

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS  
PLAN COMMISSION

The Tuesday, December 15, 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.

Deferred minutes until later in the meeting

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

Barry Loufer, Architect from Udvari-Solner, explained the changes made since the November 17, 2015 plan commission meeting. The roof was lowered from 6 on 12 to 4 on 12. The garage itself was lowered by ten inches. He explained the current plan is 37” lower than the original height.

Scott Freidman, 3209 Lake Mendota Drive, explained that the Corbae’s need to show the burden of clear and convincing evidence. He believes the structure will adversely affect their view of the lake.

Dean Corbae, 3210 Lake Mendota Drive, explained that this request is mainly for safety purposes. He explained that they have lowered the roof height twice and moved the garage back as suggested from plan commission meetings.

Barry Laufer stated that going to a flat roof will not provide much of a difference overall. Also, it doesn’t aesthetically appeal to the current architecture of the house.

Mrs. Remington suggested the Board of Trustees amend the conditional use permit language to give a little wiggle room.

Mr. Munson moved to recommend to the Board of Trustees the approval of the conditional use permit. No second was made.

No further action was taken on this matter.

**Presentation and discussion regarding Planned Unit Development zoning application from Ronald McDonald House for an expansion scheduled for January public hearing**

Kevin Huddleston, Director of Ronald McDonald House of Madison, gave a brief introduction to the expansion plan.

Roger Rhodes, Architect with Flad Development, gave a brief explanation of the project. He stated there would be 14 additional rooms, a kitchen, lounge, and a change to the entrance to make it more accessible. There would be 22 underground parking stalls and 17 surface stalls. There would be only two curb cuts instead of the current four.

Joe Doyle, Vierbicher and Associates, stated the stormwater would be improved and it would drain to Marshall Court. It would infiltrate 90% of the rooftop water.

Michael Stienon, 2814 Marshall Court, asked if the delivery/service door and curb cut would be removed.

Roger Rhodes stated the plan is to maintain that delivery entrance.

Mr. Sundquist stated that the idea of a PILOT (payment in lieu of taxes) still needed to be discussed.

Dan O'Callaghan, Attorney for Ronald McDonald, confirmed they understood there would be a conversation to be had on that.

**Public hearing on special exception permit to exceed floor area limits on property located at 3201 Tally Ho Lane**

Opened public hearing at 7:47 pm

Laura Stephenson, Owner of 3201 Tally Ho Lane, explained the project and why it was necessary to get a special exception.

Mr. Frantz explained that the Stephenson's were granted a variance from the Board of Zoning Appeals prior to the plan commission meeting tonight.

Mr. Sundquist stated that the proposed garage will still be off the lot line between Stephenson's and their neighbors by 13 feet. There is a 17 foot rear yard variance that has been granted.

Closed public hearing at 8:00 pm

**Consider recommendation on special exception permit application to exceed floor area limits 3201 Tally Ho Lane**

Mr. Munson moved and Mr. Wellensiek seconded a motion to recommend to the Board of Trustees approval to the special exception permit.

Voted: 6-0

Passed unanimously.

**Public hearing on amendment to the Doctors Park Neighborhood Plan and Comprehensive Plan to provide for an increase in building heights by six feet in areas in Doctor's Park now showing 46 feet**

Public hearing opened at 8:10 pm

Rich Arneson, Stone House Development, gave a brief explanation of the request.

Randy Bruce, Architect from Knothe and Bruce, explained the proposed project. The first building would have 36 apartment units with 10,000 square feet of commercial space. The second building would have 59 apartment units. Randy also explained the proposed roof height change to allow for more spacious apartments. They can include affordable housing units. The feasibility to do a three story building is not economical compared to a four story building.

Gill Emmert, 2820 Marshall Court, is concerned with the shadow the proposed buildings will have on Shackelton Square. He also has concerns with the canyon affect this creates with larger buildings along the street on Marshall Court. He stated his opposition to the project.

Alan Humble, Erdman Holdings, stated he facilitates redevelopment in the Marshall Court area and supports the project.

Michael Stienon, 2814 Marshall Court, stated the neighborhood plan is made up of resident's plans for their neighborhood. He would like to see the traffic study completed for Marshall Court now with Arbor Crossing, 700 University Bay Drive and the new proposed buildings that are being planned.

Alain Peyrot, 918 University Bay Drive, stated the three story to four story increase is a huge change.

Paula Benkart, 2820 Marshall Court, has concerns with adequate parking on Marshall Court. She stated it also detracts from enhancing views.

Robert Stephen, 2820 Marshall Court, asked the plan commission to keep in mind the view from University Avenue with regards to the “step down” look. He also suggested keeping in mind the measurements of height with respect to the neighborhood plan.

Maureen Rickman, Partner at Psychiatric Services, 2727 Marshall Court, stated the developer worked hard to keep the two building project versus one huge building. It also allows for the businesses to keep running the entire time during construction by doing the two buildings in phases.

John Voegli, 1004 Yale Road, stated the Village has a comprehensive plan for a reason and it was not a decision made in one night. It took a lot of planning and input to create the comprehensive plan.

Jenny Christanson, 2822 Marshall Court, stated the plan commission should honor the height restrictions in the comprehensive plan.

Mickey Schaefer, 2818 Marshall Court, stated she is depressed about the whole project and wants to know if sidewalks will be in front of the proposed buildings.

Closed public hearing at 9:00 pm

### **Consider recommendation on amendment to Doctors Park and Comprehensive Plan to increase building heights in Doctor’s Park**

Mr. Sundquist stated that the developer, Rich Arneson, made all efforts to work with WHEDA for financing assistance.

Mr. Munson inquired as to why if no evidence of economic proof has been provide that the plan commission would consider the proposal without any economic testimony.

Gary Becker, Vierbicher and Associates, agreed with Mr. Frantz that the argument on economics is subjective.

Mr. Munson stated the shadow is a big deal.

Mr. Etmanczyk asked if Mr. Arneson could make the height of each floor 46 feet.

Mr. Arneson stated there would be two levels of underground parking and they could include rents and parking rental together in monthly rent.

Mr. Frantz stated there have been a lot of parking tickets issued on Marshall Court in 2015, mainly University of Wisconsin Hospital employees. He also stated that an extensive traffic study was completed prior to Marshall Court redevelopment.

Mr. Munson moved and Mr. Wellensiek seconded a motion to defer any decision until next month when the developer can provide information related to economic feasibility.

Voted: 6-0

Passed unanimously.

### **Discussion and any recommendations on proposed deck repair and expansion 3662 Lake Mendota Drive**

Mr. Frantz explained the proposed project for the deck.

The decision was for the homeowner, Pat Sweeney, to seek approval from the neighbors first and if they give written approval, Mr. Frantz may then approve the proposed deck repair and expansion.

### **Approve previous meeting minutes**

Mr. Etmanczyk moved and Mr. Munson seconded approval of the November 10, 2015 plan commission minutes with changed noted.

Voted: 6-0  
Passed unanimously.

**Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields (no new information)**

Mr. Frantz updated on the near west fields plan. They were looking for approval from the joint west committee before the environmental assessment was complete. Action was deferred until the assessment is completed.

The meeting was then adjourned at 10:00 pm.  
Respectfully submitted,

Karla Endres  
Deputy Clerk