

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, November 17, 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, Karl Wellensiek, Jim Etmanczyk, Debra Remington and Brauna Hartzell. Also present was Karl Frantz, Village Administrator, Karla Endres Deputy Clerk. Excused from the meeting was David Benforado.

Discuss and set public hearing for a request to amend the Comprehensive and Doctors Park Neighborhood Plan to provide for an increase in building heights by six feet in areas now showing 46 feet.

Mr. Frantz gave a brief background of the request to amend the comprehensive plan.

Mr. Wellensiek suggested notifying residents within 1000 feet for the public hearing.

The public hearing date was set for December 15, 2015

Mr. Sundquist stated it will still be necessary for the project to go through the required approval process for zoning changes, PUD, etc.

Robert Stephan, 2820 Marshall Court asked for clarification on the February 15-March 15 period in which one can request changes to the comprehensive plan.

Mr. Sundquist explained that if the request is initiated by the Board of Trustees the process does not have to occur in the February 15- March 15 time frame.

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

Dean Corbae, Owner of 3210 Lake Mendota Drive, briefly explained the changes to the roof height of the garage and the safety concern. They lowered the roof height by two feet.

Mr. Munson requested that future projects submitted to the Village be required to submit with larger plans for the Commission members to review. He asked the architect if a flat roof would be possible.

The architect, Barry Lauffer of Udvari-Solner Design Company, stated the garage roof could be a flat with a slope on it but will only drop the roof height by 15 inches. He also clarified that there had been no alterations to the plans on the east.

Mr. Munson stated it would be helpful to see a photo from the neighbors view.

Mrs. Hartzell suggested that drawing of the view from across Lake Mendota Drive at the Friedman's house, be drawn up by a professional to give the Commission a better perspective of the view that will be impacted by the new garage.

Mr. Frantz stated that the project meets all setback requirements.

Mr. Sundquist stated the concern is the lake view that will be affected.

Scott Friedman, 3209 Lake Mendota Drive, stated the height of the project is going to affect his view from his home.

Karen Icke, 3214 Lake Mendota Drive, stated she is in objection to looking out her side yard at a wall instead of what is currently an open space.

John Icke, 3214 Lake Mendota Drive, stated they will loose all eastern views as well as sun exposure.

Mr. Sundquist stated the Plan Commission's concern is the lake view and that side views are not a decision the commission regulates.

Mr. Frantz stated that the R3 side setbacks are the narrowest in the Village zoning restrictions. They are 7 ½ feet off the lot line.

Mr. Sundquist requested the Friedman's to provide a picture from their bay window where the view of the lake will be compromised. He also suggested there be some investigation of the changes in the west elevation of the property.

Mr. Frantz suggested that if there is a potential problem that arises from the views, it would be wise to have a "Plan B" in place to mitigate any delay in the process for all parties involved.

Dean Corbae, owner of 3210 Lake Mendota Drive, stated even with any changes to the roof height, it prohibits walkable space around the side of the garage without obstruction of the roof.

Mr. Sundquist suggested the architect remove any opacity that isn't necessary.

No further action was taken on this agenda item.

Approve previous meeting minutes

Mr. Munson moved and Mrs. Remington seconded a motion to approve the September 15, 2015 and October 13, 2015 minutes with changes noted.

Voted: 6-0

Passed unanimously

Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields

Mr. Frantz stated when a draft environmental assessment becomes available for the near west field; he will distribute a copy and get feedback.

The meeting was then adjourned at 8:43 pm.

Respectfully submitted,

Karla Endres
Deputy Clerk