

AGENDA FOR THE VILLAGE OF SHOREWOOD HILLS ZONING BOARD OF APPEALS

Date and Time: Thursday, August 27, 2020 – 5:00 P.M.

Location: Virtual Meeting via Zoom

The public hearing will be livestreaming on the Village's Facebook Page ([@VillageOfShorewoodHills](#)) for passive viewing or you can listen to the meeting live on Zoom by dialing +1 312-626-6799 US (Chicago)

Meeting ID: 811 5757 7697

Passcode: 226810

1. Call to order
2. Note compliance with open meeting law
3. Process and Procedures Orientation
4. Request to allow a 3' side yard setback variance for an addition at 3400 Topping 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
5. Board deliberation and action on variance request 3400 Topping Road
6. Request to allow up to a 4' roof height variance at 3426 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
7. Board deliberation and action on variance request 3426 Lake Mendota Drive
8. Request to allow for a 36" side yard variance, and 10'6", 24", and 48" lake setback variances at 3414 Lake Mendota Drive
 - a. Call public hearing to order
 - b. Explanation of variances being requested
 - c. Presentation by applicant
 - d. Public invited to speak
 - e. Close public hearing
9. Board deliberation and action on variance request 3414 Lake Mendota Drive
10. Adjourn

Please Note:

- *Written comments on the agenda can be sent to info@shorewood-hills.org before 8:00 am on August 27, 2020.*
- *To register to speak on an agenda item, send an email to info@shorewood-hills.org before 8:00 am on August 27, 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 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: 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)

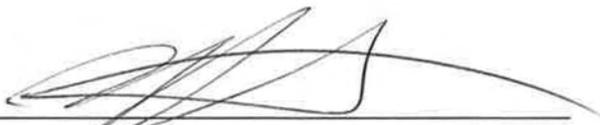
petitioner(s) I (we) have read the foregoing petition, and I (we) believe it to be true and I (we) have significant ownership rights in the subject property or have been authorized by the owner(s) to file this petition.

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: KJE
(initials)

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

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

PLAT OF SURVEY

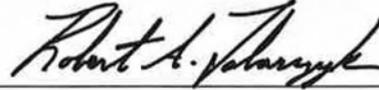
Lot 215 of Shorewood Third Addition, being part of the Southeast and Northeast 1/4s of the Southeast 1/4 of Section 17, Town 7 North, Range 9 East, Village of Shorewood Hills, Dane County, Wisconsin.

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.

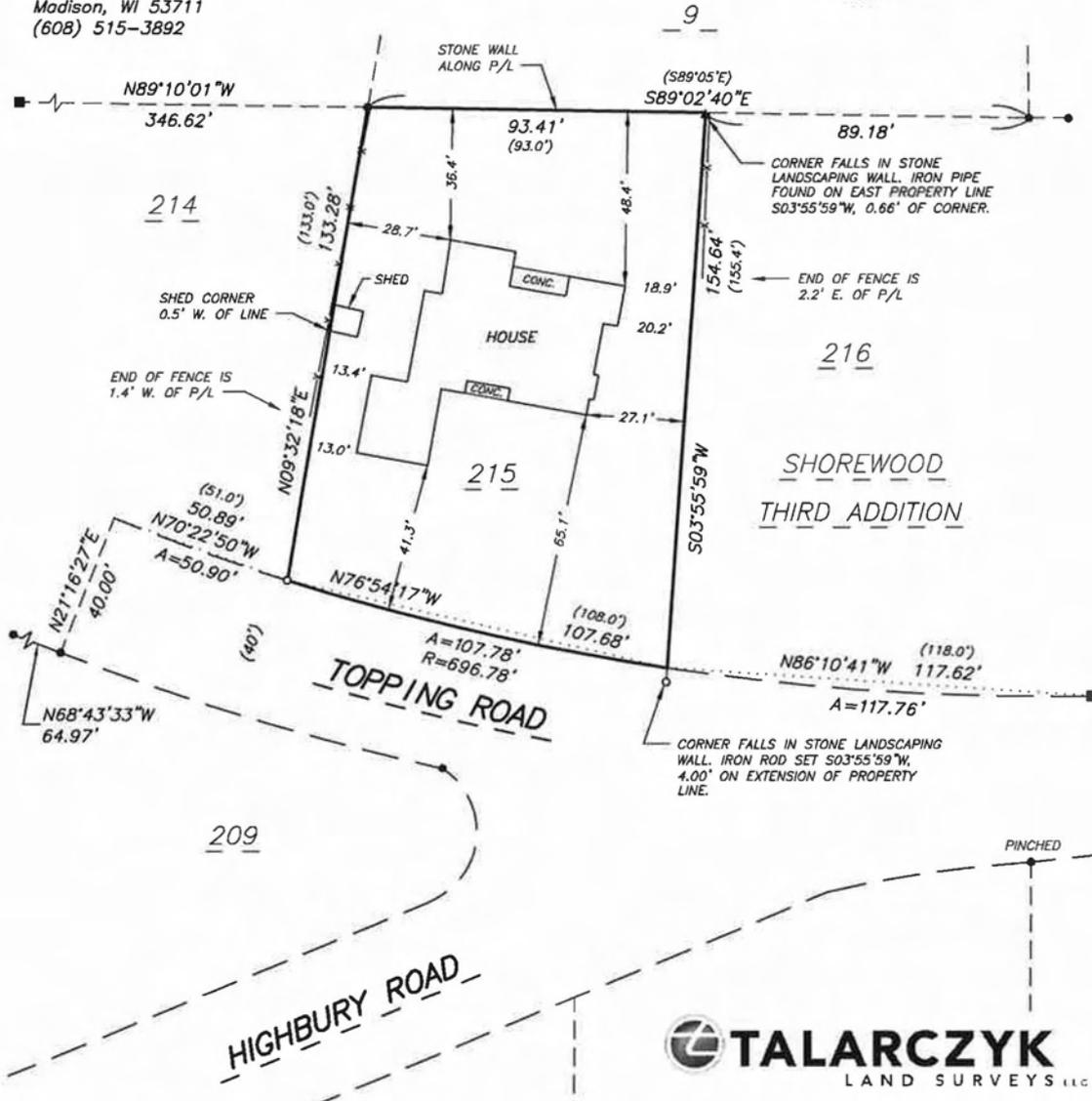


LEGEND:

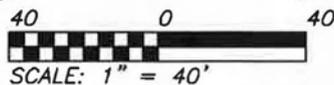
- 1" iron pipe found
- ▲ 3/4" iron pipe found
- 3/4" solid round iron rod found

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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Robert A. Talarczyk
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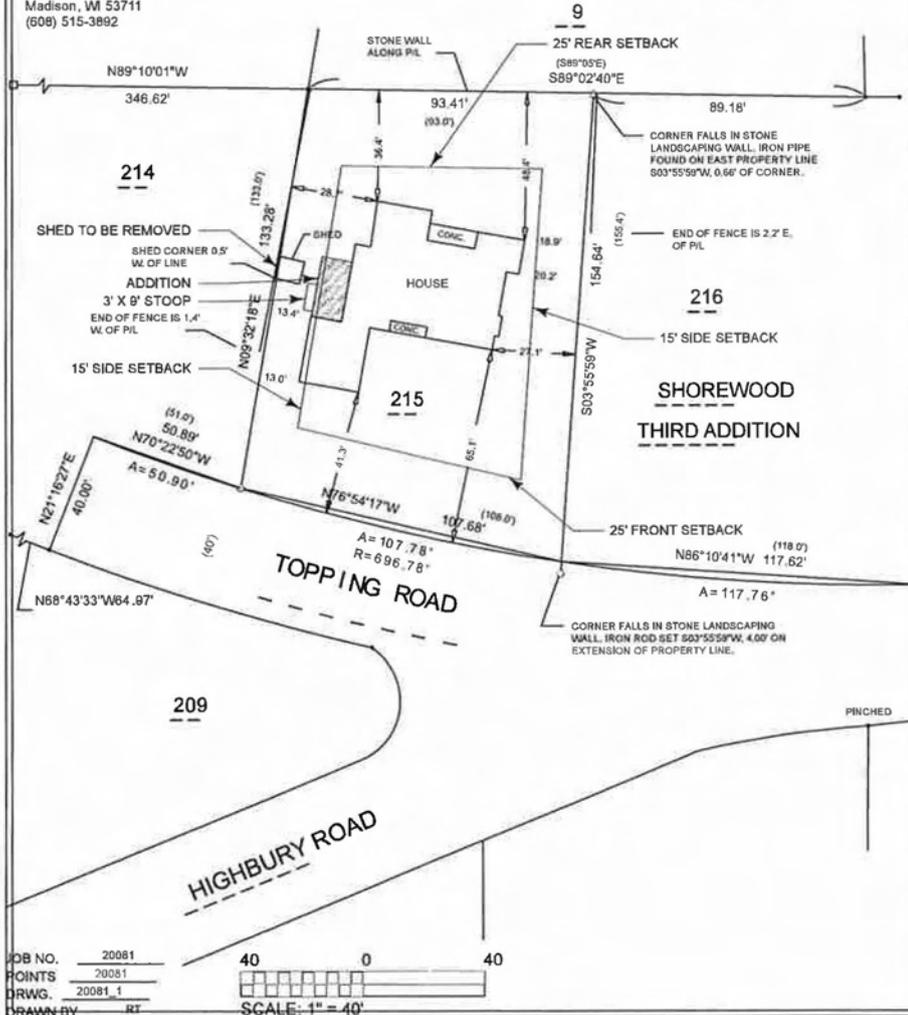


LEGEND:

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

PREPARED FOR:

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



GENERAL REQUIREMENTS

- Code Compliance: Building will conform with current edition of Wisconsin Uniform Dwelling Code (UDC), chapters 10 - 25.
- Manufacturer's Installation Instructions: All materials, finishes, 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.
- Field 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 require 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 transferrable 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.

UTILITIES

- 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

- SGI 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.
- Blocking: Provide solid blocking for ceiling and wall-mounted equipment, fixtures and accessories.
- Fires blocking: Provide fireblocking as required by SPS 21.085 of the current Wisconsin Uniform Dwelling Code.

MECHANICAL AND PLUMBING PROTECTIVES

- 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 6 inches and tape. Seal at all edges. Patch all holes and rips. 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 apply 4" into vertical edge and 4" into horizontal edge. Patch any rips or perforations.
- Siding - LP SmartSide engineered wood lap siding
Corner trim: LP SmartSide trim
Slterior 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 24" beyond horizontal face of exterior walls.
- Gutters and Downspouts: Match existing.
- Joint Sealants: 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

- Gypsum 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. Fastener caulk gyp bd in 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.
- Partitions: Properly seal any penetrations through fire and/or smoke-rated partitions with U.L. approved methods and materials.

MISC.

- Heating, Ventilation 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.
- Partitions: 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. REUSE EXISTING IF INSULATED AND 20-MIN. RATED
D3	2'8"	6'8"	SWINGING	REUSE BEDROOM DOOR IN NEW BEDROOM
D4	5'4"	6'8"	SWINGING BIPART	
D5	3'0"	4'8"	POCKET	
D6	4'8"	4'8"	POCKET	REUSE EXISTING BATHROOM DOOR
D7	2'8"	6'8"	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"	4'0"		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 MAUFACTURER'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

AB	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
FPHB	FROST PROOF HOSE BIB
FTG	FOOTING
HORIZ	HORIZONTAL
INT	INTERIOR
JRT	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

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Shorewood, WI 53090
phone: 608.598.7395
email: julie@jkaarchitects.com
website: jkaarchitects.com

MERZ RESIDENCE
3400 TOPPING ROAD
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

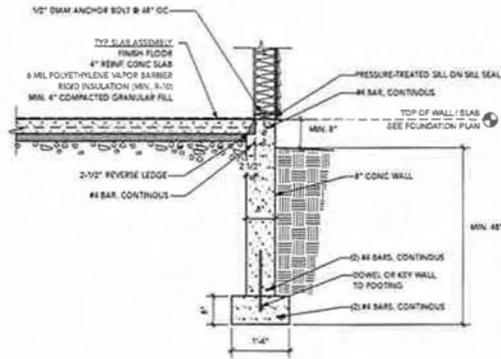
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Project ID
#2005

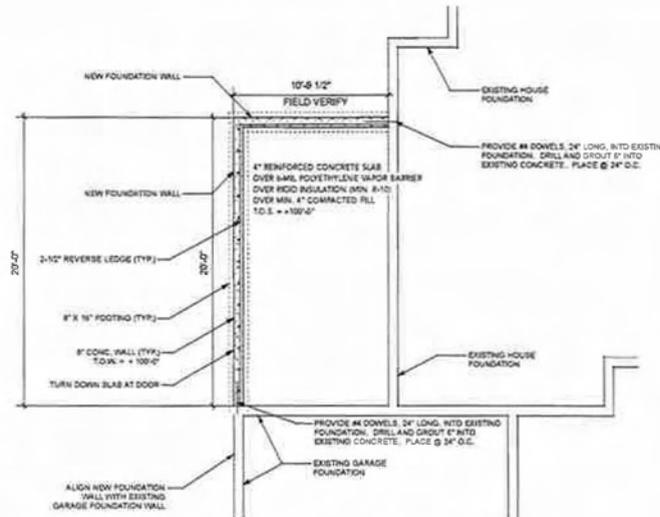
Date
6/23/20

Revision

A0.1



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



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

NOTES TO FOUNDATION PLAN

1. DIMENSIONS ARE TO EDGE OF CONCRETE WALL, UNLESS NOTED OTHERWISE.
2. USE APPROPRIATE SIMPSON POST BASE FOR ALL COLUMNS.
3. TOP OF EXISTING SLAB = +100'-0"

CONCRETE

1. GENERAL NOTES: NOTIFY ARCHITECT OF ANY UNUSUAL AND/OR SUBSURFACE CONDITIONS ENCOUNTERED. FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING PRESSURE OF 2,000 PSF. SLOPE EXTERIOR SLABS AWAY FROM BUILDING @ 1/8" PER FOOT UNLESS NOTED OTHERWISE. PLACE FOOTINGS ON UNDISTURBED SOIL THAT IS FREE OF ORGANIC MATERIAL. COMPACTED GRANULAR MATERIALS: CLEAN GRANULAR (SAND OR GRAVEL) COMPACTED TO 95%.
2. CONCRETE MATERIALS: CONCRETE SHALL BE MIXED USING TYPE 1 PORTLAND CEMENT, 20% FLY ASH AND MINERAL SLAG (FOOTINGS AND FOUNDATIONS ONLY) AND APPROPRIATE CLEAN, RECYCLED AGGREGATE WITH POTABLE WATER. NO CALCIUM CHLORIDE SHALL BE USED.

CONCRETE MIXES SHALL ACHIEVE THE FOLLOWING 28 DAY STRENGTHS:

USE	28 DAY STRENGTH (PSI)	MIN. CEMENT (BAGS)	SUMP (IN.)	MAX. AGG. (IN.)
FOOTINGS	3000 PSI	5.00 BAG	5"	3/4"
WALLS	3000 PSI	5.00 BAG	3"	3/4"
INT. SLABS	3000 PSI	5.25 BAG	1"	3/4"
EXT. PAVING	3500 PSI	5.00 BAG	5"	3/4"

3. CONCRETE WALL REINFORCING: STEEL REINFORCING SPACINGS ARE GIVEN MAXIMUM ON CENTER, AND ALL REINFORCING IS CONTINUOUS UNLESS OTHERWISE NOTED. SEND REINFORCING AROUND CORNERS. LAP BARS AT LEAST 12" POSITION REINFORCING BARS WITH CHAIRS AND TIE SECURELY. REINFORCING STEEL SHALL CONFORM TO ASTM A-615.

#4 AND LARGER -GRADE 60
#3 TIES -GRADE 40

REINFORCING PROTECTION COVER:
FOOTINGS: BOTTOM AND SIDES = 3"
WALLS: TOP AND SIDES = 2"

4. CONCRETE SLAB REINFORCING: 6 X 8 10-GA WIRE WELDED FABRIC
5. CONTROL JOINTS: CONTROL JOINT SPACING IS MAXIMUM 10' ON CENTER.
6. FINISHES:
INTERIOR FLOOR SLABS: HARD TROWEL FINISH
EXTERIOR PAVING: BROOM FINISH
7. SILL ANCHOR BOLTS: 1/2" STEEL ANCHOR BOLTS @ 48" ON CENTER, EMBED IN CONCRETE MINIMUM 7", PLACE WITHIN 1" OF WALL CORNERS.

julie kardatzke

Julie Kardatzke Architect, LLC
480 West Laneson Street
Spring Grove, WI 53589
phone: 608.598.7195
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website: jcardstructure.com

MERZ RESIDENCE
3400 TOPPING ROAD
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

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Project ID #2005
Date 6/23/20
Revision

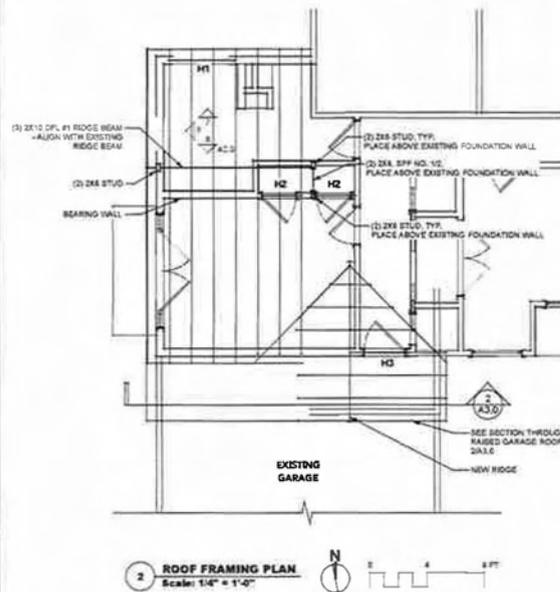
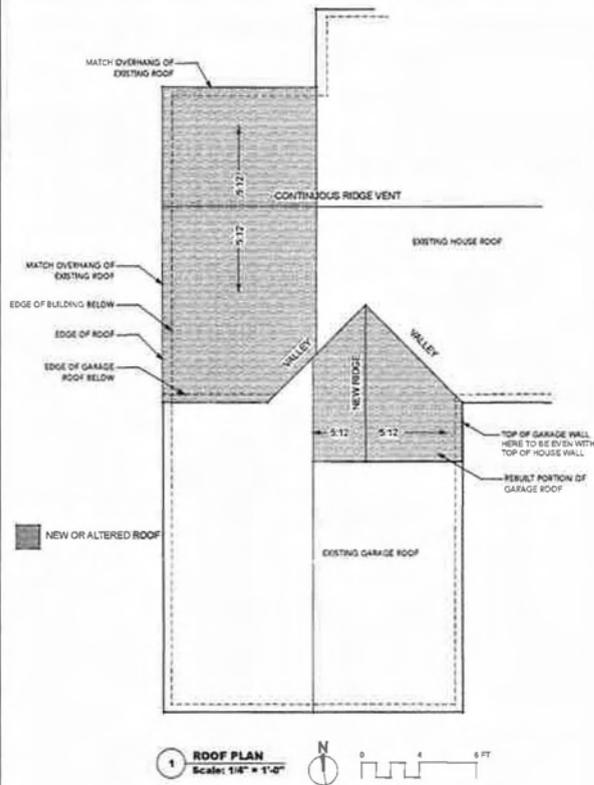
A1.0



3 SITE PLAN
Scale: 1" = 40'-0"

PLAT OF SURVEY
Lot 215 of Shorewood Third Addition, being part of the Subdivided and Subdivided into 15 Lots of Section 15, Town 7 North, Range 8 East, Village of Shorewood Hills, Dane County, Wisconsin.
Thereby certifying that this survey complies with Chapter A.E. 7 of the Wisconsin Administration Code, and that the survey was measured and reduced to the datum specified herein, and that this map is a correct representation thereof in accordance with the information provided.
June 8, 2020
Robert S. Targaczky
Surveyor
Wisconsin
Professional Seal
No. 50223
Exp. 12/31/2024

NOTES:
1. Easements are referenced to the Wisconsin County Coordinate System, Dane County Data, NAD83 (2011), as shown on the title block of this drawing.
2. Easements shown, unless otherwise noted, are shown in accordance with the information provided.
LEGEND:
1" grid line
3/4" grid line
3/4" wall noted from red line
PREPARED FOR:
Evan Merz
1214 Alexander Street
Shorewood, WI 53171
(608) 512-4242

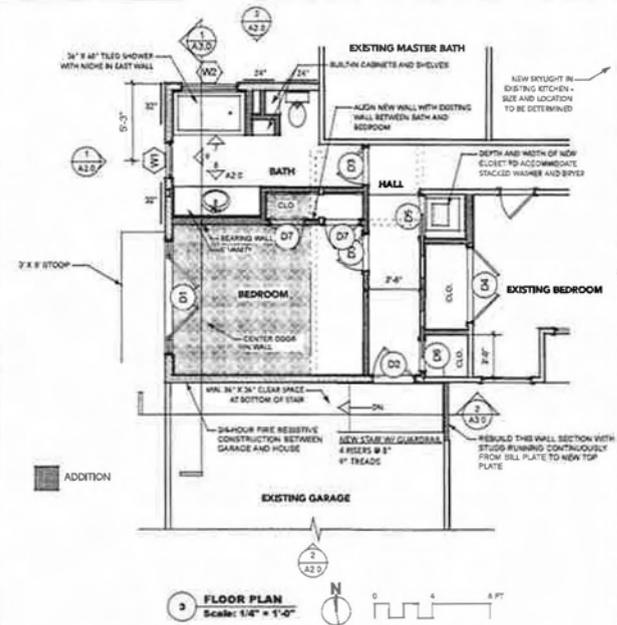


NOTES TO ROOF FRAMING PLAN

1. RAFTERS:
 2X6 @ 16" O.C.
 SPRUCE-PINE-FIR, SELECT STRUCTURAL GRADE
 F_b = 1200 PSI
 E = 780,000 PSI

CEILING JOISTS:
 2 X 6 @ 16" O.C.
 SPRUCE-PINE-FIR, NO. 1/2
 F_b = 675 PSI
 E = 1,400,000 PSI

2. HEADERS H1 - H3: (2) 2X6, F_b = 1,000 PSI



NOTES TO FLOOR PLANS

- UNLESS NOTED OTHERWISE, WALL DIMENSIONS ARE TO EDGE OF FRAMING, COLUMN DIMENSIONS ARE TO CENTER OF COLUMN.
- 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.
- USE APPROPRIATE SIMPSON POST BASE AND CAP FOR ALL COLUMNS.
- PROVIDE BLOCKING FOR CEILING FANS AND FOR CABINETS AND OTHER WALL-MOUNTED EQUIPMENT, FIXTURES AND ACCESSORIES.
- 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.
- ALL DIMENSIONS ARE TO BE FIELD VERIFIED BEFORE CONSTRUCTION.
- 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 SD1 WALL
 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 321.25A 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 NEW 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 TO THE WISCONSIN UNIFORM DWELLING CODE.

WALL BRACING SPREAD SHEET

WSP ANGLE	PERF. WALL LENGTH	WALL WT.	SAVE TO RIDGE WT.	MAX. OPENING HT.	MIN. PANEL WIDTH	LEVELS	REQ. BRACING LENGTH
North Wall	127'	85'	3'	13'	20'	0	8
West Wall	127'	85'	3'	13'	20'	0	8

julie kardatzke

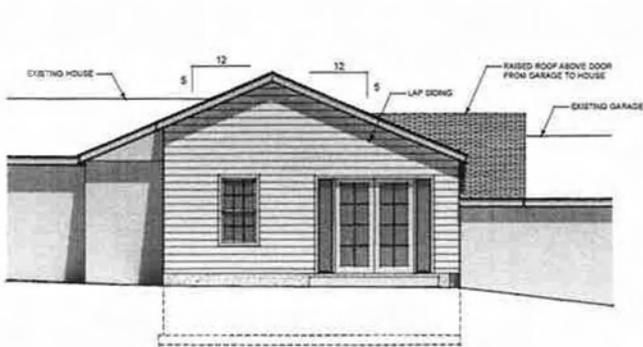
Julie Kardatzke Architect, LLC
 488 West Lenoir Street
 Spring Grove, WI 53090
 phone: 608.588.7185
 email: julie@jkaarchitect.com
 website: jkaarchitect.com

MERZ RESIDENCE
 3400 TOPPING ROAD
 VILLAGE OF SHOREWOOD HILLS, WISCONSIN

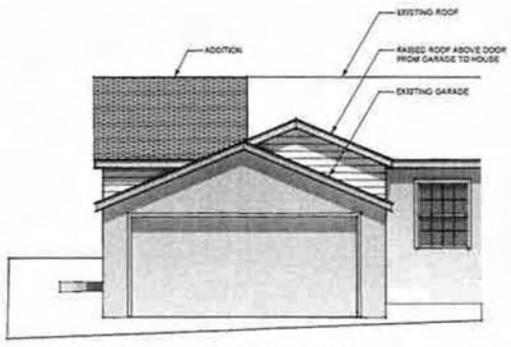
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Project ID #2005
 Date 6/23/20
 Revision

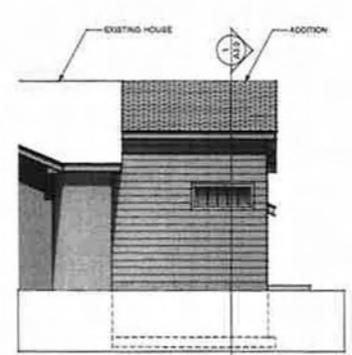
A1.1



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



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



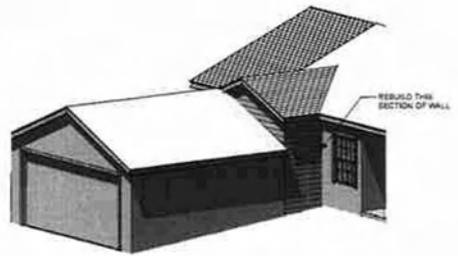
3 NORTH ELEVATION
Scale: 1/4" = 1'-0"



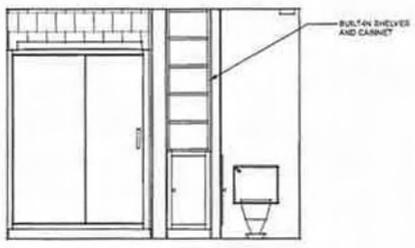
4 3D ELEVATION FROM NORTHWEST



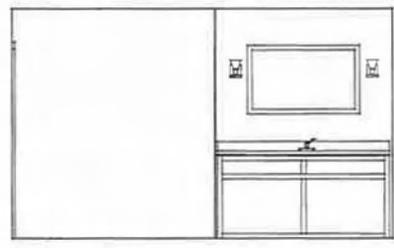
5 3D ELEVATION FROM SOUTHWEST



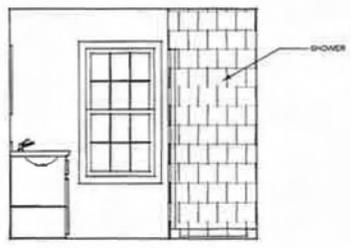
6 3D ELEVATION FROM SOUTHEAST



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"

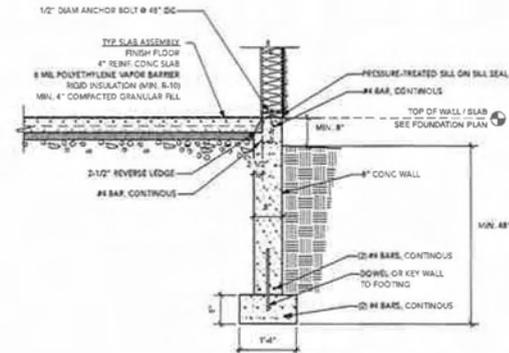
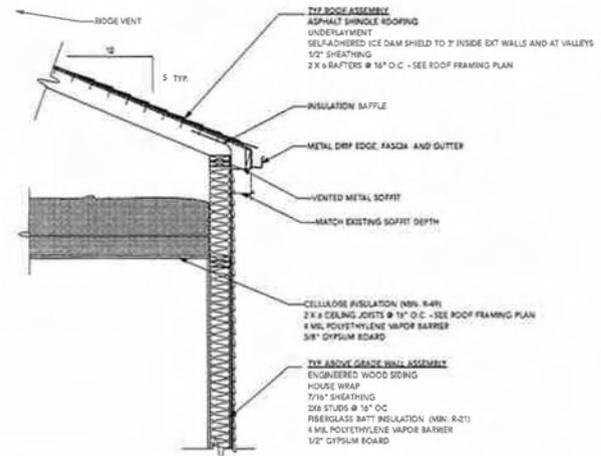
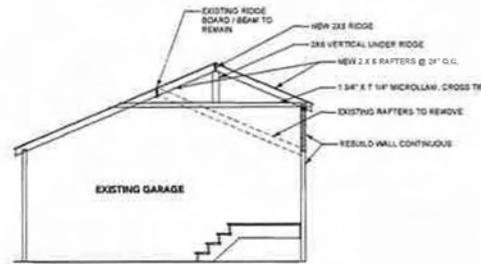
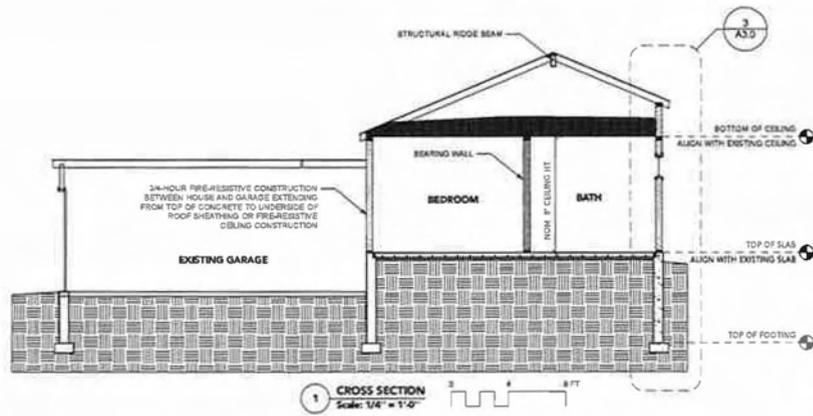
julie kardatzke
Julie Kardatzke Architect, LLC
409 West Lenoax Street
Spring Green, WI 53588
phone: 608.588.7195
email: julie@jkaarchitectural.com
website: jkaarchitectural.com

MERZ RESIDENCE
3400 TOPPING ROAD
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

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Project ID #2005
Date 6/23/20
Revision

A2.0



julie kardatzke

Julie Kardatzke Architect, LLC
486 West Lawson Street
Spring Green, WI 53588
phone: 608.598.2185
email: julie@cleararchitecture.com
website: jkarchitect.com

MERZ RESIDENCE
3400 TOPPING ROAD
VILLAGE OF SHOREWOOD HILLS, WISCONSIN

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Project ID #2005

Date 6/23/20

Revision

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



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: Kerik Emond

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):

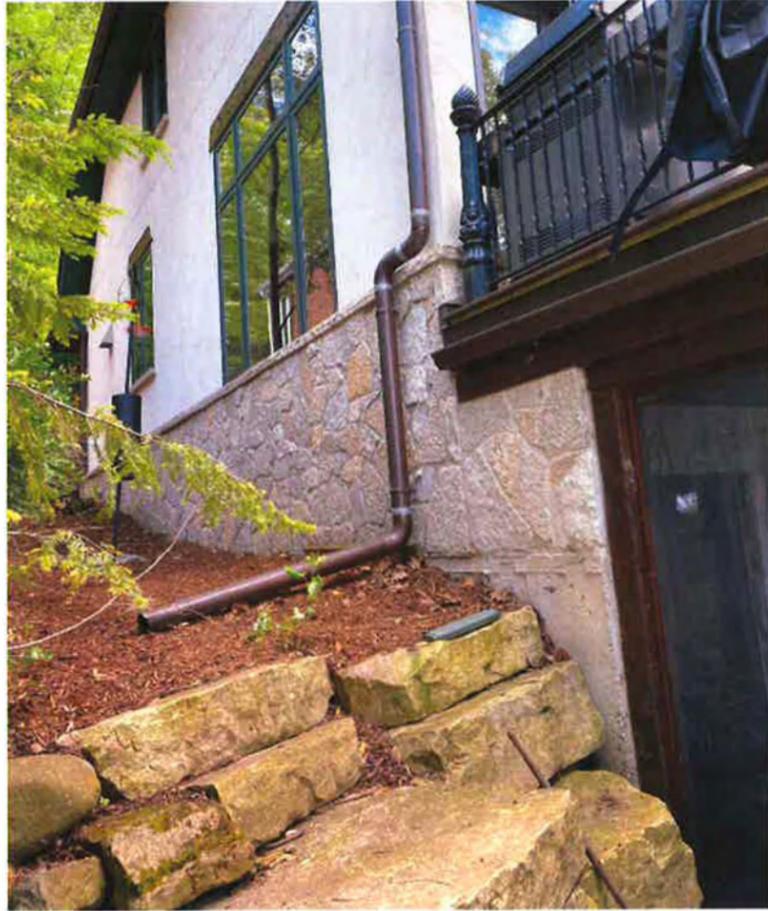
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Office Use Only

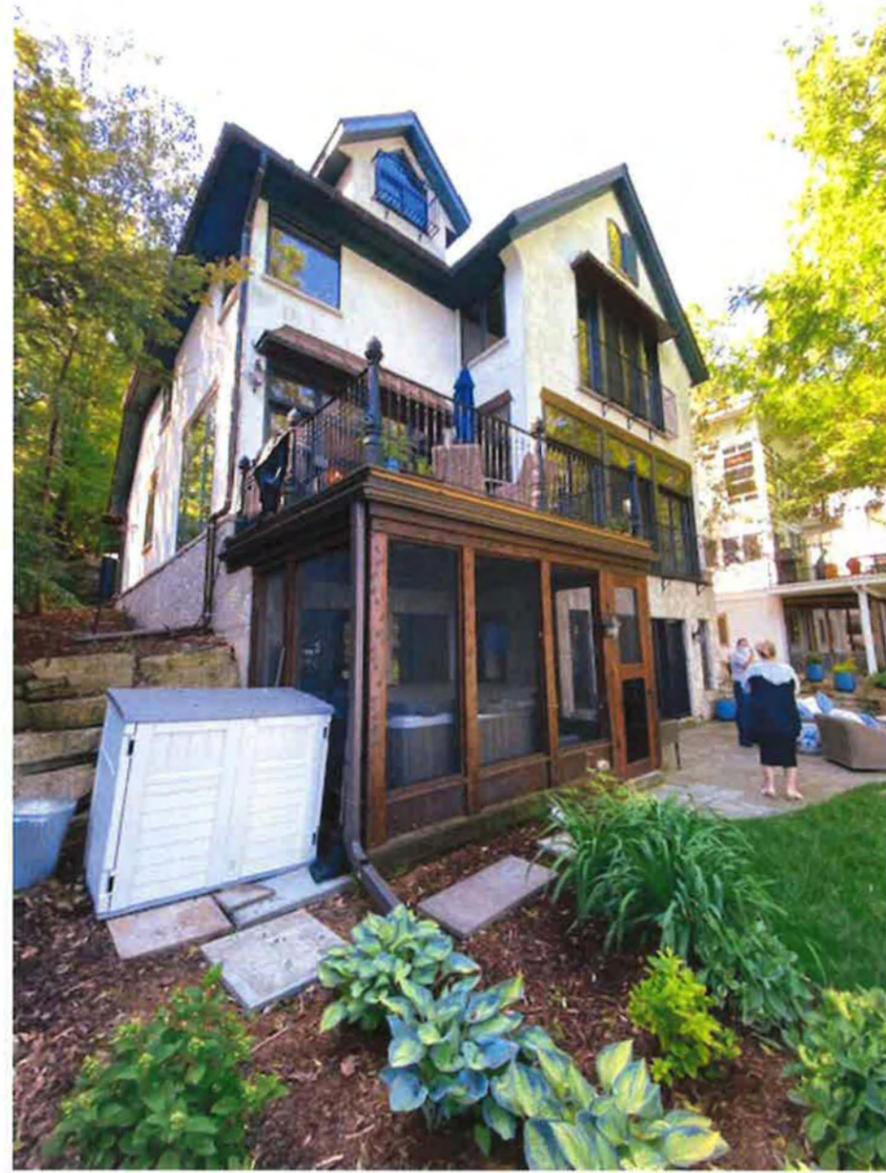
Date Filed: 8/5/20 Amt. Paid: 250.00 Receipt #: 3902 Rec'd by: KE
(initials)

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

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



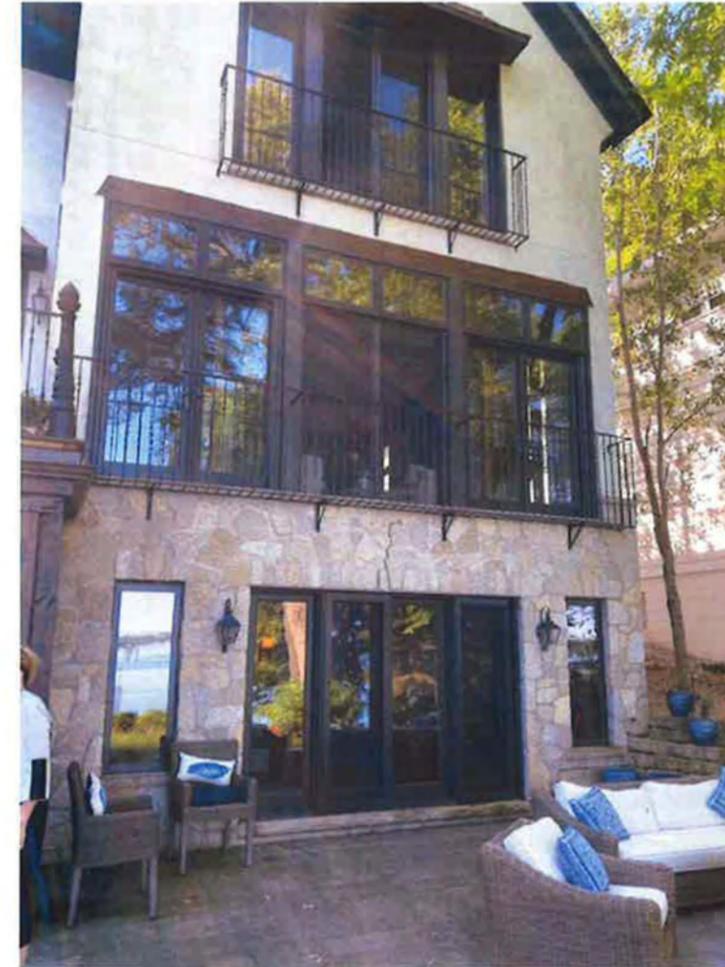
sideyard photo



overall photo

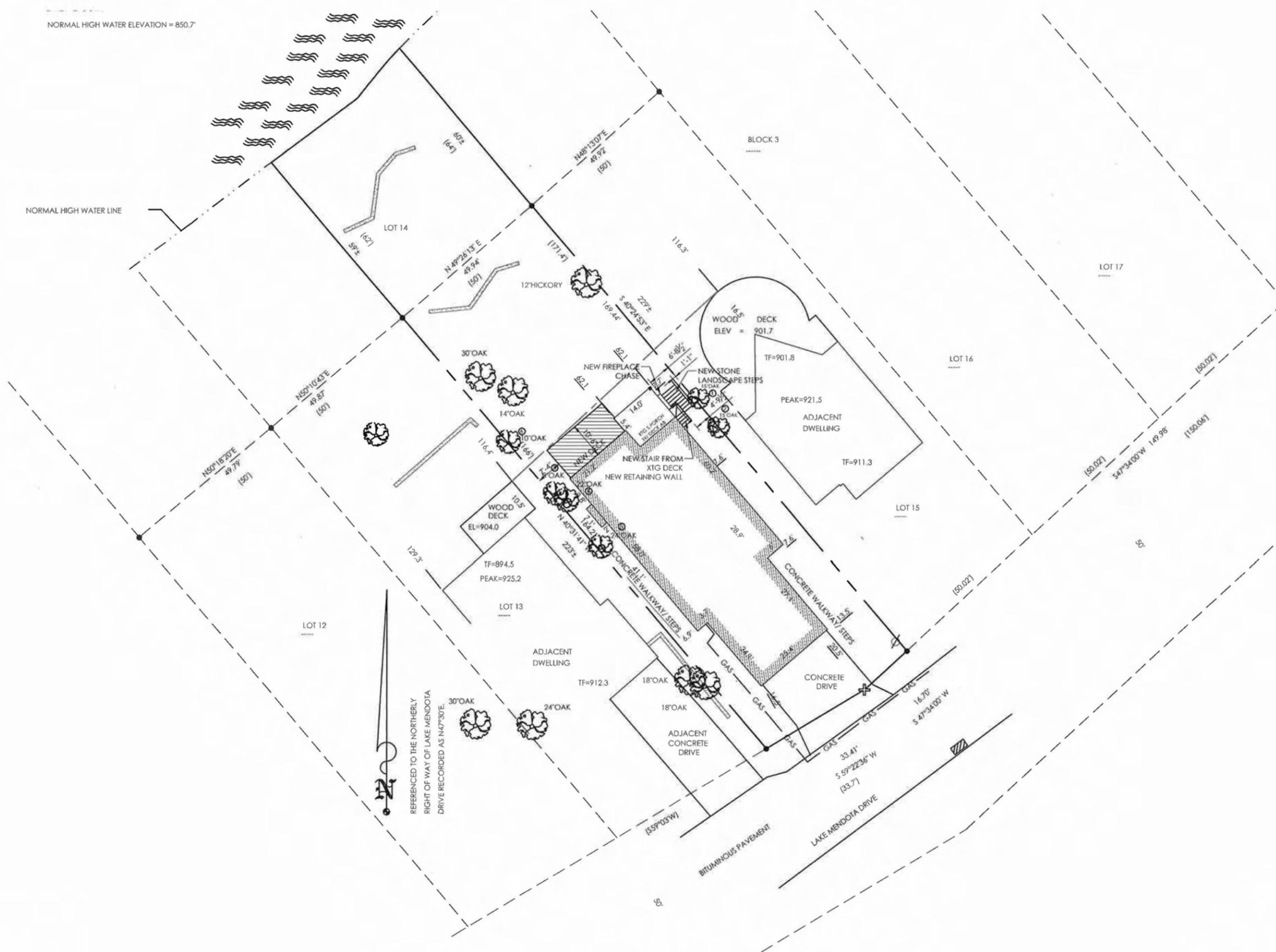


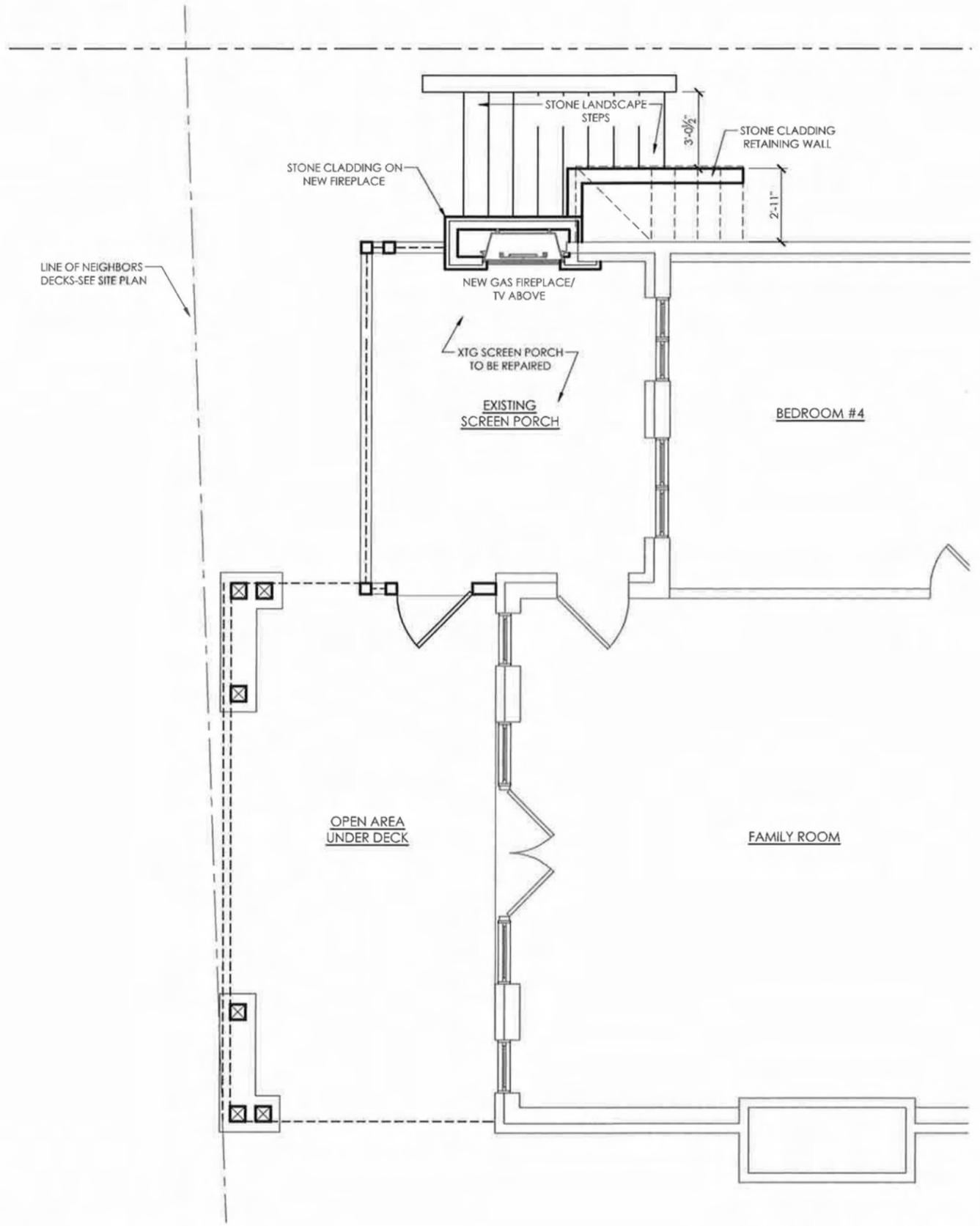
screen porch rotten post photo



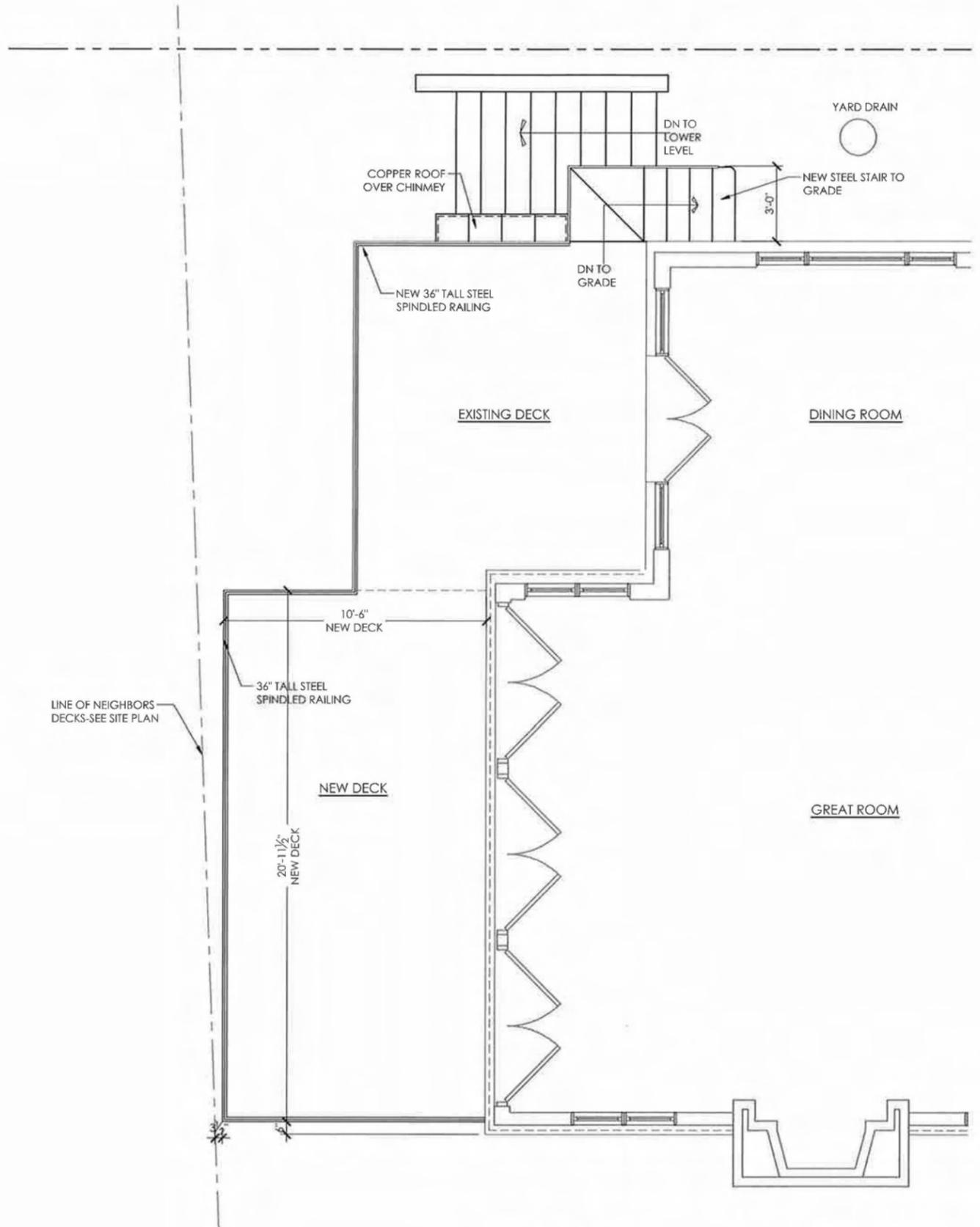
lake side photo

NORMAL HIGH WATER ELEVATION = 850.7





LOWER LEVEL FLOOR PLAN



FIRST FLOOR PLAN



August 5, 2020

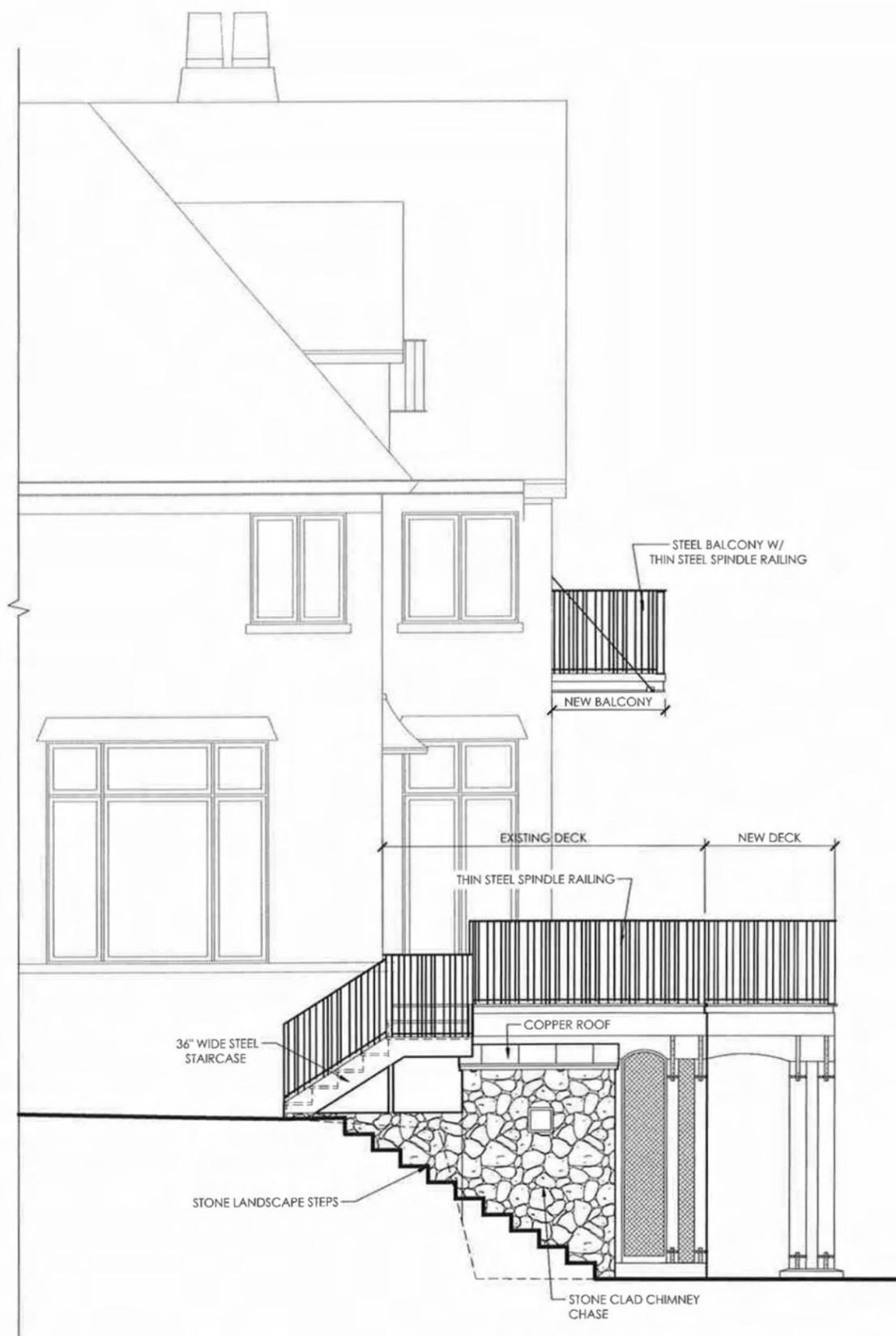
SCALE: 3/16" = 1'-0"

KOZIOL RESIDENCE
3414 LMD
SHOREWOOD HILLS
FLOOR PLANS





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

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



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 4th

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'

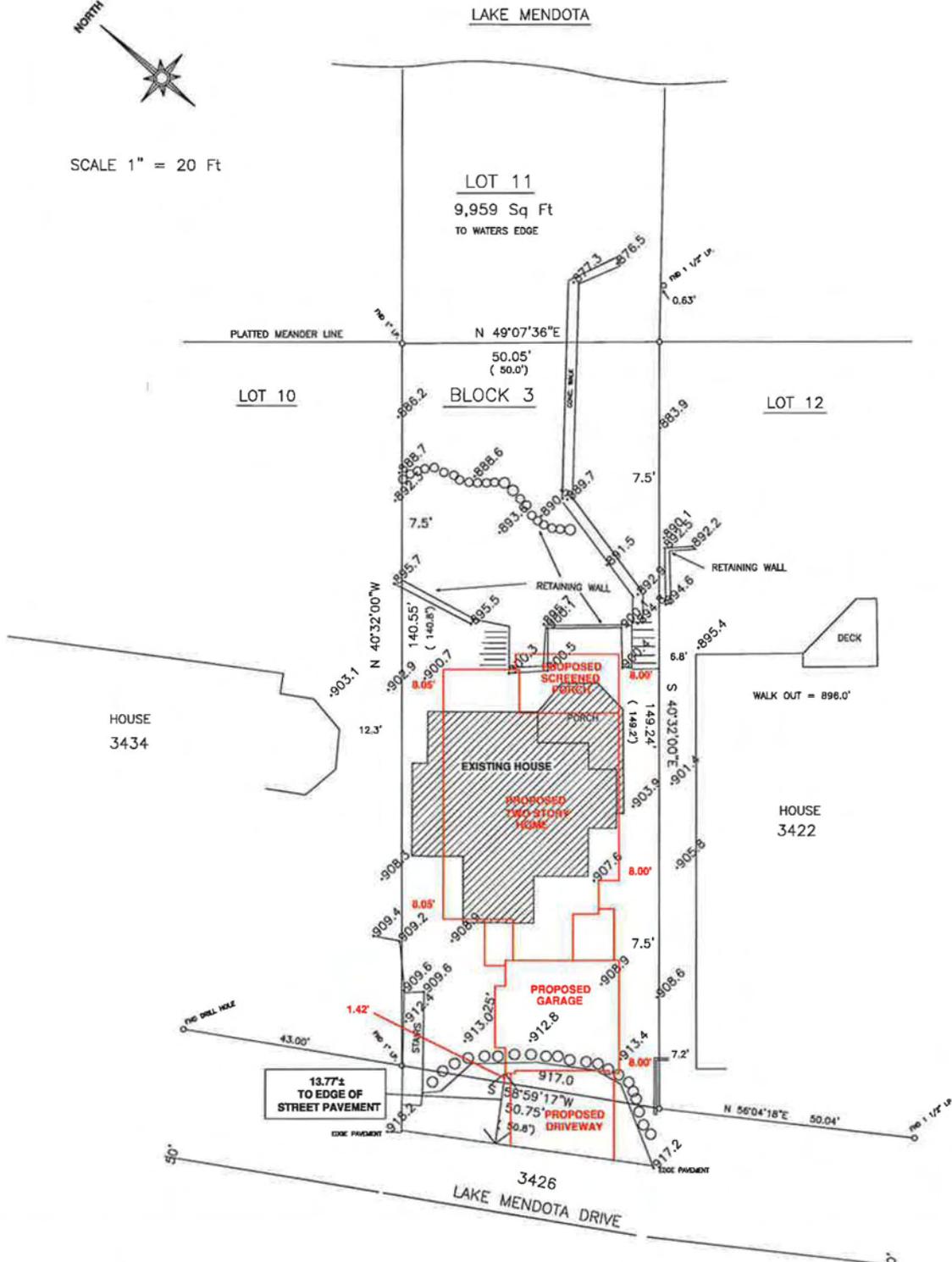
891.5'

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

RAILING DETAIL NOT SHOWN



LOT 11, BLOCK 3, PLAT OF SHOREWOOD, LOCATED IN THE SW 1/4 OF THE NE 1/4, SECTION 17, T07N, R09E, VILLAGE OF SHOREWOOD HILLS, DANE COUNTY, WISCONSIN.



**PROPOSED FRONT SETBACK
1.42' FRONT SETBACK VARIANCE OVERLAY
WITH EXISTING HOME SITE PLAN**



SITE PLAN	
REV 4/7/2020	
SCALE 1/4" = 1'-0"	
VER. 7	1

**PROPOSED
SINGLE
FAMILY HOME**

THIS DOCUMENT IS THE EXCLUSIVE PROPERTY OF
Hart DeNoble Builders, Inc.
Hart DeNoble Builders, Inc.
407 W. KILBUCK RD., SUITE 100, WAUKESHA, WI 53186

Property Of
HART DENOBLE
7923 Airport Road
Madison, WI 53705
Office (608) 831-4423
Fax (608) 831-6272
www.denoblebuilders.com

**NEW HOME FOR:
MARK AND YOLANDA STAFF
3426 LAKE MENDOTA DRIVE
LOT 11, BLOCK 3, PLAT OF SHOREWOOD
VILLAGE OF SHOREWOOD, DANE COUNTY, WISCONSIN**