AGENDA
Village of Chenequa
Monday, April 8, 2019 at 6:00 p.m.
31275 W County Road K, Chenequa, WI 53029

This is official notice that a meeting of the Plan Commission for the Village of Chenequa will be held at 6:00 p.m. on Monday, April 8, 2019, at the Village Hall, 31275 W County Road K, Chenequa. Legal requirements have been met. The following matters will be discussed, with possible actions, as well as any other matters that may come before the Commission:

Call to Order
Pledge of Allegiance

1) Public comment period: Public comments on any subject without any action, except possible referral to a governmental body or staff member

2) Chairman’s Report

3) Approval of minutes from the Plan Commission meeting held on March 11, 2019

4) Review and consider application for a pool submitted by Barry and Mary Belanger of 6101 N Oakland Hills Road

5) Review and consider application for a new residence and boathouse submitted by Jeff and Sarah Joerres of 31745 W Muscovy Road

6) Building Inspector’s Report

7) Administrator’s Report

8) Village Attorney’s Report

9) Adjournment

Respectfully submitted by:
Pamela Ann Little, Village Clerk

It is possible that members of and possibly a quorum of members of the Village Board may be in attendance at the above-stated meeting to gather information. No action will be taken by the Village Board at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Request from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator with as much advance notice as possible.

NOTICE OF POSTING TO VILLAGE HALL BULLETIN & WEBSITE
Village Clerk posted this agenda on Wednesday, April 3, 2019 @ 5:00 PM
Phone 262-367-2239 • www.chenequa.org
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, March 11, 2019, at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. Members in attendance:

- Ms. Jo Ann Villavicencio/Village President – present
- Ms. Carol Manegold/Trustee – present
- Mr. Michael Pranke/Trustee – present
- Mr. Robert Bellin/Trustee – present
- Mr. Helmut Keidl/Trustee – present
- Mr. John Syburg/Trustee – present
- Mr. C David Myers/Trustee – present
- Attorney Luljak/Village Attorney – present
- Mr. Douglas/Village Administrator/Police Chief – present
- Ms. Little/Village Clerk/Treasurer – present
- Mr. Keidl/Chairperson - present
- Mr. Pranke / Member - present
- Ms. Surles / Member - present
- Mr. Bellin / Member - present
- Mr. Enters / Member - present
- Mr. Grunke / Member - present
- Mr. Gallagher / Member - present
- Mr. Cody Lincoln / Forester/Zoning Admin - present

Call to Order
Pledge of Allegiance

**Attendance**
Kurt Romsos, Jason Luther, Captain Dan Neumer and Isabelle Neumer

The Public Hearing portion of the meeting was called to order at 6:00 p.m.

**Public Hearing:**
1. Amendment to the Village of Chenequa Official Map
2. Recodification of Chapter 3 together with the relocation of certain sections in Chapter 3 to different Chapters of the Village Code:
   - Repeal Section 3.05; Recreate as Section 5.25 Signs and Billboards;
   - Repeal Sections 3.06 and 3.08; Recreate as Sections 4.7 Bulkhead Line – Pine Lake and Section 4.8 Establishing Shoreline – Pine Lake;
   - Repeal Section 3.07; Recreate as Section 8.24 Care of Trees;
   - Repeal Section 3.07(3); Recreate as Section 1.13 Village Forester;
   - Repeal Section 3.11; Recreate as part of a new Section 6.5(2) Camp Trailers;
   - Repeal Section 3.12; Recreating Section 8.25 Fertilizers; and
   - Repeal Section 3.13; Recreating Section 5.26 Underground Utility Facilities

Matter: The purpose of the public hearing is to accept public comment on an amendment to the Official Village Map, the recodification of Chapter 3 together with the relocation of certain sections in Chapter 3 to different Chapters of the Village Code.

**Public Comment**
None

**Adjourn the Public Hearing**
Motion (Gallagher/Grunke) to close the public hearing portion of this meeting at 6:02 p.m.
The Plan Commission portion of the meeting was called to order at 6:02 p.m.

**Approval of minutes from the Plan Commission meeting held on February 11, 2019**
Motion (Grunke/Surles) to approve the minutes from the Plan Commission meeting held on February 11, 2019. *Motion carried*

**Review and consider an extension on Building Permit 15-17-3 and to finish Concentration No. 1; and additional permitting for Concentration Nos. 2 thru 4**
Motion (Grunke/Gallagher) to recommend to the Village Board an extension of Building Permit 15-17-3 and to finish Concentration No. 1; and additional permitting for Concentration Nos. 2 thru 4 as outlined in the Staff Review report by SAFEbuilt. *Motion carried*

**Plan Commission’s recommendation to the Village Board and action on an Ordinance Amending Section 6.3(2) Accessory Structure, Creating a new Section 6.3(22) Indoor Recreational Facilities and Amending Section 6.7(4) Modifications to Legal Nonconforming Structures**
Motion (Grunke/Gallagher) to recommend to the Village Board an ordinance amending Section 6.3(2), creating Section 6.3(22) and amending Section 6.7(4). *Motion carried*

**Plan Commission’s recommendation to the Village Board and action on an Ordinance Amending the Village of Chenequa Official Map**
Motion (Gallagher/Enters) to recommend to the Village Board an ordinance amending the Village of Chenequa Official Map. *Motion carried*

**Plan Commission’s recommendation to the Village Board and action on an Ordinance Approving the Recodification of Chapter 3 of the Village Code by Amending and Restating Portions of Chapter 3 and by Repealing and Recreating other Portions of Chapter 3 in order to move them to other Chapters**
Motion (Grunke/Bellin) to recommend to the Village Board an ordinance approving the recodification of Chapter 3 of the Village Code by amending and restating portions of Chapter 3 and repealing and recreating other portions of Chapter 3 in order to move them to other Chapters. *Motion carried*

**Adjoin the Plan Commission portion of the joint meeting**
Motion (Pranke/Gallagher) to adjourn the meeting of Plan Commission at 6:05 p.m. *Motion carried*

The Village Board portion of the meeting was called to order at 6:06 p.m.

**Approval of minutes from the Village Board meeting held on February 11, 2019**
Motion (Manegold/Keidl) to approve the minutes of the Village Board meeting held on February 11, 2019. *Motion carried*

**Approval of Invoices**
Motion (Keidl/Bellin) to approve invoices as presented. *Motion carried*

**Review and consider an extension Building Permit 15-17-3 and to finish Concentration No. 1; and additional permitting for Concentration Nos. 2 thru 4**
Zoning Administrator Lincoln advised the designer is working with the builder room by room which is slowing down the construction process. Administrator Douglas advised occupancy has been granted for a portion of the house that has been completed. There is approximately 14,405 sq. ft. of living area. An additional 18 months is being requested to complete the project. Owners will incur extension/remodel permit fees.

Motion (Myers/Keidl) to grant an extension of Building Permit 15-17-3 and to finish Concentration No. 1; and additional permitting for Concentration Nos. 2 thru 4. *Motion carried*
Action on an Ordinance Amending Section 6.3(2) Accessory Structure, Creating a new Section 6.3(22) Indoor Recreational Facilities and Amending Section 6.7(4) Modifications to Legal Nonconforming Structures; Ordinance No. 2019-03-11-01
Motion (Keidl/Pranke) to adopt an Ordinance Amending Section 6.3(2) Accessory Structure, Creating a new Section 6.3(22) Indoor Recreational Facilities and Amending Section 6.7(4) Modifications to Legal Nonconforming Structures. Motion carried

Action on an Ordinance Amending the Village of Chenequa Official Map; Ordinance No. 2019-03-11-02
Motion (Pranke/Bellin) to adopt an Ordinance Amending the Village of Chenequa Official Map. Motion carried

Action on an Ordinance Approving the Recodification of Chapter 3 of the Village Code by Amending and Restating Portions of Chapter 3 and by Repealing and Recreating other Portions of Chapter 3 in order to move them to other Chapters; Ordinance No. 2019-03-11-03

(A) Ordinance No. 2019-03-11-03(a) An Ordinance Repealing Section 3.05 of the Code and Recreating it as Section 5.25 of the Code
(B) Ordinance No. 2019-03-11-03(b) An Ordinance Repealing Sections 3.06 and 3.08 of the Code and Recreating it as Sections 4.7 and 4.8 of the Code
(C) Ordinance No. 2019-03-11-03(c) An Ordinance Repealing Section 3.07, Care of Trees, of the Code and Recreating it as Section 8.24 of the Code
(D) Ordinance No. 2019-03-11-03(d) An Ordinance Repealing Section 3.07(3), Village Forester, of the Code and Recreating it as Section 1.13 of the Code
(E) Ordinance No. 2019-03-11-03(e) An Ordinance Repealing Section 3.11 of the Code and Recreating it as part of a new Section 6.5(2) of the Code
(F) Ordinance No. 2019-03-11-03(f) An Ordinance Repealing Section 3.12 of the Code and Recreating it as Section 8.25 of the Code
(G) Ordinance No. 2019-03-11-03(g) An Ordinance Repealing Section 3.13 of the Code and Recreating it as Section 5.26 of the Code

Motion (Manegold/Syburg) to adopt an Ordinance Approving the Recodification of Chapter 3 of the Village Code by Amending and Restating portions of Chapter 3 and Repealing and Recreating other Portions of Chapter 3 in order to move them to other Chapters as referenced above. Motion carried

Review and consider action to an Ordinance Amending Sections 1.09(1) and (2) of the Village Code pertaining to the Composition of the Board of Review; Ordinance No. 2019-03-11-04
Attorney Luljak explained the proposed changes to the composition of the Board of Review Members. The current framework for the Board of Review consists of three members: Village President, Village Clerk and Village Trustee. We are proposing the new composition consist of five members instead of three members: Village President, Village Trustee and three (3) residents selected by the Village President. Two additional residents will be selected as alternates.

Motion (Syburg/Keidl) to adopt an Ordinance Amending Sections 1.09(1) and (2) of the Village Code Pertaining to the Composition of the Board of Review Motion carried

Review and consider appointments to the Board of Review
President Villavicencio advised she has talked with several residents and is recommending Trustee Manegold, Scott Harkness, E.J. Kubick, and Richard Grunke as Board of Review Members; and Robert Fiedler and Mark von Hagke as alternates.

Motion (Pranke/Myers) to appoint Board of Review Members: Scott Harkness (5 year term), E.J. Kubick (4 year term), Richard Grunke (3 year term) and Alternate Board of Review Members: Robert Fiedler and Mark Von Hagke. Motion carried

Committee Reports
- Lake Country Fire & Rescue – Trustee Bellin advised on calls and activities received to date.
**Report – Village Forester**

Forester Lincoln submitted a written report on:

1. **Oak Wilt**
   
   As we continue into March, the oak cutting season is winding down. The general rule is, you do not want to cut oaks after six consecutive days of 60 degree temperatures. We have been fortunate enough to have a long, hard winter. This not only extends the oak cutting season but it also allows for heavy equipment to be able to operate on otherwise soft soils. Residents who have/had oak wilt on their property have been responsive and cooperative in removing the infected trees in a timely matter. We can only hope that continuing into future years we will see a trend towards smaller oak wilt pockets and less infected trees.

2. **Invasive Aquatics**
   
   An application has been submitted to the Wisconsin Department of Natural Resources for treatment of Eurasian Water Milfoil. Pine and Cornell seem to go through a cyclical trend of varying milfoil density and population. In recent years, the milfoil has been making a bit of a resurgence due to a variety of different factors. Fortunately, this long, cold winter should work in our favor to kill off some of our aquatic invasives due to decreased light and oxygen. We won’t know the current condition of Pine Lake’s invasives until we have the opportunity to launch a boat and check on traditional milfoil pockets.

Forester Lincoln reported briefly on the progress of the sharp shooting season. To date, 33 deer have been harvested, mainly immature bucks and antlerless bucks. Between bow hunting (40), sharp shooters (35) and car/deer accidents (16-25), approximately 100+/- are taken each year. A summary of the sharp shooting program will be prepared for next month.

**Report – Village Administrator**

No report

**Report – Village President**

No report

**Report – Village Attorney**

No report

**Agenda items to be considered for future meetings**

- Deer Harvest

**Adjournment**

Motion (Pranke/Bellin) to adjourn the meeting at 6:20 pm. *Motion carried*

Respectfully submitted by:

Pamela Ann Little
Village Clerk

Approved and Ordered Posted by:

J6 Ann F. Villavicencio
Village President

Helmut Keidl
Plan Commission Chairperson
Date: March 26, 2019
Meeting Date & Time: Monday April 8th, 2019, at 6:00 P.M.

To: Plan Commission, Village of Chenequa

From: Planning Department

Subject: Site Plan Review

Builder: Flagstone Landscape Design and Contracting

Owner: Belanger, Barry

Location: 6101 N. Oakland Hills Rd., Nashotah, WI 53058

Project Description: In-ground swimming pool and fencing.

Zoning District: Residence District – Not Abutting a Lake.

<table>
<thead>
<tr>
<th>REQUIRED RES. DISTRICT</th>
<th>POOL &amp; FENCE</th>
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</thead>
<tbody>
<tr>
<td>LOT AREA:</td>
<td>7.2043 acres</td>
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<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>320 L.F. min.</td>
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<tr>
<td>YARD SETBACKS:</td>
<td></td>
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<tr>
<td>Front (SE)</td>
<td>200’ ft. min.</td>
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<tr>
<td>Side (NE)</td>
<td>10 ft. min.</td>
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<tr>
<td>Side (SW)</td>
<td>10 ft. min.</td>
</tr>
<tr>
<td>Rear (NW)</td>
<td>10 ft. min.</td>
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<tr>
<td>BUILDING HEIGHT:</td>
<td>N/A ft. max</td>
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COMMENTS:

1. The applicant proposes to install in-ground 20’x 20’ pool with hardscape patio area and fencing of approximately 1,024 linear feet (240’ decorative/784’ livestock fencing).

2. This is a legal conforming lot in that the lot has an average width of not less than two hundred (200) feet and contains at least five (5) acres.

3. The proposed project meets all other requirements of the Village of Chenequa Zoning.
4. As required by Ordinance 5.20(2)(a)(c) all pump equipment housing shall be fully screened with natural landscape material to limit visibility from neighboring properties and shall be housed in enclosures equipped for sound deadening.

5. Pursuant to Ordinance 5.20(3) – the swimming pool shall be protected by fencing not less than 3 feet 5 inches above ground and shall not exceed 8 feet. There shall be no gaps or openings in the enclosure in excess of 4 inches. Every gate or door in the enclosure shall be self-closing and shall be kept securely closed and fastened at all times, except when in use. Any decking and/or paving surrounding the swimming pool shall be considered an integral part of the swimming pool and shall comply with the applicable setback dimensions and placement restrictions.

6. A building permit is required from the Building Inspector prior to start of construction.

Gary Meerschaert
Building Official – SAFEbuilt
Chenequa Building Inspector
c: Bob Douglas, Administrator
Pamela Little, Clerk
Flagstone Landscape Design and Contracting, Builder
Barry Belanger, Applicant
Gary Meerschaert, SAFEbuilt
## FENCE PARTS

<table>
<thead>
<tr>
<th>ITEM</th>
<th>QTY</th>
<th>NAME</th>
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<tbody>
<tr>
<td>1</td>
<td>15</td>
<td>R202 - 48&quot; PICKET</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
<td>2&quot; ALUMINUM POST CAP</td>
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<tr>
<td>3</td>
<td>1</td>
<td>72&quot; - 15 HOLE RESIDENTIAL HEADER</td>
</tr>
<tr>
<td>4</td>
<td>2</td>
<td>2&quot; POST</td>
</tr>
<tr>
<td>5</td>
<td>2</td>
<td>72&quot; - 15 HOLE RESIDENTIAL STRINGER</td>
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</tbody>
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**Notes:**
- All parts typically installed in concrete.
- To be distributed with local conditions and standard building practices.

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**RESIDENTIAL FENCE
STYLE R202 - 48" HEIGHT**

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Date: April 1, 2019
Meeting Date & Time: Monday, April 8, 2019 at 6:00 P.M.

To: Plan Commission, Village of Chenequa
From: Planning Department
Subject: Site Plan Review

Builder: Deep River Partners
Owner: Jeffrey & Sarah Joerres
Location: 31745 W. Muscovy Rd.

Project Description: New Single Family Dwelling and Detached Garage with Boathouse Remodel

Zoning District: Lot Abutting Lake

<table>
<thead>
<tr>
<th>REQUIRED RES. DISTRICT</th>
<th>NEW SINGLE FAMILY DWELLING</th>
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<tbody>
<tr>
<td>LOT AREA:</td>
<td>4.30 acres</td>
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<tr>
<td></td>
<td>.96 acres</td>
</tr>
<tr>
<td>LOT WIDTH: AVERAGE</td>
<td>150’ L.F. min.</td>
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<td></td>
<td>200 L.F.</td>
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<tr>
<td>YARD SETBACKS:</td>
<td>Lake (SW) 75 ft. min.</td>
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<tr>
<td></td>
<td>106'-8” ft.</td>
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<td>Side (NW) 10 ft. min.</td>
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<td>27'-0” ft.</td>
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<tr>
<td></td>
<td>Side (SE) 10 ft. min.</td>
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<td></td>
<td>43'-0” ft.</td>
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<td></td>
<td>Rear (N) 25 ft. min.</td>
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<td>+500’ ft.</td>
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<tr>
<td>BUILDING HEIGHT:</td>
<td>40 ft. max</td>
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<td></td>
<td>38'-9” ft.</td>
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COMMENTS:

1. The applicant proposes to raze existing single family dwelling, erect new single family dwelling, remove portion of existing boathouse and remodel, renovate existing barn.

2. This is a legal conforming lot in that it meets the minimum requirements per Sec. 6.5(5)(a)(b) - Lot abutting Lake.

   • No structure shall be erected, enlarged or altered on an lot abutting upon any lake unless such lot shall have an average width of not less than one hundred fifty (150) feet for each lake on which the lot abuts and shall meet the minimum requirements as to lake frontage and area set forth in Section 6.6.
3. The boathouse is a legal non-conforming accessory structure that may be modified pursuant to Sec. 6.7(4)(ii) in that such modification does not increase the footprint or height of the structure.

4. The proposed project meets all other requirements of the Village of Chenequa Zoning.

5. A raze and building permit are required from the Building Inspector prior to start of construction. Letters of disconnection from energy services shall be provided prior to raze permits being issued.

Gary Meerschaert
Building Official – SAFEbuilt
Chenequa Building Inspector
c: Bob Douglas, Administrator
Pamela Little, Clerk
Deep River Partners, Architect or builder
Jeffrey & Sarah Joerres, Applicant
Gary Meerschaert, SAFEbuilt