



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: Mark and Yolanda Staff Phone No.: (608) 658-1275  
 P.O. Address: 3426 Lake Mendota Drive Madison WI 53705  
(Street) (City) (State) (Zip)  
 Agent, Architect or Engineering Firm: Hart DeNoble Builders  
 P.O. Address: 7923 Airport Road Middleton WI 53562  
(Street) (City) (State) (Zip)  
 Contact Person: Jason Franzen Plan Number(s): \_\_\_\_\_  
 Firm's Phone No.: (608) 831-4422 Firm's Fax No.: \_\_\_\_\_

B. Property Information:  
 Property Address: 3426 Lake Mendota Drive Occupancy Use.: Residential  
 Parcel Key No.: 0709-171-4121-8 Zoning Classification: R-3

1. Has a previous appeal or petition been made with respect to this property?  
 Yes:  No:  If Yes, state the nature of the appeal: Lakefront and street setback variance

Check the appeal's disposition:  Granted  Denied Disposition date: 5/28

2. Identify all non-conforming structural and / or land uses existing on the property:  
The current home is legal non-conforming on the western side yard setback.

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: height limit of 30 feet cannot be entirely satisfied. In lieu of complying exactly with the Code, the following variance is requested: Roof height to exceed 30 feet but not to exceed 34 feet as shown in the attached drawings.

---

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 property slopes 22.2 feet from the where the house begins on the street side to where it ends on the lake side.

---

3. The proposed variance is not contrary to the public interest, and will not endanger public safety or welfare because: The variance would allow a roof height that is similar to other lake front homes with extreme slopes that have been given height exceptions to the Village code in recent years. The house would not exceed 20' 2" in height on the front elevation from the street.

---

4. The requested variance will be in accord with the spirit of the zoning ordinance because: By approving the variance it would allow the bulk of the house to be built away from the street and keep the visual height impact for the public on Lake Mendota Drive to a minimum.

---

5. The variance, if granted, will cause substantial justice to be done because: It will provide the same roof height allowance as other lake front homes and will not be detrimental to the public.

---

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), Mark and Yolanda Staff 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 4<sup>th</sup>

Day of August, 2020, in

Dane County, Wisconsin.

Notary Public: [Signature]

My Commission expires: 2-5-2021

[Signature]  
Signature of Owner / Petitioner

[Signature]  
Signature of Owner / Petitioner

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

[Empty rectangular box for narrative text]

Additional space (continued):

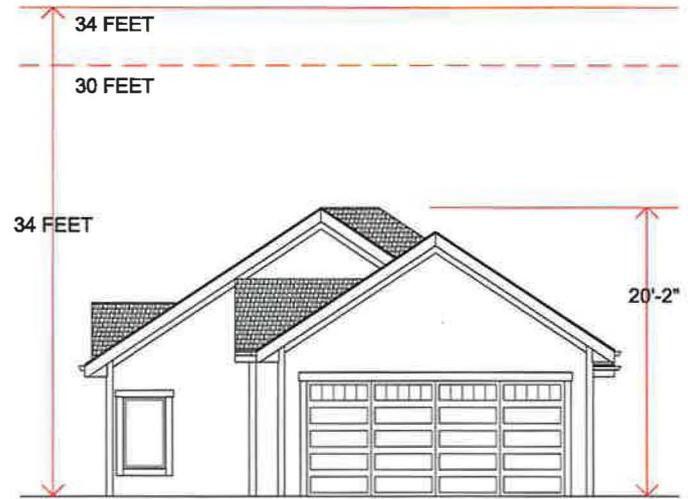
[Empty rectangular box for additional space]

**Office Use Only**

Date Filed: 8-4-20 Amt. Paid: 250.00 Receipt #: 028856 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)



○ FRONT ELEVATION-VER 2 7/31/20-STREET VIEW  
1/4"=1'-0"



34 FEET

30 FEET

34 FEET

34 FEET

30 FEET

driveway  
917.36' edge of pavement

917.0'

913.4'

908.9'

907.6'

903.9'

900.4'

900.0'

894.8'

892.9'

891.5'

LEFT ELEVATION-VER 2 7/31/20 MAX. HT. 34 FT.  
1/4"=1'-0"

RAILING DETAIL NOT SHOWN



