

VILLAGE OF CHENEQUA

JOINT MEETING
CHENEQUA PLAN COMMISSION & VILLAGE BOARD MEETING
MINUTES OF MONDAY, AUGUST 14, 2017.
Unofficial until approved by the Plan Commission & Village Board.
Approved as written or with corrections () on 9-11-17.

A joint meeting of the Plan Commission and Board of Trustees for the Village of Chenequa was held at 6:00 p.m. on Monday, August 14, 2017, at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. Members in attendance:

Ms. Susan Wilkey / Village President – present	Mr. Keidl / Chairperson - present
Ms. Jo Ann Villavicencio / Trustee – absent	Mr. Zlotocha / Member - present
Ms. Carol Manegold / Trustee – present	Ms. Surles / Member - absent
Mr. Michael Pranke / Trustee – present	Mr. Pranke / Member - present
Mr. Robert Bellin / Trustee – present	Mr. Bellin / Member - present
Mr. Helmut Keidl / Trustee – present	Mr. Grunke / Member - present
Mr. John Syburg / Trustee – present	Mr. Gallagher / Member - present
Attorney Gartner / Village Attorney – present	Mr. Fockler/Building Inspector - absent
Attorney Luljak / Village Attorney – present	
Mr. Douglas / Village Administrator-Police Chief – present	
Ms. Little / Village Clerk – present	

Roll Call

Roll call was taken

Pledge of Allegiance

The Pledge of Allegiance was recited

Attendance

Peter Mainka

Public Hearing

The public hearing was opened at 6:09 p.m. Attorney Gartner reviewed the proposed amendment to Section 6.05(3)(d) regarding the definition of a private storage and maintenance facility to include “when located south of Highway 16.” No members of the public were present to make comments or give testimony. The public hearing was closed at 6:13 p.m.

Approval of minutes from the Village Board meeting on July 10, 2017

Motion (Bellin/Manegold) to approve the minutes of the Village Board meeting on July 10, 2017.

Motion carried

Approval of Invoices

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

Action on Ordinance to Amend Section 6.05(3)(d); Ordinance 2017-08-14-01

Plan Commission Members: Motion (Pranke/Bellin) to recommend the proposed amendment revising the definition of Private Storage and Maintenance Facility to include “when located south of Highway 16.”

Motion carried

Village Board Trustees: Motion (Manegold/Syburg) to approve the amendment of Section 6.05(3)(d); Ordinance 2017-08-14-01. Motion carried

Public Comment

None

Discussion on conditional use process and preliminary review of application for conditional use permit – 4671 Vettleon Road

Attorney Gartner reviewed the current code provisions dealing with conditional uses [Section 6.05(3)-(5)]. Based on the testimony of Mr. Mainka and any other interested parties next month, the Village Board will address these findings and vote to either approve or disapprove the application for a conditional use. The process for conditional uses requires a Plan of Operation which Mr. Mainka has submitted. This sets forth Mr. Mainka's proposal for the way he will operate this facility. Once approved, this plan of operation is the rulebook for operating this facility. If the plan of operation indicates that a certain act will be taken and hours will be observed - that now is part of the zoning for the property and he would have to abide by those rules in his operation. A site plan has also been provided. Issues that were raised:

1. **If conditional uses are not met:** There are two levels of enforcement. First, the plan of operation is enforced through the zoning code. Second, a separate deed restriction limits the use of the property to this conditional use.
2. **Storing of vehicles on the lot:** Parking spaces are limited; most vehicles will be stored in the storage maintenance facility.
3. **Landscaping:** Landscape plan was provided. Invasive trees will be removed (Boxelder, and Black Locust). Pines and spruce that are in good condition will remain, new evergreen and shrub plantings will be added.
4. **Lighting:** Lighting plan has yet to be submitted but will contain security lighting for the facility.
5. **Security:** Locked gate with keypad.

Adjournment of the Plan Commission portion of the meeting

Motion (Zlotocha/Bellin) to adjourn the Plan Commission portion of the meeting at 6:30 p.m.

Motion carried

Discussion and action on resolution approving execution of Intergovernmental Agreement Regarding Settlement of Certain Unpaid Special Assessments and Special Charge;

Resolution 2017-08-14-02

Clerk Little reported that on December 20th the County passed a resolution to discontinue "payment in full" of delinquent special assessment/charges when a municipality placed a special assessment/charge on the tax roll. In this resolution, the County was also authorized to enter into contracts with each municipality on future special assessments/charges that would be placed on the tax roll beginning with the 2017 tax roll. The agreement limits the amount of unpaid special assessments to \$50,000/parcel and limits the amount of unpaid special charges to \$25,000/parcel.

Motion (Pranke/Manegold) to approve Resolution 2017-08-14-02 Authorizing the Execution of the Intergovernmental Agreement Regarding Settlement of Certain Unpaid Special Assessments and Special Charges. *Motion carried*

Committee Reports

Lake Country Fire and Rescue Board – Trustee Bellin reported that thru first six months, revenue is 28% ahead of last year, expenses are right on at 50% and we should again have a revenue surplus at year end.

Preliminary operating budget for 2018 will show a small increase, primarily due to increase in insurance and employee compensation increases, since all Fire Departments in the area are having difficulty attracting and retaining part time employees. Menominee Falls is adding 14 full-time positions, Lisbon is raising part-time compensation, Pewaukee is now offering insurance benefits to part-time employees, and many other Milwaukee Area communities are stepping up recruitment as retirements increase. LCFR with its reputation for having top of the line firefighters and EMT's is a prime recruitment source as our part-time employees have the opportunity to move to full-time employment.

So far future billing revenue trends look good but we are concerned about the ongoing effects of the Affordable Care Act and we continue to see an increasing shift from private insurance to Medicare/Medicaid. Private insurance is now only at 30% of billed revenue with Medicare/Medicaid at 70%, just the opposite of a few years ago. Also, Medicare/Medicaid only pay at a rate of 40% of billed revenue.

An unanticipated \$300,000 Capital expense was dropped on us with Phillips announcing they are immediately discontinuing sales and services of our cardio treatment monitors that run about \$60,000 each. We had planned on just upgrading software on our older monitors and will now have to factor total replacements into the Capital Budget going forward. We will purchase one new monitor this year for our new ambulance by making adjustments in the 2017 Capital budget.

Report – Village Forester

Forester Lincoln prepared a report on our bucket truck, Oak Wilt and Pine/Cornell weed spraying:

1. **Bucket Truck:** Final weeks for the arrival of our bucket truck is approaching. Mr. Mainka has invested a large amount of time and money to make this truck right for the Village of Chenequa.
2. **Oak Wilt:** Trees are displaying signs of Oak Wilt; locations have been noted; in the coming weeks, infected trees will be marked.
3. **Pine / Cornell Lakes:** Brian Suffern with Marine Biochemists will be out to visit both lakes to determine whether a second treatment is warranted.

Report - Village Administrator

Administrator Douglas prepared a report due to his absence:

1. **Possible Ordinance to Address Wake Boarding and Wake Boats:** The Village of Richfield has an ordinance to regulate or prohibit wake boarding. NLMD has decided to form an Ad Hoc Committee to review Richfield's wake boarding ordinance as well as other lake ordinances.
2. **SEWRPC – 2050 Land Use and Transportation Plan:** The report reflects no changes are planned for STH 83 through the Village of Chenequa through 2050. STH 83 will not be terminated or moved to another roadway such as CTH P. The move to make STH 83 four (4) lanes from STH 18 to STH 16 is shown as a 2026 to 2030 year project.
3. **Bike Path Plan:** No indication for new bike paths added to STH 83 or any other village roadways.
4. **Commuter Rail Service:** This service is projected to be improved from Racine and Kenosha to Oconomowoc. It appears they will use the same rail as the current rail system which runs south of STH 16 in this area. Substantial new taxes would be required to fund this project; sales tax, wheel tax, gas tax, property tax etc.
5. **Sanitary Sewer:** The 2050 Regional Land Use Plan shows most of the Lake Country area being provided municipal sanitary sewer and water services. Due to the low density homes in Chenequa, it is doubtful that will be an issue here.

6. Broadband: There will be approximately \$13 million in the 2018 state budget for broadband build out grants. Contact has been made with Charter Communications.
7. Medical Leave: Administrator Douglas will be out on medical leave August 30 – September 15.

Report - Village President

No report

Report - Village Attorney

No report

Other Items

Trustee Manegold has noticed purple loosestrife and would like the Forester to look into controlling the spread of this invasive plant before it hits the lake.

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

1. Public Hearing - Conditional Use Application – 4671 Vettleson Road

Adjournment

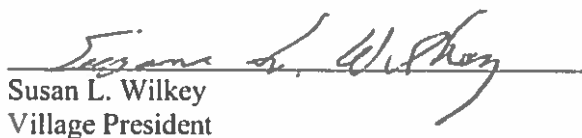
Motion (Bellin/Keidl) to adjourn the meeting at 6:49 pm. Motion carried

Respectfully submitted by:



Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:



Susan L. Wilkey
Village President



Helmut Keidl
Chairperson