

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS  
PLAN COMMISSION

The Tuesday, July 11, 2017 meeting of the Plan Commission was called to order at 7:00 p.m. by Dave Benforado. On call of the roll members present were: Earl Munson, Debra Remington, Jim Etmanczyk and John Imes. Brauna Hartzell and Karl Wellensiek were excused. Also present was Karl Frantz, Village Administrator and Karla Endres, Deputy Clerk.

There was a site visit at 3668 Lake Mendota Drive that started at 6:30. The Plan Commission walked the property while the homeowners gave a brief description of the proposed project.

Called to order at 7:00 pm at the Village Hall

**Public hearing on conditional use permit application for the fence 3668 Lake Mendota Drive**

Opened public hearing at 7:05 pm

Michelle and Tom Reynolds gave a brief background on the proposed fence project.

Willy Haus, 3300 Lake Mendota Drive- asked how many dogs the Reynolds have.

Lea Aschkenase, 3672 Lake Mendota Drive thought there were four dogs living there

Raymond Kessel, 1149 Amherst, walks Lake Mendota Drive and states that fences are intrusive and changes the nature of Lake Mendota Drive.

Ian Popkewitz, son of owners at 3672 Lake Mendota Drive, stated property is too close together and the fence is right on top of the property line.

Deena Whitebock, Popkewitz's daughter of owners at 3672 Lake Mendota Drive stated they have 13 grandkids and have never had issues with fences and their kids.

Willy Haus, 3300 Lake Mendota Drive, wanted the Reynolds to have a description of their fence. There has never been a fence along that drive in the Village and it will change the looks of the village.

Pat Sweeney, 3662 Lake Mendota Drive, stated she asked for a compromise with the Reynolds instead of applying for a condition use permit for the fence. This sets a dangerous precedent.

Lea Aschkenase, 3672 Lake Mendota Drive, strongly opposes the fence.

Robert Proctor, attorney for Lea Aschkenase and Pat Sweeney stated that the fence could not and should not be permitted under the relevant Village Ordinance. This will have a serious impact on the neighbors. He stated they have a petition with 28 signatures in opposition to the fence.

Bill McKinney, 3660 Lake Mendota Drive, stated he has lived in Shorewood Hills for over 40 years on Lake Mendota Drive and have never had a need for a fence for safety.

Carolyn McKinney, 3660 Lake Mendota Drive, read others comments sent by email prior to this meeting, stating she strongly opposes the fence application too.

Larry Landweber, 3664 Lake Mendota Drive, stated he opposes this fence because of the negative impact it has on the neighbor's quality of life.

Rosanne Clark, 2816 Columbia Road, stated the quality of life for the neighbors is being negatively impacted.

Maureen Wixon, 3656 Lake Mendota Drive, stated that this is a community and the negative impact experienced with this temporary fence and how it affects the quality of life is unnecessary. She strongly opposes this application.

Michelle Reynolds stated she never wanted to create this much anxiety and controversy regarding the fence. They never intended to create hard feelings amongst their neighbors. They are not considering the lake side for the fence because it's a 13 x 27 foot area, so it's very small.

The Village received written comment in opposition of the fence from the following:

Mary Louise Gomez, 1214 Wellesley Road

Ron and Paulette Smith, 3419 Sunset Drive

Harry and Karen Roth, 3690 Lake Mendota Drive  
Jane Villa, 3231 Lake Mendota Drive  
Jean and Larry Landweber, 3644 Lake Mendota Drive  
Maureen Wixon, 3656 Lake Mendota Drive  
Ward Wixon, 3656 Lake Mendota Drive  
Closed the public hearing at 7:42 pm

**Review and recommendation on conditional use permit for 3668 Lake Mendota Drive**

Mr. Imes moved and Mrs. Remington seconded a motion to recommend the conditional use permit at 3668 Lake Mendota Drive for discussion.

Mr. Frantz stated this was a difficult situation from the beginning as this would have been an approvable fence permit in any part of the zoning code. He had to determine if this would be considered a structure or not and be subject to a conditional use permit. It was decided this was a structure and needed a conditional use permit. It would conform to the fence permit regulation with being 40% open and four feet tall.

Mr. Munson stated this is a fence that would be used for animal confinement. That fence would affect the value of the homes next to it if they were for sale and lower the value considerably.

Mr. Imes asked what the confinement would be for a small kennel and is there a size requirement?

Mr. Frantz stated this was looked at as a fence not a kennel and would have to be considered an accessory structure and would still need the conditional use.

Mr. Etmanczyk asked the Reynolds if there was any room for a compromise if the conditional use permit were to be denied tonight.

Michelle Reynolds stated they are not here to make people upset and want to be responsible dog owners. She stated if they were able to put a small one under the carport where there was an area that would be appreciated.

Mr. Imes stated that the carport would be an area he would support for a compromise.

Mr. Benforado stated he was thinking back to the previous plan commission meeting for a conditional use permit for a storage unit in the front of the home. That was denied unanimously by the Plan Commission. He stated he would not be inclined to support the application tonight due to the narrow lots and impact it has on the village residents.

Voted:

0-5

Vote Failed

**Public Hearing on conditional use permit application for a lakeside stairwell and other improvements 3616 Lake Mendota Drive**

Opened Public Hearing at 8:10 pm

Mr. Frantz gave a brief background on the proposed project and that this will probably require two conditional use permits because of the home to be built as well as the first phase of this landscaping to make that possible. The Granato's, owners of 3616 Lake Mendota Drive, would like to get the landscaping done on the lake side of the property before a house is in the way.

Linda Granato, 3616 Lake Mendota Drive, gave a brief explanation of the stairway and the boathouse to have renovations done with this first construction project to make it safer.

Matthew Wieneke, landscape designer, gave a brief description of the work to be completed and how that will be done. He explained he can stage materials directly on the property and therefore won't have problems with construction vehicles parking on Lake Mendota Drive. He also said he has extensive experience working on slopes and will have little to no problems with erosion during the process. The idea is to create a few more landings with a hand rail for safety. Stairs would be constructed out of limestone from Dodge County that is hard limestone so it doesn't crumble. If this is approved, they would start at the boat house and work their way up to the middle of the lot. They

will use materials to stabilize the soil. They would prefer to get started as soon as possible to complete this portion of the project before the winter so construction can resume next year with the house.

Mr. Benforado asked if the property owners had spoken with their neighbors about the project.

Mr. Munson stated he would be abstaining from voting on this project but he stated he received a notice in the mail regarding it and all the neighbors seem to be in favor of this project and think it will be a nice improvement.

Mr. Imes asked what the plantings would be consisting of.

Matthew Wieneke stated they were all native plants except for one. He is utilizing eco-friendly products to minimize any erosion that could occur. He also stated he does not have to get any permits from the Wisconsin Department of Natural Resources because he will not be doing any work from the lake or in the lake. He will be working in a 10 x 10 foot area each day and nothing more to disturb the ground as little as possible. He is aware of the sewer line in the yard and will do measurements to be sure not to disrupt that during construction.

Closed the public hearing at 8:44 pm

### **Review and recommendation on conditional use permit for 3616 Lake Mendota Drive**

Mr. Benforado asked about the integrity of the boathouse.

Matt stated it needs a little masonry work otherwise it's as solid as it could be. There is also an issue with moisture that will be addressed.

Mr. Benforado stated the noise ordinance and stormwater ordinance will need to be complied with.

Mr. Imes moved and Mr. Etmanczyk seconded a recommendation for approval of the conditional use permit at 3616 Lake Mendota Drive.

Mr. Benforado went through the findings. They added the applicant should consult and get approval with the Village Engineer with weight limits above or close to the sewer line.

Mr. Frantz stated the contractors should also get temporary parking permits from the police department.

Voted:

4-0-1 with Mr. Munson abstaining

Passed.

### **Approve previous meeting minutes**

Mr. Etmanczyk moved and Mr. Munson seconded a motion to approve the minutes from June 13, 2017.

Voted: 5-0

Passed unanimously

### **Discussion and any recommendations concerning UW-Madison recreational sports master plan and U Bay fields**

Mr. Benforado updated the Plan Commission that he and Mr. Fred Wade would be attending a meeting with the Downtown Madison Inc. group at the Edgewater Hotel for an update on the UW Athletic Department Master Plan.

The meeting was then adjourned at 9:05 pm.

Respectfully submitted,

Karla Endres, Deputy Clerk