

VILLAGE OF CHENEQUA

CHENEQUA VILLAGE PLAN COMMISSION MEETING

Minutes of Monday, April 11, 2011.

Unofficial until approved by the Plan Commission.

Approved as written () or with corrections () on 5/9/2011.

The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on **Monday, April 11, 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. Zlotocha, Mr. Pranke, Mr. Keidl / Members – present
Ms. Surles, / Member – absent
Mr. Tising / Building Inspector – present
Mr. Douglas /Police Chief-Administrator – present
Ms. Zimdars /Clerk-Treasurer - present

Attendance

John Vetter (Vetter Denk Architects, Inc.)

Public Comment

None

Chairman's Report

None

Approve Minutes of the December 13, 2011 Plan Commission Meeting.

Motion (Bellin, Wilkey) to approve the Plan Commission minutes of the meeting held December 13, 2010. *Carried Unanimously.*

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

Zoning Administrator Douglas said both the lot and residence were legal and conforming. All proposals meet the Village code. Zoning Administrator Douglas recommended approval of the project. Mr. Bellin asked about the green tree roof being proposed. Mr. Vetter explained the roof would be sedum- a mat system which is rolled out on the roof. Mr. Zlotocha said he had no problems with the structure, saying it was tasteful and well done. He said his problem was the lack of a landscape plan. He went on to say that this lot has been the subject of clear cutting, opening the shoreline, and other illegal activities with the prior owners. Consequently, there has been environmental damage to the lakefront area. Mr. Zlotocha said with the upgrading of the structure there should also be some landscaping done. He said he felt mitigation would go a long way toward correcting the feelings of property owners on North Lake. President Foote asked if the lawn goes right up to the lakeshore and Zoning Administrator Douglas told him it did. Mr. Zlotocha said he also had a problem with illegal lighting down on the lake and would

like to see the removal of that lighting before giving approval. Building Inspector Tising said the building is 187 feet from the lake. He said the previous owner filled in the property from the lake going back 75 feet. He said that fact had nothing to do with the plans being presented at the meeting.

Motion (Zlotocha, Wilkey) to give preliminary approval to the remodeling plans submitted by Peter Gottsacker.

Trustee Wilkey asked if the owners could be required to come back with landscaping and lighting plans. President Foote said the Village did not have the right to ask that, but the owners could volunteer to bring in lighting and landscaping plans. Carried Unanimously

Review permit reports covering permits issued for 2011 year-to-date and all open permits.

Building Inspector Tising said only 22 permits had been issued so far this year, and 2010 ended up with 98 permits where the usual is 100 to 110 permits. Mr. Pranke asked for the dollar value of the permits. Building Inspector Tising said currently the village was down about 15% and slightly behind last year. Mr. Keidl asked if the difference was due to the economy and Building Inspector Tising told him that was correct.

Administrator's Report

President Foote asked Zoning Administrator Douglas to explain the variance request submitted by Liesel Lavery. Zoning Administrator Douglas said the area is very old and has many mature trees. He said the owners were asking for a variance to clear cut and go back to a sedge meadow. President Foote noted the property was on Cornell Lake. Zoning Administrator Douglas said from a zoning standpoint, the plans cannot be moved forward as neither the Plan Commission nor the Village Board has the power to supersede the Village code, so it was denied. It was then submitted to the Board of Appeals with an application for variance. President Foote said he wondered how the DNR would react to this proposal. Zoning Administrator Douglas said the Chenequa Forester was in support of the plan. Mr. Pranke asked how it would compare to the changes Bill Grash made, and Zoning Administrator Douglas said this would be a type of sedge also, but with taller grass, which is good for birds. The proposal is inconsistent with the village code.

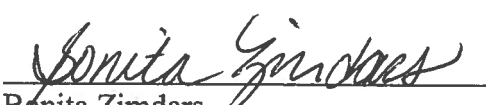
Building Inspector's Report

None

Adjournment

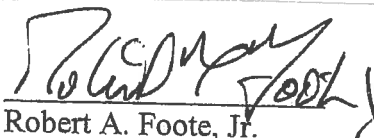
Motion (Zlotocha, Pranke) to adjourn the meeting at 6:30 p.m. Carried Unanimously.

Respectfully submitted by:



Bonita Zimdars
Chenequa Clerk/Treasurer

Approved and Ordered Posted by:



Robert A. Foote, Jr.
Village President