of friends”. She said she was not complaining about the practice of renting the house out, but with new people coming every week it seems like a hotel. The traffic is extraordinary, and the house is used fully. Ms. Rohlen suggested there should be some framework in place for rentals. She then offered a few solutions, such as limiting the time that the home could be rented out and limitations on who was able to rent the property. Trustee MacDonough asked how many years this has been going on, and Ms. Rohlen said all of the 27 years she has lived in the Village. She suggested there are potential problems with security and property values. Trustee Haase told her he felt she did a good job of identifying the problem. Attorney Sager said this is a very tricky area, and family members cannot be discriminated against. She then asked if this would be considered a truly commercial operation. President Foote said this has become a nuisance with people bringing in non-family members. Ms. Rohlen said that each week there was a different group renting the property.

### Approve minutes of the July 12, 2010 Village Board meeting.

Motion (Haase, MacDonough) to approve the minutes of July 12, 2010 Board meeting, *Carried Unanimously.*

### Clerk/Treasurer

#### Present invoices for approval.

Trustee Haase questioned two entries: a payment to Kettle Moraine Septic, and the payment to Lake Country Fire and Rescue. It was explained the payment for septic clean out covered several properties and the payment to Lake Country Fire and Rescue was “in and out” for accounting purposes.

Motion (Haase, Villavicencio) to approve the invoices as presented, *Carried Unanimously.*

### Report on Investment activity.

Trustee Haase asked if some of the loans could be refinanced.

**Discuss/ consider possible action regarding the regulation of the rental of residences in the Village.**

Trustee Villavicencio noted that several years ago, the properties in the Village had been deed restricted for single family use, and asked how this might influence the discussion. Attorney Sager told Board members it is difficult to regulate how a family uses their house. She said enforcement becomes an issue. Attorney Sager said there already is a nuisance ordinance on record, and suggested that she could craft something requiring notification. President Foote said the issue Ann Rohlen had was not with the 27 family members, but the rental for cash to non-family members. Attorney Sager suggested that something could be crafted to require notification. Trustee Haase suggested rezoning could be done so no resorts would be on the lake. Attorney Sager said a letter could be sent to the property owners saying the Village has been getting complaints that the house is being used in a commercial manner. Trustee Gehl noted he did not hear any complaints about the 27 family members. Attorney Sager asked if there had been a history of police calls to the property. Trustee Gehl said family members cannot be regulated, and asked what would constitute the rental of a home, and at what point does it become a business. President Foote said he would rather have a letter sent to the homeowners than pursue a change in the Village ordinances. Trustee Manegold said she didn't mind all the people, but their behavior and if the renter's enjoyment infringes on the enjoyment of the neighbor of her own property. Trustee Haase suggested regulations could be handed out. Trustee Wilkey asked if the Village is ever informed when there are individual rentals. Administrator/ Police Chief Douglas said he has never had a call regarding this. He also said it would be very hard for anyone (especially in uniform) to go to the renters and suggest certain guidelines for behavior. He said that officers have to be very careful where they don't have authority or any statutory guidelines to fall back on. Trustee MacDonough suggested that if the property owners already spoke with a lawyer, perhaps they might decide to police themselves. There was then a consensus among Board members that a letter should be sent to the property owners.

**Review and consider approval of appointing an ad hoc committee to study extra territorial zoning possibilities.**

President Foote told the Board members that since the last meeting it was decided to create an ad hoc committee to study extra territorial zoning in the Village. He said he was proposing that Bill Biersach (who worked on the Village's Smart Growth plan) would chair the committee and would report back to the Plan Commission and the Village Board. He said a three person committee would be formed. Trustee Manegold clarified that it would be Bill Biersach who would be selecting the other members of the committee.

Motion (MacDonough, Wilkey) to approve the appointment of forming an ad hoc committee to study extra territorial zoning with Bill Biersach appointed as the Chairperson, *Carried Unanimously.*

**Committee Reports**

**Public Safety** – no report.

**Operations** – no report.

**Plan Commission** – did not meet.

**Open Space** – no report.

**Board of Appeals** – no report.

**Personnel Committee** – is in process.

**Hwy 83 Task Force** – no report.

**Emergency Government Committee** – no report.

**Lake Management Ad Hoc Committee** – Trustee Gehl said the next meeting is scheduled for August 26<sup>th</sup> at 6:00 p.m.

**Police Commission** – no report.

**Lake Country Fire and Rescue Board** – Trustee Wilkey said all of the Board members had a copy of a letter from Rod Stotts outlining the situation with the end of the year cash flow for the Fire Department. She said the Fire Department could either ask for a loan from each of the three municipalities, or request a revenue anticipation line of credit. She said the agreement does not address guidelines for borrowing. Trustee Wilkey said there is a lag between an ambulance run and when the payment for that service is received. She noted if the department would obtain a line of credit, then in future years there wouldn't need to be this conversation. Motion (Wilkey, Villavicencio) to approve the Lake Country Fire and Rescue department to pursue a line of credit, *Carried Unanimously.*

**Report of Village Administrator.**

No report.

**Report of Village President.**

No report.

**Report of Village Attorney**

No report.

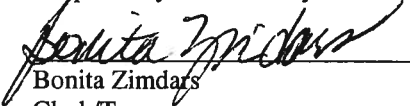
**Agenda items to be considered for future meetings of the Village Board.**

None.

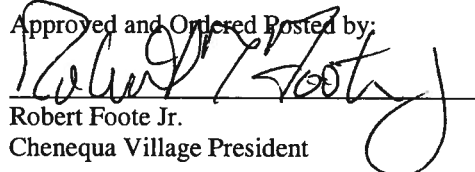
**Adjournment.**

Motion (MacDonough, Villavicencio) to adjourn the August 9<sup>th</sup> meeting of the Village Board at 8:28 p.m., Carried Unanimously.

Respectfully submitted by:

  
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Bonita Zimdars  
Clerk/Treasurer

Approved and Ordered Posted by:

  
\_\_\_\_\_  
Robert Foote Jr.  
Chenequa Village President