

AGENDA FOR THE VILLAGE OF SHOREWOOD HILLS ZONING BOARD OF APPEALS

Date and Time: Thursday, May 28, 2020 – 4:00 P.M.

Location: Virtual Meeting via GoToMeeting application

You can also dial in to listen using your phone: 1 646 749-3122

Access Code: 303-650-493

4:00 p.m.

1. Call to order
2. Note compliance with open meeting law
3. Board deliberation and action on of variance request that if granted will allow a building encroachment into the 25' front yard setback and encroachment into the lakeside setback line at property located at 3426 Lake Mendota Drive (continued from May 20, 2020 meeting when public hearing was held).

5:00 p.m.

4. Process and Procedures Orientation
5. Variance request for a deck extension to encroach into the side yard setback at 3334 Lake Mendota Drive
 - a. Call public hearing to order
 - b. Explanation of variance being requested
 - c. Presentation by applicant
 - d. Public invited to speak
 - e. Close public hearing
6. Board deliberation and action on variance request
7. Request for a building roof height variance at 914 Columbia Road
 - a. Call public hearing to order
 - b. Explanation of variance being requested
 - c. Presentation by applicant
 - d. Public invited to speak
 - e. Close public hearing
8. Board deliberation and action on variance request
9. Adjourn

Please Note:

- *Written comments on the agenda can be sent to info@shorewood-hills.org before 8:00 am on May 28, 2020.*
- *To register to speak on an agenda item, send an email to info@shorewood-hills.org before 8:00 am on May 28, 2020 detailing which item is of interest. Your comments may be limited to 3 minutes.*

PLEASE TAKE NOTICE, that any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 810 Shorewood Boulevard, or phone 267-2680, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of other governmental bodies of the Village of Shorewood Hills who are not members of the above committee may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above meeting other than the committee identified in the caption of this notice.

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: Deck sideyard setback of 7.5' cannot be entirely satisfied. In lieu of complying exactly with the Code, the following variance is requested: The deck on the main floor level that was approved by Conditional Use will extend to and be in line with existing west wall of house (extended approximately 4 feet).
2. The following special conditions exist on the subject property which would present practical difficulty or unnecessary hardship if a variance is not granted: Extending deck to west wall 1.) is a better design, 2.) will be aesthetically correct, 3.) will appear it was part of the original house (rather than tacked on), and 4.) lining up with west side is more practical
3. The proposed variance is not contrary to the public interest, and will not endanger public safety or welfare because: The deck area has an open railing and is on west side of house with the adjoining property to west being a forest park so no neighbor's views to lake will be impacted. Neighbor to east is not impacted and is in support of new deck area.
4. The requested variance will be in accord with the spirit of the zoning ordinance because: Deck areas on the lakeside of home are very common and have been allowed on many homes on Lake Mendota Drive.
5. The variance, if granted, will cause substantial justice to be done because: The deck appearance will be in line with the existing 1930's stone tudor (rather than tacked on). The layout of the new patio doors and windows will be balanced and symmetrical (cont)

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), DAVID FRANUS + JACQUELYN YOUDE 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 17

Day of MARCH, 2020, in

DANE County, Wisconsin.

Notary Public: Jenni R. Kuehl

My Commission expires: 2-10-2023



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:

Continued from Page 2, question 5

improving the aesthetics of the home. The existing lower level deck that extends over the west property line will be removed because of the new deck area. The existing fence lines that extended over the property lines have been removed.

Additional space (continued):

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Office Use Only

Date Filed: 3/17/20 Amt. Paid: 250.00 Receipt #: 028598 Rec'd by: OTS

Notice of Public Hearing posted and mailed on: 5/8/20 by: OTS
(initials) (initials)

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



PROPOSED MARCH 17, 2020

Parcel A Description of Record:
 LOT 3, AND THE WESTERLY 10 FEET OF LOT 4, BLOCK 4,
 PLAT OF SHOREWOOD, LOCATED IN PART OF THE SW1/4 OF
 THE NE1/4, SECTION 17, T7N, R9E, VILLAGE OF SHOREWOOD
 HILLS, DANE COUNTY, WISCONSIN.

Lake Mendota

--- = Ordinary High Water Line. Elevation from WIDNR Lake Level Order Summary for Yahara Lakes, 1979.

NW corner of the main body of the house at 3310 (not the porch)
 Sec. 10-1-26(g)3
 Shorewood Hills Ordinances

3310 LAKE MENDOTA DRIVE

Bearings referenced to the Westerly line of Lot 3, bearing N 37°03'33" W

SCALE 1" = 30'

- Legend:
- ▲ = Found Nail in Conc. Spillway
 - ⊙ = Found 1 1/4" Iron Pipe
 - = Found 3/4" Iron Bar
 - = 3/4"x24" Iron Bar set min.wt. = 1.50#/In.ft.
 - () = Recorded as data
 - ⊙ = Gas Meter
 - Ⓢ = Sanitary Cleanout
 - pp○ = Power Pole
 - GAS — = Buried Gas Line
 - OH — = Overhead Utilities
 - x — = Fence - Split Rail
 - x — = Fence - Chain Link
 - xxx.x' + = Existing Elevations

--- = Approx. Floodplain Boundary from FEMA FIRM Map No. 55025C0404G, Revised Jan. 02, 2009.

Notes:

This survey is subject to any and all easements and agreements both recorded and unrecorded.

The disturbance of a survey stake by anyone is in violation of Section 236.32 of Wisconsin Statutes.

Wetlands, if present have not been delineated.

This survey shows visible, above-ground improvements only. No guarantee is made for below-ground structures.

Elevations referenced to: DANE COUNTY DATUM.

Date of survey: November 6, 2019.

SURVEYOR'S CERTIFICATE:
 I, Mark A. Pynnonen, hereby certify that this survey is in compliance with the Wisconsin Administrative Code, Chapter A-E7. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided and is correct to the best of my knowledge and belief.

Mark A. Pynnonen 1/13/2020
 Mark A. Pynnonen
 Wisconsin Professional Land Surveyor No. S-2538.



BIRRENKOTT SURVEYING INC.
 LAND SURVEYING & PERC TESTING
 P.O. BOX 237
 1677 N. BRISTOL ST. SUN PRAIRIE, WIS. 53590
 (608) 837-7463
 FAX (608) 837-1081

TOPOGRAPHIC SURVEY
 November 25, 2019

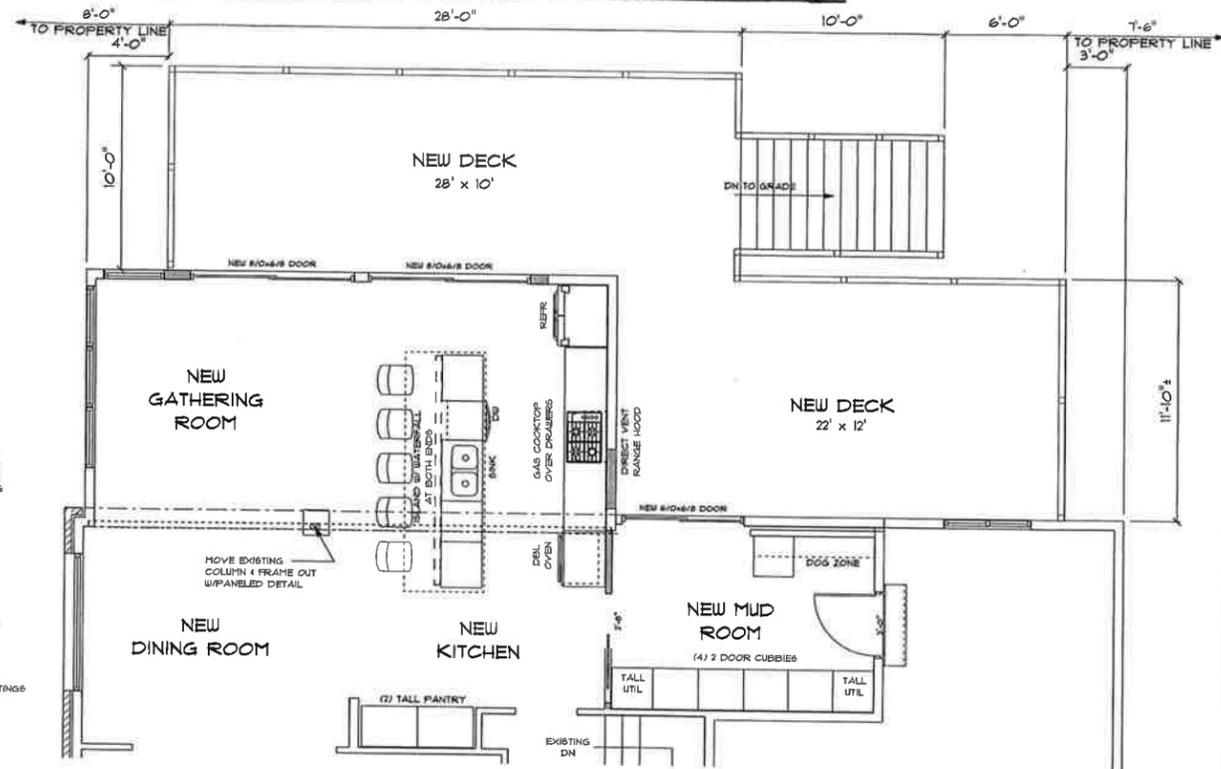
REVISED	PREPARED FOR: Michael F. Simon Builders, Inc. 817 S. Division Street Waunakee, WI 53597	SURVEYED BY: TAS DRAWN BY: BSS CHECKED BY: DVB/MAP APPR'VD BY: MAP	190866.DWG JOB NO. 190866 SHEET 1 of 1 FB 375/36-37
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* PROPOSED - MARCH 17, 2020

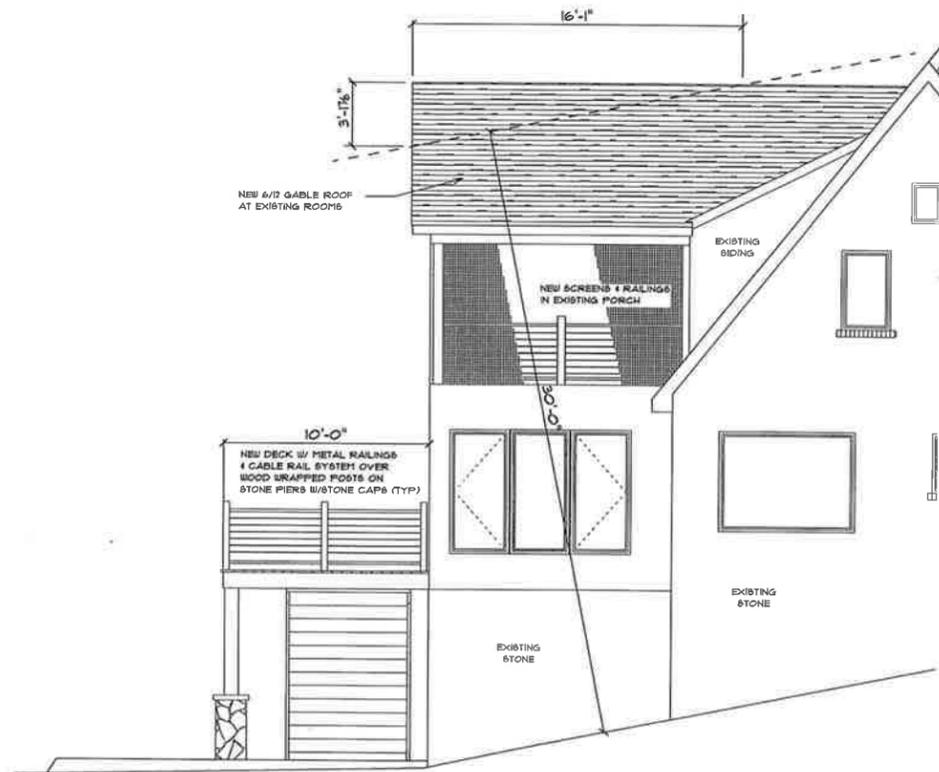
**NEW DECK APPROVED BY
CONDITIONAL USE.**



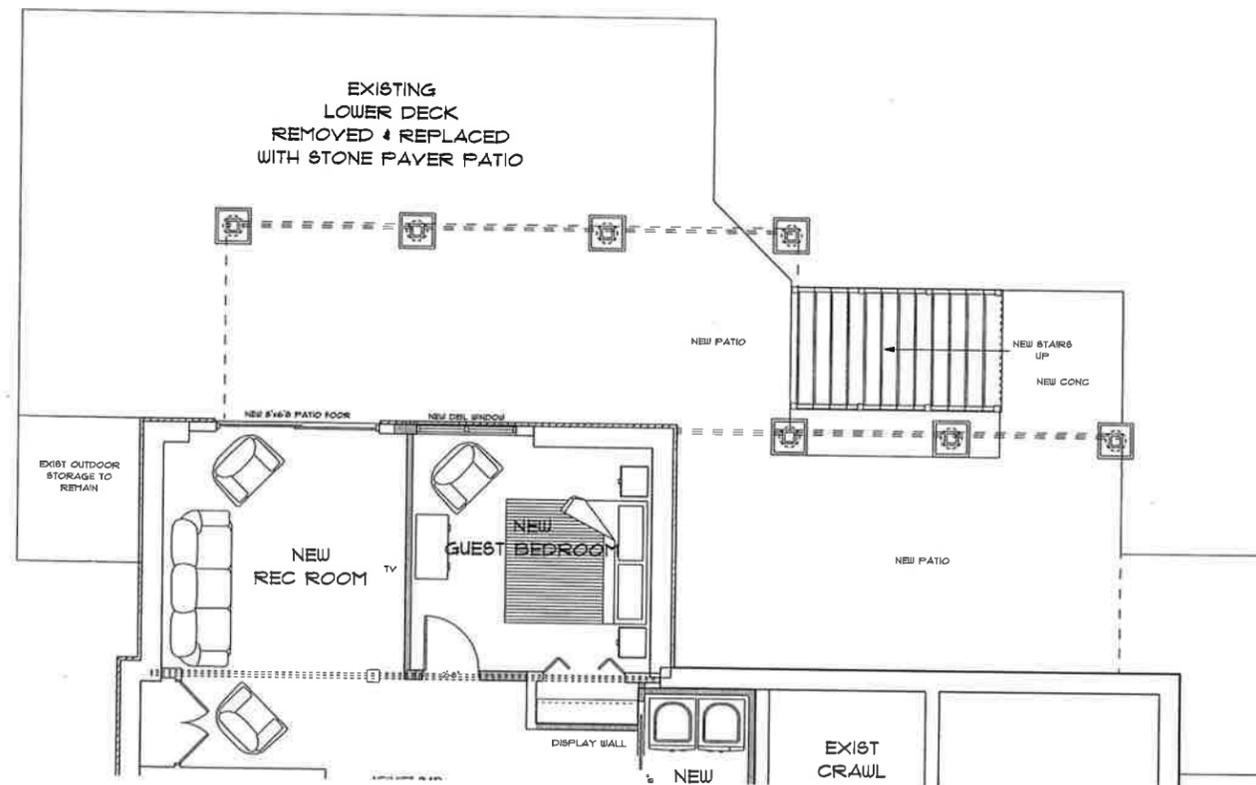
NEW BACK ELEVATION
SCALE: 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



NEW LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Youde & Francis

3334 Lake Mendota Drive
Madison WI

Drawn By: LS
Scale: AS NOTED
Date: 2/10/20
Revised: 2/14/20

These plans are copyrighted and are subject to copyright protection as on "architectural work" under Section 102 of the Copyright Act, 17 U.S.C., as amended December, 1990, and known as Architectural Works Copyright Protection Act of 1990. The protection includes but is not limited to the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans and work of forms represented can legally result in the cessation of such construction or buildings being seized and/or razed.

© MICHAEL F. SIMON BUILDERS 2020

**MICHAEL F. SIMON
BUILDERS**
EST. 1893

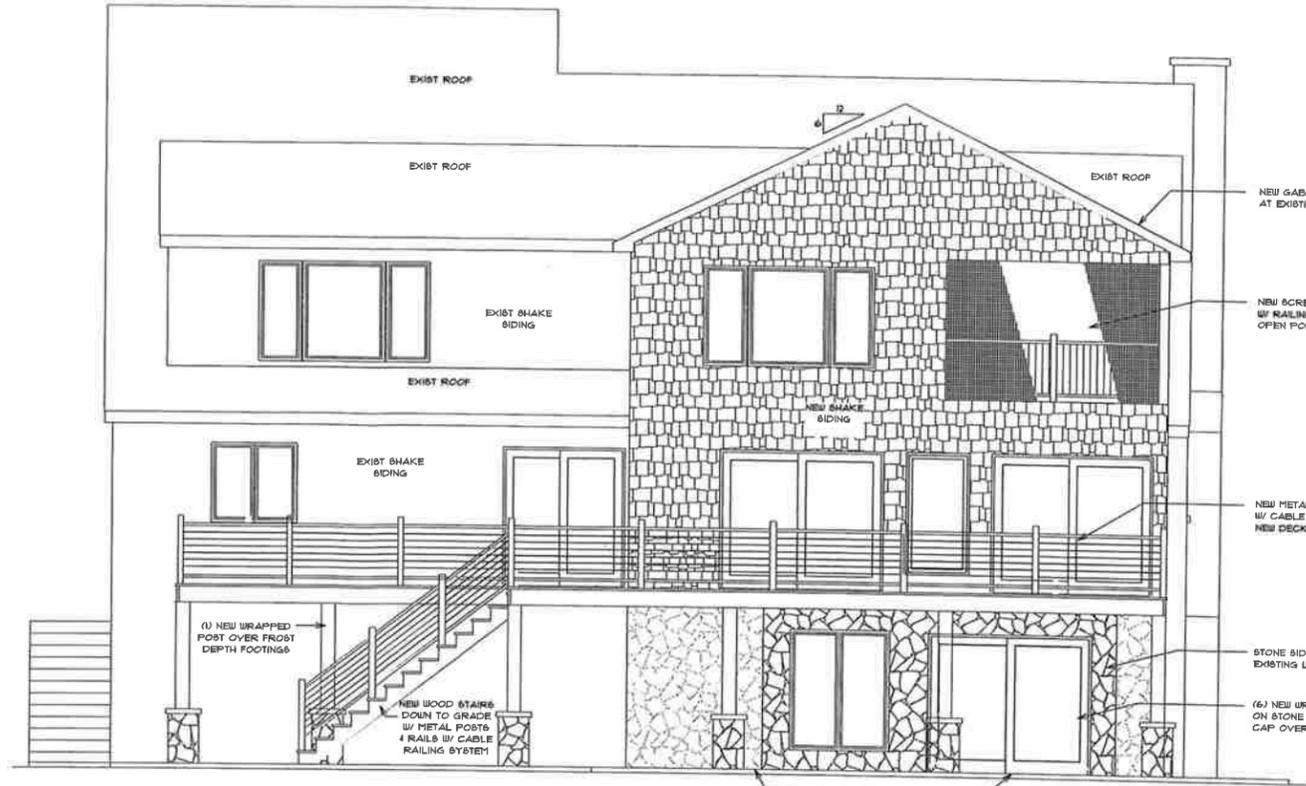
817 S. DIVISION, WAUNAKEE, WI 53597
608-849-5916



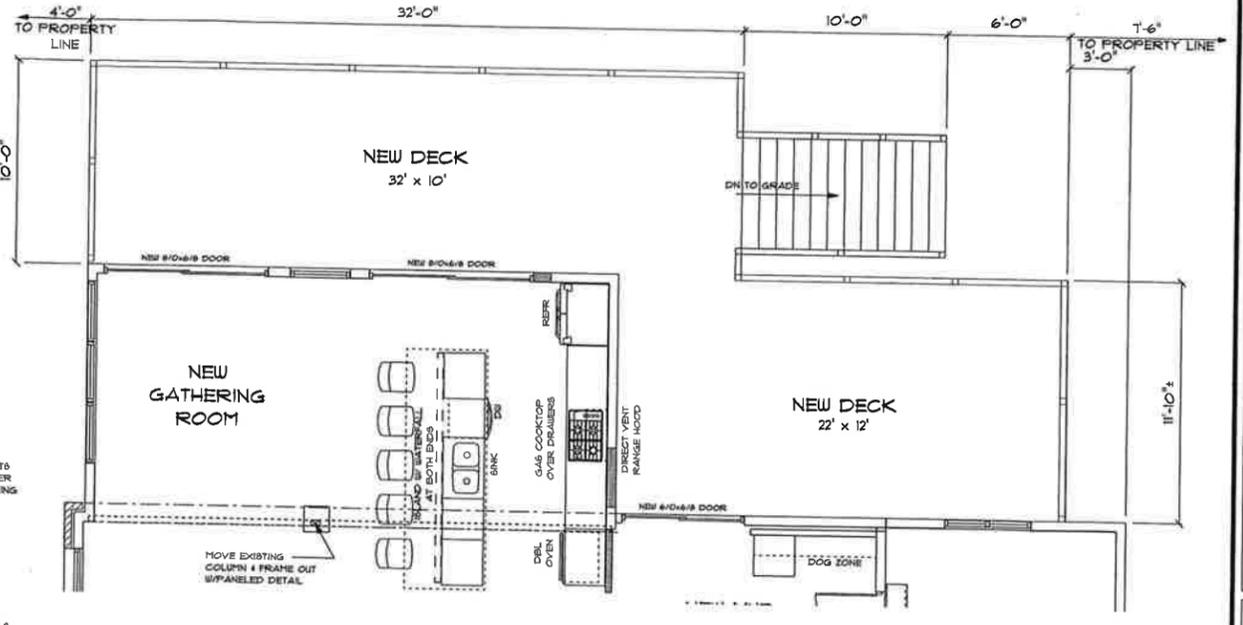
Sheet No.:

A1.1

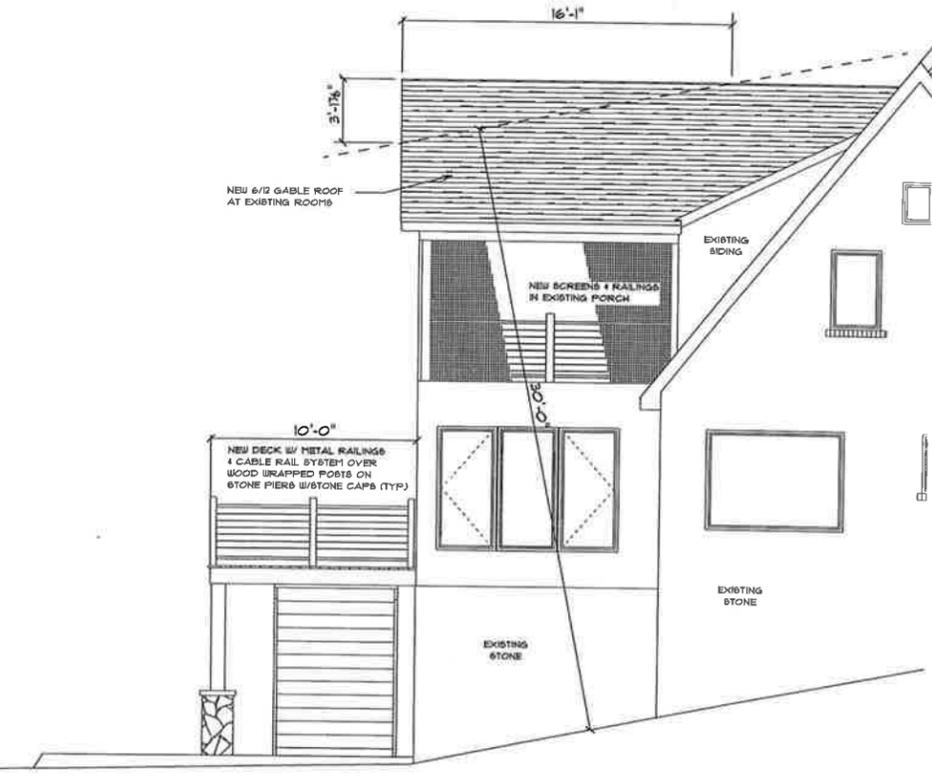
PROPOSED DECK
MARCH 17, 2020



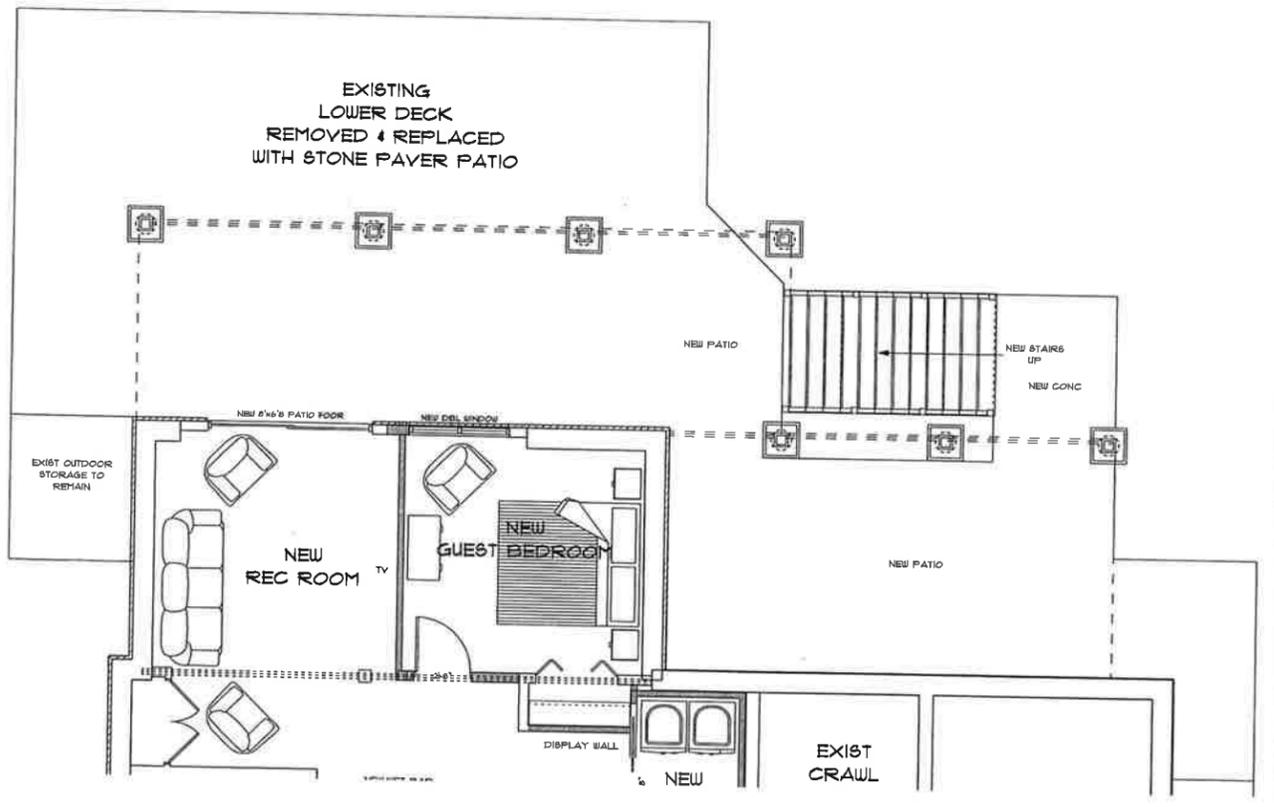
NEW BACK ELEVATION
SCALE: 1/4" = 1'-0"



NEW FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



NEW LEFT ELEVATION
SCALE: 1/4" = 1'-0"



NEW LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

Youde & Francis

3334 Lake Mendota Drive
Madison WI

Drawn By:	LB
Scale:	AS NOTED
Date:	2/10/20
Revisions:	2/14/20 3/19/20

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EST. 1893

817 S. DIVISION, WAUNAKEE, WI 53597
608-849-5916



Sheet No.:

A1.1

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: 10-1-110(d)(3) A shed roof...: 22' cannot be entirely satisfied. In lieu of complying exactly with the Code, the following variance is requested: Maximum shed roof heights of 32'-0", 28'-0", and 26'-0" as shown on attached elevations.
2. The following special conditions exist on the subject property which would present practical difficulty or unnecessary hardship if a variance is not granted: high water table and risk of flooding on this lot forces the foundation walls and 1st floor to be higher than normal; severity of 22' max. code height for any shed roofs negates a shed roof for any 2nd floor areas.
3. The proposed variance is not contrary to the public interest, and will not endanger public safety or welfare because: The public concern about mass and height contained in the "Residential Floor Area and Height Limitations is addressed by this design with the the overall massing, height and slope of the roofs, and excessive side yard set back from property lines.
4. The requested variance will be in accord with the spirit of the zoning ordinance because: The shed roofs proposed would have less visual and bulk mass than comparable, code-conforming gable roofs, thus having less impact on neighbors.
5. The variance, if granted, will cause substantial justice to be done because: A 2nd floor is dictated by the size, cost, and related economics of this lot. The Owners would like a more modern design, and shed roofs are the appropriate roof design for this project, not gable roofs.

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), Farid Masrou, Giuliana Chamedes 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 12th

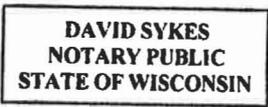
Day of March, 20 20, in
Dane County, Wisconsin.

Notary Public: [Signature]

My Commission expires: 01/30/2021

[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:

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Office Use Only

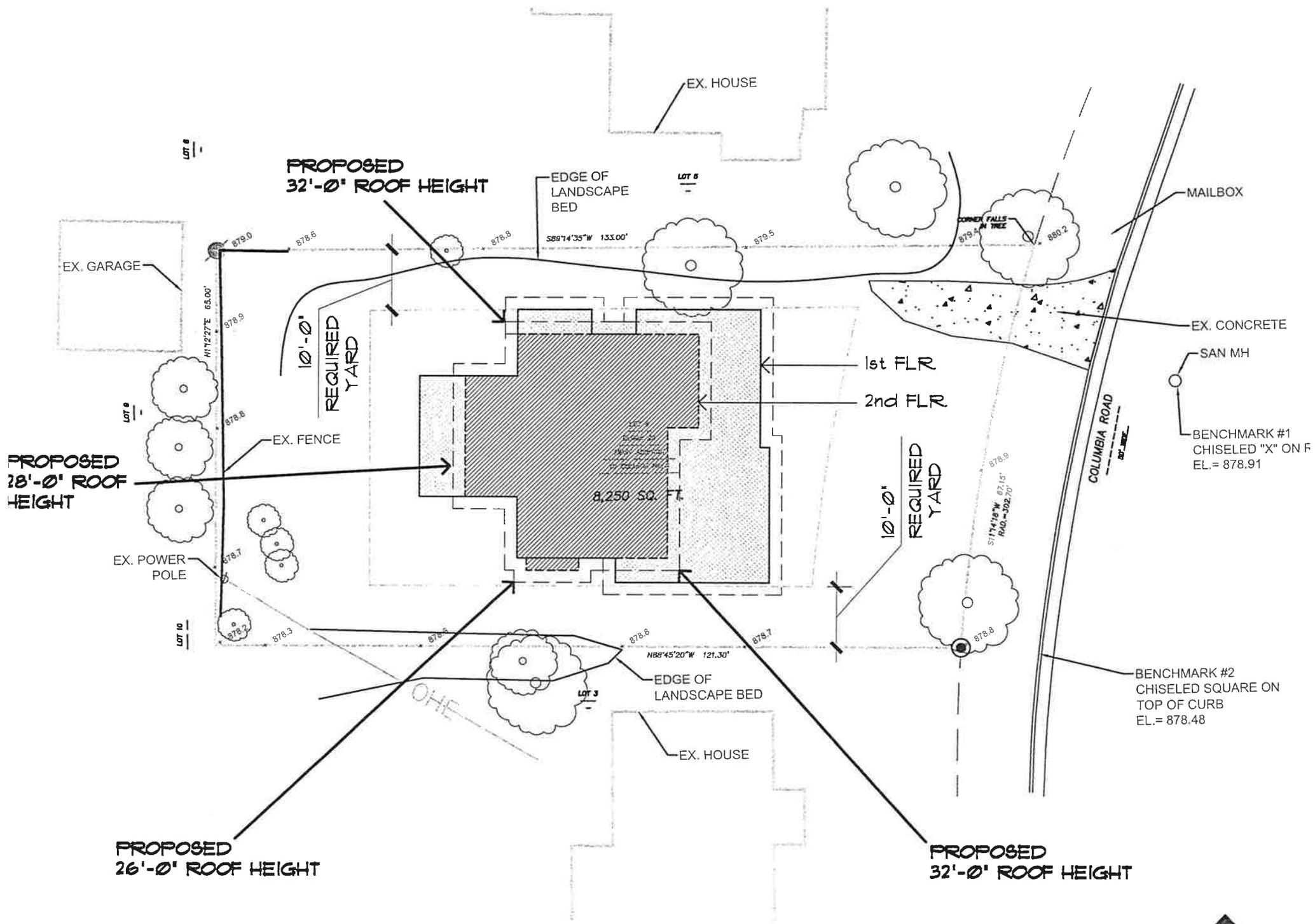
Date Filed: 3/12/20 Amt. Paid: 250.00 Receipt #: 028450 Rec'd by: DTS

(initials)

Notice of Public Hearing posted and mailed on: 5/8/20 by: DS

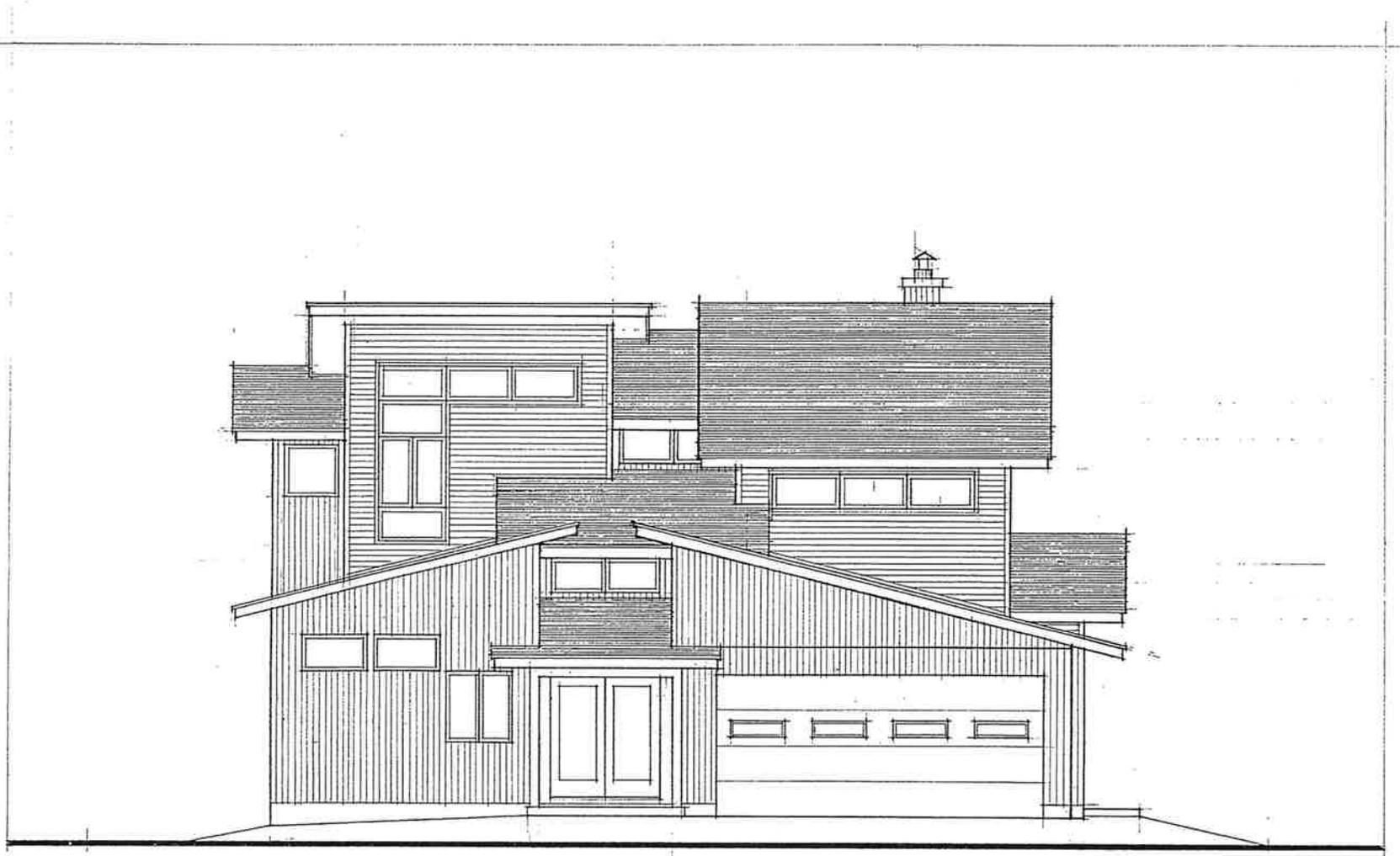
(initials)

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



SITE PLAN/ SURVEY





east (front) concept elevation

1/4" = 1'-0"

revised 3-1-2020



South (side) concept elevation
1/4" = 1'-0" revised 3-1-2020



28'-0"
PROPOSED

west (rear) concept elevation
1/4" = 1'-0"
revised 3-1-2020



n o r t h (s i d e) c o n c e p t e l e v a t i o n
1/4" = 1' - 0" revised 3-1-2020