

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday March 14, 2017 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, Dave Benforado, Brauna Hartzell, Earl Munson and Debra Remington. Also present was Karl Frantz, Village Administrator

Called to order – 7:00 pm

Approve previous meeting minutes

Mr. Wellensiek moved and Mrs. Remington seconded approval of January meeting minutes with changes noted.

Voted: 6-0

Passed unanimously

Consider approval of parking pad at 3414 Lake Mendota Drive

Mr. Frantz explained the proposed parking pad for the Koziol's residence. He explained that Matt Dregne, Village attorney, is reviewing the process for allowing projects in the right of way like this. There was an additional request for a parking pad approved at the Moeser home located where Sumac and Edgehill Parkway meet Lake Mendota Drive. Mr. Frantz stated he approved this particular one because of where they were placing the parking pad and that no one would be able to park there anyway due to a fire hydrant. Mr. Dregne is not concerned with adverse possession. There is a history with parking pads that goes back to the 1930's. Mr. Frantz stated there is probably a need for developed parking pads on Lake Mendota Drive due to the narrow road and steep parking situations along the lake.

Mr. Benforado stated that contractor trucks are a problem with parking on Lake Mendota Drive. They should be updated on parking do's and don'ts and being neighborly.

Mr. Sundquist stated that another view to this is that some residents have a single car driveway and others have a double driveway which all cross the right of way. So those that have a single car driveway are not encroaching the right of way as much as the doubles.

Mrs. Remington asked if there was an ordinance that prohibits residents to park on the right of way on the grass versus a parking pad that is concrete.

Mr. Munson asked if the Koziols had talked to their neighbors about the parking pad because of it possibly being considered a structure.

Mr. Wellensiek feels that right of way is right of way and should stay that way.

Mr. Sundquist stated that the Plan Commission is in agreement that the parking pads that are in can stay but no new ones will be allowed.

Mr. Munson asked if we could focus on the construction vehicles parking on Lake Mendota Drive instead of the parking pads issue.

Mr. Benforado likes the idea of allowing existing pads to be "improved" but not allowing new ones to be created.

Mr. Frantz stated parking pads are prohibited everywhere else in the village except for Lake Mendota Drive.

Mr. Benforado stated if the village sticks with the 25-foot curb cut maximum for driveways it would encourage less impervious surface area closer to the lake. He asked Mr. Frantz to look into the village ordinances that when there is a certain amount of excavation, the stormwater ordinance requirements are implemented.

Mr. Frantz stated he can explain to the Koziols that they can have a 25 feet opening but anything further than that would require a variance.
No further action was taken.

Status of Marshall Court redevelopment projects

Mr. Frantz stated that Stone House has been working Psychiatric Services to get them to build a new building and then use the west side parcel to create one large project instead of two small projects. The real hold up is with Psychiatric Services deciding on how much they either want to spend or do not want to spend. Mr. Frantz, Mr. Benforado and Mr. Sundquist met with Psychiatric Services and came out of the meeting with the feeling that if they could come up with \$1.5 million from somewhere, the project could be possible. Mr. Frantz stated if the two projects could come together, that would be the best project for that location. He also stated the village would need to decide how badly they would like to see that project happen and decide what it's worth to the village. Mr. Frantz gave a brief update on all potentials for Marshall Court but that there is nothing moving forward.

Adjourn

The meeting was adjourned at 8:26 pm

Respectfully Submitted,

Karla Endres
Deputy Clerk