The regular monthly meeting of the Plan Commission of the Village of Chenequa was held at 6:00 p.m. on Monday, March 12, 2012, 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
- Mr. Bellin, Mr. Zlotocha, Mr. Pranke, Mr. Keidl / Members – present
- Ms. Wilkey, Ms. Surles / Members – absent
- Mr. Tising / Building Inspector – present
- Mr. Reid / Interim Police Chief – present
- Ms. Little / Deputy Clerk - present

**Attendance**

Forester Jeff Kante, Dan Hernandez, Carl Eschweiler, Dave and Julie Meier.

**Public Comment**

None

**Chairman’s Report**

No report.

**Approve Minutes of the December 12, 2011 Plan Commission Meeting.**

Motion (Bellin, Keidl) to approve the Plan Commission minutes of the meeting held December 12, 2011. *Carried Unanimously.*

**Preliminary/Possible Final: Review and consider plans for a deck addition submitted by Dave and Julie Meier at 5481 N Hwy 83.**

Building Inspector Tising reported on the application by David and Julie Meier to add a 250 sq ft platform to their home. The Meier property is a non-conforming lot with all setbacks being non-conforming. The width of the house on STH 83 is 150 ft which is also non-conforming. The platform addition does not make the house less non-conforming insofar as the addition does not encroach into the already non-conforming side setbacks. The addition that the Meier’s proposed is within the conforming dimensions. Because it is a non-conforming lot and house, the ordinance limits them to not being able to increase the footprint by more than 30% or the cost of the appraised value of the house by more than 50%. Building Inspector Tising further reported that the proposed deck supports (8”x8”) were not strong enough. Tising would need to obtain structural calculations and recommended additional structural bracing (10”x10”). Motion (Bellin/Keidl) for final approval for a deck addition submitted by Dave and Julie Meier at 5481 N Hwy 83 subject to Building Inspector Tising’s satisfaction of the structural bracing. *Carried Unanimously.*
Preliminary/Possible Final: Review and consider plans for a first floor kitchen and second floor walk-in closet and study submitted by Carl and Mary Alice Eschweiler at 32022 W County Road K.
Building Inspector Tising advised that the kitchen addition measured from the plans was 69 sq ft, and the second floor walk-in closet and study addition was 256 sq ft. The dwelling is non-conforming due to a second dwelling on the same parcel. The addition does not make it less conforming. Motion (Zlotocha/Keidl) for final approval of plans for a first floor kitchen and second floor walk-in closet and study submitted by Carl and Mary Eschweiler at 32022 W County Road K. Carried Unanimously.

Review and consider a revision of Chapter 6 zoning language which addresses the removal of trees within 75’ setback area.
Forester Kante presented a copy of the revised changes in the ordinance for the Village of Chenequa Chapter 6 Zoning Code as requested at the last Plan Commission meeting on December 12, 2011. Main changes made to Chapter 6.09:

- Addition of “ground cover” to protected vegetation [6.09(1)]
- Addition of “storm damaged” plants to description of the cutting types which requires a permit [6.09(1)]
- A permit is required per the Ordinance [6.09(2)]
- Area that may be cut is defined as a percentage of the shore frontage rather than “no more than thirty feet (30’) in any one hundred fifty feet (150’)…” [6.09(2)(a)]
- Size of a replacement tree would be dropped from 3” diameter to 2” diameter [6.09(2)(c)]
- Two possible exemptions would be added to 6.09(2)(c):
  - A replacement tree may be planted outside of the 75’ zone under certain conditions
  - If the tree removed is likely to sucker from the stump, the mandatory replacement is waived
- To bolster the understanding of restricted practices, the addition of local Ordinance 6.14, WI Uniform Dwelling and a WI-DNR publication [6.09(5)]

Motion (Bellin/Pranke) to approve revision of Chapter 6 zoning language which addressed the removal of trees within 75’ setback area. Carried Unanimously

Review permit reports covering permits issued for December, January, February and all open permits.
Building Inspector Tising reviewed the 17 permits issued, including the Williams property today.

Administrator’s Report
None.

Building Inspector’s Report
None.

Adjournment
Motion (Zlotocha/Pranke) to adjourn the March 12th meeting of the Plan Commission at 6:38 p.m. Carried Unanimously.

Respectfully submitted by: Pamela Ann Little
Chenequa Deputy Clerk

Approved and Ordered Posted by: Robert T. Foote, Jr.
Chenequa Village President