

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING  
MINUTES OF MONDAY, February 13, 2006.  
Unofficial until approved by the Plan Commission.  
Approved as written ( ) or with corrections ( ) on \_\_\_\_\_.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 PM on **Monday, February 13, 2006**, at the Village Hall, 31275 W. Hwy K, Chenequa, Wisconsin. Legal requirement for notification of the news media had been met. The following Commission members were in attendance:

Mr. Styza/Chairperson - present  
Mr. Rolfs, Mr. Zlotocha, Mr. Bellin / Members - present  
Ms. Surles, Mr. Harkness / Members - absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas /Police Chief-Administrator – present  
Mr. Krutz / Village Attorney - present  
Ms. Zimdars /Clerk-Treasurer - present

## **Attendance**

Sal Massa (Lake Country Bible Church)  
Tom Kish (Lake Country Bible Church)  
Paul Schmitter (MSI)  
Jerry Heine  
Judy Heine  
Kathy Seidel  
Kathryn Sawyer Gutenkunst (Carmer, Multhauf, & Hammes, LLP)  
Kelly Smith (Lake Country Reporter)

## **Public Comment**

None.

## **Chairman's Report**

None.

## **Minutes**

Motion (Zlotocha/Rolfs) to approve the Plan Commission minutes of the meeting held Monday, December 12, 2005, *Carried Unanimously*.

## **Review and consider Certified Survey Map submitted by Randy and Karen Warobick for Lot 4, Block 1, and Lot 4, Block 2, of Silver Spring Park located in the Town of Merton per Village Code 6.18 extraterritorial jurisdiction.**

Administrator Douglas explained they are combining two lots to build a house over the top of the lot line, so the property will be considered one lot for building purposes. Tom Rolfs then asked for further clarification and Inspector Tising

explained. Mr. Zlotocha asked if the total frontage was 100 feet. Mr. Rolfs questioned if it would need to go to the Park and Planning Commission as well, and was told it would. Inspector Tising then stated the problem was with the road division.

Motion (Rolfs/Zlotocha) to approve the Warobick plan as submitted, Carried Unanimously.

**Review and consider Certified Survey Map submitted by Gerald and Judith Heine for Lots 2 and 3 and part of lot 4 Wein’s Subdivision located in the Town of Merton per Village Code 6.18 extraterritorial jurisdiction.**

Mr. Heine explained they intend to fully combine three lots – creating one lot from three. There will be one tax key. This plan has been approved by the Town of Merton as well as Park & Planning. Currently there are three buildings all on one property, a house, an outhouse, and a garage. Mr. Heine explained that these will all be razed and replaced with a new dwelling. Motion (Zlotocha/Rolfs) to approve the Heine Certified Survey Map as submitted, Carried Unanimously.

**Discussion only of conceptual submittal from Lake Country Bible Church for proposed Site Plan, Proposed Floor Plan, and Proposed Building Elevations. Also included is proposed Plan of Operation detail.**

Paul Schmitter, Project Director, passed around a conceptual drawing and asked for feedback. He explained the facilities would be used for Sunday classes and services. He pointed out where the offices were to be as well as the gymnasium. He described the proposed building as one entirely of brick with stone bands making up the base of the elevations. There is a cross to be built into the brick part of the building, and there is no intention for other religious symbols. Mr. Bellin then asked what grade levels would be included and was responded to by Sal Massa who said it would be 1<sup>st</sup> through 8<sup>th</sup> grades, but two different entities. President Styza asked if it was defined as a school. Mr. Schmitter explained the 1<sup>st</sup> phase of the project is 30,000 square feet, and the site is 11 acres. President Styza then asked ultimately how big the footprint would be. Mr. Schmitter told him 40,000 square feet. President Styza also questioned the parking. Mr. Schmitter said there would be 22% lot coverage in phase one and the total coverage upon completion would be 315,940 square feet @ 66% of green space or 34% coverage.

President Styza then asked, “How would you sewer without using sanitary? Has there been any soil testing or perk testing? Is water source a well and does Nashotah have water?” It was then explained by Mr. Schmitter that if the Village would detach, they could use the Del-Hart sewer system. Inspector Tising asked, “what about road egress and ingress around the building? What is the travel flow?” President Styza then clarified their ultimate goal was to put together an approved plan and request detachment to Nashotah, then try to get sewer and water from Nashotah. That was affirmed by church representatives. Mr. Rolfs tried to establish the largest number of parishioners at any given time- concerned with a residential neighborhood handling all the traffic.

President Styza then explained the parcel was created due to Hwy 16 being moved, and it had always been his feeling it would be detached, but hasn't heard a consensus. Mr. Zlotocha mentioned that some residents will see a back view, and was also concerned with lighting. Mr. Rolfs said he was concerned with future growth and traffic coming down Watertown Plank Road.

Mr. Massa then said the only reason he is hearing for not detaching is traffic concerns for four hours a week, and wanted to know what the other concerns were.

Mr. Schmitter explained that the proposed height is 42 feet and this height is the height of the gym. Eventually the sanctuary will be the same height. Mr. Zlotocha said his concerns were aesthetics and lighting, and felt lighting should be minimal. Mr. Schmitter said he didn't see real overt lighting, not in the billboard fashion. Mr. Rolfs said he was concerned with the building, not the congregation itself; concerned with what the building will do to Chenequa. Attorney Krutz told the presenters the Plan Commission would like to see plans for what it might become- what they're really more likely to live with; also a storm water plan, and a traffic study.

**Review and consider submissions by the Building/Zoning Ad-Hoc committee for Village Code Revisions to 5.10 Regulations of Unsafe and Blighted Buildings and Premises; 5.22 Swimming Pool Regulations; 6.02 Intent; 6.05 Residence District Regulations, and the possibility of creating a conditional use permit process for non-residential uses.**

President Styza asked Kathy Seidel to come forward and address the Plan Commission outlining the revisions to the code that were being proposed by the Building/Zoning Ad-Hoc Committee. She began by explaining the revisions to code 5.20, Swimming Pools. Specifically, section 5.22 was re-titled to "Swimming Pool Regulations". In this section, the following issues were addressed: swimming pool locations, and swimming pool draining. Next she explained that the only change to 5.10 was that the Zoning Administrator was added. Motion (Rolfs/Zlotocha) to move recommendations on to the Village Board, *Carried Unanimously*.

Next the Plan Commission looked at the proposed changes to section 6.02. Attorney Krutz explained that intent was added under section sub 10, and expands on what's there, giving general principals. Next Attorney Krutz explained that permitted use was separated from conditional use. Conditional Use reflects on pages 2 and 3 and gives applicants more information going in, and also makes the procedure clearer. Applicants will need to satisfy requirements for preliminary plans. First there is the preliminary submittal which is reviewed by staff and Plan Commission, next the plans go to the Village Board. Two things are different: 1) site review and 2) public hearing notice. Subsection 6 has set back requirements for large scale houses. Page 12 (subsection 9) gives restrictions applying to conditional uses. Set back for conditional use is farther than for residential.

President Styza said he didn't like the idea of being so restrictive that you can't have a church in the community. Mr. Rolfs then asked for the ratio of parking lot to building. Inspector Tising explained it depended on the usage, and is set by the state in the state code. Attorney Krutz warned the term "minimum legal requirement" cannot be used in a statute. Mr. Rolfs felt raising to 30% would be detrimental to Chenequa's property values. Next the following limits were given for conditional use set back:

11-20 acres @ 30%                      20 – 30 acres @ 20%                      over 30 acres @ 10%

Motion (Rolfs/Bellin) to move recommendations for proposed changes to codes 6.02 and 6.05 to the Village Board, Carried Unanimously.

**Administrator's Report**

None.

**Building Inspector's Report**

None.

**Adjournment**

Meeting adjourned at 7:35 p.m.

Respectfully submitted by:

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Bonita Zimdars  
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:

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Bryce Styza  
Chenequa Village President