

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

Date and Time: Tuesday, February 13, 2007 – 7:00 pm

Location: Village Hall – 810 Shorewood Boulevard

The February 13, 2007 meeting of the Plan Commission was called to order at 7:00 pm by Mark Sundquist. Members present were Mark Sundquist, James Etmanczyk, Jill Dittrich, William Thomas, and Karl Wellensiek. Also present was Village Administrator Karl Frantz. Absent and excused was Peter Hans and Lea Aschkenase. Compliance with the open meeting law was noted.

Review and approval, approval with revisions or denial of sign application for new facade signs for Cingular and conversion of Danford Plaza monument sign to ATT Plaza – The Commission reviewed the application to replace the Cingular Sign on the front canopy façade of Danford Plaza with an ATT sign. They also reviewed the change out of the Danford Plaza sign to read ATT Plaza, the monument itself, to remain in place. Ms. Dittrich seconded by Mr. Wellensiek moved to approve the sign permit application as submitted. The motion was approved unanimously.

Preapplication presentation and discussions on proposed teardown rebuild at 3534 Lake Mendota Drive – This project requires a conditional use permit due to its location on the lakeside of Lake Mendota Drive and a special exception permit due to the floor area and height exceeding the limits in the floor area ordinance. The Village code provides for a pre application process that allows the applicants and Village to review the project prior to actual application submittal. Mr. Frantz briefly reviewed the process involved for both permits. The owners of the property, Guy and Courtney Comer were present at the meeting as well as attorneys and architects representing the Comers. In addition, a few neighbors were in attendance.

Mr. and Ms. Comer introduced themselves. They stated that have been in the process of meeting with neighbors on the project and it was being well received.

Stuart Cohen and Amy Mangold from the firm Hacker Cohen Architects presented the plans for the project to the Plan Commission. They had several presentation boards, including a three dimensional model of the new home. The present home on the property would be torn down. They noted that extra care had been taken to avoid de foresting the large 47,488 square foot lot and only four of a total of 73 trees would be removed. They were working closely with Arborist Bruce Allison. In addition, the home would be energy efficient, would generally comply with Village height regulations and most of the square footage increase would be on the lakeside so that views would not be effected to any large degree. They noted the home conformed to the lake setback line and the street side position of the house would not change from the setback of the current home. The major request was for a special exception permit to allow them to exceed the floor area limit of 4,799 square feet to 8,688 square feet of floor area, and a slight increase in height. There was further discussion on various aspects of the project including proposed improvements to stairwells and docks to the lake. There was also a general description of the style of the home and handouts with elevations, floor plans, and comparative information. Site lines of the roof elevation from properties to the south were also provided. They noted they had

taken pains to comply and attempt to exceed expectations as required in the special exception and conditional use permit section of the code. The only area that they wished to vary from was the floor area and height of the home. They also noted that the lot is currently comprised of four separate lots and four homes could be built in this location and would have more far reaching effects.

Members of the Plan Commission commented that the major factor to be considered and of concern is the size of the project and the degree to which it exceeds the floor area limits, as well as ascertaining the existing building height and comparing it with the proposed.

The meeting was adjourned at 9:30 pm.