

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, July 12, 2016 meeting of the Plan Commission was called to order at 7:00p.m. by Mark Sundquist. On call of the roll members present were: Karl Wellensiek, Jim Etmanczyk, Debra Remington, Dave Benforado, Brauna Hartzell and Earl Munson. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk

Called to order – 7:00 pm

Mr. Sundquist deferred the minutes until later in the meeting.

4. Public Hearing on special exception permit application for roof height 3630 Lake Mendota Drive.

Mr. Sundquist opened the public hearing at 7:01 pm

Denise Clearwood with Pine Clearwood Architects- explained the proposed project. The gables of the roof are high pitched which made it difficult to make the house look like it fit in the neighborhood if the roof height is limited to 32 feet.

Mr. Sundquist closed the public hearing at 7:08 pm.

5. Consider action on special exception permit 3630 Lake Mendota Drive

Mr. Benforado asked if all neighbors were aware of the project and that no one across the street would be affected. He asked what the purpose of the garage door on the side of the house was.

Aviva Shlimovitz, owner of 3630 Lake Mendota Drive stated the garage door was only for bikes and storage instead of a shed or accessory structure. The driveway will not connect with that door at any point in the future due to a lack of space or need.

Denise Clearwood stated she needed the extra three feet to make the walls eight feet tall inside, which is standard. There would also be a metal roof.

Mr. Munson asked if the floor area ratio was going to be an issue.

Mr. Frantz stated this house will continue to be less square footage than any of the neighbors.

Mr. Benforado moved and Mr. Munson seconded the recommendation to the Board of Trustees approval of the special exception permit as presented for the roof height at 3630 Lake Mendota Drive.

The Plan Commission made findings.

The roof height is lower than the existing roof peak.

Voted: 7-0

Passed unanimously

6. Public Hearing on conditional use permit request for an addition 3630 Lake Mendota Drive

Mr. Sundquist opened the public hearing at 7:25 pm.

Denise Clearwood explained the proposed project and how she would like to open up the flow of the house and make the deck user friendly for lake enjoyment. The deck is on the main floor and has the cable railings with an open porch concept. Denise is proposing to build a normal deck that is not angled off the lake setback line.

Mr. Sundquist stated the Plan Commission has allowed some transparent railing treatments in the past.

Mr. Sundquist closed the public hearing at 7:32 pm

7. Consider action on conditional use permit application 3630 Lake Mendota Drive

Mr. Munson stated he would likely vote against the addition because of the extension of the set back line. The creep towards the lake is the reason he is against the project.

Denise Clearwood asked if the setback line would change based on the new screened porch. If they were granted the exception, would the setback corner be changed to the new porch corner?

Mr. Wellensiek stated the line is the line.

Mr. Benforado stated he is conflicted on this project. He stated there are property owner rights and the owners wanted to enjoy the lake view by improving their home. He said it would be easier for the Plan Commission if the setback line was a bright line and they honor the line.

Mrs. Remington stated she agreed with Mr. Benforado and Mr. Munson. She is inclined to say no to the deck with the solid wall because of the obstructed view to the east side neighbors.

Mr. Etmanczyk stated he has a hard time accepting this project due to the structure below the raised deck. He said it would be too tempting for the next owner to enclose it.

Mr. Benforado suggested the applicant look at other variations and opportunities and then bring them back to the Plan Commission next month for further discussion.

Denise Clearwood stated they are trying to make the back yard secure for the owners and give them the same opportunities for lake views that the neighbors have. Currently they don't have views to the east because the large house on the east side is closer to the lake, which is cutting out the views of the lake at 3630 Lake Mendota drive.

Mr. Sundquist stated he would like to see some flexibility in the line and would be in favor of a cantilevered deck possibly.

Mr. Benforado stated he agrees with Mr. Sundquist and feels the applicants are warranted an explanation. He would be happy if they cantilevered the deck and didn't enclose the bottom of the structure. Would like to see the plans not made so easy for future owners to enclose the structure and create another space.

Mrs. Hartzell suggested doing the deck on the east side of the house and this would possibly create the space for the enclosed porch.

Denise Clearwood stated there are nice trees on the east side that would be affected by a porch/deck on the east side.

Mr. Sundquist explained that if the motion would state that the plans would stay within the line and conform they could possibly proceed with the process based upon the agreement to conform.

Denise Clearwood will submit a revised plan with the caveat that the deck and porch will conform to the setback line. She will get plans to the Village Hall for the board of trustees to review at the meeting Monday.

Mr. Sundquist stated that the plans could include more on the east side of the house such as a deck or stairs. He said there would be a couple treads from the staircase that would be past the setback line but they would be going toward ground level which is acceptable with the setback rules.

Mr. Benforado moved and Mr. Etmanczyk seconded a recommendation to approve the conditional use application as amended at tonight's meeting by the applicant to not encroach the lake setback line.

Voted: 7-0

Passed Unanimously

3. Approve previous meeting minutes

Mr. Benforado moved and Mr. Wellensiek seconded approval of the May 10th Plan Commission minutes with changes stated.

Voted: 7-0

Passed Unanimously

8. Consider request for a time extension on use of temporary parking area at WIMR by UW

Mr. Benforado moved and Mr. Munson seconded a motion to extend the temporary parking lot until September 1, 2017.

Voted: 7-0

Passed Unanimously

9. Review of ordinance regulating the storage of boats, trailers, recreational equipment and vehicles and consider possible changes

Mr. Benforado stated the Plan Commission should understand and own the ordinance on public nuisances and indicate to Mr. Frantz how to enforce it.

Mr. Frantz explained his interpretation of the setback ordinance. He stated that if he was to enforce the front yard setbacks, there would be requests for variances due to hardships on particular parcels.

Mr. Benforado stated he likes the ordinance the way it is and would like to see it enforced on a complaint basis and not by Village Staff going out looking for violations.

Mr. Munson stated this is a village that is known for enjoyment of the lake and that doesn't mean just for those that live on Lake Mendota Drive but everyone throughout the village which invites more boat users who might store their boat in their driveway for a short period of time.

Mr. Sundquist stated that a setback definition should be provided in the public nuisances section of the code. The word "variance" should be removed from the ordinance and substituted with exception or written permission. The village also has to come up with what the guidelines for acceptable storage items would be. The definition of front yard setback would be added to the definitions section of the ordinance.

Mrs. Remington stated the section 18.04 should add (8) to include vehicles, boats, trailers, etc. She suggested that a letter be sent out as a reminder to those that are encroaching on the front yard setback like the letter was done to those encroaching on the parks.

No further action taken on this item.

10. Discussion and any recommendations concerning UW- Madison Recreational sports master plan and U Bay fields

Nothing to report

The meeting was then adjourned at 9:02 pm.
Respectfully submitted,

Karla Endres
Deputy Clerk