

**APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, December 11, 2018 meeting of the Plan Commission was called to order at 7:00 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Deb Remington, Jim Etmanczyk, Karl Wellensiek, Earl Munson, Brauna Hartzell and John Imes. Also present was Karl Frantz, Village Administrator and David Sykes, Administrative Services Manager/Deputy Clerk. Five visitors were in the audience.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

Public Hearing on conditional use permit applications for lakeside improvements at 3620 Lake Mendota Drive

Public Hearing on conditional use permit applications for lakeside improvements at 3626 Lake Mendota Drive *(the public hearings for both applications were held concurrently because the projects are related to one another)*

Eric Hovde of 3620 Lake Mendota Drive provided a status update on repairs to the damaged shoreline. Crews were able to remove the old deck, oak tree and all of the dirt that had fallen to the lakeshore. Weather has limited the ability to do some of the work off a barge on Lake Mendota. They were able to grade the earth on the Rhody/Neville property (3626 Lake Mendota Drive) but they left the root system in place to help stabilize the soil for the winter. Loose soil was removed to prevent further collapse. A complete plan for stabilization and restoration is included in the conditional use applications.

Jared Vincent, Landscape Architect of Saiki Design, reviewed the site plan and images of the shoreline damage. He reviewed the landscape plan that included a series of retaining walls and steps to get down to the lake, Hovde's deck and boathouse. They will install drains in collection areas near the house and convey water with pipes to the lake to prevent water from flowing over the surface, which could cause more erosion. The drains would have 18" deep sump holes at the beginning of the pipe to collect sediment before it is discharged into the lake.

Mr. Munson was concerned about contaminated water directly discharged into the lake rather than having it infiltrate into the ground. Mr. Vincent indicated that saturated ground could cause instability. They would use existing vegetation as infiltration areas. The only water being piped to the lake is what would flow over the lawn to prevent further erosion.

Mr. Vincent added that the series of modular block retaining walls would have vegetation between them, partially screening the walls. The walls are anchored with soil nails providing stability to the ground. They will install rip-rap to some areas for further stability.

Matt Tills of MoTiS Architecture presented the Hovde's boathouse plans. They would be replacing the existing boathouse with more substantial materials and adding a door for more secure storage. He presented concept drawings of the deck on top of the boathouse, stairs coming down to the shoreline, siding materials and lighting.

Mr. Imes asked about the piping of the stormwater and if any other properties on the lake utilized piping.

Mr. Frantz said he was not aware of any other similar designs. He stated the Village Engineer reviewed the plan and recommended installation of sumps at the bottom of the drains for sediment control. The sumps will need to be cleaned out periodically. Mr. Frantz also said the

Village has allowed repairs to existing boathouses but he cannot recall if any new boathouses have been allowed.

Ms. Remington asked if boathouses were allowed by ordinance.

Mr. Frantz said boathouses are included in the R-3 zoning and considered an accessory structure. Boathouses requires a conditional use permit approval because they are north of the Lakefront Setback Line.

Mr. Vincent also reviewed the plans to repair the Rhody/Neville property (3626 Lake Mendota Drive). The retaining walls would continue from Hovde's property across the lot line to Rhody/Neville's property. The tight series of retaining walls are needed to step down the slope and match the existing stairs to the lake. The walls allow planting space to cover up the walls and allow for two infiltration beds with piping to the lake in case of significant rain overflow.

Mr. Benforado reported the Commission received correspondence from neighbors, the Berbee/Walsh family and Fred Robertson, supporting the project. Mr. Frantz added that another neighbor, Mr. Schlimovitz reviewed the project in the office today and had no comments. The joint public hearings were closed at 8:03 pm.

Consider recommendation on conditional use permit at 3620 Lake Mendota Drive

Mr. Benforado reviewed the proposed Commission findings for 3620 Lake Mendota Drive.

Mr. Wellensiek moved and Ms. Remington seconded a motion to recommend the Board approve the conditional use permit application for 3620 Lake Mendota Drive.

Approved: 7-0.

Consider recommendation on conditional use permit at 3626 Lake Mendota Drive

Mr. Benforado reviewed the proposed Commission findings for 3626 Lake Mendota Drive.

Mr. Wellensiek moved and Ms. Remington seconded a motion to recommend the Board approve the conditional use permit application for 3626 Lake Mendota Drive.

Approved: 7-0.

Review status of Village planning for Garden Homes and progress of ad hoc Stormwater Committee

Mr. Benforado reminded Commission members that in November they recommended hiring Vandewalle to assist with a Garden Homes planning process. The Board did hire Vandewalle and approved the scope of work to be carried out over the next four months. Vandewalle has been communicating with neighboring businesses and residents. Public information meetings are being scheduled beginning in January. He expects the end result could be changes to the comprehensive plan. It is possible the Plan Commission could have a public hearing at its March 12 meeting based on a recommendation from Vandewalle. The Plan Commission could make a recommendation (or not) for Board consideration in March or April.

The first public information session is scheduled for January 10 from 6:00-8:00 pm, hosted by Vandewalle.

Tom Degen is proceeding on his own information gathering process. He met with Garden Homes neighbors to talk about development possibilities.

Mr. Benforado reported on the last meeting of the ad hoc Stormwater Committee. City of Madison engineer Greg Fries presented storm computer models of the August 20 event. He also discussed models for 96" pipe(s) under Blackhawk Country Club to Lake Mendota.

Distribution of Village Attorney opinion regarding private covenants as they relate to Beloit Court lot 7 and possible discussion

Mr. Benforado indicated there is interest in lot 7 of the Beloit Court replat. Technically, it is of adequate size that it is a buildable lot. However, zoning regulations would make it difficult to build a home on the oddly shaped lot. The Village attorney reviewed private covenants from 1952, which the Village was not a party to, and found them to be ambiguous and unenforceable. Any development of lot 7 would be regulated by the Village's zoning code.

Approve previous meeting minutes

Mr. Benforado provided some corrections to the proposed minutes. Ms. Hartzell moved and Mr. Etmanczyk seconded a motion to approve the November 13, 2018 meeting minutes with Mr. Benforado's corrections.

Vote: 5-0-2 (approved, Mr. Wellensiek and Mr. Imes abstained).

Adjourn

The meeting was adjourned at 8:49 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk