

# VILLAGE OF CHENEQUA

## CHENEQUA VILLAGE BOARD MEETING MINUTES OF MONDAY, JULY 10, 2017.

Unofficial until approved by the Village Board,  
Approved as written (✓) or with corrections ( ) on 8-14-17.

The regular meeting of the Board of Trustees for the Village of Chenequa was held at 6:30 p.m. on Monday, July 10, 2017, at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. Village Board Members were in attendance:

Ms. Susan Wilkey / Village President – present  
Ms. Jo Ann Villavicencio / Trustee – present  
Ms. Carol Manegold / Trustee – present  
Mr. Michael Pranke / Trustee – absent  
Mr. Robert Bellin / Trustee – present  
Mr. Helmut Keidl / Trustee – present  
Ms. Dwyn von Bereghy / Trustee – absent  
Attorney Gartner / Village Attorney – present  
Attorney Luljak / Village Attorney – present  
Mr. Lincoln / DPW Director/Forester – present  
Mr. Neumer / Police Captain - present  
Mr. Douglas / Village Administrator-Police Chief – absent  
Ms. Little / Village Clerk – present

### Pledge of Allegiance

The Pledge of Allegiance was recited

### Attendance

None

### Public Comment

None

### Approval of minutes from the Village Board meeting on June 12, 2017

Motion (Bellin/Villavicencio) to approve the minutes of the Village Board meeting on June 12, 2017.

*Motion carried*

### Approval of Invoices

Motion (Villavicencio/Keidl) to approve invoices as presented. *Motion carried*

### Update and possible action on the offer to purchase Village owned property located at 4671 Vettleson Road

Attorney Gartner reported that documents are under review by Mr. Mainka's attorney, Paul Sherburne. A form of application for conditional use has been submitted. A timetable will be provided by the applicant for consideration at the next PC/VB meetings. To address the concern of setting precedents, a deed restriction has been prepared that limits the use of the property to this particular private storage and maintenance facility use. To expedite the process, a right of entry document was also prepared. When we have the final signed Offer to Purchase, the right of entry would give Mr. Mainka the ability to go in and do some initial work at his own risk on the property, pending the point and time when we close.

At the next meeting cycle, the conditional use application will be considered along with the only collateral issue – an amendment to the language in the ordinance to make it clear that this particular conditional use is only permitted south of STH 16.

Trustees were very concerned with the description of use for the proposed property (Display, sale and servicing of specialized utility trucks.) Attorney Gartner advised this would need to be clarified in the conditional use application. Mr. Mainka will prepare a plan of operation that describes in detail the hours of operation, and what specifically he will do to sell trucks. When considering the application, if the Village determines that any item listed will have an adverse impact on the community then the Village could impose a condition specifically addressing that adverse impact. This is the type of detail that will be covered not at the application stage but when consideration is given to action on the conditional use. The Village can impose conditions to assure there is no adverse impact, either in the immediate surrounding area or in the village as a whole.

**Establish a public hearing date and time for consideration of issuing a Conditional Use Permit for property located at 4671 Vettleson Road**

Motion (Villavicencio/Keidl) to approve a public hearing date for Monday, August 14, 2017 at 6:30pm for the consideration of issuing a Conditional Use Permit for property located at 4671 Vettleson Road.

*Motion carried*

**Review and consider Resolution of Appreciation for past Trustee Dwyn von Bereghy**

President Wilkey expressed her sincere appreciation to Dwyn von Bereghy by rereading into the records her Resolution of Appreciation.

*Whereas, Dwyn von Bereghy has served the Village of Chenequa for six years as Village Trustee from April 2011 to June 2017 and has served as a committee member and then Chairperson for the Personnel and Lake Management Committees during the same period of time; and*

*Whereas, she has devoted much valuable time and personal attention to the work and duties as Trustee for the Village Board and as a committee member and then Chairperson for the Personnel and Lake Management Committees on behalf of the citizens of Chenequa, continually having met her responsibilities with purpose and dedication; and*

*Whereas, the citizens of Chenequa recognize and deeply appreciate the time and service she contributed to the preservation and improvement of the quality of life in our community; and*

*Now, Therefore, Be It Resolved that the Village Board of the Village of Chenequa, Wisconsin, hereby expresses their profound gratitude on behalf of the citizens of Chenequa to Dwyn von Bereghy for her loyal and faithful public service she has given by means of this resolution, which will be spread upon the permanent records of the Village Board.*

**Review and consider appointment to fill vacancy for Village Trustee**

President Wilkey recommended John Syburg be appointed to fill the vacant Village Trustee seat.

Motion (Manegold/Villavicencio) to approve the appointment of John Syburg to fill the vacant Village Trustee seat for the remaining term (July 12, 2017 – April 15, 2019). *Motion carried*

**Review and consider request to purchase new plow truck; Resolution 2017-07-10-01**

DPW Director Lincoln presented his proposal to purchase a new plow truck, a 2017 Ford F-550 to replace the 2005 Ford F-450. Funding for this purchase was outlined in the Administrator's Report.

Motion (Bellin/Keidl) to approve and authorize the purchase of a new plow truck for the Village of Chenequa Highway Department. *Motion carried*

**Introduction and possible action on an Ordinance to Amend Section 6.05(3)(d) Relating to the Designation of a Private Storage and Maintenance Facility as a Conditional Use**

Attorney Gartner advised that the last ordinance adopted created a new conditional use for a private storage and maintenance facility. This draft addresses the concern that was raised last month to include the words “when located south of Highway 16” as a limitation. Because it is a zoning code, this will need to be addressed at the public hearing that has been approved earlier in the meeting which is now set for Monday, August 14, 2017 at 6:30pm.

**Committee Reports**

- Board of Appeals** – no report
- Emergency Government Committee** – no report
- Hwy 83 Task Force** – no report
- Lake Country Fire and Rescue Board** – Trustee Bellin advised that year-to-date revenues are above budget and expenses are slightly less.
- Lake Management** – no report
- Open Space** – no report
- Operations** – no report
- Personnel Committee** – no report
- Plan Commission** – no report
- Police Commission** – no report
- Public Safety** – no report

**Report – Village Forester**

Forester Lincoln prepared a report on Pine/Cornell weed spraying and Oak Wilt:

1. **Pine / Cornell Lakes**: Pine Lake is healthy; Milfoil populations are under control; 7.5 acres have been treated. Cornell Lake is full of Milfoil; this is difficult to control because it is such a small body of water. Small areas are being done at a time. The lake is being monitored and treated.
2. **Oak Wilt**: Trees have been noted around the village that will need to be flagged for Oak Wilt. Areas that were logged look very good.

**Report - Village Administrator**

Administrator Douglas prepared a report due to his absence:

1. **US Open**: The US open went very well as it relates to the Village of Chenequa. Chenequa Police Captain Dan Neumer has prepared a report outlining the traffic enforcement that took place during the US Open. The Chenequa Police Department under the direction of Captain Neumer did a very good job of keeping traffic in check and safe travels through the village.
2. **Sale of Vettleson Road Property**: As of this writing, I believe Village Attorney Tom Gartner and Peter Mainka’s attorney have come to terms on the sale of the Vettleson property. I have reviewed the Offer to Purchase with Attorney Gartner and have also completed the conditions affecting the property or transaction portion of the agreement. The sale should be ready to be completed shortly.
3. **2017 Capital Improvement Project**: I have prepared a report on where we are as of this date on the 2017 Capital Improvement Projects. As you will see on the report, we will be substantially under budget as we made two major changes from what was first planned and budgeted for in fall of 2016. Revised were the new windows from wood to vinyl casements and a better, less expensive option for the Firehouse heat and air exchanger.
4. **New Plow Truck**: I would ask that consideration be made for the Highway Department to purchase a plow truck with the extra funds in the 2017 Capital Improvement Project fund so we can have it by this winter (est. \$60,000). We received \$11,000 at auction for the truck to be replaced. We will also be receiving \$52,000 for the sale of village property which is unbudgeted

revenue. We did come under budget in 2016 where monies were placed in general reserves. The funds are there to make this happen this year. Cody Lincoln will be submitting a memo to the Village Board outlining the need and the troubled history of this vehicle. He will be at the meeting to answer any questions you may have.

5. Safebuilt Contract: Safebuilt is our new building inspection company. They bought out Independent Inspections, our long time inspection service. Tony Fockler is now an employee of Safebuilt and little has changed; however, we are working through a new contract with Safebuilt as our previous one with Independent Inspections has expired.
6. 4<sup>th</sup> of July Festivities: The Chenequa Officers did an excellent job over the 4th patrolling the three lakes with our police boat and PWC. We had dual coverage on the lakes on July 4<sup>th</sup> as well as other dates/times. North Lake has been under a slow-no-wake order since June 30<sup>th</sup> as they are about two feet over the ordinary high-water mark.
7. Bonita Zimdars: As you have all been informed, Bonita Zimdars passed away on June 30<sup>th</sup> from her battle with ALS. Bonita was a great person and she did her job well. She took ownership and pride in her position seeing that the village work was completed in a professional and complete manner. She has been missed and will continue to be missed but at least she is at peace now. May our thoughts and prayers be with her and her family.

**Report - Village President**

President Wilkey reported on attending the service for Bonita Zimdars.

**Report - Village Attorney**

No report

**Other Items**

Captain Neumer reported on the US Open. Three (3) CQPD Officers were assigned patrol duties during the peak hours (0400-0800 and 1800-2200 hours) each day of the event. In addition to the extra officers on duty and the radar trailers, an unoccupied marked squad was parked in the area of STH 83 and CTH K as a visual deterrent. The daily traffic flow coming through the Village of Chenequa increased roughly three-fold during the week of the event. A spreadsheet of the CQPD activities was included with a memo for review. We had only one (1) traffic accident and no major incidents or complaints.

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

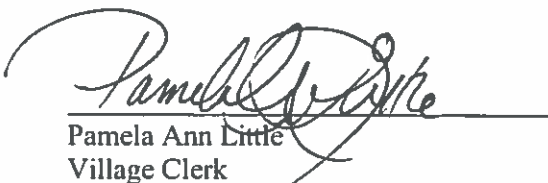
1. Public Hearing - Conditional Use Application – 4671 Vettleson Road
2. Public Hearing – Amend Village Code Section 6.05(3) – Location of private storage and maintenance facility

**Adjournment**

Motion (Keidl/Bellin) to adjourn the meeting at 7:48 pm. Motion carried

Respectfully submitted by:

Approved and Ordered Posted by:

  
Pamela Ann Little  
Village Clerk

  
Susan L. Wilkey  
Village President