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, August 14, 2017, at the Village Hall, 31275 W County Road K, Chenequa, Wisconsin. Legal requirements for notification were met. Members in attendance:

- Ms. Susan Wilkey / Village President – present
- Ms. Jo Ann Villavicencio / Trustee – absent
- 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
- Attorney Gartner / Village Attorney – present
- Attorney Luljak / Village Attorney – present
- Mr. Douglas / Village Administrator-Police Chief – present
- Ms. Little / Village Clerk – present
- Mr. Keidl / Chairperson – present
- Mr. Zlotocha / Member – present
- Ms. Surles / Member – absent
- Mr. Pranke / Member – present
- Mr. Bellin / Member – present
- Mr. Grunke / Member – present
- Mr. Gallagher / Member – present
- Mr. Fockler/Building Inspector – absent

**Roll Call**
Roll call was taken

**Pledge of Allegiance**
The Pledge of Allegiance was recited

**Attendance**
Peter Mainka

**Public Hearing**
The public hearing was opened at 6:09 p.m. Attorney Gartner reviewed the proposed amendment to Section 6.05(3)(d) regarding the definition of a private storage and maintenance facility to include “when located south of Highway 16.” No members of the public were present to make comments or give testimony. The public hearing was closed at 6:13 p.m.

**Approval of minutes from the Village Board meeting on July 10, 2017**
Motion (Bellin/Manegold) to approve the minutes of the Village Board meeting on July 10, 2017. *Motion carried*

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

**Action on Ordinance to Amend Section 6.05(3)(d); Ordinance 2017-08-14-01**
Plan Commission Members: Motion (Pranke/Bellin) to recommend the proposed amendment revising the definition of Private Storage and Maintenance Facility to include “when located south of Highway 16.” *Motion carried*

Village Board Trustees: Motion (Manegold/Syburg) to approve the amendment of Section 6.05(3)(d); *Ordinance 2017-08-14-01. Motion carried*
Public Comment
None

Discussion on conditional use process and preliminary review of application for conditional use permit – 4671 Vetteson Road
Attorney Gartner reviewed the current code provisions dealing with conditional uses [Section 6.05(3)-(5)]. Based on the testimony of Mr. Mainka and any other interested parties next month, the Village Board will address these findings and vote to either approve or disapprove the application for a conditional use. The process for conditional uses requires a Plan of Operation which Mr. Mainka has submitted. This sets forth Mr. Mainka’s proposal for the way he will operate this facility. Once approved, this plan of operation is the rulebook for operating this facility. If the plan of operation indicates that a certain act will be taken and hours will be observed - that now is part of the zoning for the property and he would have to abide by those rules in his operation. A site plan has also been provided. Issues that were raised:

1. **If conditional uses are not met:** There are two levels of enforcement. First, the plan of operation is enforced through the zoning code. Second, a separate deed restriction limits the use of the property to this conditional use.

2. **Storing of vehicles on the lot:** Parking spaces are limited; most vehicles will be stored in the storage maintenance facility.

3. **Landscaping:** Landscape plan was provided. Invasive trees will be removed (Boxelder, and Black Locust). Pines and spruce that are in good condition will remain, new evergreen and shrub plantings will be added.

4. **Lighting:** Lighting plan has yet to be submitted but will contain security lighting for the facility.

5. **Security:** Locked gate with keypad.

Adjournment of the Plan Commission portion of the meeting
Motion (Zlotocka/Bellin) to adjourn the Plan Commission portion of the meeting at 6:30 p.m.  
*Motion carried*

Discussion and action on resolution approving execution of Intergovernmental Agreement Regarding Settlement of Certain Unpaid Special Assessments and Special Charge:
**Resolution 2017-08-14-02**
Clerk Little reported that on December 20th the County passed a resolution to discontinue “payment in full” of delinquent special assessment/charges when a municipality placed a special assessment/charge on the tax roll. In this resolution, the County was also authorized to enter into contracts with each municipality on future special assessments/charges that would be placed on the tax roll beginning with the 2017 tax roll. The agreement limits the amount of unpaid special assessments to $50,000/parcel and limits the amount of unpaid special charges to $25,000/parcel.

Motion (Pranke/Manegold) to approve Resolution 2017-08-14-02 Authorizing the Execution of the Intergovernmental Agreement Regarding Settlement of Certain Unpaid Special Assessments and Special Charges.  
*Motion carried*

Committee Reports
**Lake Country Fire and Rescue Board** – Trustee Bellin reported that thru first six months, revenue is 28% ahead of last year, expenses are right on at 50% and we should again have a revenue surplus at year end.
Preliminary operating budget for 2018 will show a small increase, primarily due to increase in
insurance and employee compensation increases, since all Fire Departments in the area are
having difficulty attracting and retaining part time employees. Menominee Falls is adding 14
full-time positions, Lisbon is raising part-time compensation, Pewaukee is now offering
insurance benefits to part-time employees, and many other Milwaukee Area communities are
stepping up recruitment as retirements increase. LCFR with its reputation for having top of the
line firefighters and EMT's is a prime recruitment source as our part-time employees have the
opportunity to move to full-time employment.

So far future billing revenue trends look good but we are concerned about the ongoing effects of
the Affordable Care Act and we continue to see an increasing shift from private insurance to
Medicare/Medicaid. Private insurance is now only at 30% of billed revenue with
Medicare/Medicaid at 70%, just the opposite of a few years ago. Also, Medicare/Medicaid only
pay at a rate of 40% of billed revenue.

An unanticipated $300,000 Capital expense was dropped on us with Phillips announcing they are
immediately discontinuing sales and services of our cardio treatment monitors that run about
$60,000 each. We had planned on just upgrading software on our older monitors and will now
have to factor total replacements into the Capital Budget going forward. We will purchase one
new monitor this year for our new ambulance by making adjustments in the 2017 Capital budget.

**Report – Village Forester**

Forester Lincoln prepared a report on our bucket truck, Oak Wilt and Pine/Cornell weed spraying:

1. **Bucket Truck:** Final weeks for the arrival of our bucket truck is approaching. Mr. Mainka has
   invested a large amount of time and money to make this truck right for the Village of Chenqua.

2. **Oak Wilt:** Trees are displaying signs of Oak Wilt; locations have been noted; in the coming
   weeks, infected trees will be marked.

3. **Pine / Cornell Lakes:** Brian Suffern with Marine Biochemists will be out to visit both lakes to
determine whether a second treatment is warranted.

**Report - Village Administrator**

Administrator Douglas prepared a report due to his absence:

1. **Possible Ordinance to Address Wake Boarding and Wake Boats:** The Village of Richfield has an
   ordinance to regulate or prohibit wake boarding. NLMD has decided to form an Ad Hoc
   Committee to review Richfield’s wake boarding ordinance as well as other lake ordinances.

2. **SEWRPC - 2050 Land Use and Transportation Plan:** The report reflects no changes are planned
   for STH 83 through the Village of Chenqua through 2050. STH 83 will not be terminated or
   moved to another roadway such as CTH P. The move to make STH 83 four (4) lanes from STH
   18 to STH 16 is shown as a 2026 to 2030 year project.

3. **Bike Path Plan:** No indication for new bike paths added to STH 83 or any other village roadways.

4. **Commuter Rail Service:** This service is projected to be improved from Racine and Kenosha to
   Oconomowoc. It appears they will use the same rail as the current rail system which runs south of
   STH 16 in this area. Substantial new taxes would be required to fund this project; sales tax, wheel
   tax, gas tax, property tax etc.

5. **Sanitary Sewer:** The 2050 Regional Land Use Plan shows most of the Lake Country area being
   provided municipal sanitary sewer and water services. Due to the low density homes in
   Chenqua, it is doubtful that will be an issue here.
6. **Broadband**: There will be approximately $13 million in the 2018 state budget for broadband build out grants. Contact has been made with Charter Communications.

7. **Medical Leave**: Administrator Douglas will be out on medical leave August 30 – September 15.

**Report - Village President**
No report

**Report - Village Attorney**
No report

**Other Items**
Trustee Maneuold has noticed purple loosestrife and would like the Forester to look into controlling the spread of this invasive plant before it hits the lake.

**Agenda items to be considered for future meetings of the Village Board**

1. Public Hearing - Conditional Use Application – 4671 Vetteslon Road

**Adjournment**
Motion (Bellin/Keidl) to adjourn the meeting at 6:49 pm. *Motion carried*

Respectfully submitted by:

Pamela Ann Ettles
Village Clerk

Approved and Ordered Posted by:

Susan L. Wilkey
Village President

Helmut Keidl
Chairperson