

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, October 13, 2015 meeting of the Plan Commission was called to order at 7:00 p.m. by Mark Sundquist. On call of the roll members present were: Earl Munson, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator.

Public Hearing on conditional use permit to allow construction of an attached garage at property located at 3210 Lake Mendota Drive

Opened the public hearing at 7:00 pm.

Dean Corbae, owner of 3210 Lake Mendota Drive, briefly explained the need for the conditional use. He stated the garage currently would be four feet eight inches taller than the neighbors garages. Mr. Corbae also stated the lake view would be partially obstructed with less than half the width being obstructed.

John Icke, 3214 Lake Mendota Drive, is concerned with the effect of the addition on his own property. Particularly the windows on the side yard view.

Scott Friedman, 3209 Lake Mendota Drive, expressed concern with the monetary impact and view the new addition would have on his home and the view of the lake he currently has.

Karen Icke, 3214 Lake Mendota Drive, expressed her concern regarding the personal value of her views and prefers the natural look the property currently has.

Tim Kritter, 3205 Lake Mendota Drive, inquired if other options could be explored. He expressed his understanding of the difficulty with this parcel.

Dean Corbae explained that many options have been explored and this seems to be the best one. He explained that the slope of the driveway is currently 21% grade and they are proposing a 10% grade.

Closed public hearing at 7:46 pm

Review and recommendation on conditional use permit to allow construction of an attached garage at property located at 3210 Lake Mendota Drive

Mrs. Remington stated that Professor Church at 3206 Lake Mendota Drive may have compromised views of the lake as well.

Mr. Munson stated this is the worst driveway in the village. He stated there are two issues he sees, the view from the other side of the street and the second being the wall blocking the Icke's. He asked the Corbae's why they don't have an "S" driveway.

Mr. Frantz stated they looked into that as an option but the turns would be too sharp.

Mr. Sundquist suggested the Corbae's make any changes possible to mitigate impacts. It seems possible to reduce the pitch of the roof to help with the views across the street. This seemed to alleviate the concern of Mr. Friedman and Mr. Corbae thought this would be possible. Other minor adjustments may be possible to deal with the Icke's concerns related to the sideyard. At this point participants gathered together to look at the plans and see what potential compromises could be made.

Mr. Munson left at 8:30 pm and then there was no quorum.

Respectfully submitted,

Karla Endres, Deputy Clerk