

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, October 10, 2017 meeting of the Plan Commission was called to order at 7:00 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Debra Remington, John Imes. Jim Etmanczyk and Karl Wellensiek. Brauna Hartzell was excused. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Called to order at 7:00 pm at the Village Hall

Public Hearing on roof height special exception permit application 3616 Lake Mendota Drive and Public Hearing on new home construction conditional use permit application 3616 Lake Mendota Drive

Opened the public hearing at 7:04 pm

Mr. Munson has recused himself from the discussion and the vote.

Arlan Kay, Architect, gave a brief description of the proposed house. He stated the plan was to keep it handicap accessible throughout the entire home. The slope is higher on the west side and lower on the east side of the home. The height exception would be 1.2 feet on the front corner and 2.1 on the back west corner of the roof. Mr. Kay stated they do not want to be out of compliance when construction begins therefore they are asking for a 48" variance in the height of the structure. They designed the home to keep as much of the lake view available from the street. They kept the narrowest part of the home closest to the eastern neighbor's home for the least amount of intrusion. The architect is trying to keep the 12% slope for the driveway which means not dropping the house any lower than it is now. The nearest part of the home to the lake is a one story wing.

Mr. Frantz stated the home meets the floor area limits and complies. The peak of the house is out of compliance. Mr. Frantz stated there was written comment from James Berbee and Karen Walsh in support of the project.

Closed the public hearings at 7:20 pm.

Consider action on special exception permit application 3616 Lake Mendota Drive and Consider action on conditional use permit applications 3616 Lake Mendota Drive.

Mr. Imes asked what the side yard setbacks were.

Mr. Benforado stated this project complies with the lake setback line and the lake encroachment line. Mr. Benforado asked if the owners had spoken with the neighbors on each side of their lot. The owner stated she had not as of tonight.

Mr. Benforado stated the height limits of the homes on Lake Mendota Drive is taken very seriously to preserve the views from the street. He asked the architect if there were options to keep the roof height under 30 feet.

Arlan Kay stated the results are possible but it comes with cuts. It would be a clipped roof that is not desirable and difficult to maintain. It would also mean an increase in the slope of the driveway and the house having stairs inside, so it would not be completely handicap accessible.

Mr. Benforado asked if the elevator would be installed immediately.

The owner stated it depends on the health of her in-laws and her mother. It could be installed immediately or later, just depends on when it's needed.

Mrs. Remington asked what the height of the ceilings would be.

Arlan Kay stated they would be nine foot ceilings on the first floor and 8 foot on the second floor.

Mr. Imes asked if there is precedence about roof heights.

Mr. Benforado stated there have been some height exceptions in the past along the lake.

Mr. Frantz stated there could be a spot on the golf course where a golfer would not be able to see the lake where they used to be able to. The driveway is still going to be steep with an 11% grade. If they move the house closer to the street, the driveway gets steeper and if they push the house down in the ground, they will have steps in the house.

Mr. Frantz stated the homes on each side of the site are very different in size but have large lots. There is a major contrast in houses on each side of this project.

Arlan Kay stated there was an agreement between the neighbors of this site that the house would not exceed 35 feet in height and not pass the lake setback line. He wants to use 38 inches in one spot not the asked for 48 inches. It's for a margin of error in the construction that they have asked to have an exception of 48 inches total.

Mr. Imes asked if Mr. Kay was to switch the home around to put the highest part of the home in a lower spot.

Arlan Kay stated this roof height has not been lightly looked at. They have tried everything possible.

Mr. Frantz stated although neighbors can point at this home and say this is a precedent, really, your not setting a precedent. We are looking at a particular case and the slope of the lot. What's important is considering granting the project through the findings as what are specific to the particular property and case.

Mr. Imes moved and Mr. Wellensiek seconded approval of the special exception permit application for 3616 Lake Mendota Drive.

The Plan Commission went through the findings.

Voted: 5-0 Mr. Munson recused himself

Passed Unanimously

Mr. Imes moved and Mr. Wellensiek approval of the conditional use permit application for 3616 Lake Mendota Drive.

The Plan Commission went through the findings

Voted: 5-r0 Mr. Munson recused himself

Passed Unanimously.

Consider action on request for accessory structure in front yard and associated improvement at 3405 Blackhawk Drive

Mr. Frantz gave a brief background the proposed project. This is an accessory structure that would be in a front yard setback therefore needing Plan Commission approval.

Mike Ash, Artisan Remodeling owner, spoke on behalf of the owners at 3405 Blackhawk Drive. He described the proposed pergola that encloses a storage shed in the front yard. It is a 14 x 6 in size.

Mr. Wellensiek asked what the distance is from the first corner to the street.

Mike Ash said it was 42 feet from the nearest point of the pergola to the street. He stated it would be a six foot fence around the enclosure to hide the storage shed.

Mr. Munson asked how high the existing fence is.

Mike Ask stated it was six feet high and matches the fence on the backyard.

Mr. Imes asked if they don't put the fence around the shed what the requirements would be.
Mr. Frantz read the fence regulations. This particular project is not in the front yard setbacks.
Mr. Imes moved and Mr. Munson seconded approval of the accessory structure in the front yard at 3405 Blackhawk Drive.
Voted: 5-1, Mrs. Remington voted no.
Passed

Approve previous meeting minutes

Mr. Wellensiek moved and Mr. Munson seconded approval of previous meeting minutes
Voted: 6-0
Passed Unanimously.

Report on pending development project on Marshall Court

Mr. Benforado gave a brief description of the proposed project by Rich Arneson. The proposed building will have a first floor drop in daycare and food available. The second floor would be a work space for people to come in and work in an open concept area. This project would be build with out TIF request.

Mr. Frantz stated this would not be a tax exempt project either. Rich Arneson would own the property and lease it out. It would have two stories of underground parking. It would be a 3-4 Million dollar project.

University Bay Fields status (no new information)

Adjourn

The meeting was then adjourned at 9:09 pm.
Respectfully submitted,

Karla Endres, Deputy Clerk