

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

The Tuesday, February 11, 2025 meeting of the Plan Commission via Zoom was called to order at 7:02 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Earl Munson, Jim Etmanczyk, Tessa Marin, Craig Weinhold and Cara Coburn Faris. Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Brian Berquist (Town & Country Engineering), Sonja Kruesel (Vandewalle), Evan Hoier (Vandewalle), and Dave Benforado.

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

**Approval of Minutes – January 14, 2025 Minutes**

Mr. Lederer moved and Ms. Martin seconded a motion to approve the January 14, 2025 minutes as presented. Motion carried unanimously.

**Public Comment:** None.

**Discussion of possible Electric Vehicles Ordinance**

Mr. Mooney introduced the topic with a review of the policy memo provided by Vandewalle at the Commission’s last meeting. Since that meeting, the Village has received two request for EV charging units to be installed on commercial properties. An example of one of the proposed installation was included in the materials packet.

Ms. Kreusel, the Village’s planning consultant, provided some information on how other communities have dealt with EV ordinances. The policy has been to get the zoning out of the way to encourage installation of EV charging units. They would be allowed by right in a parking lot as an accessory use. She provided some answers to questions from Commission members on potential signage/advertising on the charging units.

Staff will work on developing an ordinance for the Commission to consider.

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

Village Engineer Brian Berquist provided an evaluation of the properties in the Village that could possibly accommodate an ADU of 5,000 sq ft. He cautioned that the data from the assessment records and the GIS mapping information is very crude and the evaluation is only an rough estimate. 336 residential properties (about half of the Village’s residential lots) could accommodate an ADU as the zoning regulation currently exist.

Mr. Imes indicated that the Commission would probably want to consider some other supplemental regulations (i.e. excluded from front yards) and have a townhall meeting for Village residents to provide input on a possible ordinance change.

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

The current zoning code language allows 500 sq ft of an accessory structure to be exempted from the FAR limit. ADUs could be considered an accessory structure and the Commission could consider increasing that exemption to 1,000 sq ft for an ADU. Mr. Imes also acknowledged the

recommendation to adjustments to the FAR calculation suggested by Shabnam Lotfi that was included in the packet. But, they were not prepared to address it at this time.

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

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

Public Hearing on WIMR East Wedge Cyclotron addition

Consider steps to resolve the 25' front yard exception language in the Zoning Code

Consider changes to the Zoning Code to address problematic small lots, such as the 25' front yard exception language (CW)

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, March 11, 2025 at 7:00 pm.

**Adjourn**

Mr. Lederer moved and Ms. Coburn Faris second a motion to adjourn at 7:47 pm.

Respectfully submitted,

David Sykes

Administrative Services Coordinator



**Madison Regional Office**  
507 W. Verona Ave, Suite 500  
Verona, WI 53593  
608.848.5060

March 05, 2025

Attn: Brian Mooney, Administrator  
Village of Shorewood Hills  
810 Shorewood Boulevard  
Madison, WI 53705-2115

Subject     ***Tom Degen, 3518 Blackhawk Drive Property***  
              ***1-Lot CSM***  
              ***JSD Project No. 24-14574***

Dear Brian:

JSD has contracted with Tom Degen (Client) to prepare and submit a 1-Lot Certified Survey Map (CSM) to the Village of Shorewood Hills, (Village). The purpose of this CSM is to combine part of Lot 36, all of Lot 37, and part of Lot 38, First Addition to Shorewood, that is currently owned by the Client into one contiguous Lot under unified ownership. Please consider this letter our formal request for the Village to formally review and approve/conditionally approve said CSM. We are further requesting that said CSM be placed on the Plan Commission's Agenda for their March 11, 2025, meeting, and on the Board of Trustees' Agenda for their March 18, 2025, meeting. Accompanying this letter, please find an electronic copy of the CSM along with an electronic copy of the receipt for payment of the required \$350 review fee, which was paid earlier today, Confirmation Number 41430541. Should you require any additional information, or have any questions, please contact us.

Sincerely,

***JSD Professional Services, Inc.***

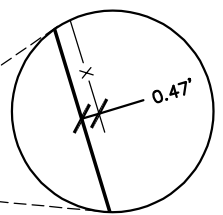
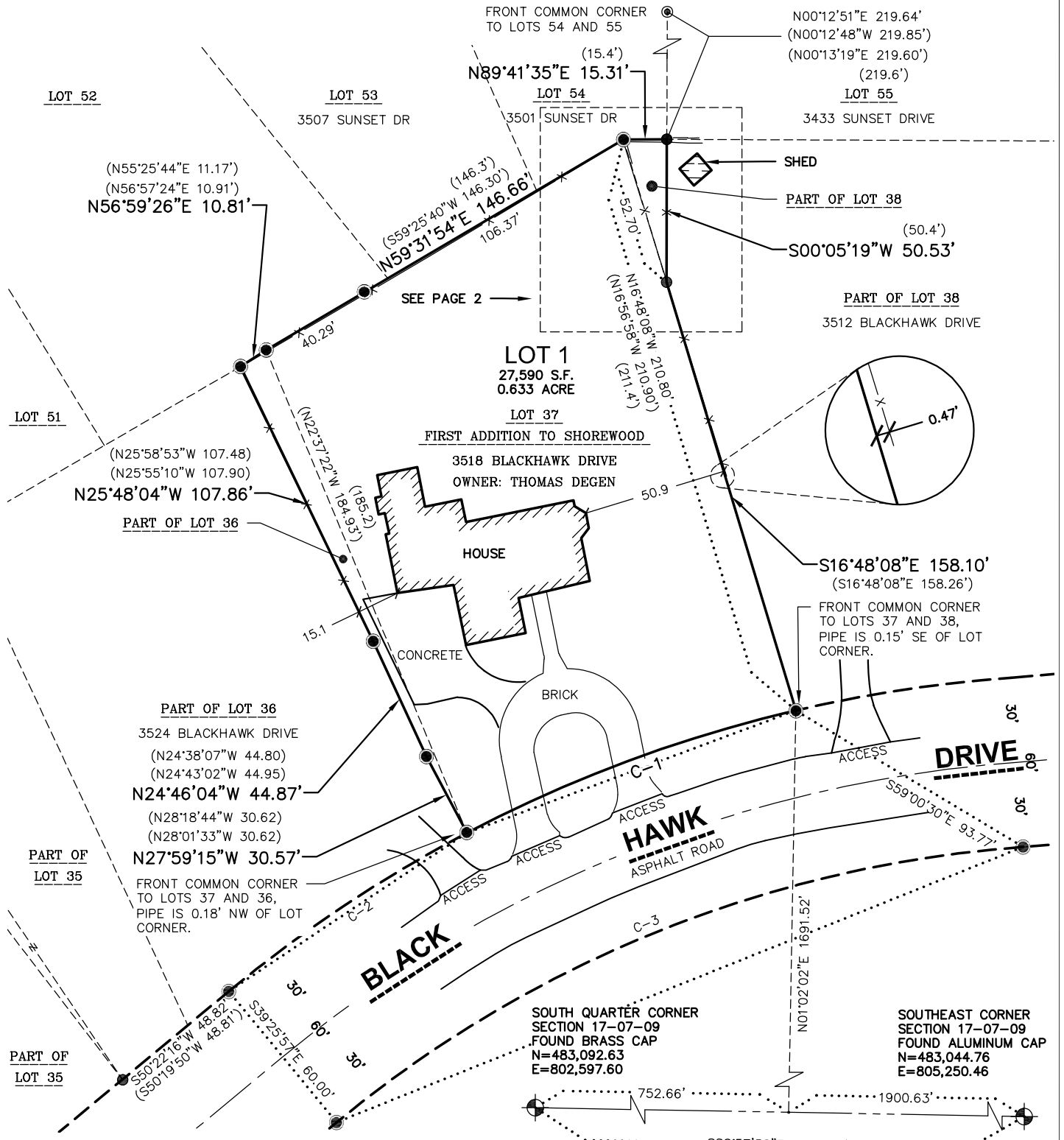
Todd J. Buhr, P.L.S.  
Vice President/Director of Surveying Services

[Enclosure]  
1-Lot CSM,  
Receipt of Payment of Fee  
c: Tom Deegen, Owner

# PRELIMINARY

## CERTIFIED SURVEY MAP NO. \_\_\_\_\_

LOT 37 AND PART OF LOT'S 36 AND 38, FIRST ADDITION TO SHOREWOOD, RECORDED IN VOLUME 3, PAGE 27 OF PLATS AS DOCUMENT NO. 410607, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN.

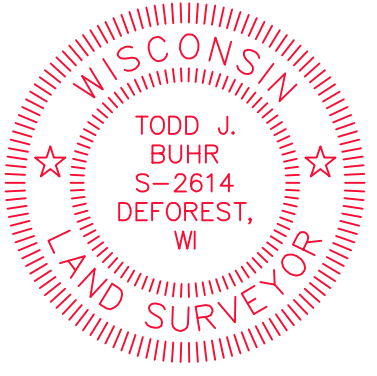
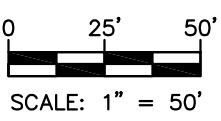


**LEGEND**

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- FENCE LINE
- ( ) DENOTES RECORD DATA DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

**NOTES**

1. FIELD WORK PERFORMED ON FEBRUARY 25, 2025.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY. THE SOUTH LINE OF THE SE QUARTER OF SECTION 17-07-09, BEARS S88°57'58"E.
3. SEE SHEET 2 FOR CURVE TABLE.



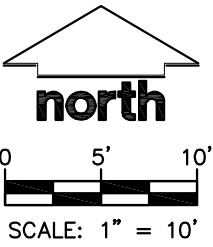
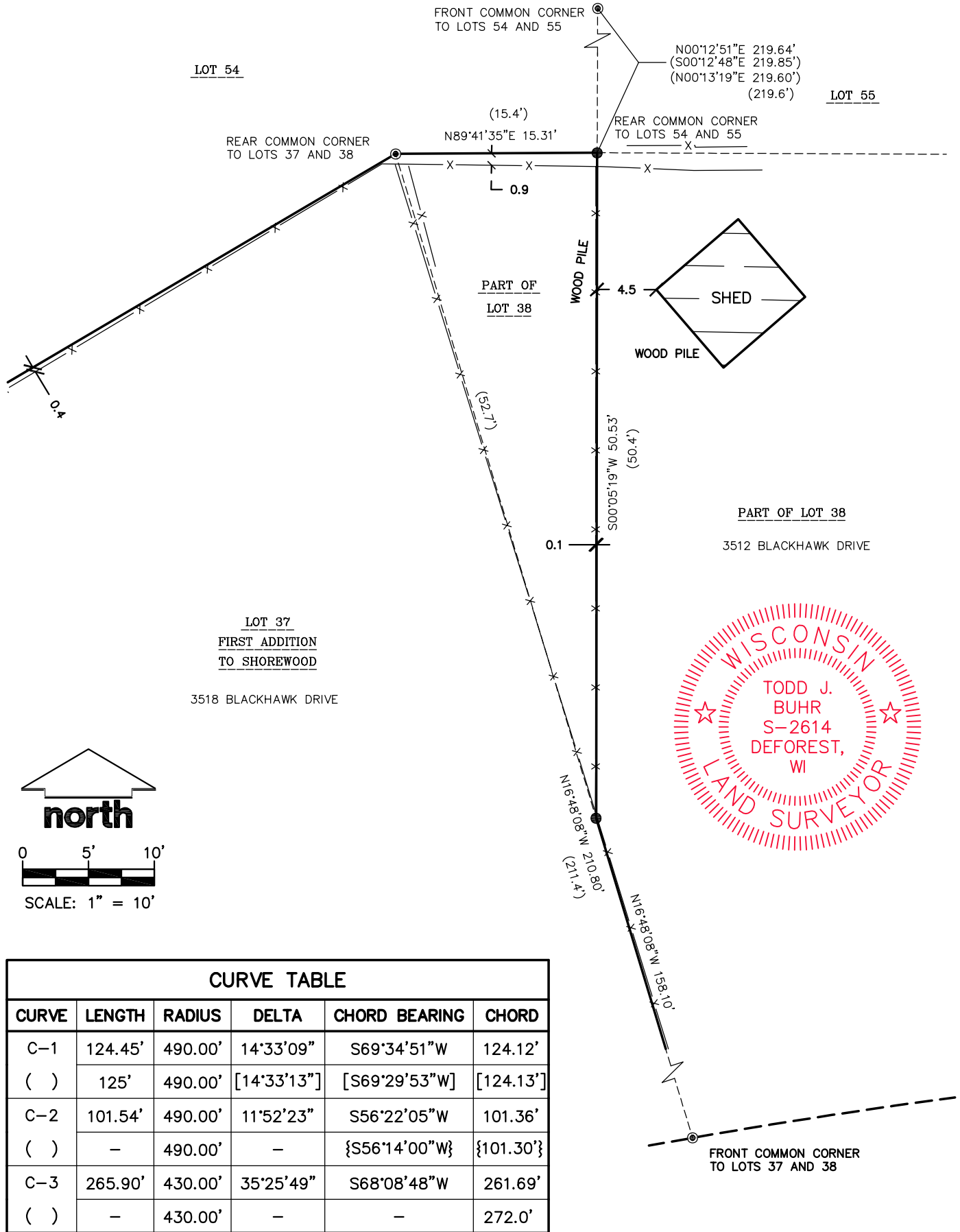
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SURVEYED BY:  MADISON REGIONAL OFFICE 507 W. VERONA ROAD, SUITE 500 VERONA, WI 53593 P. 608.848.5060	SURVEYED FOR: <b>TOM DEGEN</b>  3518 BLACKHAWK DR SHOREWOOD HILLS, WI	PROJECT NO: <u>24-14574</u> FIELDBOOK/PG: <u>434/45</u> SHEET NO: <u>1 OF 5</u>	SURVEYED BY: <u>RAC</u> DRAWN BY: <u>CMD</u>  VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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[ ] RECORD PER WILLIAMSON SURVEYING COMPANY, DATED APRIL 28, 1997, DANE COUNTY MAP No. 97-00547

{ } RECORD PER BIRRENKOTT SURVEYING, INC., DATED JUNE 01, 2016, DANE COUNTY MAP No. 2016-01155

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**SURVEYED BY:**  
  
**JSD**  
 MADISON REGIONAL OFFICE  
 507 W. VERONA ROAD, SUITE 500  
 VERONA, WI 53593  
 P. 608.848.5060

**SURVEYED FOR:**  
**TOM DEGEN**  
 3518 BLACKHAWK DR  
 SHOREWOOD HILLS, WI

PROJECT NO: 24-14574  
 FIELDBOOK/PG: 434/45  
 SHEET NO: 2 OF 5

**SURVEYED BY:** RAC  
**DRAWN BY:** CMD

**VOL.** \_\_\_\_\_ **PAGE** \_\_\_\_\_  
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### LEGAL DESCRIPTION

LOT 37 AND PART OF LOT'S 36 AND 38, FIRST ADDITION TO SHOREWOOD, RECORDED IN VOLUME 3, PAGE 27 OF PLATS AS DOCUMENT NO. 410607, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 07 NORTH, RANGE 09 EAST, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN, DESCRIBED MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 17, AFORESAID; THENCE S88°57'58"E, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 752.66 FEET; THENCE N01°02'02"E, 1691.52 FEET TO THE SOUTHEASTERLY CORNER OF LOT 37, AFORESAID, ON THE CURVING NORTHERLY RIGHT-OF-WAY LINE OF BLACKHAWK DRIVE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, 124.45 FEET ALONG AN ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 490.00 FEET, THE CHORD BEARS S69°44'00"W, 124.12 FEET; THENCE N27°59'15"W, 30.57 FEET; THENCE N24°46'04"W, 44.87 FEET; THENCE N25°48'04"W, 107.86 FEET TO THE NORTH LINE OF LOT 36, AFORESAID; THENCE N56°59'26"E ALONG SAID LINE, 10.81 FEET TO THE NORTHWESTERLY CORNER OF LOT 37, AFORESAID; THENCE N59°31'54"E ALONG THE NORTH LINE OF LOT 37 AFORESAID, 146.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 37 AND THE NORTHWESTERLY CORNER OF LOT 38, AFORESAID; THENCE N89°41'35"E ALONG THE NORTH LINE OF LOT 38 AFORESAID, 15.31 FEET; THENCE S00°05'19"W, 50.53 FEET TO A POINT ON THE EASTERLY LINE OF LOT 37, AFORESAID; THENCE S16°48'08"E ALONG SAID LINE, 158.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 27,590 SQUARE FEET OR 0.633 ACRES.

### SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, PROFESSIONAL LAND SURVEYOR S-2614, DO HEREBY CERTIFY THAT BY DIRECTION OF TOM DEGEN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN.



\_\_\_\_\_  
TODD J. BUHR, S-2614  
PROFESSIONAL LAND SURVEYOR

\_\_\_\_\_  
DATE

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SURVEYED BY:  
**JSD**  
MADISON REGIONAL OFFICE  
507 W. VERONA ROAD, SUITE 500  
VERONA, WI 53593  
P. 608.848.5060

SURVEYED FOR:  
**TOM DEGEN**  
3518 BLACKHAWK DR.  
SHOREWOOD HILLS, WI

PROJECT NO: 24-14574  
FIELDBOOK/PG: 434/45  
SHEET NO: 3 OF 5

SURVEYED BY: RAC  
DRAWN BY: CMD

VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
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SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 07 NORTH, RANGE 09 EAST,  
VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN.

### VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF MADISON PLAN COMMISSION ACTION OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
ANN McKAIG, DATE \_\_\_\_\_  
SECRETARY,  
VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

### VILLAGE OF SHOREWOOD HILLS BOARD OF TRUSTEES APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE VILLAGE OF SHOREWOOD HILLS BOARD, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE VILLAGE OF SHOREWOOD HILLS.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE VILLAGE OF SHOREWOOD HILLS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
JULIE FITZGERALD, CLERK-TREASURER  
VILLAGE OF SHOREWOOD HILLS




#### OFFICE OF THE REGISTER OF DEEDS

\_\_\_\_\_ COUNTY, WISCONSIN  
RECEIVED FOR RECORD \_\_\_\_\_  
20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_ M  
AS DOCUMENT # \_\_\_\_\_  
IN VOL. \_\_\_\_\_ OF CERTIFIED  
SURVEY MAPS ON PAGE(S) \_\_\_\_\_

REGISTER OF DEEDS

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<b>SURVEYED BY:</b>  <small>MADISON REGIONAL OFFICE 507 W. VERONA ROAD, STE. 500 VERONA, WI 53593 P. 608.848.5060</small>	<b>SURVEYED FOR:</b> <b>TOM DEGEN</b>	<b>PROJECT NO:</b> 24-14574 <b>FB/PG:</b> 434/45 <b>SHEET NO:</b> 5 OF 5	<b>SURVEYED BY:</b> RAC <b>DRAWN BY:</b> CMD
	3518 BLACKHAWK DR. SHOREWOOD HILLS, WI		

**ORDINANCE NO. L-2025-\_\_**

**VILLAGE OF SHOREWOOD HILLS  
DANE COUNTY WISCONSIN**

**An Ordinance Amending Sections 10-1-100(f), 10-1-100(g), and Appendix C  
of the Village of Shorewood Hills Zoning Code  
related to Electric Vehicle Charging Stations**

**RECITALS**

1. On March 11, 2025, the Village Plan Commission held a public hearing on this Ordinance, preceded by publication of a Class 2 notice and otherwise noticed in accordance with all applicable legal requirements.

2. The Village Plan Commission has considered and recommended approval of this Ordinance.

3. The Village Board finds that amending the Code of Ordinances as set forth in this Ordinance improves the zoning regulations in the Village and promotes opportunities to modernize and support electric vehicle usage by residents and businesses in Shorewood Hills.

NOW THEREFORE the Village Board of the Village of Shorewood Hills, Dane County, Wisconsin adopts the following ordinance as listed in Exhibits 1 and 2.

This ordinance shall take effect immediately upon passage and publication as required by law.

*The above and foregoing ordinance was duly adopted by the Village Board of the Village of Shorewood Hills at its meeting held on \_\_\_\_\_, 2025.*

APPROVED:

\_\_\_\_\_  
John Imes, Village President

ATTEST:

\_\_\_\_\_  
Julie Fitzgerald, Village Clerk/Treasurer

ARTICLE J

SUPPLEMENTARY REGULATIONS

SEC. 10-1-100 ACCESSORY USES.

(a) For All Districts

- (1) Time of construction. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
- (2) Location. Accessory structures shall not be located in the front yard, unless specifically allowed under (g) below or reviewed and approved by the Plan Commission. Setbacks from side and rear lot lines are noted in the chart under (f) below.
- (3) Maximum Percentage of Rear Yard Setback. Accessory structures may occupy a maximum of fifty percent (50%) of the area of the rear yard setback.
- (4) Maximum Height. Accessory structures shall not be taller than the height of the principal building or fifteen (15) feet, whichever is less, unless specifically allowed in (g) below.
- (5) Attachment to principal structure. When an accessory structure is structurally attached to a principal structure it shall conform to all regulations of this chapter applicable to principal structures, including all yard setbacks. If after initial construction any detached accessory structure is attached to the principal structure, the newly attached accessory structure must meet all of the applicable yard setbacks for the principal structure.

(b) For Residential Districts.

- (1) Maximum Area Per Lot. The total area of accessory structures measured at ground level shall not be more than ten percent (10%) of lot area or one thousand (1,000) square feet, whichever is less. A larger total accessory structure area may be allowed by conditional use approval. In the case that an application to exceed the above limit is included in an application under Sec. 10-1-110 of this code, it may be processed under that Section.
- (2) R-4 Multiple-Family Residence District Uses. Ancillary facilities contained within the main structure(s) that are for the exclusive use of residents and their guests and are typical to the operation of multifamily buildings, such as fitness centers, business centers, storage areas, and rental / maintenance offices, shall be considered part of the permitted use of "Multiple-family dwellings of all types" contained under the R-4 Multiple-Family Residence District and not considered accessory uses.

- (c) For Planned Unit Developments. Accessory uses and structures in Planned Unit Developments shall be governed by the approved General Development Plan and Specific Development Plan.
- (d) Plan Commission Review Procedure. If a proposed accessory use or structure requires Plan Commission review under (a)(2) above or (g) below, the following procedure shall be used for such review:
- (1) Property owners shall provide the Zoning Administrator with information sufficient for the Plan Commission to judge the proposal against the review standards in (e) below. The Zoning Administrator may develop an application form to ensure that the necessary information is provided.
  - (2) The Zoning Administrator shall place the proposal on a future Plan Commission agenda that allows for proper noticing and adequate review.
  - (3) Property owners immediately adjoining the parcel and directly across a street right-of way from the parcel where the use or structure is proposed shall be notified, via first class mail at least ten (10) days prior to the Plan Commission meeting in which the use or structure will be considered, of the proposed use or structure and the time and date where the Plan Commission will consider the use or structure.
  - (4) The Plan Commission shall give the public an opportunity to comment on the proposed use or structure prior to discussion of the proposed use or structure.
  - (5) The Plan Commission shall vote to approve or deny the proposed use or structure, evaluating the proposal against the standards under Sec. 10-1-100(e) below.
- (e) Plan Commission Review Standards. If a proposed accessory use or structure requires Plan Commission review, the following standards shall be used by the Commission as criteria for approval of the accessory use or structure:
- (1) The accessory use or structure shall not significantly alter the character of the lot or surrounding area.
  - (2) The accessory use or structure shall not unreasonably interfere with quiet use, enjoyment, and occupancy of the lot in question or of other lots in the area.
  - (3) The activity must not create environmental, safety or health hazards such as noise, light, odors, vibrations, electrical emissions, or other fire or safety hazards that are noticeably out of character with those produced by normal occupancy of the parcel under the zoning code or by normal occupancy of surrounding parcels.
  - (4) The lot must contain adequate area to accommodate the accessory use or structure without interfering with the occupancy of the lot or other lots in the area.
  - (5) If a permanent structure is proposed, the structure shall be placed as unobtrusively as reasonably possible on the lot.

- (f) Permitted and Conditional Accessory Uses and Structures. Accessory uses are allowed per the chart below, and subject to any supplemental regulations specific to individual accessory uses and structures contained within (g) below.

<b>Figure 10-1-100(f): Accessory Land Uses</b>								
<b>Accessory Land Use</b>	<b>Zoning District</b>				<b>Permitted in Yard &amp; Required Setback from Lot Lines:</b>			<b>Supplemental Regulations?*</b>
	R-1 R-2 R-3	R-4	C-1 C-2 C-3	CF	Front	Side	Rear	
(1) ATM (automated teller machine)	-	-	P	P	Per Installation Plan.			Yes
(2) Day Care Center, Family	P	-	-	-	Not	0'	0'	Yes
(3) Farmer's Market / Farm Stand	C	C	C	C	Only within a parking lot			Yes
(4) Home Occupation	P	P	-	-	Must be entirely indoors.			Yes
(5) Outdoor Sales / Display	-	-	P	-	Per Site Plan.			Yes
(6) Keeping Chickens	P	-	-	-	Not	3'	3'	Yes
(7) Keeping Bees	P	-	-	-	Not	3'	3'	Yes
(8) Portable Storage Units	P	P	P	P	In Driveway	3'	3'	Yes
(9) Temporary Structure for Storage of Construction Materials & Equipment	P	P	P	P	3'	3'	3'	Yes
(10) Yard Sales / Garage Sales	P	P	-	-	3'	Not	Not	Yes
(11) Short-Term Rental	P	P	-	-	n/a	n/a	n/a	Yes
<u>(12) Electric Vehicle Charging Station</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>Yes</u>

\* See Section 10-1-100(g) for the Supplemental Regulations for Accessory Land Uses.

- (g) Accessory Uses and Structures Supplemental Regulations.

(1) ATM (automated teller machine).

- a. An installation location/plan will be reviewed and approved by the Zoning Administrator and Police Department for security measures.
- b. Other than ATMs associated with a bank drive-through facility, which must meet the setback requirements of the main structure, ATMs must be integrated into a building façade and may not be in a stand-alone structure.

(2) Day Care Center, Family.

- a. The day care home shall be the principal place of residence of the operator.

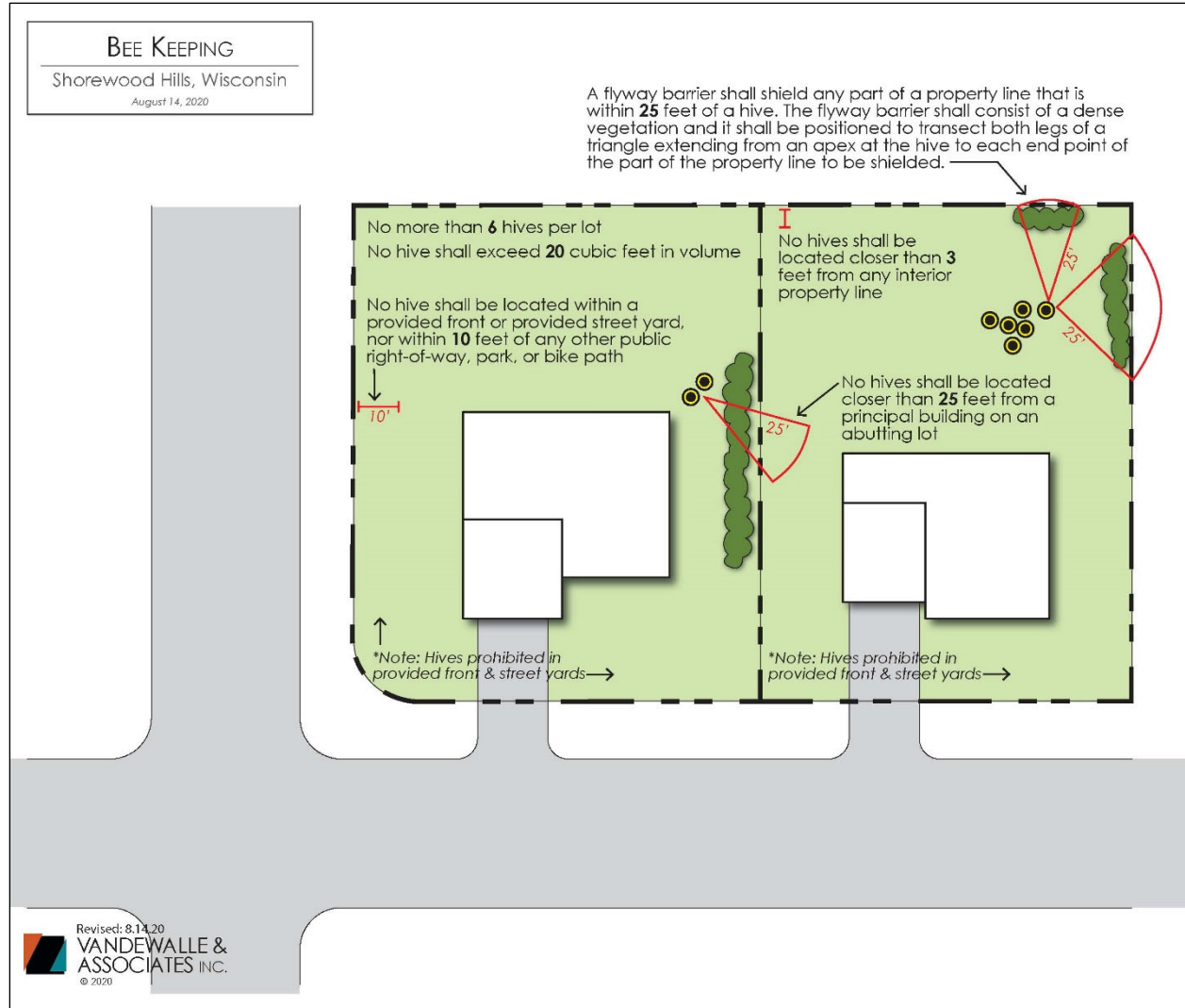
- b. No employees shall be permitted other than residents of the dwelling; however, temporary or substitute caregivers may be present periodically.
- (3) Farmer's Market/Farm Stand.
- a. Within any residential district, farmer's market or farm stand shall be accessory to a non-residential use and located in the parking lot of such use.
  - b. The hours of the farmer's market or farm stand shall be set as part of the Conditional Use Permit required under Article E. All ancillary materials related to the farmer's market or farm stand (such as tables, signs, pavilions, etc.) may not be set up more than one hour before the open of the market or stand, and shall be removed within one hour of the close of the market or stand.
- (4) Home Occupation. Permits are not required to engage in home occupations or activities provided the following standards are met:
- a. A home occupation or activity shall be secondary and incidental to the primary residential use of a lot or housing unit;
  - b. The activity cannot significantly alter the residential character of the dwelling unit, dwelling structure, or the lot;
  - c. The activity must not unreasonably interfere with residential occupancy of other lots in the neighborhood;
  - d. The activity must not create environmental, safety or health hazards such as noise, light, odors, vibrations, electrical emissions, or other fire or safety hazards that are noticeably out of character with those produced by normal residential occupancy.
  - e. Traffic generated by the occupation or activity may not exceed that which is customary to residential occupancies in the neighborhood;
  - f. Signage of the home occupation or activity will be governed by Article H;
  - g. The lot and structure must contain adequate area to accommodate the occupation or activity without interfering with residential occupancy of other lots in the neighborhood.
- (5) Outdoor Sales/Display.
- a. Shall only be permitted in conjunction with a permitted retail use or approved conditional use in the primary structure.
  - b. The area designated for outdoor sales/display shall be shown on a site plan, which shall be reviewed and approved by the Plan Commission prior to initiation of sales/display.
  - c. Temporary outdoor sales/display areas for special events or sales are permitted, provided that such an area is not in place for more than one (1)

week at a time and does not occur more than fourteen (14) total days per year. The property owner or business owner shall acquire a temporary use permit from the Zoning Administrator.

(6) Keeping Chickens.

- a. Definitions. For purposes of this subsection, the following definitions shall apply.
  - (i) Chicken. A chicken shall mean the common domestic fowl of the subspecies *Gallus gallus domesticus*. This does not include other birds or domestic fowl such as ducks, geese, or turkeys.
  - (ii) Rooster. A male chicken that is six months old or older.
- b. Keeping of Chickens.
  - (i) No more than four chickens may be kept on a lot or parcel at any one time.
  - (ii) No roosters may be kept on any lot or parcel.
  - (iii) No chickens may be slaughtered on any lot or parcel.
  - (iv) Chicken coops shall be constructed in a workmanlike manner, be moisture-resistant and either raised up off the ground or placed on a hard surface such as concrete, patio block or gravel.
  - (v) Chicken coops and yards shall be constructed and maintained to reasonably prevent the collection of standing water, and shall be cleaned of hen droppings, uneaten feed, feathers and other waste daily or as is necessary to ensure that the coop and yard do not become a health, odor or other nuisance.
  - (vi) The enclosure shall be located in compliance with all of the following, and in the event of conflicting requirements the more restrictive shall apply:
    - a. The nearest point of the enclosure must be at least 25 feet away from any residential structure on another lot;
    - b. There must be a three foot set-back from any side or rear yard;
    - c. The enclosure, and all parts of the enclosure, are prohibited in any front yard.
  - (vii) In addition to compliance with the requirements of this section, no one shall keep chickens that cause any nuisance, unhealthy condition, create a public health threat or otherwise interfere with the normal use of property or enjoyment of life by humans or animals.

- (viii) Nothing herein shall be interpreted to authorize the conduct of a business or commercial use on a residential property. No sales of eggs, chicks, or chickens, shall be made from a residential property unless specifically permitted pursuant to applicable zoning regulations.
  - c. Public Health Requirements.
    - (i) Chickens shall be kept and handled in a sanitary manner to prevent the spread of communicable diseases among birds or to humans.
- (7) Keeping Bees.
- a. No bees shall be intentionally kept and maintained other than honey bees.
  - b. No hive shall exceed twenty (20) cubic feet in volume.
  - c. No more than six (6) hives may be kept on a lot.
  - d. No hive shall be located closer than three (3) feet from any property line of a lot in different ownership.
  - e. No hive shall be located closer than ten (10) feet from a public right-of-way, park, or bike path or twenty-five (25) feet from a principal building on an abutting lot in different ownership.
  - f. No hive shall be located within any provided front yard or street yard.
  - g. An ever-present supply of water shall be provided for all hives.
  - h. Flyway Barrier: A flyway barrier at least six (6) feet in height shall shield any part of a property line of a lot in different ownership that is within twenty-five (25) feet of a hive. The flyway barrier must effectively direct bees to fly up and over the barrier when flying in the direction of the barrier. The flyway barrier shall consist of a building or structure allowed by the municipal code, dense vegetation, or combination thereof, and it shall be positioned to transect both legs of a triangle extending from an apex at the hive to each end point of the part of the property line to be shielded.



(8) Portable Storage Units.

- a. A maximum of two (2) portable storage units, not exceeding a cumulative gross floor area of two hundred fifty (250) square feet shall be allowed for up to ninety (90) consecutive days within a calendar year when part of an active building permit.
- b. When not part of an active building permit, such use is allowed for no more than sixty (60) days per calendar year.
- c. The portable storage unit(s) may not be located within the front or side yard setbacks unless located in a driveway.
- d. The property owner shall acquire a temporary use permit from the Zoning Administrator.

- (9) Temporary Storage of Construction Materials and Equipment. Buildings must be located on the same zoning lot as the project under construction and shall be removed within thirty (30) days following completion of construction.
- (10) Yard Sales / Garage Sales. A yard sale shall not exceed four (4) days in duration, and no more than one (1) sale shall be held in any three- (3) month period on any given lot.
- (11) Short-Term Rental.
- a. *Permitted use:* Short-Term Rental is a permitted accessory use in the R-1, R-2, R-3 and R-4 districts.
- b. *Annual village license required:* Short-Term Rental is permitted only with an annual Village of Shorewood Hills Short-Term Rental License. At the time of application and at all times during the license period, the dwelling unit used for Short-Term Rental must be the primary residence of the applicant unless the property was used for Short-Term Rental in the 12 months preceding [insert date of enactment] and such use was not discontinued for a period of 12 months or more since that date. If the Short-Term Rental is transferred or if there is a change of ownership of the dwelling unit during the license period, the transferee may assume the Short-Term Rental License for the remaining period only upon written notice to the Village Clerk. Operating a Short-Term Rental without a current, valid license shall be considered a violation of this ordinance and shall be subject to the penalties of Section 10-1-127 and Section 31.05. The following shall be provided on an annual basis, prior to issuance of said annual license:
- (i) Completed Village of Shorewood Hills Short-Term Rental License Application, which includes the name, address, and phone number of the applicant, and a statement indicating whether the dwelling unit to be used for Short-Term Rental is the primary residence of the applicant; the name, address, and phone number of the person identified as the Designated Operator under Section 10-1-100(g)(11)(c); and the period of operation;
- (ii) Official Building Code Inspection Report prepared by the Village Building Inspector with no outstanding compliance orders remaining;
- (iii) If the applicant is an owner of a dwelling unit that is subject to the rules, regulations, or bylaws of a condominium association, a signed letter of permission from the condominium association that states that Short-Term Rental is authorized under the condominium association's rules, regulations, or bylaws;
- (iv) If the applicant is a tenant of the dwelling unit, a signed letter of permission from the owner of the dwelling unit that states that

Short-Term Rental is authorized under the terms of the lease or by other private agreement;

- (v) State of Wisconsin Tourist Rooming House License;
- (vi) Seller's Permit issued by the Wisconsin Department of Revenue; and
- (vii) Payment of the administrative fee set by the Village Board.

The Village of Shorewood Hills Short-Term Rental License shall be issued with the completion of the above requirements.

- c. *Property management requirements:* Each Short-Term Rental shall be managed consistent with the following requirements:
- (i) No dwelling unit may be rented as a Short-Term Rental for less than three consecutive days unless the licensee or the Designated Operator resides at or is present on the property between the hours of 10:00 p.m. and 6:00 a.m. each day that the dwelling unit is rented.
  - (ii) The maximum number of Short-Term Rental occupants shall not exceed the total number permitted under state law, or four individuals per full bathroom made available for exclusive use by the Short-Term Rental occupants, whichever is less.
  - (iii) For the duration of each rental period, each Short-Term Rental shall have at least one full bathroom made available for exclusive use by Short-Term Rental occupants.
  - (iv) The Short-Term Rental shall be operated by the individual identified in the Short-Term Rental Application as the "Designated Operator." The Designated Operator must be either the applicant or a natural person designated by the applicant to oversee the management and operation of the Short-Term Rental. The Designated Operator must reside within 20 miles of the dwelling unit rented as a Short-Term Rental.
  - (v) If there is any change in the Designated Operator's address or phone number from that provided in the Short-Term Rental License Application, the Designated Operator shall notify the Village Clerk of such change within 24 hours.
  - (vi) At any time during the license period, the licensee may change the Designated Operator for the Short-Term Rental by providing the name, address, and phone number of the new Designated Operator to the Village Clerk in writing no less than 24 hours before such person begins operating the Short-Term Rental. The Village may deny the change if the person identified does not reside within 20 miles of the dwelling unit rented as a Short-Term Rental.

- (vii) The Designated Operator must be available by phone 24 hours a day, seven days a week, at all times when the dwelling unit is rented.
  - (viii) The Designated Operator shall maintain or have access to the following business records for each rental: the names and addresses of all persons occupying the property, the dates of the rental period, and the monetary amount or consideration paid for the rental. The Designated Operator shall make such records available for inspection by representatives of the Village for at least one year from the date of each rental.
- d. *Property operational requirements:* The Short-Term Rental of any dwelling unit shall conform to all provisions of the Village Code, all applicable federal and state laws, and the following requirements:
- (i) A copy of each of the following shall be posted in a conspicuous place inside each dwelling unit where they can be seen by every Short-Term Rental occupant or guest:
    - a. The “Requirements for Short-Term Rental” form provided by the Village to summarize all requirements for the Short-Term Rental;
    - b. The Short-Term Rental License issued by the Village; and
    - c. The contact information for the Designated Operator.
  - (ii) *Site appearance:*
    - a. No outdoor storage related to the Short-Term Rental is permitted, except for typical residential trash storage, recreational equipment, seating, and outdoor cooking facilities which are permitted only within the rear yard.
    - b. No recreational vehicle, camper, tent, or other temporary lodging arrangement shall be permitted to accommodate guests.
  - (iii) *Neighborhood impact:* No person, including the owner, Designated Operator, tenant, occupant, or any guest, may commit any violation of local, state, or federal law on any property subject to the Short-Term Rental License or adjoining such property. Such violations shall be considered a violation of this section and may include citations for excessive noise as prohibited by Chapter 21 and nuisance activities prohibited by Chapter 18 of the Village Code.
- e. *Access and Inspections.*
- (i) The Village shall be authorized at all reasonable times upon reasonable notice to the owner to enter and inspect any dwelling

unit used for Short-Term Rental for the purpose of ensuring compliance with this ordinance.

- (ii) The owner, agent or occupant of any dwelling unit used for Short-Term Rental who refuses to permit or prevents or interferes with any entry or inspection by the Village shall be in violation of this section.

f. *Forfeitures; License restriction and revocation.*

- (i) Violations of Section 10-1-100(g)(11) of this ordinance are subject to separate daily forfeitures per Section 31.05. Citations will be issued to, and will be the responsibility of, the Designated Operator.

- (ii) Violations of Section 10-1-100(g)(11) or any other provision of Chapter 10 may result in the following:

- a. For one or more violations, the Village Administrator may impose a restriction on the Short-Term Rental License to limit the Short-Term Rental of any dwelling unit to not more than 180 days within any 365-day period, which must occur within not more than 180 consecutive days in the applicable 365-day period, and require the licensee or Designated Operator to notify the Village Clerk in writing when the first rental within that 365-day period begins. The Village Administrator may impose such a restriction on any renewal of the Short-Term Rental License.
- b. For two or more violations, the Village Administrator may revoke the Short-Term Rental License. The revocation of a Short-Term Rental License under this section shall result in a 365-day prohibition on the issuance or renewal of a Short-Term Rental License for that dwelling unit. The Village Administrator may impose a restriction on a Short-Term Rental License issued after revocation in the same manner as provided under sub. (f)(ii)1.

- (iii) Notwithstanding Section 10-1-124(b), appeals of license denial, restriction, or revocation are permitted pursuant to the procedures provided under Section 17.01(10). The Village Board shall conduct the hearing of the appeal in substantial compliance with Wis. Stat. § 68.11. Based on the evidence presented at the hearing, the Village Board shall determine whether to deny, restrict, or revoke the license. The Village Board shall provide the appellant with a brief written statement indicating the reasons for the determination within 20 days of completion of the hearing.

- (12) Electric Vehicle (EV) Charging Station. A parking space that is served by electric vehicle supply equipment for the purpose of transferring electric energy to a batter or other energy storage device in an electric vehicle.
- a. Electric Vehicle Charging Station equipment must be designed and located so as to not impede pedestrian, bicycle, or wheelchair movement or create safety hazards on sidewalks and public rights-of-way.
  - b. Information must be posted clearly identifying voltage and amperage levels and any type of use, fees, or safety information related to the existence and use of the electric vehicle charging station.
  - c. Electric Vehicle Charging Stations must be maintained in all respects, including function of the equipment and aesthetic appearance. A phone number or other current contact information must be provided on the equipment for reporting malfunction and/or other problems encountered by other users.
  - d. Electric Vehicle Charging Stations must allow for universal charging capabilities across all models and makes of Electric Vehicles.
  - e. Any advertising present on the Charging Station must be limited to the visibility from the parking stall user and shall not be noticeably visible from public rights-of-way.

- (h) **Minor Accessory Structures.** Minor Accessory Structures and Obstructions are those features that are generally less than sixteen (16) feet in height and less than one hundred (100) square feet in area and which, in the opinion of the Zoning Administrator, are similar in size, character and function to those listed. Obstructions are those features that are integral to or otherwise permanently attached to the principal structure. Other integral or attached features, which in the opinion ~~on~~ of the Zoning Administrator are not similar to those listed in this table, shall comply with the principal building setbacks.

Regulations:

- (1) All items must stay out of the vision triangle (typically 25 feet from intersecting right-of-way lines).
- (2) There are no screening or design requirements for Minor Accessory Structures.
- (3) The Zoning Administrator, Building Official, and Fire Marshall may alter any of these standards and/or impose additional requirements as necessary to achieve compliance with other codes and/or to protect the health and safety of persons on the subject property or adjoining properties.

## EXHIBIT 2

Zoning Code 10-114

### APPENDIX C, ACCESSORY AND TEMPORARY USES

<u>Uses</u>	<u>Zoning Districts</u>							
	R-1	R-2	R-3	R-4	C-1	C-2	C-3	CF
Attached or unattached deck, porch, pavilion or arbor	A	A	A					
Boat house (1)	A	A	A					
Canopies and gasoline pumps in service station					A	A		
Caretaker or guard residence					T	T	T	T
Child's play house (1)	A	A	A					
Christmas tree sales					T	T	T	T
Clubhouse, swimming pool, tennis court, recreation room, rental or management office, maintenance office, storm shelters and all types of play fields and playgrounds				A				
Day care centers for the use of residents of multi-family complexes only				A				
Day care centers intended exclusively for use by the children of employees of a permitted use in the district					A	A		
<u>Electric Vehicle Charing Station</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Enclosed storage areas for use of residents				A				
Enclosed storage, rubbish and recycling containers					A	A	A	A
Festivals or carnivals at a church or school	T	T	T	T				
Garage or yard sales and in-house craft sales, provided that no more than two such sales are conducted per calendar year, the sale does not exceed two consecutive days and it may not operate before 7:00 a.m. or after 6:00 p.m.	A	A	A					

<u>Uses</u>	<u>Zoning Districts</u>							
	R-1	R-2	R-3	R-4	C-1	C-2	C-3	CF
Home occupations	A	A	A	A				
Incineration facilities								A
Lodging facilities used exclusively for use by out-patients and relatives caring for an in-patient of a hospital or clinic in the district								A
Off-street parking lots or garages and loading areas				A	A	A	A	A
Open houses for the sale or rental of dwelling units	T	T	T	T				
Pool house or cabana not to exceed 20 by 20 feet in area	A	A	A					
Private storm shelters	A	A	A					
Private swimming pools or tennis courts	A	A	A					
Promotional commercial activities in conjunction with a principal use					T	T	T	T
Public emergency shelters located within permitted uses								A
Radio, television, satellite dish, citizen's band radio antennae and flag poles	A	A	A	A				
Residential garage not to exceed three car spaces, per single-family dwelling unit (1)	A	A	A					
Residential quarters for administrators, caretakers or clergy								A
Residential quarters for clergy	A	A	A	A				A
Retail sales and service uses intended primarily for use by the customers and patrons of a permitted use in the district, including but not limited to, restaurants, snack bars and gift shops								A

<u>Uses</u>	<u>Zoning Districts</u>							
	R-1	R-2	R-3	R-4	C-1	C-2	C-3	CF
Service buildings, facilities and garages for storage of vehicles or materials used in connection with a permitted use in the district							A	A
Service-oriented shops or offices located within institutional buildings								A
Storage of materials or equipment used in the construction of a permanent structure and construction offices					T	T	T	T
Storage unit not to exceed 12 by 14 feet in area	A	A	A					

A = Accessory use.

T = Temporary use.