

# VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, May 9, 2011.

Unofficial until approved by the Plan Commission,

Approved as written (  ) or with corrections (  ) on 7/11/11

A regular meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, May 9, 2011**, 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. Foote / Chairperson – present  
Ms. Wilkey, Mr. Bellin, Mr. Keidl, Mr. Pranke, Mr. Zlotocha / Members – present  
Ms. Surles, Mr. Rolfs / Members – absent  
Mr. Tising / Building Inspector – present  
Mr. Douglas / Police Chief-Administrator – present  
Ms. Little / Deputy Clerk – present

## **Attendance**

None

## **Public Comment**

None

## **Chairman's Report**

None

## **Approve Minutes of April 11, 2011, Plan Commission Meeting**

Motion [Wilkey/Bellin] to approve the Plan Commission minutes of the meeting held April 11, 2011. *Carried Unanimously.*

## **Final: Review and consider remodeling plans submitted by Peter Gottsacker at 7155 N. Hwy 83.**

Zoning Administrator Douglas met with adjacent property owner Armour Swanson and reviewed the plans. Mr. Swanson had no issues. They did discuss the 75 foot setback and Mr. Swanson stated the same desire that was stated previously by the Plan Commission to see the area returned to a more natural area. Zoning Administrator Douglas has not had any contact with the property owners at this point. The proposal does meet all zoning requirements. Final approval is being requested.

Building Inspector Tising did advise that he has spoken with the Gottsacker's architects regarding the lighting and landscaping. They were approached about changing the landscaping, and the homeowner did say he would consider it and that he was working on a plan, but that it would not be filled in completely. The lighting situation will be low wattage; this was agreed upon by the homeowners. Building Inspector did recommend issuing final approval. Mr. Zlotocha wanted to know if eventually we would see a landscape plan. Building Inspector Tising advised that in his discussions with the architects, there

would be a lot of landscaping done from the house to within the 75 foot zone and that no grading would be done after that point. Mr. Zlotocha felt we should not give final approval until we saw a landscape plan. Building Inspector Tising felt strongly that based on his conversations with the architects, final approval should be given.

President Foote did raise a valid point on whether or not we had the authority to refuse when we had a conforming plan. He reminded the Plan Commission that the Village does not have the right to demand a plan for landscaping. Mr. Zlotocha did not believe the plans were conducive to the lot/neighborhood esthetically. Ms. Wilkey did agree with President Foote and Building Inspector Tising's points and supported final approval. Mr. Bellin and Mr. Keidl were in agreement.

A vote was called for final approval of remodeling plans submitted by Peter Gottsacker at 7155 N Hwy 83: Foote, Wilkey, Bellin, Keidl, Pranke – aye; Zlotocha – no; Motion Carried.

Building Inspector Tising did add that when he talks with the homeowners regarding the final approval of the plans, he will add, "but we have a landscape problem" so this matter can be addressed further.

**Preliminary: Review and consider plans for a new house located at 6569 Hwy 83.**

Zoning Administrator Douglas advised that the new owners of the old Dr. Holbrook property are Steve and Eve Williams from Illinois. The structure/house was raised in 2009 and that the proposed house is going to go almost on the same footprint that was there. All side yards have been met and the home would be 141 feet back from the lake. From a zoning standpoint it meets all the requirements. In our contacts with neighboring property owners, we did get a response back from John Syburg who brought to our attention that there is a private driveway agreement that addresses maintenance and special repair rules and also a mutual covenants document. Zoning Administrator Douglas did talk with Attorney Sager who advised these are out of Village enforcement, and that they are a private matter.

Building Inspector Tising met with Tom & Gabby Eschweiler. Their concern was the view from their home. After some discussion, they were satisfied with the project. Building Inspector Tising also discussed the driveway situation and final installation of the split rail fence. Architects from Chicago have been here twice and continue to design the home into and take advantage of the hill. The final plans show a home constructed to fit into that property; nicely done. Building Inspector Tising was informed of a 20% clear path and Tising did advise them that this would be a problem with the Village. Because there is an existing walkway, there was no need to clear a 20% path. A boathouse on the property will be remodeled. Zoning Administrator Douglas said that the Forester has control in monitoring the Village Code and what is done on the shoreline of the property (first 75 feet). Building Inspector Tising went on to say that with the view the property owners would have there should be no reason to tear anything down.

In follow up, Mr. Zlotocha wanted the erosion potential addressed and what can be done in the first 25 feet. Building Inspector Tising advised that approximately 15-20 feet is flat as you come in from the shore and that it goes up sharply at that point. Zoning Administrator Douglas advised again that the zoning for the shoreline area falls under the Forester's

authority for implementing the Village Codes. Mr. Bellin questioned the decking product which was explained by Building Inspector Tising. No additional comments.

Motion [Zlotocha/Pranke] to give preliminary approval for the plans of a new house located at 6569 Hwy 83. Carried Unanimously.

Some concerns to be addressed by Building Inspector Tising when he meets with the architects is the wind shear plan. President Foote confirmed that we have landscape and lighting plans. Zoning Administrator Douglas reminded the Plan Commission that both neighbors have been in to review the plans.

Motion Amended {Zlotocha/Pranke] to give final approval for the plans of a new house located at 6569 Hwy 83. Carried Unanimously.

**Review permit reports covering permits issued for April 2011 and all open permits.**

Building Inspector Tising said only 2 miscellaneous permits were issued for April.

**Administrator's Report**

None

**Building Inspector's Report**

None

**Additional Issues**

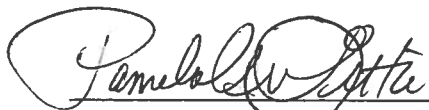
Mr. Zlotocha wished to address an issue that he discussed with Building Inspector Tising regarding the Village Code and how it is written pertaining to allowable cutting area in the 75 foot setback of a lake (Chapter 6.09 Removal of Shore Cover). President Foote requested research be done by Zoning Administrator Douglas and Building Inspector Tising and if necessary, Village Attorney Sager. This topic will be put on the agenda for next month.

Building Inspector Tising would also like added to next month's agenda an amendment to our rules and regulations for permits. Tising advised that the State has come out with an ordinance that says all replacement windows, etc. have to have a permit due to lead abatement. Permits cannot be issued unless they are certified to do so. Attorney Sager did not feel we needed to amend any language in the Village Code. Discussion continued regarding educating residents of this new procedure via email, newsletters and our website.

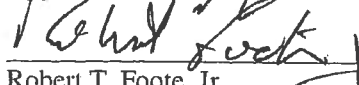
**Adjournment**

Motion [Wilkey/Zlotocha] to adjourn the meeting at 6:40 p.m. Carried Unanimously.

Respectfully submitted by:

  
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Pamela Ann Little  
Chenequa Deputy Clerk

Approved and Ordered Posted by:

  
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Robert T. Foote, Jr.  
Chenequa Village President