

**APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, December 10, 2024 meeting of the Plan Commission via Zoom was called to order at 7:01 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Earl Munson, Jim Etmanczyk, Craig Weinhold and Cara Coburn Faris. Tessa Martin was excused. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Trustee Shabnam Lotfi, Brenda Gonzalez (UW-Madison), and former Village presidents Dave Benforado and Mark Sundquist.

Mr. Mooney confirmed the meeting had been properly posted and noticed.

Approval of Minutes – November 12, 2024 Minutes

Ms. Coburn Faris moved and Mr. Etmanczyk seconded a motion to approve the November 12, 2024 minutes as presented. Motion carried.

Public Comment: There were no public comments at this meeting.

Continued discussion on Accessory Dwelling Units (ADUs): Policy Considerations and Community Comparisons

Mr. Imes reported that he had asked the Village engineer to identify how many properties under the proposed ADU ordinance regulations could add an ADU compared to how many current properties can't add square footage to their existing homes. He hopes to have this and more information for the next Commission meeting to continue the discussion.

Continued discussion of possible changes to the Floor Area Ratio (FAR) calculations in the Zoning Code

The Commission discussed the history of the Floor Area Ratio regulations development prepared by former Village President Dave Benforado. The development of the ordinance took a couple of years and numerous Plan Commission meetings to complete. Mr. Weinhold questioned the effectiveness of the regulations and asked if the ordinance was successful in limiting the very large houses on large lots or was adversely impacting modest houses on smaller lots.

Another former Village President, Mark Sundquist, who was also the Plan Commission chair when the FAR ordinance was developed provided some additional history. He cautioned the Commission to consider the implications of any changes made to the ordinance. It took his Commission over two years of thoughtful deliberations and a number of public input sessions to come up with this ordinance and it has been working for the past 20 years.

Mr. Imes indicated that the Commission would continue to discuss the FAR along with the height regulations, which were developed during the same time frame, and address Mr. Weinhold's concerns.

Report on upcoming soil testing at University Bay Fields (West Campus Play Fields)

Brenda Gonzalez, Director of Community Relations for UW Madison, provided some information on the soil testing in progress on the University Bay Fields (West Campus Play Fields). UW is doing soil testing ahead of future planning for enhancements to the fields for surfaces, irrigation, drainage and amenities like bathrooms and drinking fountains. The initial testing so far has gone

as expected. A more definitive report will be available in about a month and shared with the Village.

Mr. Lederer expressed his concern about potential larger development (i.e. fencing, bleachers and lighting) in the future.

Future Agenda Items (includes items that will be considered at a future meeting):

Electric Vehicles Ordinance

Fence Ordinance referral from Zoning Board of Appeals

Locust Drive Multi-Use Path

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is Tuesday, January 14, 2025 at 7:00 pm.

Adjourn

Mr. Lederer moved and Ms. Coburn Faris second a motion to adjourn at 8:02 pm.

Respectfully submitted,

David Sykes

Administrative Services Coordinator