

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday June 13, 2017 meeting of the Plan Commission was called to order at 7:00p.m. by David Benforado. On call of the roll members present were: Karl Wellensiek, Jim Etmanczyk, Brauna Hartzell, Earl Munson, John Imes and Debra Remington. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

Called to order – 7:01 pm

Approve previous meeting minutes

Deferred minutes until later

Public Hearing on conditional use

Opened public hearing at 7:02 pm

Bridget from Architectural Building Arts explained the proposed project. The property owners would like to increase the safety of the property by widening the driveway as well as construct steps from the street to the house for a safe visitor access and a storage building.

Mr. Munson asked if Architectural Building Arts has done any landscape projects in the Village. He also inquired what the storage area would be used for.

Bridget explained that the storage would be a case by case basis depending on each particular location. Another factor in the storage plan would depend on what the hardship of the lot would be as well as aesthetics.

Mr. Frantz explained the zoning code with respect to accessory structures in the front yard. He explained there are height and square footage restrictions in the zoning code with respect to a structure.

Bridget spoke to the homeowners and stated that they have not directly spoke with the neighbors but have not heard anything negative back with respect to the mailing sent out by the Village. Bridget stated the grade of the pavement would stay the same and no major changes would take place due to drainage concerns.

Mr. Benforado asked about the stormwater management.

Bridget stated they would be adding to the current retention system and they would be adding another basin in the driveway. This particular property has already improved the stormwater drainage from the prior renovations to the property but will be adding to it with the driveway project.

Closed the public hearing at 7:26 pm

Mr. Munson stated he is opposed to storage units in the front yard in general due to the aesthetic appeal and image it gives the village. He also disagrees with the need of a storage unit.

Bridget stated the safety is the main concern of the homeowners.

Mrs. Remington asked if they could change this to a garage instead of a storage shed.

Mr. Frantz stated they would need a conditional use permit with a detached garage. It would be the same process as this storage shed requires.

Mr. Munson suggested they expand the house and garage to mitigate the issue.

Bridget explained that would be a possibility but a greater financial hardship for the client.

Mrs. Hartzell asked what the conditions would be if they were to put the shed on the lake side.

Mr. Benforado stated he does not want a storage unit on the front side of many homes or any homes. In this particular case, he is ok with it and thinks it is nicely done. He likes the safety features of the steps but would like to see the pervious surface of this space improved.

Mr. Frantz stated this property is in compliance with the stormwater retainage. They have complied with the stormwater management plan with a couple previous projects.

Mr. Wellensiek moved and Mr. Munson seconded board approval of the Rhode Nevelle project with renewal of the driveway and sidewalks.

Mr Benforado moved the amendment of approval of the storage unit to be included in the first motion.

Mr. Imes stated he would second the motion for discussion because he is hearing enough concern from commission members.

Voted: 0-7

Amendment to the motion fails

Bridget asked where the client would be able to put the storage shed if it were not allowed in the front yard.

Mr. Frantz stated in the backyard there would be issues with the lake set back line.

Voting on the original motion to recommend village board approval of the Rhode Nevelle project with renewal of the driveway and sidewalks.

Voted: 7-0

Passed unanimously.

Mr. Munson stated the commission should talk about permeable surface by the lake for future projects such as this.

Approval of Minutes

Mr. Etmanczyk moved and Mrs. Hartzell seconded a motion to approve the March 14 meeting minutes.

Voted: 7-0

Passed unanimously

Zoning code updates

Mr. Frantz stated he and Mr. Benforado discussed cleaning up portions of the zoning code by taking on portions that are unclear.

Mr. Imes asked if there were problems on the commercial or residential side.

Mr. Frantz stated it happens periodically in sections that could be clarified and made easier for everyone. Two areas where there is the most questioning is the fence code and the sign code.

Discussion and any recommendations concerning

Joint west recommended their approval of the UW Master Plan to the City of Madison's Plan Commission. UW Master Plan will go to the Plan Commission in June and then to the City Council for approval.

Mr. Imes stated the UW has done a good job on including the village and creating a good master plan. The Village also has a good relationship with the UW established now.

Mr. Frantz stated the WIMR wedge has been approved to construct two additional stories.

Adjourn

The meeting was adjourned at 8:37 pm

Respectfully Submitted,

Karla Endres
Deputy Clerk