



VILLAGE OF SHOREWOOD HILLS  
810 Shorewood Boulevard  
Madison, WI 53705-2115

Office Use Only  
Variance Petition  
No. \_\_\_\_ - \_\_\_\_

### Zoning Appeal and Petition for Review

A. Owner and Agent Information Application fee: \$ \_\_\_\_\_

Owner's Name: Tracy and Jack Koziol Phone No.: 312-752-0985

P.O. Address: 3414 Lake Mendota Drive Madison WI 53705

(Street) (City) (State) (Zip)

Agent, Architect or Engineering Firm: Destree Design Architects, Inc.

P.O. Address: 222 W. Washington Ave. #310 Madison WI 53703

(Street) (City) (State) (Zip)

Contact Person: Melissa Destree Plan Number(s): \_\_\_\_\_

Firm's Phone No.: 608-268-1499off or 608-345-3233 cell Firm's Fax No.: na

B. Property Information:

Property Address: 3414 Lake Mendota Drive Occupancy Use.: single family residential

Parcel Key No.: 181/0709-171-4145-9 Zoning Classification: R-3

1. Has a previous appeal or petition been made with respect to this property?

Yes: X No: \_\_\_\_\_ If Yes, state the nature of the appeal: A spiral stair CU approved to access the shore, however safety is a concern and its location impedes views for neighbors

Check the appeal's disposition:  Granted  Denied Disposition date: July 2018

2. Identify all non-conforming structural and / or land uses existing on the property:

Current deck structure is non-conforming. Land use are conforming

3. Each petition or appeal must be accompanied by an accurate, detailed scale drawing indicating the location of the property, showing the dimensions and existing improvements on the property, including dimensions (of existing and proposed improvements) in relation to all lot lines, topographical features (if appropriate) and abutting properties and existing improvements, and clearly indicating the area(s) affected by the proposed variance.

C. Petition for Variance: The undersigned petitioner(s) acknowledge(s) (s)he has read the following Standards for Variances which the Zoning Board of Appeals shall employ to make its findings

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: Zoning 10-14 (3) cannot be entirely satisfied. In lieu of complying exactly with the Code, the following variance is requested: Provide a deck extension on the Living room/Kitchen level consistent with the adjacent property owners existing decks including a side yard variance for 36"h steps and 24" variance to accommodate landscape steps to the shore-side yard. Including balcony off Master.
2. The following special conditions exist on the subject property which would present practical difficulty or unnecessary hardship if a variance is not granted: the site is on a steep hill, we are requesting the side yard stair to improve access from the kitchen level to the shore-side yard. The deck is providing an outdoor space on the living level for the entire family to eat together.
3. The proposed variance is not contrary to the public interest, and will not endanger public safety or welfare because: The proposed deck extension has a similar placement to the adjacent neighbor's decks. The concept does not impede light or views for the neighbors. The new proposed stair is to the side yard and does not limit light or views either.
4. The requested variance will be in accord with the spirit of the zoning ordinance because: The location and placement of the deck and steps are in context with the xtg adjacent property owner's decks. The design does not impede light, views or air.
5. The variance, if granted, will cause substantial justice to be done because: Property owner will have a deck on the living level that will accommodate the large family and access the shore-side yard. The location of the deck is consistent w/ both adjacent properties.

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), Tracy Koziol 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 5

Day of August, 2020, in

Dane County, Wisconsin.

Notary Public: Kerth Ernst

My Commission expires: 2-5-2021



Signature of Owner / Petitioner

Signature of Owner / Petitioner

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

The deck will be designed in the style of the house (French Country). Refer to Drawings

Additional space (continued):

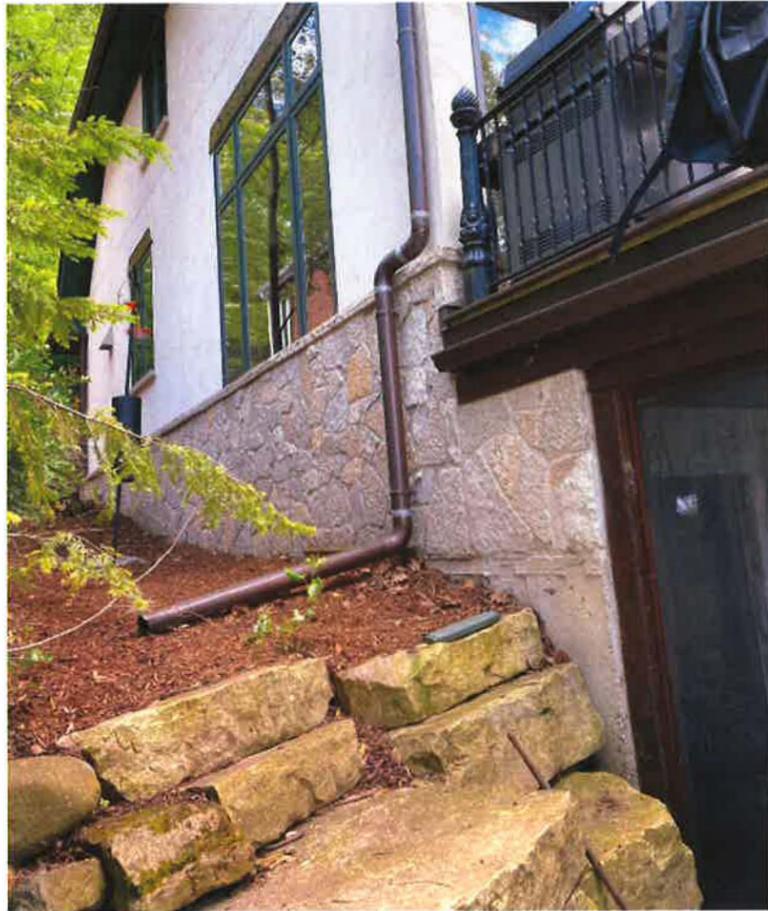
[Empty rectangular box for additional space]

**Office Use Only**

Date Filed: 8/5/20 Amt. Paid: 250.00 Receipt #: 3902 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)



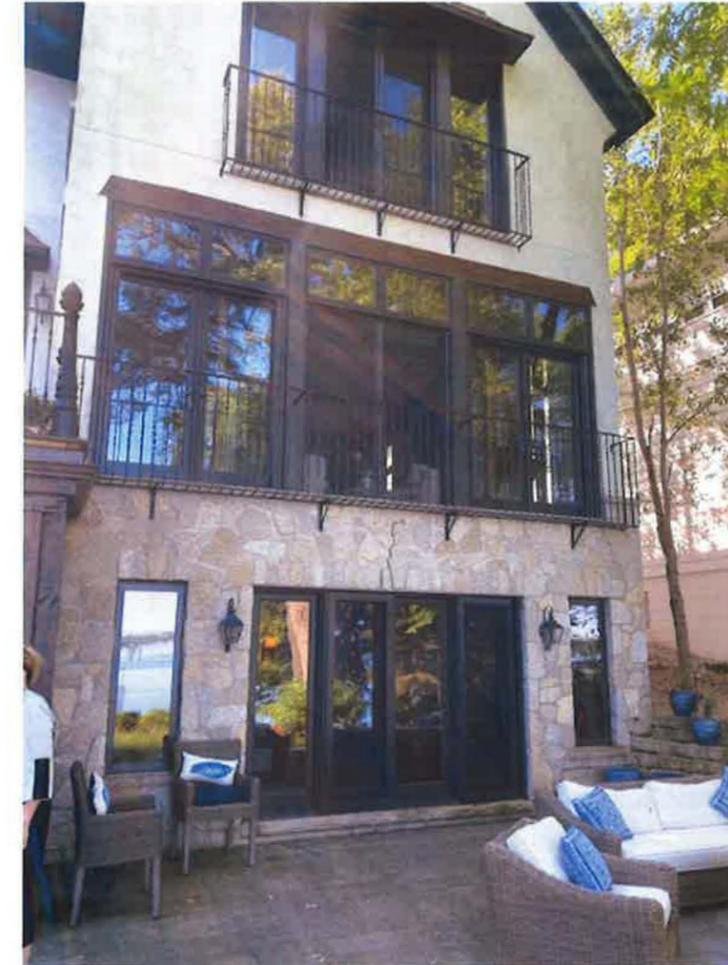
sideyard photo



overall photo



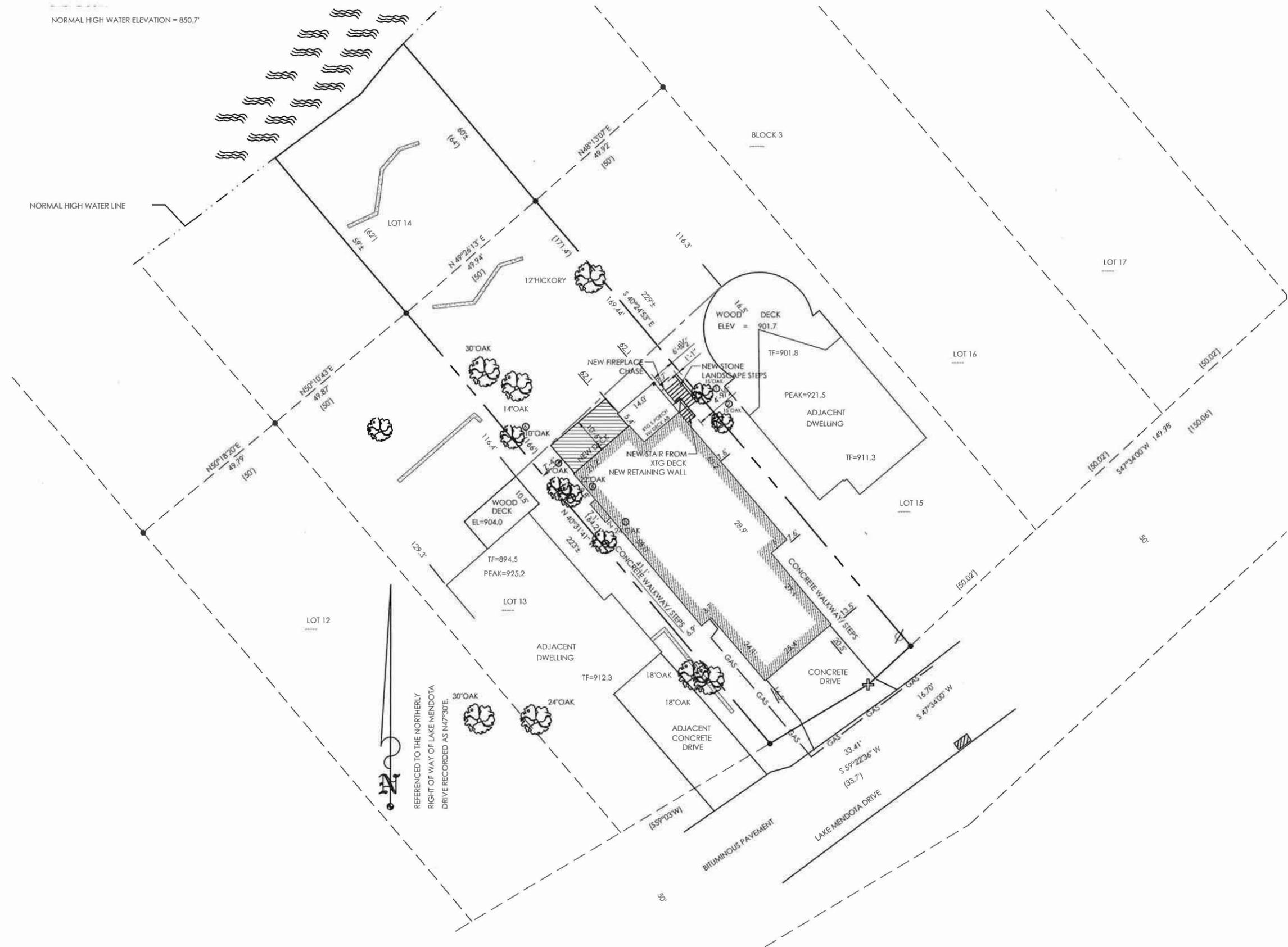
screen porch rotten post photo



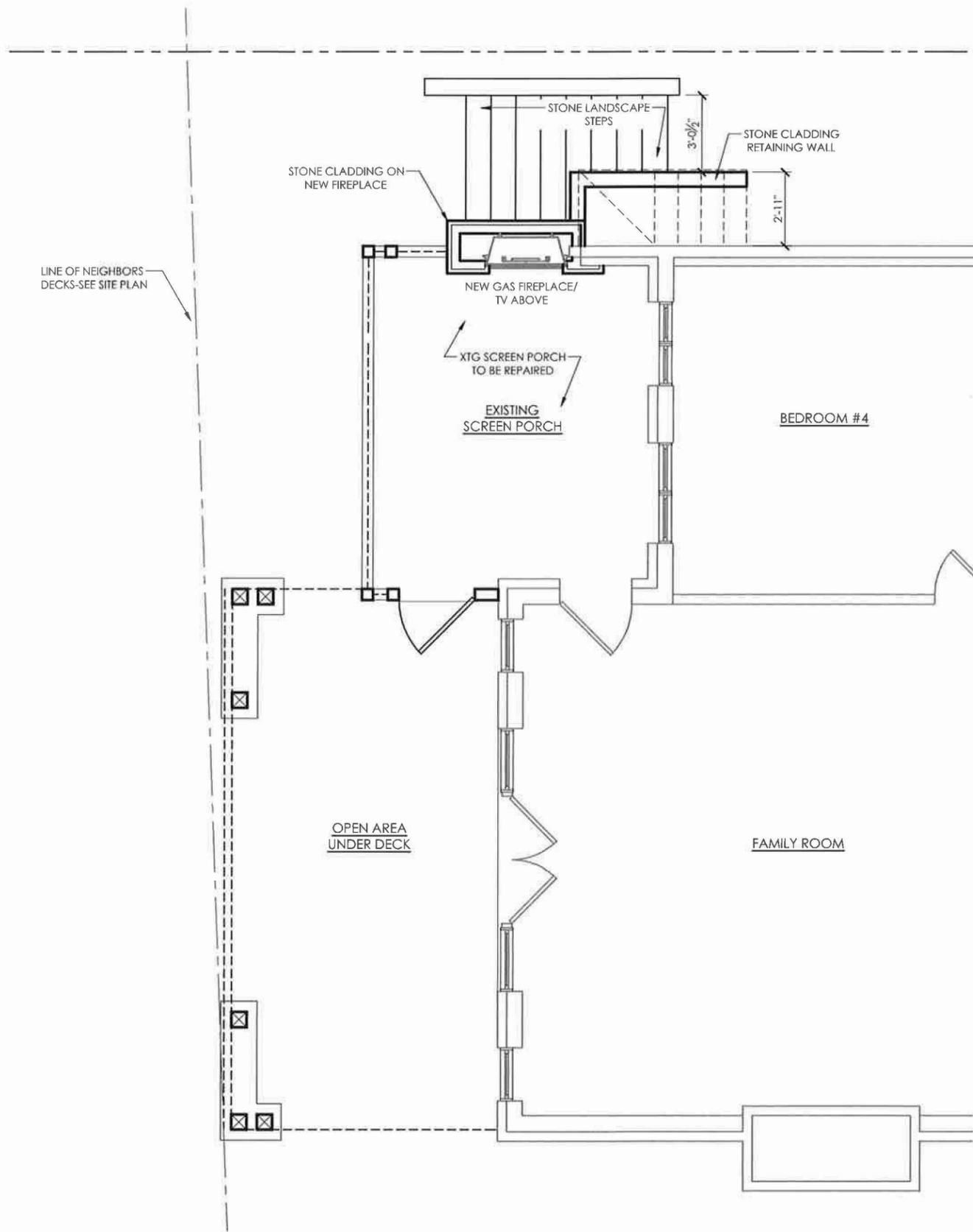
lake side photo

NORMAL HIGH WATER ELEVATION = 850.7

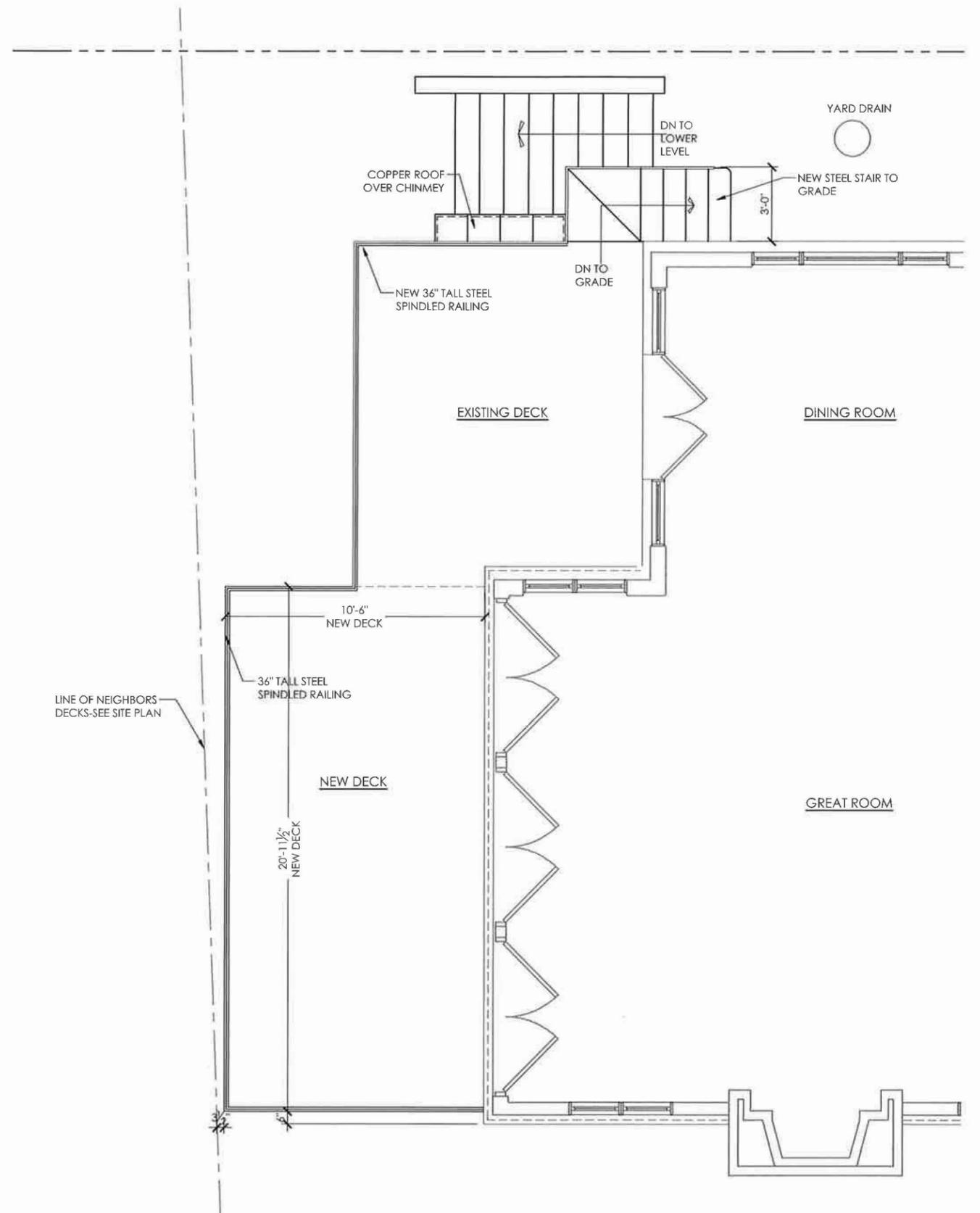
NORMAL HIGH WATER LINE



REFERENCED TO THE NORTHERLY  
 RIGHT OF WAY OF LAKE MENDOTA  
 DRIVE RECORDED AS 147730E.



LOWER LEVEL FLOOR PLAN

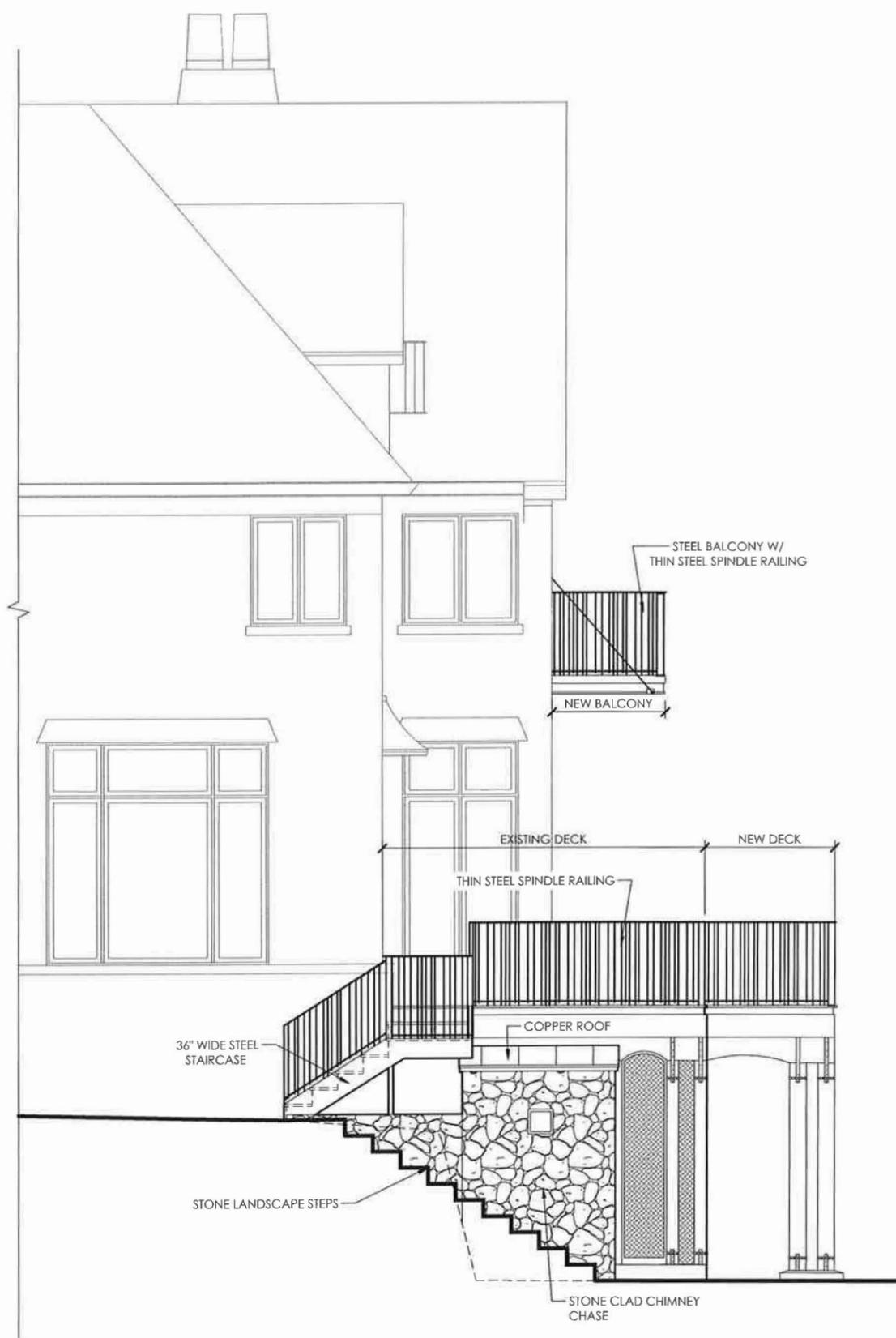


FIRST FLOOR PLAN





FRONT ELEVATION



EAST ELEVATION



WEST ELEVATION

From: Barbara L Wolfe <wolfe@lafollette.wisc.edu>  
Date: August 4, 2020 at 6:23:03 PM CDT  
To: Karl frantz <kpfrantz@shorewood-hills.org>  
Cc: Robert Haveman <haveman@lafollette.wisc.edu>, tracy koziol <tracykoziol@gmail.com>  
Subject: Thanks and 3414

Hi Karl,

First, thank you for the quick response to my last email. I now feel much safer walking past the bridge and onto Edgehill Drive. Cars now slow down and avoid the marked path on Edgehill. Wonderful!

Second, the Koziol's showed us their architect's plans for some remodeling and we are fine with the deck addition and stairs.

Thanks again,

Bobbi Wolfe

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From: Mary Sweeney <msweeney4@me.com>  
Date: Tue, Aug 4, 2020 at 1:00 PM  
Subject: Koziol project  
To: Karl Frantz <kfrantz@shorewood-hills.org>

Dear Karl,

Tracy Koziol consulted with me and with Bob Haveman and Bobbie Wolff about adding a deck on the lakeside of their home. She showed me the plans which indicate a deck outside the living room on the lakeside, second story. That effectively mirrors my existing deck off the living room of my lakeside, second story. Their proposed deck does not extend out any further than mine, and as an open, not enclosed deck, I have no problems or concerns about it. My views extend out toward the lake, not 90 degrees at my neighbors. The plans suggested glass, rail-height enclosures instead of railings, on the deck, which I questioned whether they would reflect too much sun in the summer at my house. Tracy was not sure about the modern look of glass enclosures and I believe she's decided to stick to wrought iron or some other more traditional railing. The stairs she wants to add are on the side facing Bob and Bobbie and don't concern me at all. I have no objections to their plans. It will enhance their enjoyment of the lake and their property and not impede mine in the least.

I will be staying in Madison for the rest of the year and teaching my USC courses online with a lake view. I am not disturbed by a project happening next door while I'm here.

All my best,

Mary

Mary Sweeney  
Dino & Martha De Laurentiis Professor, USC School of Cinematic Arts  
Chair, Film Independent Board of Directors