

**Village of Shorewood Hills  
Board of Trustees Special Meeting  
Draft Minutes  
Tuesday, July 26, 2016 7:00 p.m.**

1. **Call to Order** Village President Mark Sundquist called the meeting to order at 7:00 p.m.
2. **Roll Call** Members of the Board present were Mr. Sundquist and Trustees David Benforado, Anne Readel, John Imes, and Felice Borisy-Rudin. Mark Lederer and Fred Wade were excused. Also in attendance were Village Treasurer Sean Cote, Village Administrator Karl Frantz, Department of Public Works Chief John Mitmoen and Village Clerk Cokie Albrecht. One visitor was in the audience.
3. **Statement of Public Notice** Mr. Frantz confirmed the meeting had been properly posted and noticed.
4. **Procedures Orientation** There was none this evening.
5. **Appearances and Communications** There were none this evening.
6. **Board Matters**
  - A. **New Business Resolutions and Motions**
    - i) **Consider awarding bid for Oxford Road resurfacing project**

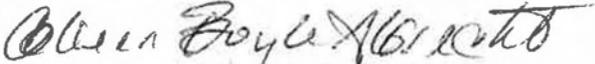
Village Engineer Brian Berquist recommended the award of the contract to the low bidder, Wolf Paving and Excavating. Mr. Benforado moved and Ms. Borisy-Rudin seconded a motion to award the Oxford Road resurfacing contract, including the Base Bid plus the Supplemental Bid, to Wolf Paving and Excavating. By Board consensus, the motion was amended to include a 10% contingency, at a cost of \$5,088. Motion passed unanimously.

**Closed Session** At 7:05 p.m., Mr. Sundquist announced the Trustees would consider going into Closed Session per §19.85(1)(g) to confer with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and may reconvene to open session as per Wisconsin State Statutes 19.85(2) to address any business that may be the result of the deliberations made in closed session (concerning property tax litigation brought by Walgreen Co.). The roll call vote was: Mr. Sundquist – yes; Mr. Benforado – yes; Mr. Imes – yes; Mr. Wade – yes; and Ms. Readel – yes. Village Counsel Meg Vergeront of Stafford Rosenbaum, Mr. Cote, Mr. Frantz and Ms. Albrecht were asked to stay. The remaining attendee left the meeting.

While in closed session the Trustees discussed the status of Walgreen Co.'s assessment objections with Village Counsel.

**Open Session** At 8:24 p.m. Mr. Sundquist said the Board will reconvene to Open Session. The roll call vote was: Mr. Sundquist – yes; Mr. Benforado – yes; Mr. Imes – yes; Mr. Wade – yes; and Ms. Readel – yes.
7. **Adjourn** Meeting adjourned at 8:24 p.m.

Respectfully submitted,

  
Colleen Boyle Albrecht, Village Clerk

**Village of Shorewood Hills  
Board of Trustees Meeting  
Draft Minutes  
Monday, July 18, 2016 7:00 p.m.**

1. **Call to Order** Village President Mark Sundquist called the meeting to order at 7:00 p.m.
2. **Roll Call** Members of the Board present were Mr. Sundquist and Trustees David Benforado, Fred Wade, Anne Readel, John Imes, Mark Lederer and Felice Borisy-Rudin. Also in attendance were Village Administrator Karl Frantz, Department of Public Works Chief John Mitmoen, Police Chief Dennis Pine and Emergency Services Coordinator David Sykes. Village Clerk Cokie Albrecht listened to a recording of the meeting later. Twelve visitors were in the audience.
3. **Statement of Public Notice** Mr. Frantz confirmed the meeting had been properly posted and noticed.
4. **Procedures Orientation** There was none this evening.
5. **Appearances and Communications**
  - i) **Will Clifton: Dementia Friendly Community Project and September 21, 2016 community input session** Will Clifton, 1218 University Bay Drive, would like to see Shorewood Hills become proactive in assisting residents with dementia. He and Mr. Benforado have organized an input session to discuss ways the Village community—including the government, residents and businesses—can make the area more accommodating to neighbors with dementia. All are welcome to attend the meeting on September 21, 2016 from 7:00 p.m. to 8:30 p.m. at Village Hall.
  - ii) **Marilyn Townsend** Municipal Judge Marilyn Townsend, who is running for Dane County Circuit Court Judge, said she felt it appropriate to inform the Trustees of the open records request she received regarding the Shorewood Hills Municipal Court. She distributed her response to the request.
6. **Board Matters**
  - D. New Business Resolutions and Motions** (agenda items taken out of order)
    - i) **Consider approval of special exception permit for building height at 3630 Lake Mendota Drive**
    - ii) **Consider approval of conditional use permit for addition at 3630 Lake Mendota Drive**

Mr. Sundquist said the Plan Commission recommended approval of both permits for the project proposed by owners Cary and Aviva Shlimovitz for their property at 3630 Lake Mendota Drive. Mr. Benforado moved and Ms. Readel seconded a motion to approve both the special exception permit for height and conditional use permit for the addition at 3630 Lake Mendota Drive. Motion passed unanimously.

**A. Payment of Bills** Mr. Frantz said that Village Treasurer Sean Cote had reviewed the bills and recommended their payment. Mr. Benforado moved and Mr. Wade seconded a motion to approve the payment of the end of June bills in the amount of \$69,735.21 and \$112,901.02 for July expenses, for a total of \$182,636.23. Motion passed unanimously.

**B. Consent Agenda**

      - i) **June 27, 2016 regular and closed session Board minutes**
      - ii) **Street Use Permit – Run for Refugees on September 18, 2016**
      - iii) **Block Party Permit – Wellesley Road on September 5, 2016**
      - iv) **Class B Beer and Class C Wine License – First Unitarian Society**

Mr. Benforado moved and seconded Mr. Imes seconded a motion to approve the items on the Consent Agenda. Motion passed 6-0-1 with Mr. Lederer abstaining since he was absent from the June 27, 2016 Board meeting.

**D. New Business Resolutions and Motions**

**iii) Consider authorization to bring storage building plans to bid ready status** (agenda item taken out of order) Village Engineer Brian Berquist described the plans for the DPW cold storage building proposed for construction on Old Middleton Road. The cost estimate for the project varied from a low of approximately \$540,000 to a high of \$600,000. After discussion the Trustees rejected various options that may have decreased the anticipated cost: the clerestory windows were left in the plans since they will provide light year-round and warmth in winter months; there was no support for removing the large oak tree to allow relocation of the building on the site; a steel frame, rather than a less expensive timber frame, building will have a longer life and provide more usable vertical space; and the building's footprint was not reduced—there was agreement the proposed size will meet the Village's storage needs. The cost to amortize the debt payment for the new building over 20 years will be approximately \$9,000/year more than the Village's current rent for storage space. The bid document will include a flexible timeline in expectation that that will be attractive to contractors and result in lower bids. The Trustees asked the Finance Committee to consider the best method to finance the project if it is approved. Ms. Borisy-Rudin moved and Mr. Benforado seconded a motion to instruct staff to prepare the bid document based on the design as presented. Motion passed unanimously.

**C. Ordinances**

**i) Consider tabled third reading of an Ordinance L-2015-11 amending section 7.08(5) Parking, Stopping and Standing Regulated (weekend two-hour parking restrictions on Marshall Court)**

**ii) Consider tabled second and possible third reading of an Ordinance L-2016-2 amending section 17.07(10)(b) of the Municipal Code regarding vicious dogs**

The Trustees agreed to leave discussion of both Ordinance L-2015-11 and L-2016-2 on the table.

**iii) Consider third reading of an Ordinance L-2016-5 changing the zoning classification of property located at 2725-2801 Marshall Court from C-3 Medical Office Commercial District to a Planned Unit Development district** Architect Randy Bruce of Knothe Bruce reviewed the plans for the mixed use building proposed by Stone House Development for the properties at 2725, 2727 and 2801 Marshall Court. He detailed the changes made by the developer to address concerns expressed by the Plan Commission and Board of Trustees: the design was revised to minimize the shadows on the Shackleton Square condos; a front courtyard was included on the north side of one building; and the fourth floor was stepped back to open the Marshall Court streetscape. Stone House has also worked with its commercial tenants to increase the off-street parking available to apartment residents and their guests. Village consultants Jeff Held of Strand Associates, Inc. and planners Scott Harrington and Mike Slavney of Vandewalle and Associates, Inc. responded to Trustee questions about the anticipated traffic, parking, financial and zoning impacts of the project. Mr. Benforado distributed a memo outlining his thoughts on the project and reviewed them with the Board. He asked that the memo be appended to the meeting minutes. Mr. Benforado moved and Mr. Imes seconded a motion to waive the third reading and approve Ordinance L-2016-5 changing the zoning classification of property located at 2725-2801 Marshall Court from C-3 Medical Office Commercial District to a Planned Unit Development district. The roll call vote was: Mr. Sundquist – yes; Ms. Borisy-Rudin – yes; Mr. Imes – yes; Mr. Wade – yes; Mr. Lederer – yes; Mr. Benforado – yes and Ms. Readell – yes.

**8. Reports of Officials and Committees** (agenda item taken out of order)

**B. Village Administrator** Mr. Frantz said he had been approached by Paul Lenhart, the owner of 700 and 800 University Bay Drive, regarding the possibility of building a parking structure on Marshall Court.

6. **New Business Resolutions and Motions**

**iv) Consider sanitary sewer rate adjustment and Purchase Treatment Adjustment Clause (PTAC)** The Finance Committee recommended that the Trustees increase Village sewer rates by 19%. Village auditor Vicki Hellenbrand of Baker Tilly advised that the rate changes are necessary in response to recent 3 to 6% annual increases in Madison Metropolitan Sewage District (MMSD) charges and to service the debt incurred with the replacement of sewer mains in the Village. The Committee further recommended that the Trustees adopt a PTAC which would allow the Village to pass through future MMSD rate increases to sewer utility customers. The Committee felt the Trustees should hold a public hearing to discuss the proposed rate changes. Unlike water rates, sewer rates are not controlled by the Public Service Commission (PSC)—the rates are set at the discretion of the sewer utility. The Trustees agreed to schedule the public hearing for the next Board meeting on August 15, 2016.

**v) Consider submittal of new water rate case concerning increase in Public Fire Protection costs** The Finance Committee recommended the Trustees authorize the filing of a second water rate case with the PSC, asking for a revision of the Public Fire Protection fees included in the recently approved water rates. Mr. Wade moved and Ms. Readel seconded a motion to authorize the hiring of Baker Tilly to file a rate case to address the Public Fire Protection issue. By consensus, the motion was revised to include, “at a cost not to exceed \$1,000”. Motion passed unanimously.

**vi) Resolution R-2016-8 indicating support for US 30 Bike Route** Mr. Benforado moved and Mr. Wade seconded a motion to approve Resolution R-2016-8. Motion passed unanimously.

**vii) Set date for brief special meeting to approve Oxford Road resurfacing bid** The Trustees agreed to meet on Tuesday, July 26, 2016 at 7:00 p.m. to take action on the bid.

**viii) Set date for Village facilities work session** Staff will send a doodle poll to the Trustees to identify the best date to meet during the last two weeks in September.

**ix) Authorize purchase of police file server** Ms. Borisy-Rudin moved and Mr. Benforado seconded a motion to approve the purchase of new file server for the Police Department. Motion passed unanimously.

**E. Appointments**

**i) Win Sager to Golf Committee**

**ii) Erik West to Waterfront Committee**

Mr. Sundquist moved and Ms. Readel seconded a motion to approve the appointment of the two committee members. Motion passed unanimously.

7. **Reports of Officials and Committees**

**A. Village President** The Trustees agreed to discuss the inclusion of four affordable units in The Boulevard apartment building at the next Board meeting.

**B. Village Administrator** Mr. Frantz thanked resident Craig Weinhold who donated a hollow tree for the nature-based playground at Post Farm Park.

**C. Personnel Committee** The Committee continues to consider employee compensation information with the goal of formulating recommendations for 2017 wages.

**E. Plan Commission** Mr. Benforado expressed appreciation for the zoning laws passed several years ago controlling development on Lake Mendota Drive—they have made the Plan Commission’s consideration of conditional use permits there clearer. The Commission is considering the regulation of the storage of recreation vehicles, boats, etc., in front/side yards.

**G. Services Committee** The Committee discussed the feasibility of renovating the DPW Building and the Community Center.

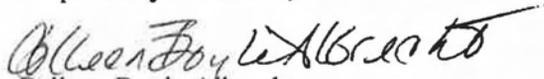
**H. Public Health and Safety Committee** The Committee discussed the results of the Police Community Listening Session.

**M. Pool Committee** The Committee would like to move ahead with repairs to the building or a new facility; it has no interest in utilizing the Community Center space.  
**The remaining Committee chairpersons had nothing further to report.**

**Closed Session** The Trustees did feel it necessary to go into closed session.

**8. Adjourn** Meeting adjourned at 10:07 p.m.

Respectfully submitted,



Colleen Boyle Albrecht  
Village Clerk

# Dave's 7/18/16 thoughts on Arbor II Proposal

- 1) **If this is built, this will in all probability be the last major redevelopment proposal the Village reacts to for many years.** The Board, Plan Commission, Village residents and Village staff/consultants have been studying, analyzing, planning for and discussing adding apartments for many years. The Board and Plan Commission held a special joint meeting in this room on April 28, 2015, to discuss this very matter; very well attended by residents; the outcome was to stay the course.
- 2) **Plan Commission recommendation:** long process of consideration, many PC meetings, and the plans changed over the course of those meetings. Plan Commission recommended it on 4/12/16 (6-1 vote).
  - a) **Two of the major issues were hgt and mass**, both were scaled back, 4<sup>th</sup> fl tucked back a bit (6-8 ft). I would have preferred that the final proposed hgt complied with the Doctors Park Neighborhood Plan limits (46 ft.). However, I agree with the PC's finding based on Scott Harrington/ Vandewalle's 2/29/16 letter that an exception (i.e., allowing the additional 2 ft. in hgt over the 46 ft limit) is merited because the developer submitted substantial proof that the economics for the bldgs only work at four stories. Also, the impact of the additional 2 ft is small, as demonstrated by the shadow studies.
- 3) **Responsive to both Village Comprehensive Plan and Doctors Park Neighborhood Plan** (see Mike Slavney/Vandewalle letter dated 3/6/16 for detailed analysis):
  - a) **Good urban infill project.** Increases density. An excellent location for apartments: close to major employers (UW, UW Hospitals); near major thoroughfare, mass transit and bike path; close to grocery store, banks, retail commercial up and down Univ Ave.
  - b) **Structured underground parking** (replacing asphalt parking lots). Will improve the stormwater quality (i.e. with existing surface parking lots, the stormwater collected all of surface contaminants that build up, e.g., dripping oil from vehicles, and conveys all of that to Lake Mendota vs. structured parking drains to sewer system where it is treated).
  - c) **Mixed use**, retaining a long time Village business (Psychiatric Services), who is making a substantial long-term commitment to staying in Village through a business condo arrangement with Stone House.
  - d) **Increases the diversity of the Village's housing stock and options**, adding apartments, townhomes; resulting in the Village population essentially returning to where it was in 1960.
  - e) **Based on our last two meetings, this project will include seven 3 BR affordable units for 30 years** (i.e., attracting families to the Village), concluding our best efforts to honor the VOSH/HUD reconciliation agreement.
  - f) **Village infrastructure improvements:**
    - i) Allows the Village to **complete the missing portion of east/west bike path.** Allows for readjustment of the lot line between Arbor II parcel and Univ Station parcel to improve/increase the parking on the east end of the Univ Station parking area.
    - ii) Allows the Village to **complete Catafalque Dr.** west and then north to connect with Marshall Ct.
    - iii) Allows the Village to **continue the Marshall Ct. streetscape** westward (consistent parking, sidewalks). Remember how dangerous Marshall Ct was for pedestrians before sidewalks!
    - iv) Allows the Village an additional financing method for a portion of its contribution share for upcoming planned **Univ Ave reconstruction.**

- g) **Increases the Village tax base six fold** from \$2.1M to \$12.6M. (See Scott Harrington/Vandewalle's 7/15/16 memo to Board @ Table 1.)
  - h) **Traffic and parking impacts studied** (see Jeff Held/Strand's 3/1/16 letter which says that traffic impacts from all of the construction on Marshall Ct has fallen within the initial projections): proposal parks itself; residential infill has less traffic impacts than retail or professional office space. And Stone House has fine-tuned its proposal to address parking problems recently brought to our attention by residents (i.e., adding guest parking in Arbor I and II).
  - i) **Impact on Village services:** past Village collected and observed data from other apartment buildings in Village shows the impact will be nominal (see data collection 1/1/14-12/31/14 and 1/1/15-6/25/15).
- 4) **Developer financed TIF (DFTIF):** Yet to be negotiated developer financed TIF. Or, in the alternative, DFTIF for Bldg #1 and Stone House expressed interest in applying for WHEDA Sec. 42 financing for Bldg #2 in 2017.
- 5) **Stone House Development:** a reputable developer who the Village has worked with previously and who has a positive track record in the Madison area. Stone House representatives have patiently worked with the Village and have addressed problems or concerns where they could (e.g., they told us at our June Board meeting that in response to concerns expressed by the Board that Arbor I lacked children area, that the common area in each building could be used for children activities).



# Village of Shorewood Hills Neighborhood Block Party Permit

Application Fee: \$10.00

Permit No.:  
16-34

**Event Organizer Information:**

Name of Group: \_\_\_\_\_ Contact Name: Gale Shu + Rachael Zerwer  
 Address: 3220 TOPPING Rd City/State/Zip: Madison WI 53705  
 Home Phone: \_\_\_\_\_ Cell Phone: 609-216-4120 53705  
 E-mail: gale.shu@yahoo.com

**Event Information:**

Name of Event: Topping Rd + Oak Way Block Party  
 Describe Event: Block party  
 Individual(s) in Charge of Event (must be present during entire event) / Phone # (cell # preferred):  
Gale Shu 1 609-216-4120  
Rachael Zerwer 1 608-235-8317

Location Requested (indicate street(s) being used below and on attached map):

~~Topping Rd between Oak Way + Edgemoor~~  
OK WAY between Topping & Blackhawk

Date of Event: 9/10/16 Rain Date (if applicable): 9/17/16  
 Time of Event: Set-up: 3:30 Estimated Attendance: 40  
 Event Starts: 4  
 Event Ends: 7 Barricades or Cones Needed?  Yes  No  
 Take-down: 7:30

Have the nearby residents been advised of this event?  Yes  No *Please barricade*  
 Is there a plan to clean up the area after the event?  Yes  No *Cones ineffective last year*

This permit is subject to all ordinances, statutes and laws appropriate in addition to all rules and regulations detailed in this permit application instructions and guidelines. The person/group named in this application will be responsible for the conduct of the group and for the condition of the reserved area. This permit is subject to all Municipal Ordinances as defined by the Village of Shorewood Hills. The applicant has attached all of the appropriate permit applications for this event.

Gale Shu \_\_\_\_\_ 8/2/16  
 Print Applicant's Name Applicant's Signature Date

Approved: SHPD: DR: 8/9/16 DPW: [Signature] MFD: \_\_\_\_\_

Denial recommended by: \_\_\_\_\_ because \_\_\_\_\_

Submitted to Village Board on: \_\_\_\_\_  Approved  Denied

Signed: \_\_\_\_\_  
 Village Clerk or Deputy Clerk

**PAID**  
 FOR OFFICIAL USE ONLY

Print Form

CK NO. 385  
 DATE 8/9/16

# PAID

CK. NO. Cash  
DATE 7/19/20

## Village of Shorewood Hills Neighborhood Block Party Permit *Application Fee: \$10.00*

Permit No.:  
16-32**Event Organizer Information:**Name of Group: Edgehill Dr. residents Contact Name: Nancy Lindroth  
Address: 1015 Edgehill Dr. City/State/Zip: Madison, WI 53705  
Home Phone: NA Cell Phone: 608-777-1106  
E-mail: nlindroth@att.net**Event Information:**Name of Event: Edgehill Block party  
Describe Event: Kids games and potluck  
Individual(s) in Charge of Event (must be present during entire event) / Phone # (cell # preferred):  
Nancy Lindroth 608-777-1106

Location Requested (indicate street(s) being used below and on attached map):

Block street - Edgehill between Topping and Blackhawk.

Date of Event: Sept. 10 - Sat. Rain Date (if applicable): Sept 11 - Sun.  
Time of Event: Set-up: 3 pm Estimated Attendance: 40-50  
Event Starts: 4 pm  
Event Ends: 8 pm Barricades or Cones Needed?  Yes  No  
Take-down: 8:30 pmHave the nearby residents been advised of this event?  Yes  NoIs there a plan to clean up the area after the event?  Yes  No

This permit is subject to all ordinances, statutes and laws appropriate in addition to all rules and regulations detailed in this permit application instructions and guidelines. The person/group named in this application will be responsible for the conduct of the group and for the condition of the reserved area. This permit is subject to all Municipal Ordinances as defined by the Village of Shorewood Hills. The applicant has attached all of the appropriate permit applications for this event.

Nancy Lindroth Nancy Lindroth 7/18, 2016  
Print Applicant's Name Applicant's Signature DateApproved: SHPD: DS - 7/19/2016 DPW: [Signature] MFD: ok per MFD

Denial recommended by: \_\_\_\_\_ because \_\_\_\_\_

Submitted to Village Board on: \_\_\_\_\_  Approved  DeniedSigned: \_\_\_\_\_  
Village Clerk or Deputy Clerk**FOR OFFICIAL USE ONLY**[Print Form](#)



# Village of Shorewood Hills Special Event Street Use Permit

Permit No.:

16-33

## Event Information

Name of Event: Family Welcome Back! Event Organizer/Sponsor: Shorewood Elementary

Does this event cross jurisdictions into the City of Madison or University of Wisconsin?  Yes  No  
If Yes, copies of the Emergency Action Plan submitted to the Madison Fire Department may be required.

Is Organizer/Sponsor a 501(c)3 non-profit agency?  Yes  No

If Yes, provide State of WI Tax Exempt Number: \_\_\_\_\_

Address: 1105 Shorewood Blvd. City/State/Zip: Madison, WI 53705

Primary Contact: Anu Ebbe Phone during day: 608-204-1201

e-mail: aebbe@madison.k12.wi.us Phone during event: 608-576-0381

Secondary Contact: Nadine Reinacher Phone during day: 608-204-1201

e-mail: nreinacher@madison.k12.wi.us Phone during event: 608-204-1201

Annual Event?  Yes  No . US Charitable Event?  Yes  No

If Yes, name of charity to receive donations: \_\_\_\_\_

Estimated Attendance: 100 (certificate of insurance and/or an Emergency Action Plan may be required)

## Event Category

Run/Walk  Festival  Music/Concert  Other: School Event

## Location Requested (indicate street(s) / park being used on attached map)

Street Name(s): Shorewood Blvd,

Park Name(s): \_\_\_\_\_

## Event Schedule

Date(s) of Event: Aug 30th Rain Date(s): \_\_\_\_\_

Event Start Date(s)/Time(s): 11:00 am Set-Up Date(s)/Time for Event: 10:30 am

Event End Date(s)/Time(s): 1:15 pm Take-Down Time: 1:30 pm  
(beginning of take-down to street reopened)

This permit is subject to all ordinances, statutes and laws appropriate in addition to all rules and regulations detailed in this permit application instructions and guidelines. The person/group named in this application will be responsible for the conduct of the group and for the condition of the reserved area. This permit is subject to all Municipal Ordinances as defined by the Village of Shorewood Hills. The applicant has attached all of the appropriate permit applications for this event.

Anu Ebbe [Signature] 7/22/16  
Print Applicant's Name Applicant's Signature Date

Fee: \$ <u>N/A</u>	Date Received: <u>7/22/16</u>	Received by: <u>KE/DTS</u>
Approved: SHPD: <u>[Signature]</u> <u>7/25/16</u>	DPW: <u>[Signature]</u>	MFD: _____
Denial recommended by: _____ because _____		
Submitted to Village Board on: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
Signed: _____ Village Clerk or Deputy Clerk		

**FOR OFFICIAL USE ONLY**

For Office Use:	Date		Date
Application given by _____	7/20/16	Referred to Plan Comm/Board	_____
Received by Zoning Administrator _____	7/20/16	Public Hearing Set	_____
Fee received by Clerk _____	_____	Date Notices Mailed	_____
Zoning Certified _____	_____	Public Hearing Published	_____
Filed with Clerk _____	_____	Public Hearing Held	_____
Referred for Staff Review _____	_____	Final Action	_____

**Village of Shorewood Hills**  
 810 Shorewood Boulevard  
 Madison, WI 53705-2115  
 (608) 267-2680 phone  
 (608) 267-5929 fax

**APPLICATION FOR CONDITIONAL USE PERMIT**

(A non-refundable \$350 fee must accompany this application upon filing)

**FOR OFFICE USE ONLY**

Receipt # \_\_\_\_\_

Date of Petition: 7-19-2016

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the Village of Shorewood Hills as follows:

- Name and address of each owner: (Please attach additional pages as necessary)  
MARK TURNER 3696 LAKE MENDOTA DRIVE  
JAYNE TURNER 3696 LAKE MENDOTA DRIVE
- Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- Address of site: 3696 LAKE MENDOTA DRIVE
- Tax parcel number of site: 0709-173-0001-9
- Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): Shorewood Lot 1 Block 1
- Present zoning classification: G1
- Requested conditional use: Removed pergola that was attached to the house because of water damage & infested with carpenter ants. Would like to build a screen porch in the same footprint of the pergola.
- Brief description of each structure presently existing on site:  
The only structure on site is the house

9. Brief description of present use of site and each structure on site: Currently the house is being remodeled

10. Brief description of any proposed change in use of structures if request for conditional use is granted (include change in number of employees on site): No change in the use of the structure

11. The following arrangements have been made for serving the site with municipal sewer and water: NO ARRANGEMENTS ARE NECESSARY

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site: Harry & Karen Roth, 3620 Lake Mendota Dr., 0709-173-0012-6

13. A scale map or survey map must be attached showing the following:
- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
  - b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 10-1-108 of the Village Zoning Code.  
We are not increasing the square footage of the structure. We would like to build on an existing footprint, therefore we should conform to each of the standards for conditional uses set forth in section 10-1-108 of the Village Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Dated this 20 day of July, 2014. Mark Turner  
Property Owner

Property owner

I certify that that I have reviewed this application for completeness.  
Date: \_\_\_\_\_ Zoning Administrator: \_\_\_\_\_



PROFESSIONAL SURVEYORS

TRANSPORTATION • MUNICIPAL  
DEVELOPMENT • ENVIRONMENTAL  
2901 International Lane Madison, WI 53704  
608-242-7779 1-800-448-0679 Fax: 608-242-5664  
Web Address: www.msa-ps.com  
© MSA Professional Services, Inc.

PROJECT NO.	17229000
DRAWN BY	KCL
CHECKED BY	BLT
FILE:	LOT_1_SHOREWOOD.DWG
SHEET NO.	1
FIELD BOOK NO.	

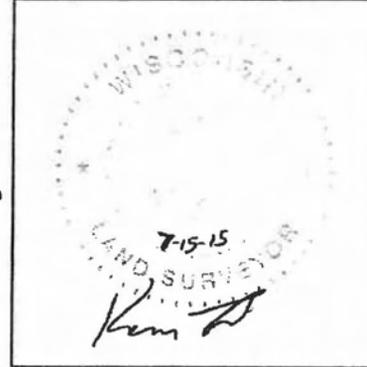
PLAT OF SURVEY

LOT 1, BLOCK 1, SHOREWOOD, VILLAGE  
OF SHOREWOOD HILLS, DANE COUNTY,  
WISCONSIN



BEARINGS BASED ON DANE  
COUNTY COORDINATE SYSTEM  
0 25' 50'

"SURVEYOR'S SEAL"



I, Kevin C. Lord, Registered Land Surveyor S-2645, do hereby certify by the order of Peter Brown, I have surveyed and mapped the herein described property to the best of my knowledge and belief and that this map is a true and correct representation thereof and that I have complied with Wisconsin Administrative Code AE-7.



LEGEND

- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND PINCHED PIPE
- ⊙ SET 3/4" BY 1/8" IRON REBAR WEIGHING 1.50 LBS./FT
- ( ) RECORD INFORMATION

NOTES:

- 1 ROCK RETAINING WALL ENCROACHES 1 2/4" BEYOND PROPERTY LINE.
- 2 HOUSE CORNER ENCROACHES 0.35' BEYOND PROPERTY LINE.
- 3 HOUSE CORNER ENCROACHES 0 1/4" BEYOND PROPERTY LINE
- 4 PAVER SIDEWALK ENCROACHES 0 1/5" BEYOND PROPERTY LINE
- 5 PAVER SIDEWALK ENCROACHES 0 3/4" BEYOND PROPERTY LINE.

LINE TABLE

LINE	BEARING	LENGTH
L1	S70°08'01"W (S70°09'W)	37.10' (37.1')
L2	S80°44'47"W (S80°30'W)	26.33' (26.5')
L3	N71°43'11"E	49.77' (50')

CLIENT:

PETER BROWN  
3696 LAKE MENDOTA DRIVE  
MADISON, WI 53705

# Parcel Number - 181/0709-173-0001-9

Current

### Parcel Summary

Municipality Name : VILLAGE OF SHOREWOOD HILLS  
 Parcel Description : SHOREWOOD LOT 1 BLOCK 1  
 Owner Name : TURNER REV TR  
 Primary Address : 3696 LAKE MENDOTA DR  
 Billing Address : 3696 LAKE MENDOTA DR  
 MADISON WI 53705

### Parcel Map



Sources: Esri, HERE, DeLorme, Intermap, incr...

### Current Year Assessment

Assessment Year : 2016  
 Valuation Classification : G1  
 Assessment Acres : 0.436  
 Land Value : \$953,800.00  
 Improved Value : \$607,200.00  
 Total Value : \$1,561,000.00

### Assessment Contacts

#### Assessment Contact Information

For questions or to schedule an appointment contact:

**Assessor** ACCURATE APPRAISAL LLC  
**Phone** 920-749-8098  
**Email** INFO@ACCURATEASSESSOR.COM

**Clerk** COLLEEN ALBRECHT  
**Phone** 608-267-2680  
**Email** COKIE@SHOREWOOD-HILLS.ORG

### Open Book/Board Of Review Dates

<b>Open Book</b> Open Book dates have passed for the year Start: 07/01/2015 06:00 PM End: 07/31/2015 06:00 PM	<b>Board Of Review</b> Board of Review dates have passed for the year Start: 08/01/2015 06:00 PM End: 08/31/2015 06:00 PM
--	--

### Zoning Information

Contact your local city or village office for municipal zoning information.

### Current Year Taxes

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$953,800.00	\$607,200.00	\$1,561,000.00
<b>Taxes:</b>		\$34,109.75
<b>Lottery Credit(-):</b>		\$126.86
<b>First Dollar Credit(-):</b>		\$78.53
<b>Specials(+):</b>		\$0.00
<b>Amount:</b>		\$33,904.36

### Districts

Type	State Code	Description
REGULAR SCHOOL	3269	MADISON METRO SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	SEWER

### Recorded Documents

Doc. Type	Date Recorded	Doc. Number	Volume	Page
TRD	08/10/2015	5175156		
WD	07/10/2002	3512471		
WD	03/25/1997	2840225		
WD	05/13/1994	2601020	27423	36
WD	09/10/1991	2289905	16739	18

**TRUSTEE'S DEED**

**Peter H. Brown and Gretchen K. Brown, or their successors in trust, as trustees under the Peter and Gretchen Brown Joint Revocable Trust dated May 30, 2000**

**for a valuable consideration conveys without warranty to Mark S. Turner and Jayne M. Turner, as Trustees of the Turner Revocable Trust dated June 7, 2012**

**the following described real estate in Dane County, State of Wisconsin:**

**Lot One (1), Block One (1), Shorewood, in the Village of Shorewood Hills, Dane County, Wisconsin.**

RETURN TO: *Stafford*  
*Mark S. Turner and Jayne M. Turner*  
*222 W. Washington # 900*  
*Madison, WI 53703*  
Attn: *Johanne*  
*Alle K*  
Tax Parcel No. 181/0709-173-0001-9

This is homestead property.

Dated ~~Seventh day of August, 2015~~

~~Peter and Gretchen Brown Joint Revocable Trust dated May 30, 2000~~

*[Signature]*  
\_\_\_\_\_  
Peter H. Brown, Trustee

*[Signature]*  
\_\_\_\_\_  
Gretchen K. Brown, Trustee

**AUTHENTICATION**

Signature(s)

authenticated this **Seventh day of August, 2015**

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, authorized by (4,6) 706.06, Wis. Stats)

THIS INSTRUMENT WAS DRAFTED BY  
**Peter H. Brown and Gretchen K. Brown**

(Signatures may be authenticated or acknowledged. Both are not necessary.)

**ACKNOWLEDGEMENT**

State of Wisconsin

SS:

Dane County  
Personally came before me this **Seventh day of August, 2015** the above named **Peter H. Brown, Trustee and Gretchen K. Brown, Trustee** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

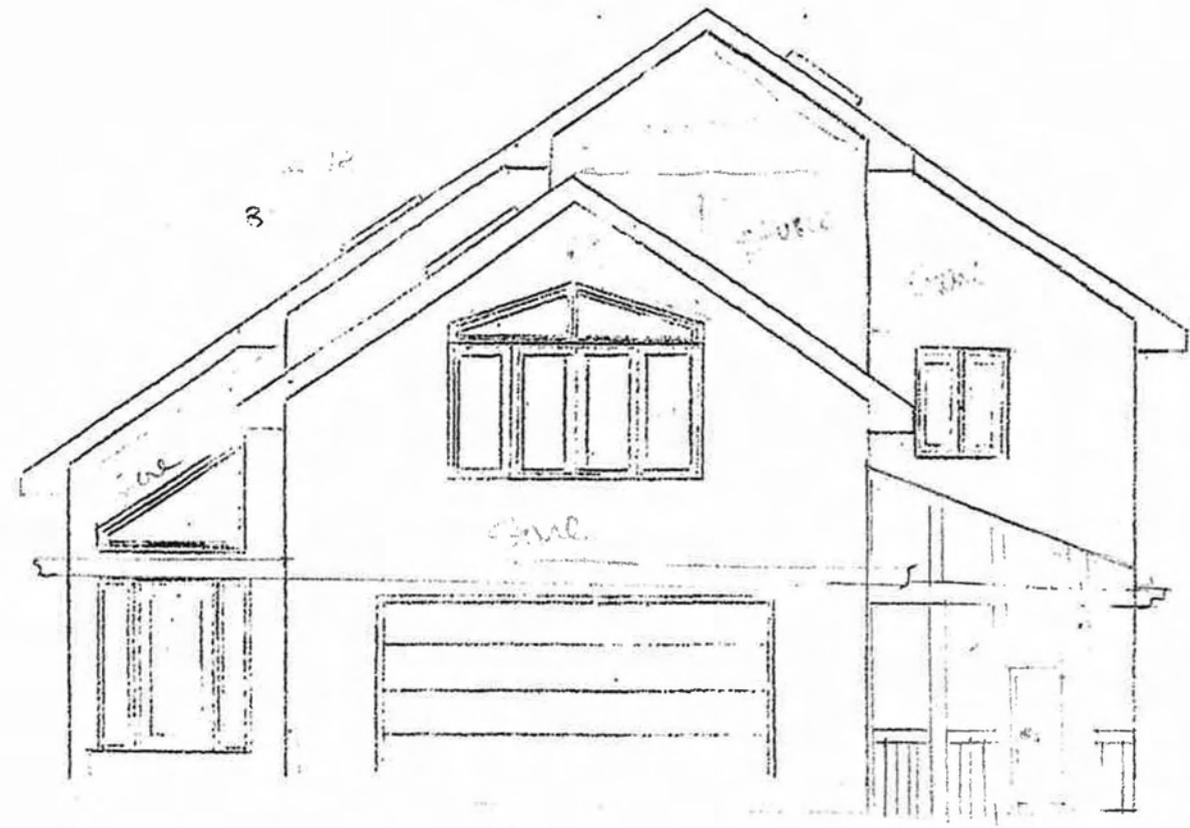
*[Signature]*  
\_\_\_\_\_

Notary Public Dane County, Wisconsin  
My Commission is permanent.  
If not, state expiration date: *4/3/16*



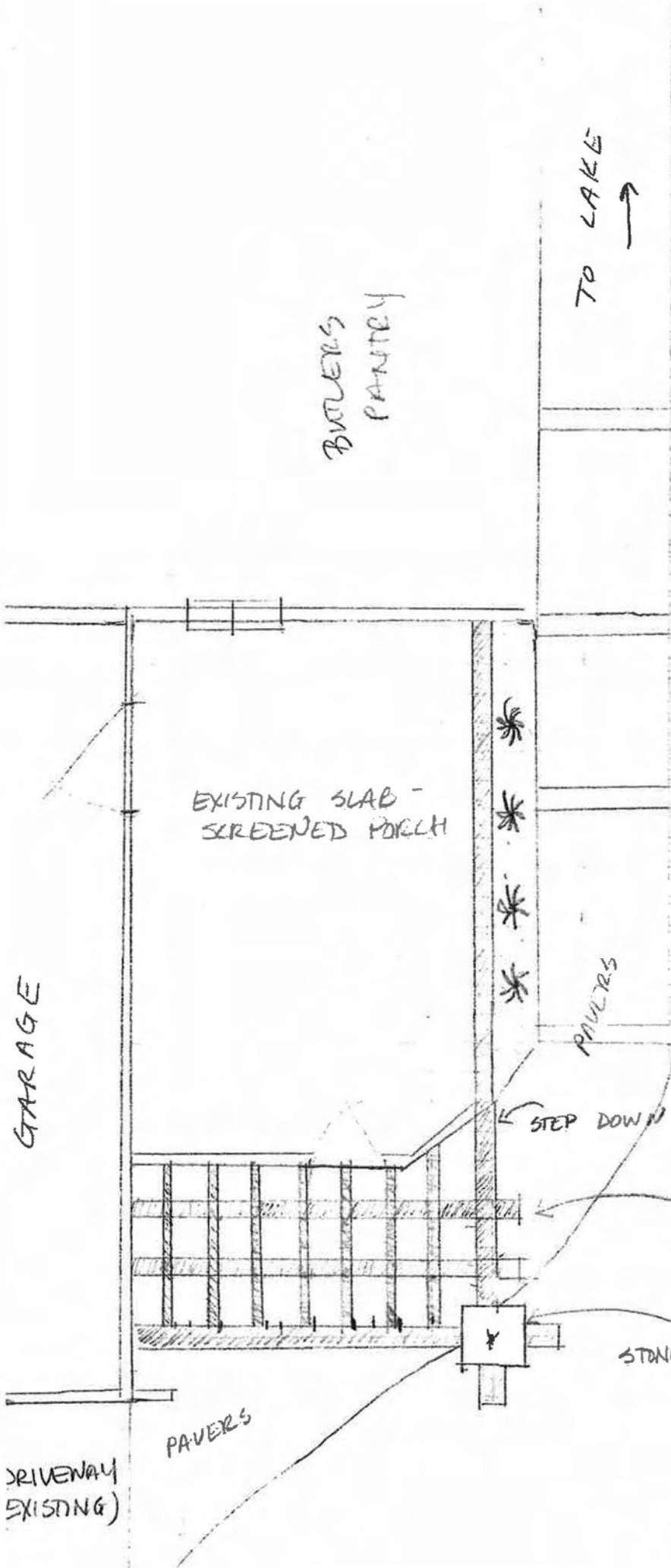
120

"2" Level Deck - Attached to Le



- SCREENED IN PORCH OVER EXISTING SLAB
- NEW PERGOLA IN FRONT

TURNER SCREENED PORCH



TO LAKE  
→

BROTHERS  
PANTRY

EXISTING SLAB -  
SCREENED PORCH

GARAGE

PAVERS

STEP DOWN

NEW PERGOLA - SIMILAR TO L. SIDE

STONEPOST SIMILAR TO LEFT SIDE

PAVERS

DRIVENWAY  
(EXISTING)

1/4" = 1'

## **Plan Commission Conditional Use Permit Review Lake Mendota Drive Projects 3696 Lake Mendota Drive August 15, 2016**

The Plan Commission shall forward its written advisory recommendation to the Village Board within ninety (90) days after receipt of the application from the Zoning Administrator. The Plan Commission shall recommend approval, approval subject to specified conditions, or denial. A recommendation for denial shall include the reasons, including which standards contained in the Plan Commission review are found not to be met.

**A conditional use shall be approved under this paragraph only if the applicant demonstrates by clear and convincing evidence the following:**

1. Views of Lake Mendota from points off the lot on which the development or excavation proposed will not be adversely affected. *There will be no adverse impact on views to Lake Mendota*
2. Erosion will not be increased. *No increase*
3. The flow of surface water will not be changed so as to adversely affect other lots, the lake and other aspects of the natural environment. *No adverse impact.*
4. Infiltration of surface water into the ground will not be adversely effected. *No adverse effect.*
5. Access to properties and structures by firefighters and other emergency personnel will not be adversely effected: *No adverse effect.*

**The Plan Commission shall review the application according to the standards below. No application shall be recommended for approval by the Plan Commission unless it finds that the following conditions are met:**

1. That the establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: *No detrimental effect.*

2. That the uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired

or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.

Finding: *No substantial impairment or diminishment. The use is compatible with adjacent uses.*

3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district, and will not be contrary to an adopted comprehensive plan of the Village.

Finding: *Will not impede the normal and orderly development of surrounding property.*

4. That adequate utilities, access roads, drainage and other necessary site improvements have been, are being or will be provided.

Finding: *Adequate.*

5. That the establishment, maintenance or operation of the conditional use is unlikely to increase the level of traffic congestion or reduce the level of safety at any point on the public streets.

Finding: *No increase in traffic or reduction in safety.*

6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Finding: *Conforms.*

7. That the conditional use does not violate flood plain regulations governing the site.

Finding: *Project is not in a flood plain.*

8. That, when applying the above standards to any new construction of a building, or an addition to an existing building, the Plan Commission and Board shall bear in mind the statement of purpose for the zoning district such that the proposed building or addition at its location does not defeat the purposes and objectives of the zoning district.

Finding: *Does not defeat purposes and objectives of zoning district.*

**The Plan Commission shall also evaluate the effect of the proposed conditional use upon:**

- The maintenance of safe and healthful conditions.

Finding: *Maintained.*

The prevention and control of water pollution including sedimentation.

Finding: *n/a*

- Existing topographic and drainage features and vegetative cover on the site.

Finding: *There should not be a detrimental effect.*

- The location of the site with respect to floodplains and floodways of rivers and streams.

Finding: *Not applicable.*

- The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

Finding: *Should not be an increase in erosion potential.*

- The location of the site with respect to existing or future access roads.

Finding: *Not applicable.*

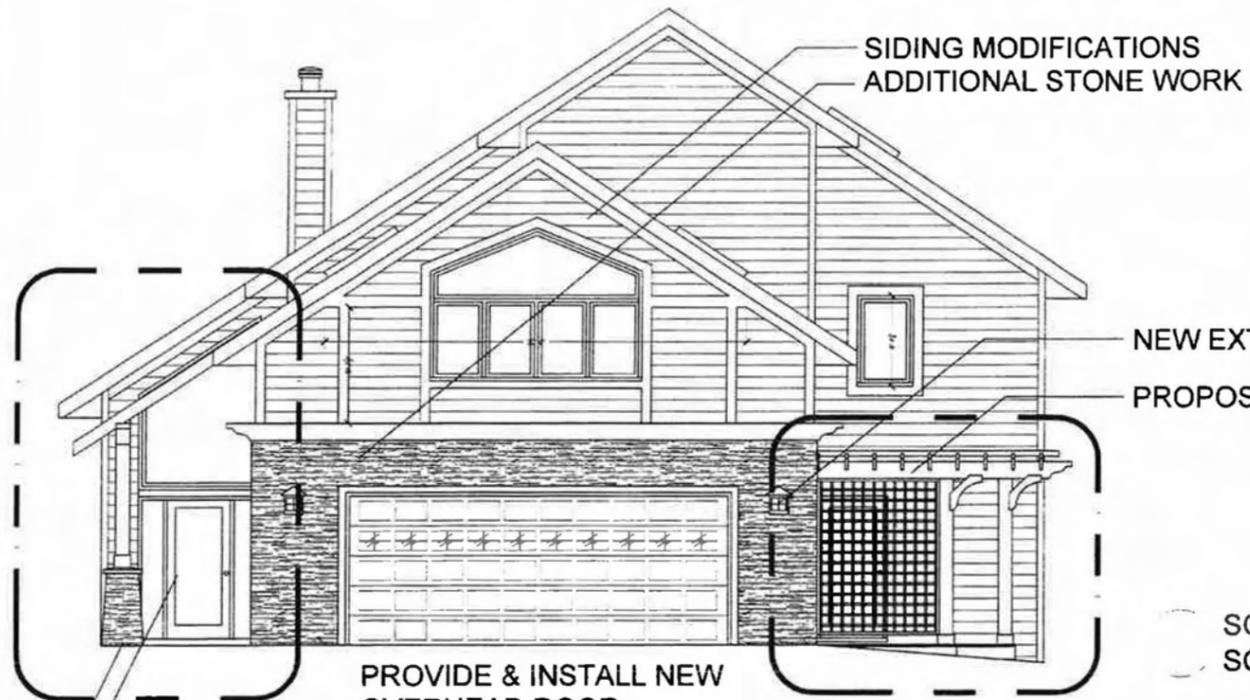
- The need of the proposed use for a shoreland location.

Finding: *This is an alteration to a single family home that is a permitted use in this shoreland location.*

- Its compatibility with uses on adjacent land.

Finding: *This is a single family home adjacent to other single family homes.*

- Any other requirements necessary to fulfill the purpose and intent of the Zoning Code of the Village of Shorewood Hills conditions required: Outside lighting shall comply with dark sky ordinance, stormwater, erosion control ordinances and noise regulations during construction.



NEW EXTERIOR LIGHT FIXTURES  
 PROPOSED ARBOR / PERGOLA

SOUTH EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

REPLACE  
 FRONT ENTRY  
 DOOR & SIDELIGHTS

PROPOSED ARBOR / PERGOLA  
 STONE PIERS & RAILING

(6) PROPOSED  
 STONE PIERS  
 AROUND EXISTING  
 DECK POSTS

PROPOSED ARBOR / PERGOLA  
 STONE PIERS & RAILING



WEST EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"

Schorr Construction, Inc.  
 Drawn by : Peter Barden  
 6520 Sunset Drive, Verona, WI 53593  
 Phone (608) 845-3200, Fax (608) 845-3223

**Brown Residence Remod.**  
 3696 Lake Mendota Dr., Madison, WI 53705  
 Phone (608) 238-4785

A2



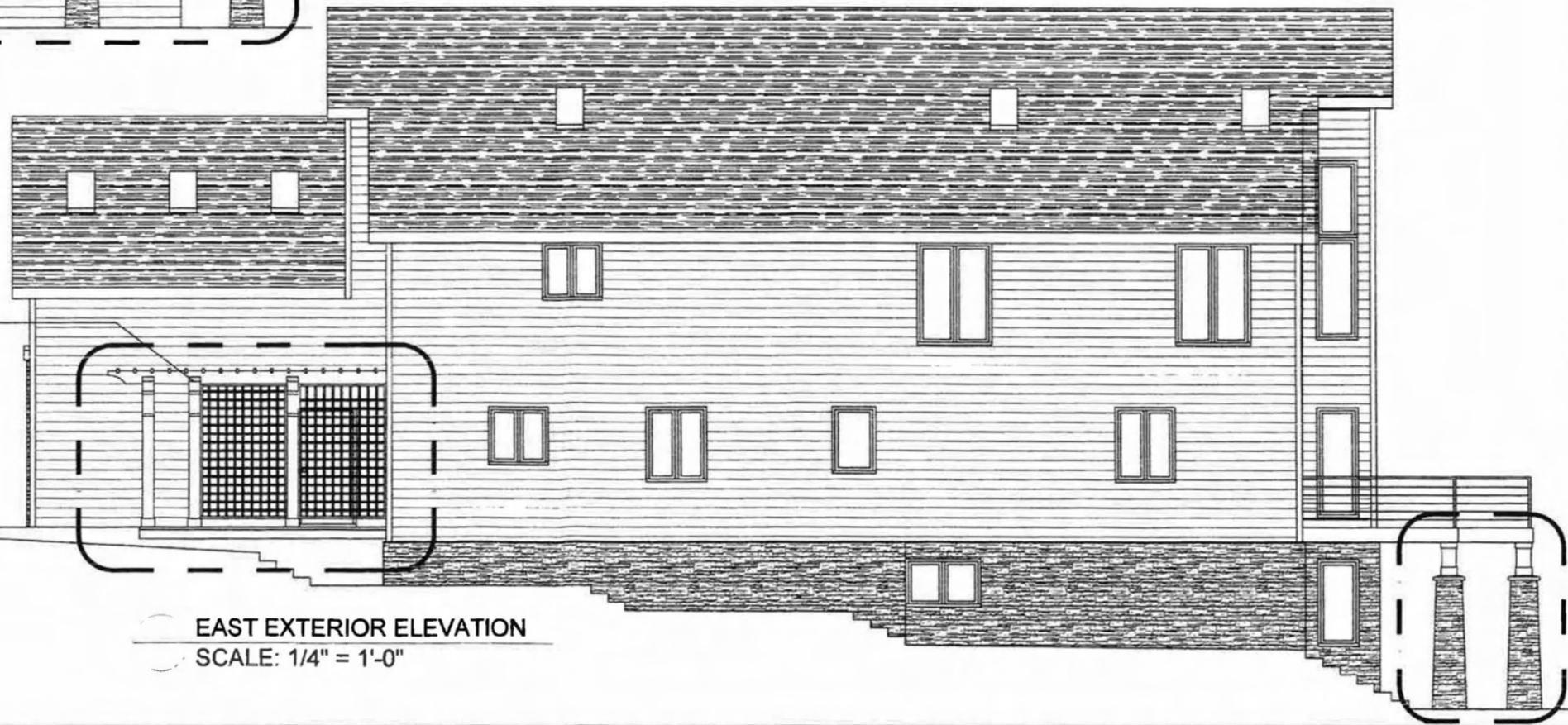
MISC. SIDING & WINDOW REPAIRS

REPLACE EXISTING WINDOWS WITH LARGER UNITS

(6) PROPOSED STONE PIERS AROUND EXISTING DECK POSTS

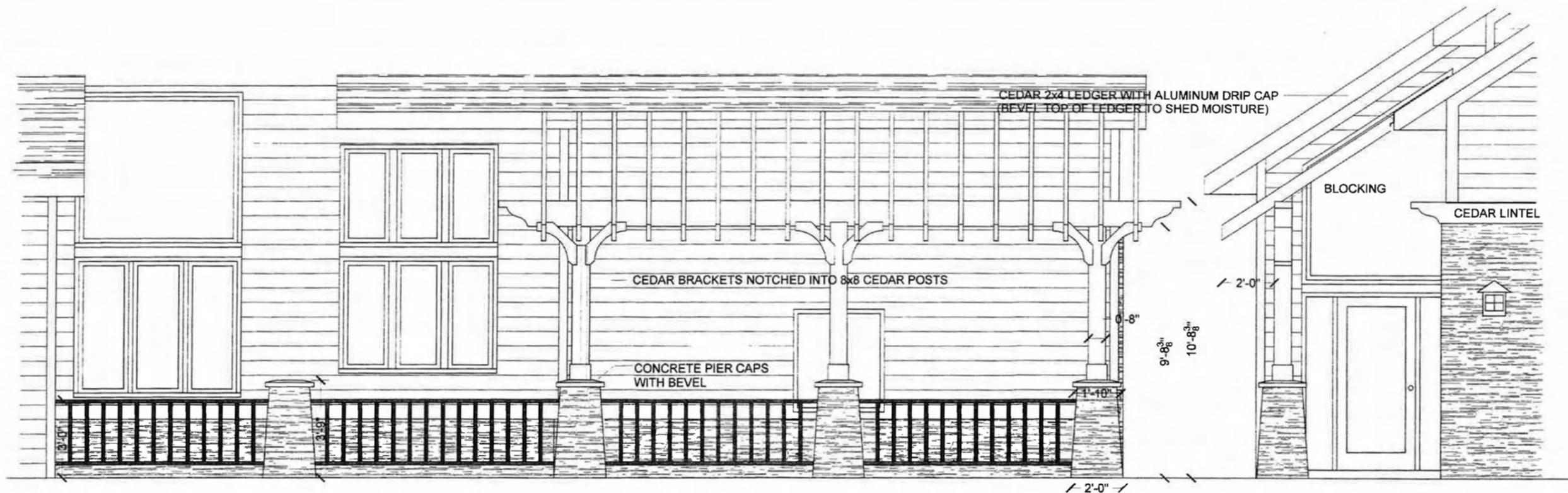
NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED ARBOR / PERGOLA



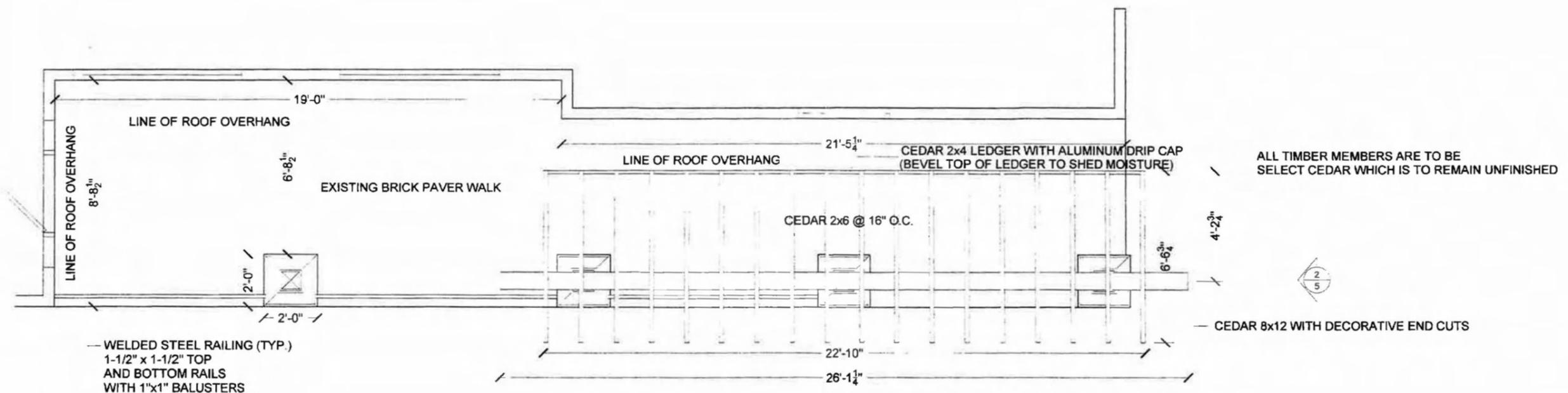
EAST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

Schorr Construction, Inc. Drawn by : Peter Horden 6520 Sunset Drive, Verona, WI 53593 Phone (608) 845-3200, Fax (608) 845-3223
<h2>Brown Residence Remod.</h2>
3686 Lake Mendota Dr., Madison, WI 53705 Phone (608) 238-4785
June 24, 2004 Scale: 1/4" = 1'-0" Sheet
<h1>A3</h1>



1 FRONT ENTRY PERGOLA / ARBOR WEST ELEVATION  
 5 SCALE: 1/2" = 1'-0"

2 SOUTH EXTERIOR ELEVATION  
 5 SCALE: 1/2" = 1'-0"



3 FRONT ENTRY PERGOLA / ARBOR PLAN  
 5 SCALE: 1/2" = 1'-0"

NO.	DATE

Schorr Construction, Inc.  
 Drawn by : Peter Bardeen  
 6520 Sunset Drive, Verona, WI 53593  
 Phone (608) 845-3200, Fax (608) 845-3223

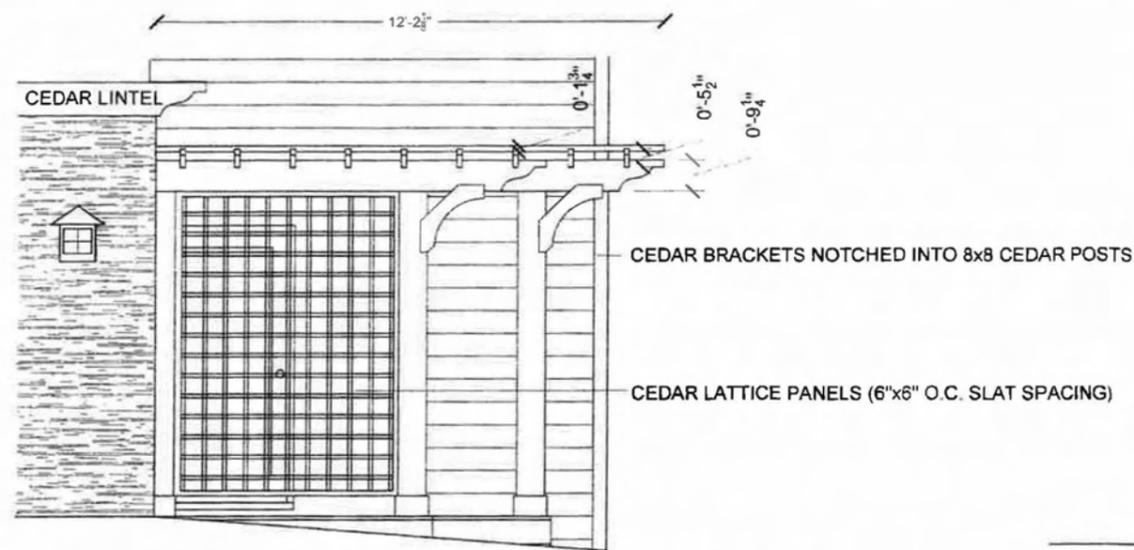
# Brown Residence Remod.

3696 Lake Mendota Dr., Madison, WI 53705  
 Phone (608) 238-4785

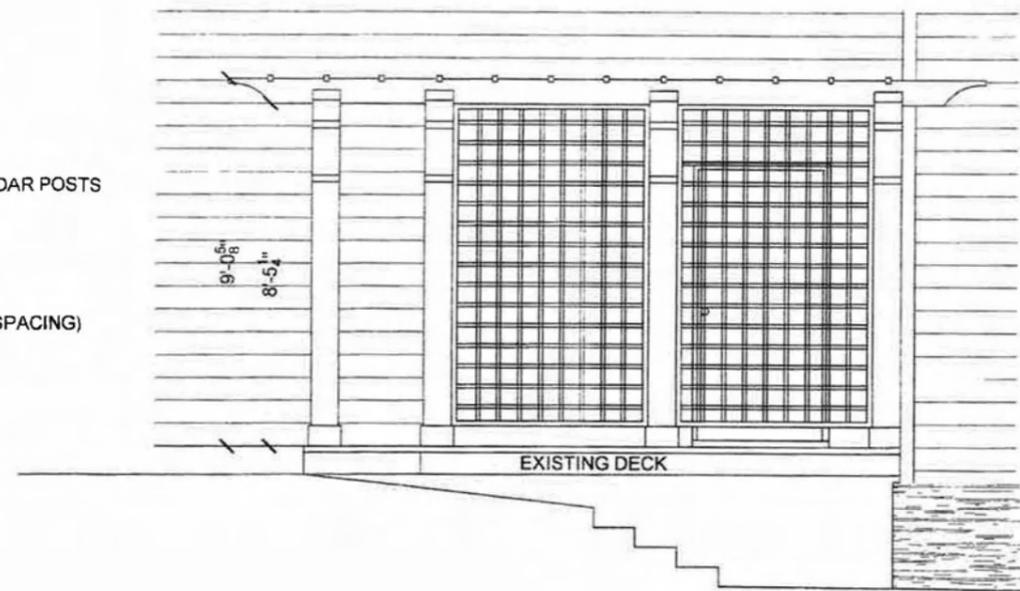
24-01  
 May 20, 2004

Scale: 1/2" = 1'-0"

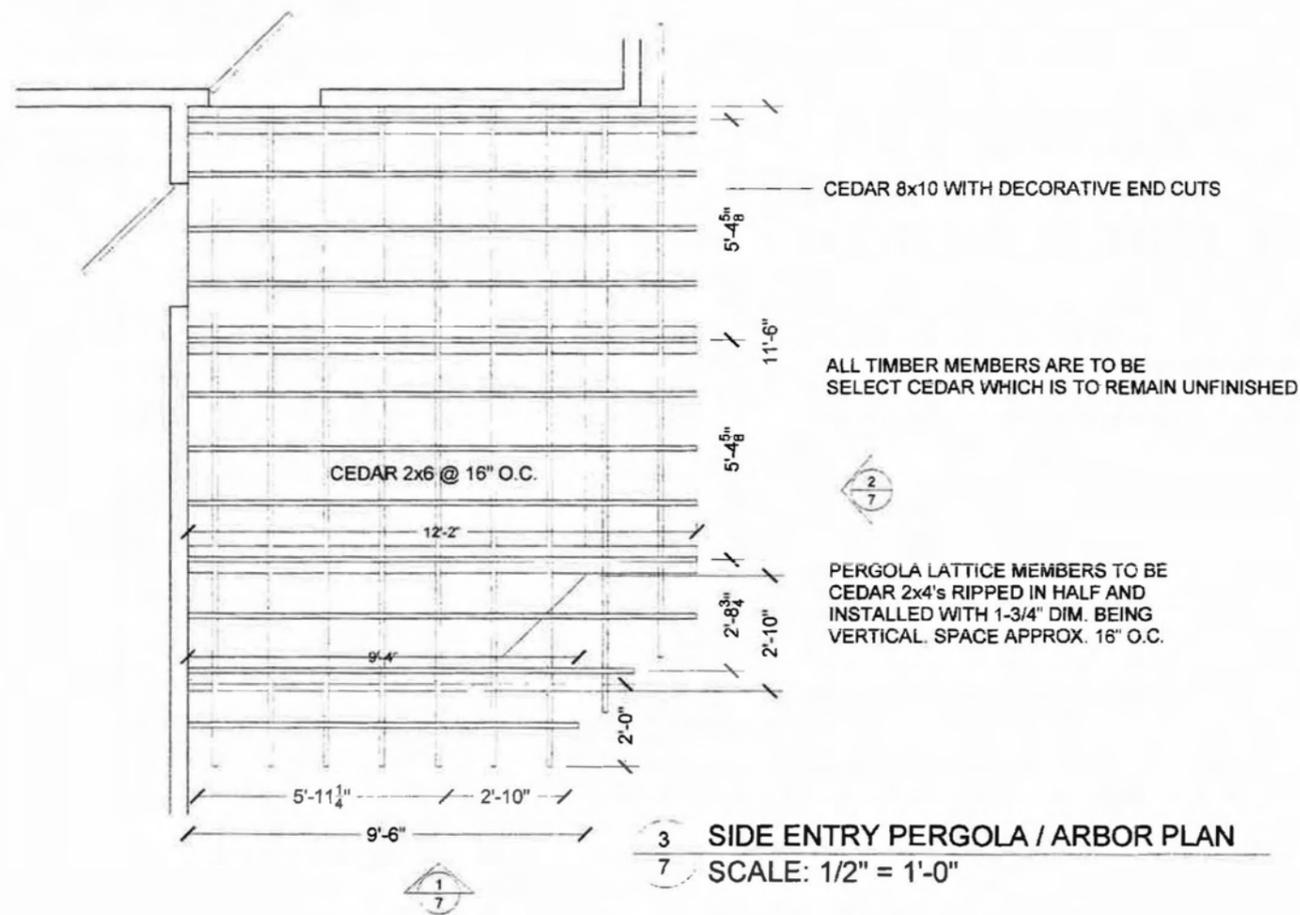
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1 SIDE ENTRY PERGOLA / ARBOR SOUTH ELEVATION  
 7 SCALE: 1/2" = 1'-0"



2 EAST EXTERIOR ELEVATION  
 7 SCALE: 1/2" = 1'-0"



3 SIDE ENTRY PERGOLA / ARBOR PLAN  
 7 SCALE: 1/2" = 1'-0"

Schorr Construction, Inc.  
 Drawn by : Peter Hardon  
 6520 Sunset Drive, Verona, WI 53593  
 Phone (608) 845-3200, Fax (608) 845-3223

**Brown Residence Remod.**

3696 Lake Mendota Dr., Madison, WI 53705  
 Phone (608) 238-4785

Scale 1/2" = 1'-0"

Sheet

A6