

based on evidence presented to it, and, further, (s)he understands all of the following conditions must be present:

- a. Literal enforcement of the Zoning Ordinance would result in unnecessary hardship or practical difficulty.
- b. Granting a variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- c. The proposed variance will not be contrary to the spirit and general purposes of the Zoning Ordinance.

The undersigned petitioner(s) request(s) a variance from the standards and requirements of the Zoning Ordinances as follows:

1. The standard(s) established by Sec., which requires: 15 foot side yard setback cannot be entirely satisfied. In lieu of complying exactly with the Code, the following variance is requested: The new proposed addition would infringe upon the 15' side yard setback by 1' 8" on the edge closest to the garage, and 1' 4" on the edge furthest from the garage. Request is to allow the 13' 4" - 13' 8" setback needed to construct the addition.
2. The following special conditions exist on the subject property which would present practical difficulty or unnecessary hardship if a variance is not granted: See Additional Space below
3. The proposed variance is not contrary to the public interest, and will not endanger public safety or welfare because: It does not affect the neighboring properties' vista, property access or egress.
4. The requested variance will be in accord with the spirit of the zoning ordinance because: The existing garage is already build 2' into the side yard setback and the new addition will be at most 1' 8". Due to the configuration of the home and lot only this addition is possible.
5. The variance, if granted, will cause substantial justice to be done because: The homeowner can improve the value of the property, improve the usability of the home and improve the existing roofline aesthetic.

Verification – Petition is Valid Only if Notarized

Note: Petitioner(s) must be the property owner(s) or an agent authorized by the owner(s) to act on behalf of the owners(s).

I (we), Brian Hodgson being duly sworn, state as
(Print / Type Names)

petitioner(s) I (we) have read the foregoing petition, and I (we) believe it to be true and I (we) have significant ownership rights in the subject property or have been authorized by the owner(s) to file this petition.

Subscribe and sworn to me this 27th

Day of July, 2020, in

Dane County, Wisconsin.

Notary Public: Karla Endres

My Commission expires: 2-5-2021

Signature of Owner / Petitioner

Signature of Owner / Petitioner

KARLA ENDRES
NOTARY PUBLIC
STATE OF WISCONSIN

Additional space is provided here for more narrative – kindly reference the section to which the narrative applies:

2. The following special conditions exist on the subject property which would present practical difficulty or unnecessary hardship if a variance is not granted:

A. Roofline aesthetic & roof construction hardship: To make the addition conform to the 15' setback would not allow a practical or aesthetically pleasing roofline. The edge of the addition needs to meet the edge of the existing garage in order for the addition roofline to be feasible.

B. Bedroom usability hardship: The bedroom and bathroom involved in the addition are not functionally usable. The bedroom has an exterior door to the garage which makes the entrance to the garage unusable when the room is occupied. The new addition solves this by moving the door to a hallway. The addition must extend to the edge of the garage in order for a hallway to be possible while still having enough room for the bedroom.

C. Bathroom usability hardship: The existing bathroom in the area of the addition is the only bathroom available to guests and is not configured in any way that someone with ADA needs can use it. The floor area of the bathroom must be increased in order to allow wider clearances and specific fixtures to accommodate the homeowner's guests. In order for the floor area to be sufficiently increased and to allow for the bedroom and hallway to be of sufficient size, the addition must extend to the edge of the existing garage.

D. Property value hardship: Due to the configuration of the existing bedroom and bathroom in the area of the proposed addition, the house is effectively a 2 bedroom instead of a 3 bedroom. While the bedroom technically meets code to be used as such, a potential buyer would likely not consider using the room for that purpose and this therefore decreases the value of the property and may hamper the homeowner's ability to sell it in the future.

Additional space (continued):

[Empty rectangular box for additional space]

Office Use Only

Date Filed: 7-27-20 Amt. Paid: 250- Receipt #: 028821 Rec'd by: KE
(initials)

Notice of Public Hearing posted and mailed on: _____ by: _____
(initials)

Board of Appeals – submitted on: _____; approved / denied on: _____
(date) (date)

PLAT OF SURVEY

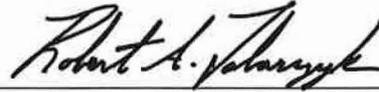
Lot 215 of Shorewood Third Addition, being part of the Southeast and Northeast 1/4s of the Southeast 1/4 of Section 17, Town 7 North, Range 9 East, Village of Shorewood Hills, Dane County, Wisconsin.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

June 6, 2020

NOTES:

- 1.) Bearings are referenced to the Wisconsin County Coordinate System, Dane County Zone, NAD83 (2011), in which the North line of Lot 215 bears S89°02'40"E.
- 2.) Recorded data, when different than measured, is shown in parenthesis.



Robert A. Talarczyk, P.L.S.

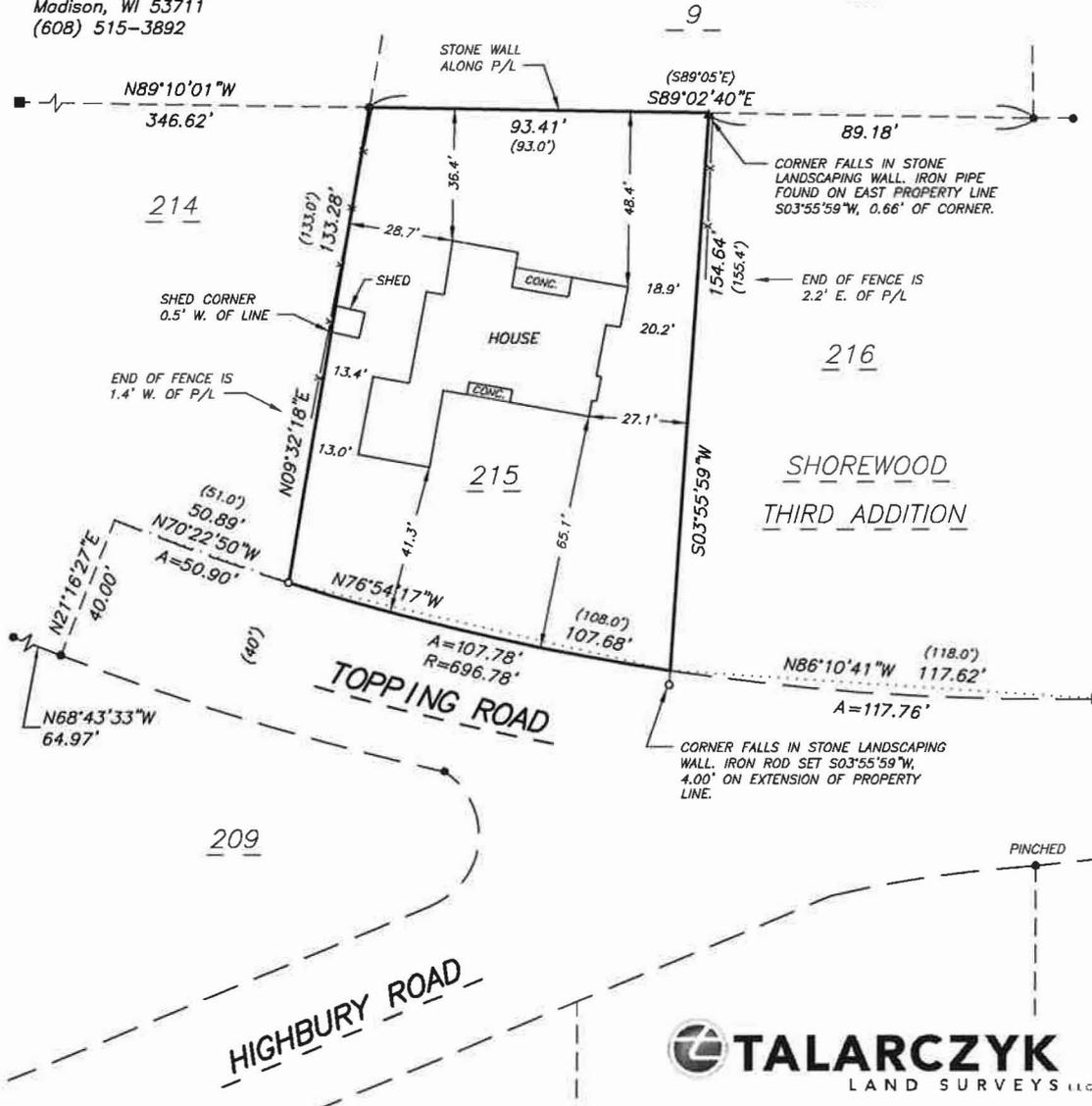


LEGEND:

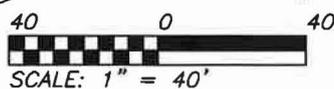
- 1" iron pipe found
- ▲ 3/4" iron pipe found
- 3/4" solid round iron rod found

PREPARED FOR:

Brian Hodgson
 Brian H Remodeling
 5314 Hammersley Road
 Madison, WI 53711
 (608) 515-3892



JOB NO. 20081
 POINTS 20081
 DRWG. 20081_1
 DRAWN BY RT



TALARCYK
 LAND SURVEYS LLC
 517 2nd Avenue
 New Glarus, WI 53574
 608-527-5216
 www.talarczyklandsurveys.com

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Lot 215 of Shorewood Third Addition, being part of the Southeast and Northeast 1/4s of the Southeast 1/4 of Section 17, Town 7 North, Range 9 East, Village of Shorewood Hills, Dane County, Wisconsin.

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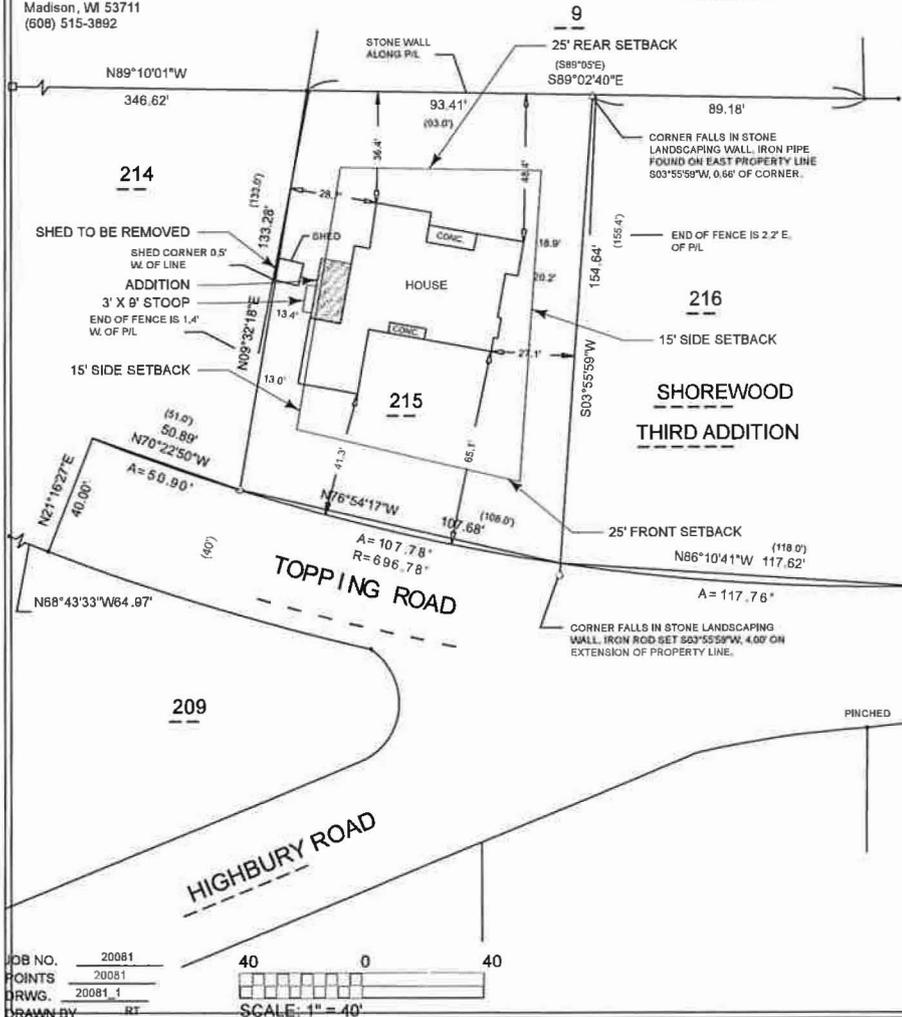


LEGEND:

- 1" iron pipe found
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PREPARED FOR:

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Madison, WI 53711
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GENERAL REQUIREMENTS

- Code Compliance: Building will conform with current edition of Wisconsin Uniform Dwelling Code (UDC), chapters 20 - 25.
- Manufacturer's Installation Instructions: All materials, fixtures, manufactured items, and equipment shall be installed in full accordance with the suppliers or manufacturer's written recommendations or these documents, whichever is more stringent.
- Final Conditions: Contractor shall check and verify all field conditions and dimensions with the construction drawings prior to construction, erection, and/or fabrication. Contractor shall inspect related work and adjacent surfaces, and shall report any discrepancies between the contract documents and the existing conditions which shall prevent proper execution of this work, before proceeding with the work.
- Coordination: Establish and verify all openings and inserts for mechanical, electrical and plumbing with appropriate trades.
- Protect Installed Work.
- Warranties: Create and assemble transferable warranty documents from suppliers and manufacturers.
- Waste Management: The project shall minimize the creation of construction and demolition waste on the job site. Of the inevitable waste that is generated, as many of the waste materials as economically feasible shall be reused, salvaged, or recycled. Waste disposal in landfills shall be minimized.

SITEWORK

- Earthwork: Grade for minimum 1/2" per foot for first 10 feet away from building. Do not damage foundation insulation while backfilling.

CONCRETE

- See Foundation Plan

WOOD AND PLASTIC

- Site plates and material in contact with masonry or concrete shall be pressure-treated. Fasteners in pressure-treated lumber to be stainless steel or hot-dipped galvanized.
- Blockng: Provide solid blocking for ceiling and wall-mounted equipment, fixtures and accessories.
- Fireblocking: Provide fireblocking as required by SPS 221.055 of the current Wisconsin Uniform Dwelling Code.

INTERNAL AND EXTERIOR PROTECTIVE

- Air Sealing: Seal all penetrations through wall, floor and roof assemblies. Seal behind tubs, showers and stairs with sheet goods.
- Vapor Barrier: Lap all joints a inches and tape. Seal at all edges. Patch all holes and rps. Seal ceiling vapor barrier to wall vapor barrier and to bottom plate. Seal vapor barrier at door and window openings. Continue vapor barrier at intersection of interior and exterior walls and at intersection of interior walls and ceiling.
- Housewrap: Seal at bottom plate, wrap around top of top plate and seal to interior vapor barrier. Seal at door and window openings. Then joint, fit into vertical gaps and 4" into horizontal gaps. Patch any rips or perforations.
- Siding - LP SmartSide engineered wood lap siding
Corner trim: LP SmartSide trim
Slanter door and window casing: LP SmartSide trim
- Roofing: Use flashing and fasteners compatible with roofing.
- Flashing: Install flashing at junction of walls and roofs, in all valleys and around all roof openings, per Wisconsin Uniform Dwelling Code. Flash above all horizontal side sills.
- Eave and Ice Dam Protection: Extend from edge of fascia up roof slope minimum 36" beyond interior face of exterior walls.
- Gutters and Downspouts: Match existing.
- Joint Sealing: Seal all openings and joints with sealant material compatible with substrates. Prepare openings and joints as required by sealant manufacturer. Use bond breakers as required to ensure proper action of sealant. Foam seal or caulk all top-plate penetrations and exterior wall penetrations.

DOORS AND WINDOWS

- See Door and Window Schedules.

FINISHES

- Cypsum Board: Thickness as called out in wall section.
Use moisture-resistant gypsum wallboard in bath. Fasten with screws in accordance with manufacturer's instructions. Texture to be determined. Reinforce caulk gap bd on exterior walls.
- Flooring: Luxury Vinyl plank. Install per manufacturer's instructions.

PLUMBING

- Plumbing - general: Insulate all hot water pipes to minimum R-4. Caulk, seal or foam around all pipes penetrating through attic. No plumbing in exterior walls.
- Penetrations: Properly seal any penetrations through fire and/or smoke-rated partitions with U.L. approved methods and materials.

MISC

- Heating, Ventilating and Air Conditioning - general notes: Caulk, seal or foam around all ducts penetrating through attic. No ductwork in exterior walls.
Properly seal any penetrations through fire and/or smoke rated partitions with U.L. approved methods and materials.
Vent clothes dryer and bathroom exhaust fan to exterior.

ELECTRICAL

- Electrical - Basic: Caulk, seal or foam around all electrical wires penetrating into attic space, exterior walls or penetrating top or bottom plates of exterior walls.
- Penetrations: Properly seal any penetrations through fire and/or smoke rated partitions with U.L. approved methods and materials.

Mark	Width	Height	Operation	Comments
D1	6'0"	6'8"	SWINGING BIPART	EXTERIOR PATIO DOOR WITH SIDELITES
D2	3'0"	6'8"	SWINGING	EXTERIOR DOOR - 20 MINUTE RATED. WELSE EXISTING IF INSULATED AND 20-MIN. RATED
D3	2'8"	6'8"	SWINGING	WELSE BEDROOM DOOR IN NEW BEDROOM
D4	5'4"	6'8"	SWINGING BIPART	
D5	3'0"	4'8"	POCKET	
D6	3'0"	4'8"	POCKET	WELSE EXISTING BATHROOM DOOR
D7	2'8"	4'8"	SWINGING	

NOTES TO DOOR SCHEDULE

- BATHROOM and BEDROOM DOOR TO BE PANEL DOORS. CLOSET DOORS TO BE FLUSH.
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INSULATING AND WATER-SEALING DOOR UNITS
- INCLUDE SCREEN DOORS FOR EXTERIOR DOORS
- GLAZING: MAXIMUM U-VALUE = .30

Mark	Width	Height	Model No.	Comments
W1	2'8"	4'8"		DOUBLE HUNG
W2	4'0"	1'8"		FIXED, FROSTED GLASS

NOTES TO WINDOW SCHEDULE

- DIMENSIONS GIVEN REPRESENT GENERAL OPENING SIZES. ACTUAL WINDOW DIMENSIONS AND REQUIRED ROUGH OPENINGS SHALL BE PER MANUFACTURER.
- GLAZING:
TO BE DETERMINED. MAX U-VALUE = .30. MIN. SHGC = 0.21
- FILL WINDOW SHIM SPACES WITH SPRAY FOAM INSULATION.
- FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR INSULATING AND AIR- AND WATER- SEALING WINDOW UNITS.
- ALIGN WINDOW HEADS WITH DOORS IN ROOM UNLESS NOTED OTHERWISE.
- WIND CATEGORY: B
- PROVIDE SAFETY GLASS IN LOCATIONS AS REQUIRED BY WISCONSIN UNIFORM DWELLING CODE AND GOOD PRACTICES.

OWNER:
Barbara Merz
3400 Topping Road
Madison, Wisconsin 53705

MUNICIPALITY: Village of Shorewood Hills
COUNTY: Dane

ZONING DISTRICT: R-1

BUILDING AREA:
Area of Addition: 208 sq. feet

ROOF LOAD ZONE: 2

WIND CATEGORY: B

ARCHITECTURAL ABBREVIATIONS

A8	ANCHOR BOLT
ADJUST	ADJUSTABLE
AFB	ABOVE FINISH FLOOR
BD	BOARD
BFF	BELOW FINISH FLOOR
BOF	BOTTOM OF FOOTING
BOL	BOTTOM OF LEDGE
CLG	CEILING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
EXT	EXTERIOR
FIN	FINISH
FLR	FLOOR
FPFB	FROST PROOF HOSE BIB
FTG	FOOTING
HORIZ	HORIZONTAL
INT	INTERIOR
JOIT	JOINT
MANUF	MANUFACTURER
MIN	MINIMUM
OC	ON CENTER
REINF	REINFORCED
SIM	SIMILAR
TOF	TOP OF FOOTING
TOS	TOP OF SLAB
TOW	TOP OF WALL
TYP	TYPICAL
UDC	WISCONSIN UNIFORM DWELLING CODE
VB	VAPOR BARRIER
VERT	VERTICAL
W/	WITH
W/IN	WITHIN

ARCHITECTURAL SYMBOLS

SECTION REFERENCE	
ELEVATION REFERENCE	
DETAIL REFERENCE	
DOOR ID	
WINDOW ID	
FXTURE ID	

INDEX	
0.0	COVER SHEET SCHEDULES, SPECIFICATIONS
1.0	FOUNDATION PLAN, SITE PLAN
1.1	FLOOR PLANS, WALL BRACING
1.6	FRAMING PLANS
2.0	ELEVATIONS
3.0	SECTIONS

julie kardatzke

Julie Kardatzke Architect, LLC
488 West Lawson Street
Shorewood, WI 53090
phone: 608.598.7395
email: julie@jkaarchitect.com
website: jkaarchitect.com

MERZ RESIDENCE
3400 TOPPING ROAD
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

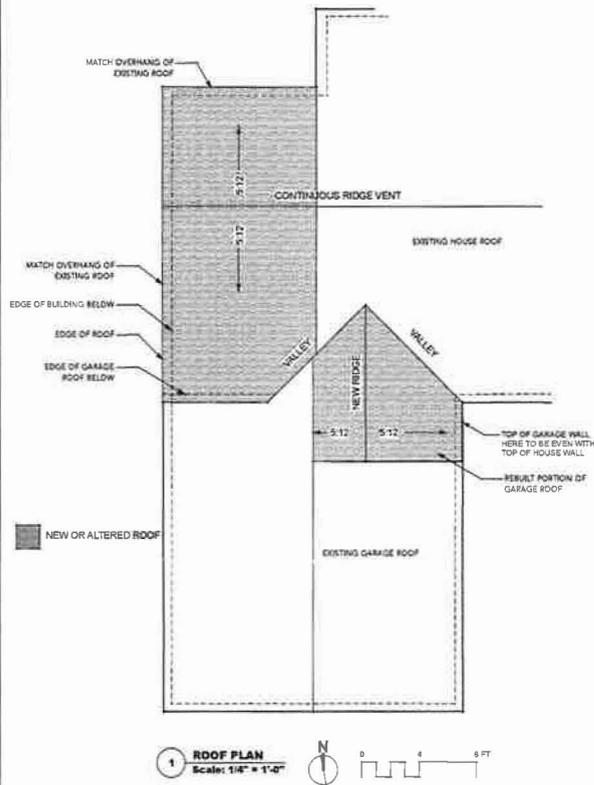
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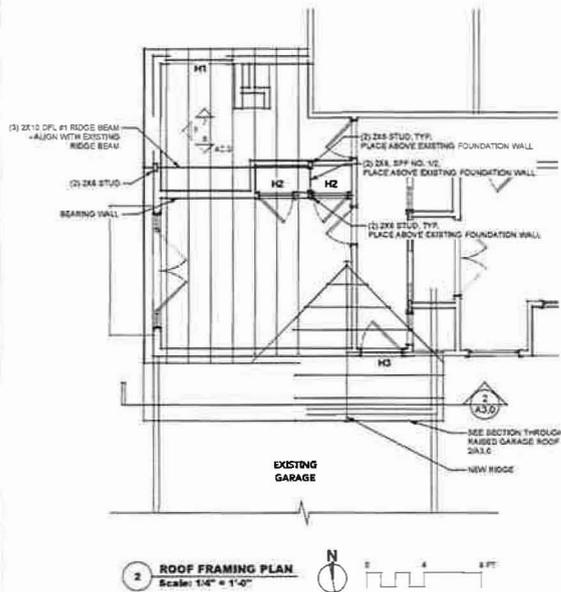
Date
6/23/20

Revision

A0.1



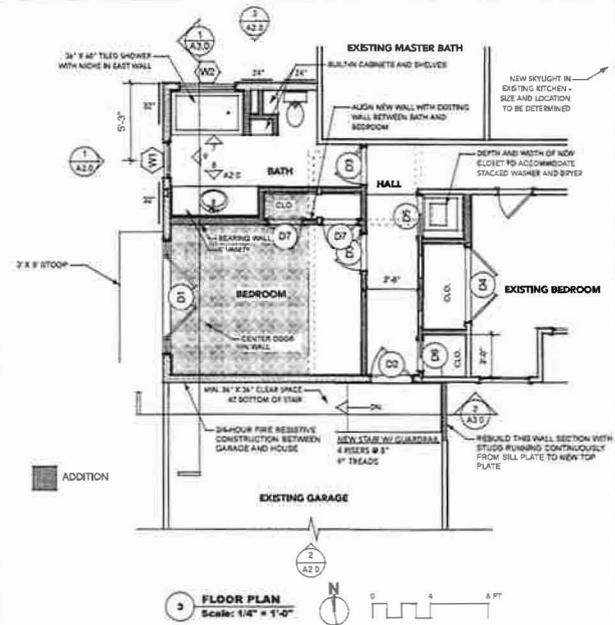
1 ROOF PLAN
Scale: 1/4" = 1'-0"



2 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

NOTES TO ROOF FRAMING PLAN

1. RAFTERS:
2X6 @ 16" O.C.
SPRUCE-PINE-FIR, SELECT STRUCTURAL GRADE
F_b = 1200 PSI
E = 760,000 PSI
- CEILING JOISTS:
2 X 6 @ 16" O.C.
SPRUCE-PINE-FIR, NO. 1/2
F_b = 875 PSI
E = 1,400,000 PSI
2. HEADERS H1 - H3: (2) 2X6, F_b = 1,000 PSI



3 FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTES TO FLOOR PLANS

1. UNLESS NOTED OTHERWISE, WALL DIMENSIONS ARE TO EDGE OF FRAMING, COLUMN DIMENSIONS ARE TO CENTER OF COLUMN.
2. EXTERIOR FRAME WALLS ARE 2X6 @ 16" O.C., UNLESS NOTED OTHERWISE, STANDARD INTERIOR WALLS ARE 2X4 @ 16" O.C., INTERIOR PLUMBING WALLS ARE 2X6 @ 16" O.C.
3. USE APPROPRIATE SIMPSON POST BASE AND CAP FOR ALL COLUMNS.
4. PROVIDE BLOCKING FOR CEILING FANS AND FOR CABINETS AND OTHER WALL-MOUNTED EQUIPMENT, FIXTURES AND ACCESSORIES.
5. SEE WALL BRACING INFORMATION AT LEFT FOR ADDITIONAL WALL BRACING REQUIREMENTS. DARK LINES WITH DIMENSIONS ON FLOOR PLANS INDICATE LOCATIONS AND LENGTHS OF REQUIRED WOOD STRUCTURAL PANELS.
6. ALL DIMENSIONS ARE TO BE FIELD VERIFIED BEFORE CONSTRUCTION.
7. EXHAUST FAN IN NEW BATHROOM - LOCATION TO BE DETERMINED

WALL BRACING PANELS (PER WISCONSIN UNIFORM DWELLING CODE SPS 321.25 (8))

WIND CATEGORY: B

BRACING METHOD: CS-WSP - CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL

(1) LAYER 7/8" EXTERIOR-RATED WOOD STRUCTURAL SHEATHING ON EXTERIOR SIDE OF WALL
MINIMUM FASTENERS: 8" COMMON NAIL OR #6 BOX NAIL
MAXIMUM FASTENER SPACING: 6" EDGES, 12" FIELD
SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES ABOVE, BELOW AND BETWEEN WALL OPENINGS. ALL EDGES SHALL BE ATTACHED TO FRAMING OR BLOCKING.

(2) LAYER MIN. 1/2" GYPSUM WALLBOARD ON INTERIOR SIDE OF WALL

PF (PORTAL FRAME PANELS)

PORTAL FRAME BRACE CONSTRUCTION AS ILLUSTRATED IN FIGURE 321.25-A OF WISCONSIN UNIFORM DWELLING CODE

BRACED WALL PANEL SUPPORT:

EACH BRACED PANEL SHALL BE ATTACHED TO TOP AND BOTTOM PLATES AND ANY INTERMEDIATE STUDS IN ONE CONTINUOUS LENGTH. EACH BRACED PANEL MAY CONTAIN NO MORE THAN ONE HOLE, HAVING A MAXIMUM DIMENSION OF NO MORE THAN TEN PERCENT OF THE LEAST DIMENSION OF THE PANEL, AND CONFINED TO THE MIDDLE THREE-FOURTHS OF THE PANEL.

WHERE JOISTS ARE PERPENDICULAR TO BRACED WALL LINES ABOVE OR BELOW, BLOCKING SHALL BE PROVIDED BETWEEN THE JOISTS AT BRACED WALL PANEL LOCATIONS TO PERMIT FASTENING OF WALL PLATES IN ACCORDANCE WITH THE FASTENER TABLE IN THE APPENDIX TO THE WISCONSIN UNIFORM DWELLING CODE.

WHERE JOISTS ARE PARALLEL TO BRACED WALL LINES ABOVE OR BELOW A NAIL JOIST OR OTHER PARALLEL FRAMING MEMBER SHALL BE PROVIDED AT THE WALL TO PERMIT FASTENING OF WALL PLATES IN ACCORDANCE WITH THE FASTENER TABLE IN THE APPENDIX OF THE WISCONSIN UNIFORM DWELLING CODE.

WALL BRACING SPREAD SHEET

RECTANGLE	PERIM. WALL LENGTH	WALL HT.	SAVE TO RIDGE HT.	MAX. OPENING HT.	MIN. PANEL WIDTH	LEVELS	REQ. BRACING LENGTH
North Wall	127'	8'0"	5'8"	5'8"	2'0"	B	6
West Wall	127'	8'0"	3'8"	5'8"	2'0"	B	6

julie kardatzke

Julie Kardatzke Architect, LLC
488 West Lenoir Street
Spring Grove, WI 53576
phone: 608.588.7185
email: julie@jkaarchitect.com
website: jkaarchitect.com

MERZ RESIDENCE

3400 TOPPING ROAD

VILLAGE OF SHOREWOOD HILLS, WISCONSIN

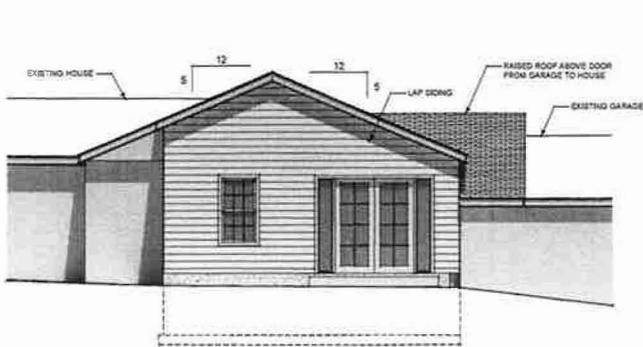
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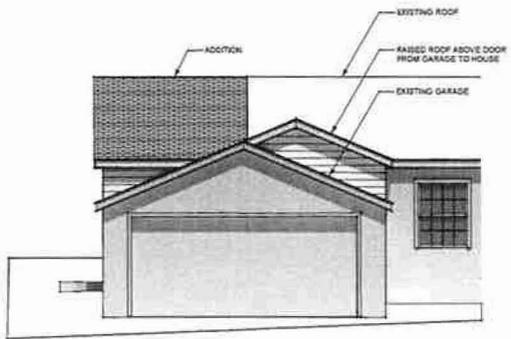
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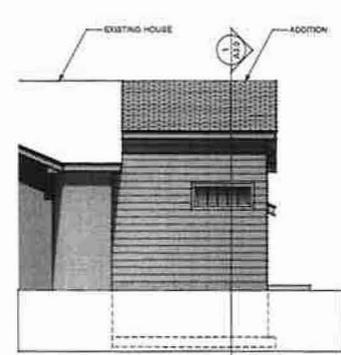
A1.1



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



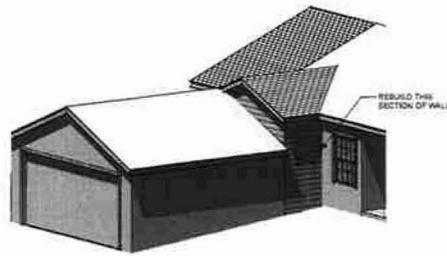
3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



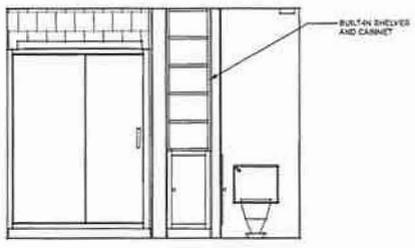
4 3D ELEVATION FROM NORTHWEST



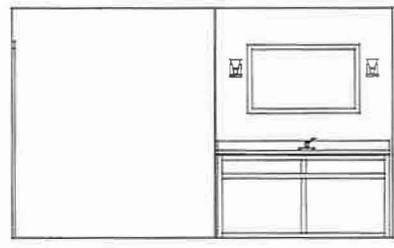
5 3D ELEVATION FROM SOUTHWEST



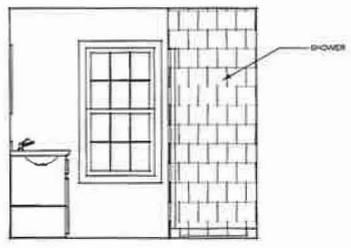
6 3D ELEVATION FROM SOUTHEAST



7 BATHROOM ELEVATION - NORTH
Scale: 1/2" = 1'-0"



8 BATHROOM ELEVATION - SOUTH
Scale: 1/2" = 1'-0"



9 BATHROOM ELEVATION - WEST
Scale: 1/2" = 1'-0"

julie kardatzke

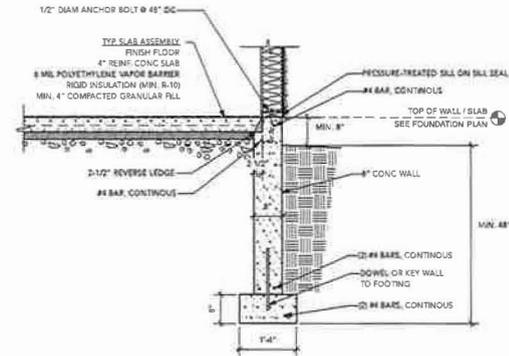
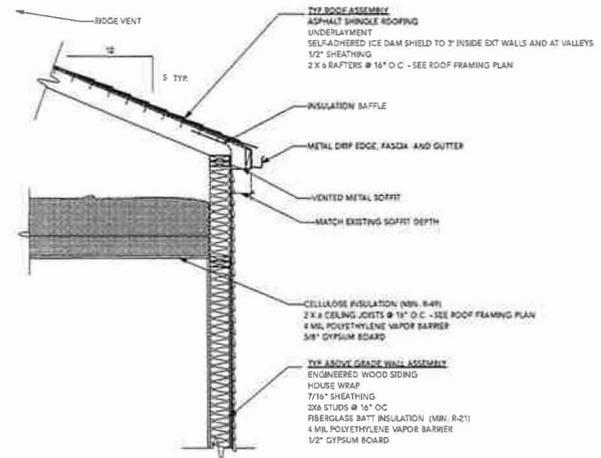
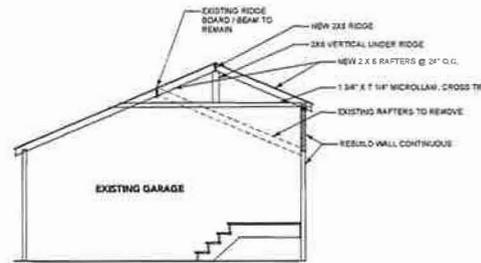
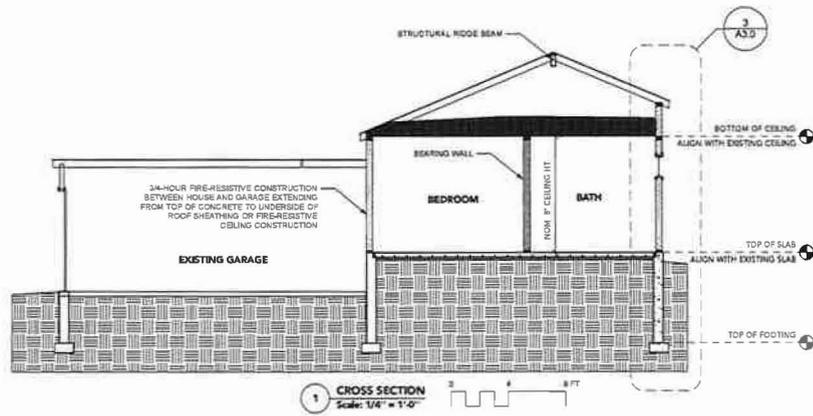
Julie Kardatzke Architect, LLC
400 West Lawson Street
Spring Green, WI 53588
phone: 608.588.7195
email: julie@jkaarchitectural.com
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A2.0



3 TYPICAL WALL SECTION
Scale: 3/4" = 1'-0"

julie kardatzke

Julie Kardatzke Architect, LLC
486 West Lawrence Street
Spring Green, WI 53588
phone: 608.598.7185
email: julie@juliekardatzke.com
website: jkarchitect.com

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A3.0



David Sykes <dsykes@shorewood-hills.org>

RE: Zoning Review

1 message

Brian Berquist <brian@tcengineers.net>
To: David Sykes <dsykes@shorewood-hills.org>

Thu, Jul 23, 2020 at 6:12 AM

David-

You bet – here is the 3400 Topping Road review.

They have plenty of floor area to spare, lot coverage, and are easily compliant with roof height on the single story structure.

The problem is they have an existing encroachment on the sideyard (setback is 13 ft, compared to 15 ft required). The plans propose to continue that encroachment with the addition, but the code does not allow for expanding the amount of non-conformance.

I recommend the addition be trimmed back to fit, or they would need to apply for a variance.

Feel free to call with any questions.

Regards,

Brian

Brian R. Berquist, P.E., President

brian@tcengineers.net

Town & Country Engineering, Inc.

2912 Marketplace Drive, Suite 103

Madison, WI 53719

(608) 273-3350 Cell: (608) 219-6768

From: David Sykes [mailto:dsykes@shorewood-hills.org]
Sent: Wednesday, July 22, 2020 1:49 PM