

Shorewood Board of Appeals Meeting Agenda

November 8, 2016 at 5:30 P.M.

Shorewood Village Hall Court Room
3930 N. Murray Avenue, Shorewood, WI 53211



1. Call to Order.
2. Roll Call.
3. Statement of Public Notice.
4. Approval of October 11, 2016 meeting minutes transcription.
5. Attorney to Review the Standards by which the Board of Appeals must abide.
6. Public Hearing: Appeal of building inspector notice to remove an accessory shed within the side yard zoning setback at residential property 4141 N. Woodburn St.
7. Public Hearing: staff request for reconsideration of granted variance for constructing a parking slab without required garage at rental property 1701-03 N. Menlo Blvd.
8. Adjournment.

PLEASE BE ADVISED THAT A REPRESENTATIVE OF THE APPLICANTS FOR THE ABOVE ITEMS MUST BE PRESENT AT THIS MEETING.

Dated at Shorewood, Wisconsin, this 3rd day of November, 2016

Village of Shorewood
Tanya O'Malley, WCPC
Village Clerk-Treasurer



Report to Board of Appeals

November 8, 2016

Prepared by: Planning Director Ericka Lang

RE: Board of Appeals – 4141 N. Woodburn

The Village received a Board of Appeals application on October 19, 2016 from residential property owner Alex and Laurie Hansen Cardona, requesting a variance for keeping a storage shed in the side yard zoning set back.

Existing Conditions

The lot is a corner parcel at Olive and Woodburn. The shed is located at the rear interior of the property aside the detached garage. The shed dimension is 8'x13' and the space between the garage and the interior side yard is 11 feet. There is approximately 1'7" distance between the south side of the shed to the interior property boundary, putting 1'3" of the shed within the zoning side yard setback. The shed is considered a temporary structure and does not have a concrete pad.

Zoning/Applicable Regulations:

The property is zoned R-6 One0 and Two-Family Residence District No. 1 with a minimum 40-foot lot width and minimum lot are of 4500 sqft.

Per 535-9F(5)[c] the side interior setback is 3 feet. The street side interior setback is "25% of the width of the lot but not less than 10 feet, provided that the buildable width of the lot shall be not less than 20 feet."

Materials in Packet

- BOA application
- Parcel survey
- Pictures
- Aerials
- 3 neighbors' letters: Marlene Cook at 4133 Woodburn; Jay Blind at 1301 Olive; and, Sarah and Ben Dembroski at 4201 Woodburn. All residents are in support of the current shed location.

Findings

For a variance, your findings shall be based on zoning section **§ 535-58**. No variance to the provisions of this chapter shall be granted by the Board unless it finds that all of the following facts and conditions exist and so indicates in the minutes of its proceedings:

- A. Exceptional circumstances. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot, parcel or structure that do not apply generally to other properties in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that this chapter should be changed.

- B. Absence of detriment. The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and the spirit of this chapter or the public interest.

27763

Village of Shorewood
 Date 10/19/2016 3:57:03 PM
 Ref 00027763
 Receipt 125144
 Amount \$150.00



BOARD OF APPEALS APPLICATION

Village of Shorewood
 Planning & Development Department
 3930 N. Murray Avenue, Shorewood, WI 53211
 Phone (414) 847-2640 Facsimile (414) 847-2648
www.villageofshorewood.org

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding Village official code interpretations. A *Variance* allows dimensional variations for items within the zoning code. Use variances are prohibited. *Special Exceptions* are granted for allowed uses when certain conditions must be met.

OFFICE USE ONLY	
PERMIT #	16-2144 FEE: \$150.00
DATE RECEIVED:	
SCHEDULED MEETING:	11-8-16
TAX KEY #	

Property Address 4141 N. Woodburn St., Shorewood, WI 53211

Owner's Information	Applicant Information	Contractor?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Name Alex and Laurie Hansen Cardona	Name			
Address 4141 N. Woodburn St.	Address			
City/State/Zip Shorewood, WI 53211	City/State/Zip			
Phone # 414-702-3778	Alt #	Phone #	Alt #	
Email hansencardona@gmail.com	Email			
Check if prefer Board of Appeals Meeting Agenda Emailed:	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> APPLICANT		

I/We are requesting a: (refer to guidelines for explanation)

- variance
 appeal to interpretation to allow
 special exception

Describe in detail the reason you are applying for a Board of Appeals application:

We wish to keep our temporary shed structure at its current location, which it has been determined is 17 inches inside the south side yard setback.

MATERIALS REQUIRED WHEN APPEAL IS PROPERTY-BASED (FIVE COLOR COPIES OF EACH) :

- Picture – Of front of property taken from street curb
 Picture(s) – Of property area in question
 Property survey marked with appropriate dimensions

Variance Granting Criteria

1. Describe how the hardship is due to physical limitations (lot shape, lot size, grade, drainage, neighboring uses, access, etc.) of the property rather than the circumstances of the appellant (economic, family, personal, and physical [other than certified disability] hardships are not considered, nor are the nature, condition or configuration of structures or improvements on the property):

Both lot shape and lot size are reasons for the hardship. Our lot's small backyard provides limited space for family activities. The unique shape of the backyard is determined by the location of the garage, which leaves a small, rather hidden rectangle of land between the garage and the property's south boundary. That is the current location of the 8 x 13 ft. shed. Locating the shed here leaves us a larger (39 X 24.5 ft) rectangular space between the house and the garage, the hill and the south fence, for backyard use.

2. Describe how unnecessary hardship exists because compliance is unreasonably burdensome. The hardship must be unique to the property and cannot be self-created.

Having to move the temporary shed structure would force us to place it in the small patio area that is currently used for backyard activities. Removing the shed completely would be a hardship as it would expose kids' bikes, lawnmower, and summer furniture to the elements and to the hungry squirrels who populate this tree-laden section of Shorewood and have chewed extensively on our bike seats and yard furniture in the past, prompting us to install this shed.

3. Describe how you think the granting of this variance would **not** harm public interest such as public safety, the environment, property values, etc.:

The temporary shed structure, made from a kit, is attractive. Its colors are neutral. It has six skylights. It causes no threat to public safety, the environment, and will not negatively affect property values. Several of our neighbors have said they see the shed as a positive addition. When we installed our backyard shed this summer we were informed that no permit was necessary for the shed, and that we could install it as needed. That's what we did.

OFFICE USE ONLY – Findings of the Board of Appeals after consideration of the criteria		
Reason for Application:		
Applicant's Appeal Ruling	APPROVED	NOT APPROVED
Reason for Ruling:		

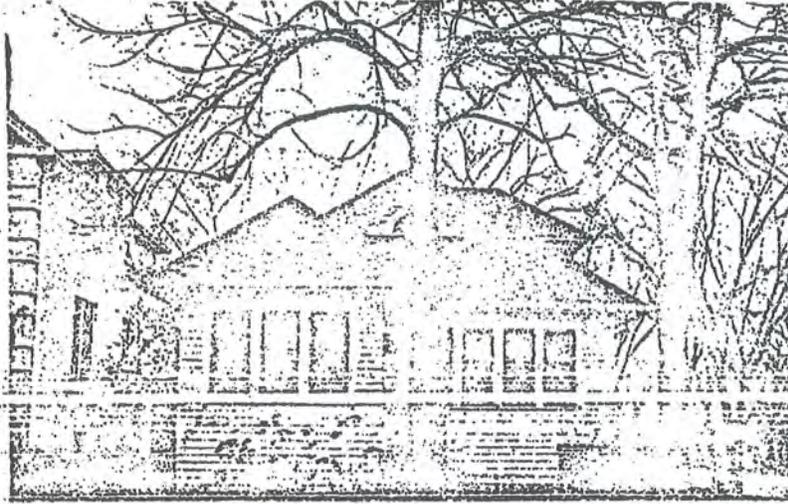
* Please verify with the Planning and Development Department prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

* A copy of the Board of Appeals Meeting Agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.

Laurie Hansen Cardona *Alexander Hansen Cardona*
 Applicant Signature

PLAT OF SURVEY

Property at 4141 N. Woodburn Street Ronald R. Parry-Owner
 Legal Description: Lot 1, in Block 3, in Woodburn Forest Subd., being a subdivision lying North of the South 6 acres of the West 50 acres of the South 130 acres and East of the right of way of the Chicago and North-Western Ry. situated in the South East 1/4 of Section 4, Township 7 North, Range 22 East, in the Village of Shorewood, Milwaukee County, Wisconsin.



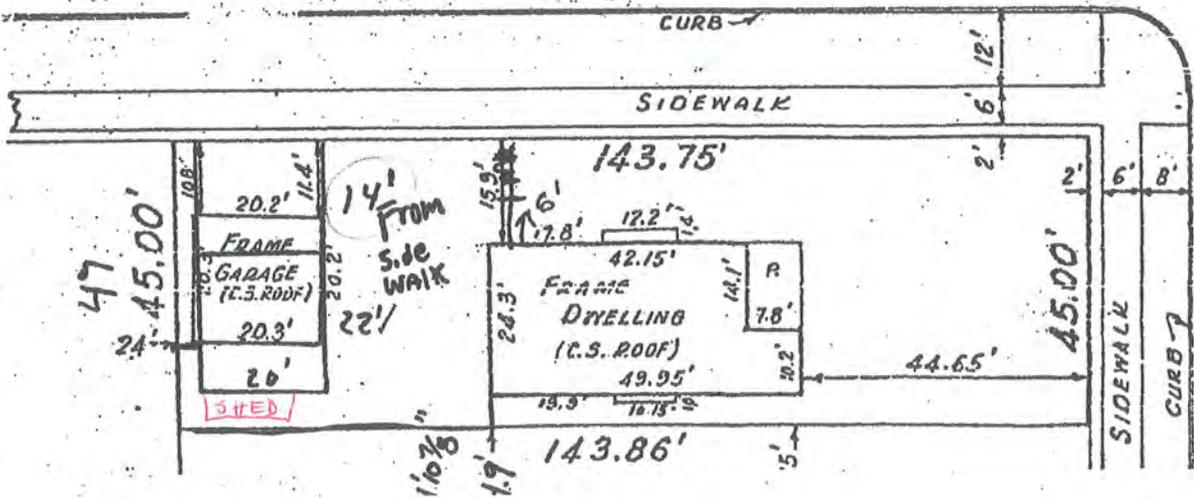
8x13

Neighbor Fence 4'6" off S side House (4" encroachment)
Shed to Fence (SE corner of Shed) 20 1/2"

BACK of GARAGE to Shed 9'8" < 9.7'
 11' BACK of GARAGE to S lot line 1.3
 Shed 1'7" off S Lot line

E. OLIVE ST. (80 FT) ST.

SCALE 1" = 30'



WOODBURN ST. (60 FT)





October 17, 2016

Board of Appeals
Village of Shorewood

To Whom It May Concern:

My name is Marlene Cook and I live at 4133 N. Woodburn Street in Shorewood. I am a neighbor of Laurie Hansen and Alex Cardona. They have asked me to write a letter of support for them in regard to their recently constructed shed.

I find the shed to be unproblematic to the neighborhood. It is an attractive structure, and it blends in beautifully with the new patio. It is tasteful, not at all unsightly, and in no way an eyesore in the neighborhood. It is wisely set right behind the garage and seems to flow right into the garage; one might actually consider it an extension of the garage.

In an area of very densely populated houses and garages, the shed seems to be an insignificant addition to the neighborhood.



Marlene Cook

October 17, 2016

Village of Shorewood Board of Appeals

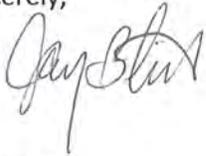
RE: Support for Alex and Laurie Hansen-Cardona's storage shed

Board of Appeals,

I am Alex and Laurie's neighbor directly west of their property. I am writing to express my support for the storage shed they put up. It is positioned on their property where the garage, trees and shrubbery obscure total exposure to the shed. I see the shed from my kitchen window and a portion of my yard and the materials and color they have chosen blend in with the environment and I have no issues with the shed.

Please feel free to contact me if you need further insight or have questions.

Sincerely,

A handwritten signature in black ink that reads "Jay Blind". The signature is written in a cursive style with a large, stylized "J" and "B".

Jay Blind

1301 East Olive Street

Shorewood, WI 534211

4201 N Woodburn St, Shorewood

Shorewood Board of Appeals

18th October, 2016

Re: Hansen Cardona Garden Shed

I am writing with regard to the shed that was recently constructed by the Hansen Cardona family in their yard. The shed is visible from my property directly across the road. I can see a small percentage of the shed from several first and second floor windows.

The shed is located to the rear of the property and is set back behind the garage. This is the most logical place to position the shed so that the space in the yard is maximized. The shed size is proportionate to the size of both the garden and the home and is non-intrusive at the current time.

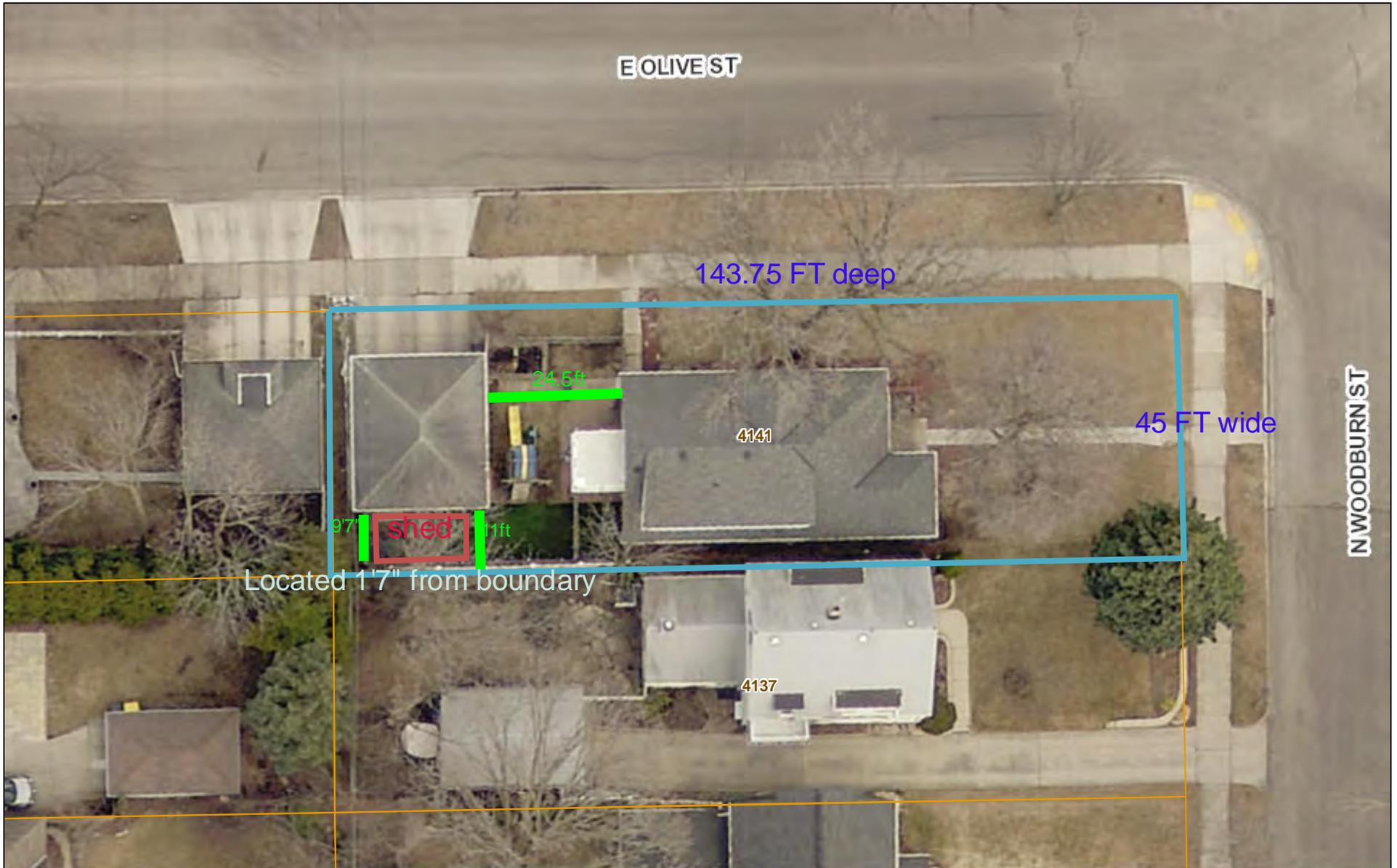
Its current placement is complementary to their property and to the aesthetic of the neighborhood as a whole. Moving the shed from its current location will significantly increase its visibility.

Kind Regards

The image shows two handwritten signatures in black ink. The first signature on the left is cursive and appears to read 'S. Dembroski'. The second signature on the right is also cursive and appears to read 'B. Dembroski'.

Sarah and Ben Dembroski – 4201 N Woodburn St, Shorewood.

4141 Woodburn

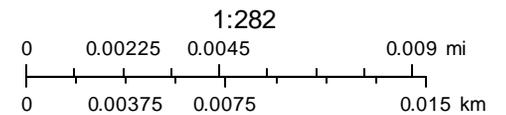


November 2, 2016

Address Numbers

Parcels

Streets



Milwaukee County Land Information Office

4141 Woodburn

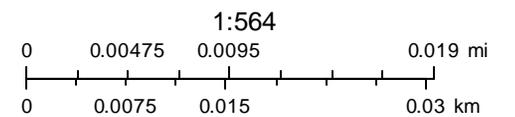


November 2, 2016

Address Numbers

Parcels

Streets



Milwaukee County Land Information Office



Report to Board of Appeals

November 8, 2016

Prepared by: Planning Director Ericka Lang

RE: Reconsideration of Approved Variance 1701-03 E. Menlo Blvd.

On October 11, 2016 your board approved a variance for property 1701-03 E. Menlo Boulevard to install a rear parking slab at a two-family investment property owned by James Curro. The building application was denied for the proposed slab because the property does not have a garage as required by Shorewood's zoning code. Vehicles currently park on dirt in the backyard (cars may not park on dirt).

Zoning/Applicable Regulations:

The property is located in the R-6 Zoning District; Village zoning code section **535-9-F (4) Site Restrictions** states: "*Driveways shall not be constructed unless they lead to a garage*" and Village zoning code section **535-47 A. (4) (b) Schedule of Requirements** states: "*Two-family dwellings: one space in an approved garage per dwelling unit*" requiring a two-family dwelling to have a two-car garage which also allows up to a two-car parking slab.

Existing Conditions

The lot is 47.55 feet wide and 109.99 feet deep. Zoning requires a minimum of 40-foot wide lot which is most likely the width of 90% of the one- and two-family lots in Shorewood. The pictures provided show the backyard slopes approximately 20 feet of the depth of the lot measured from the rear property boundary. The contour map in your packet shows that there is a seven- to eight-foot drop down from the proposed parking slab to the rear parcel boundary.

Previous meeting determination

At the October 11, 2016 Board of Appeals meeting members agreed there's a physical limitation to the parcel because of the rear slope, adding parking spaces would be lost if a garage was constructed. Staff disagreed, explaining the standard 20'x20' two-car garage would fit on the property without encroaching into the sloped area to the rear of the lot.

Review by Contractor

The Village contacted JD Griffiths who is a reputable garage contractor and does a lot of work in the Village of Shorewood. Mr. Todd Schmidt reviewed the survey and other materials and determined that there is enough room in the back yard to construct a detached garage without changing the grade. Refer to email dated November 2, 2016 from Mr. Schmidt.

To further explain his conclusion via a telephone conversation with Planning Director Ericka Lang on November 2, 2016, the minimal standard two-car garage is 20'x20'. The preferred standard is 20'w x 22'd. He recommended a garage 22'w x 20'd with an 18-foot door versus the standard 16-foot wide door. The garage dimensions were reversed to allow a larger car to easily enter and exit on the west side of the garage. It would be difficult for vehicles to access a parking slab on the west side of a two-car garage, but a parking slab would easily fit adjacent the back of the house.

Staff determination

Whenever there is a zoning code amendment, it is likely there are many structures and uses that become nonconforming. The Village does not actively seek nonconformities: compliance occurs when improvements are made to properties. The house was built in 1943 without a garage, making the lot legal nonconforming. Staff determined garages were required after this house was built.

The code requires a two-car garage, which equates to a garage that is a minimum of 20'x 20'. Staff is not aware of other circumstance other than when improvements are proposed, when nonconformities are required to come into conformance with the code.

One of the discussion points at the October 11th Board of Appeals meeting was a garage would reduce the number of parking spaces available. Staff overlaid a 20'x20' garage on the drawn proposed parking slab that illustrates no parking loss.

Of the 11 properties located on the south side of the Menlo block, six have garages and one property was granted a variance for not having a garage because the width of the lot is 35.9 feet wide and there would be 14.9 feet to enter and exit the garage via a 9-foot wide driveway. Mr. Curro's property would have 17-feet to a garage entrance and has a 12-foot wide driveway that adds to the ease of accessing the innermost parking space in a garage. Shorewood driveways are typically 8- to 9-feet in diameter.

Garages are required in residential neighborhoods as a way to enhance neighborhoods. Shorewood has a rental percentage of 53.4% that includes all dwelling units, which is much higher than Wisconsin's 32%. The number of duplexes totals nearly 24% of all dwelling types in Shorewood and over 52% of these are nonowner-occupied. As a comparison, Glendale's duplexes comprise 3% of total dwellings.

Unique parking regulations have been in place for decades in Shorewood given the neighboring university creates above average demand for rental housing. A common complaint of duplex rental properties is overcrowding, evidenced in part by stacked cars in driveways and rear yards. Garages reduce the unsightliness of stacked vehicles and they provide additional room to store bicycles and other property maintenance equipment that is not allowed to be stored outside.

Staff is requesting your reconsideration of the variance based on the above reasons.

Materials provided:

1. BOA application
2. Building application
3. Pictures
4. 2 aerial maps
5. 2 oblique aerial maps
6. Contour map
7. Survey with marked 20'x20' detached garage
8. Email 11/2/2016 from Todd Schmidt, JD Griffiths contractor
9. Zoning code sections

Variance Findings

For a variance, your findings shall be based on zoning section **§ 535-58**. *No variance to the*

provisions of this chapter shall be granted by the Board unless it finds that all of the following facts and conditions exist and so indicates in the minutes of its proceedings:

- A. *Exceptional circumstances.* *There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot, parcel or structure that do not apply generally to other properties in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that this chapter should be changed.*

- B. *Absence of detriment.* *The variance will not create substantial detriment to adjacent property and will not materially impair or be contrary to the purpose and the spirit of this chapter or the public interest.*



21371

BOARD OF APPEALS APPLICATION

Village of Shorewood

Planning & Development Department
3930 N. Murray Avenue, Shorewood, WI 53211

Phone (414) 847-2640 Facsimile (414) 847-2648 www.villageofshorewood.org

Village of Shorewood
Date 09/07/2016 11:43:50 AM
027371
Receipt 121768
Amount \$150.00

The Board of Appeals has the authority to grant exceptions, variances or review appeals regarding Village official code interpretations. A *Variance* allows dimensional variations for items within the zoning code. Use variances are prohibited. *Special Exceptions* are granted for allowed uses when certain conditions must be met.

OFFICE USE ONLY	
PERMIT #	16-172 FEE: \$150.00
DATE RECEIVED:	9.7.16
SCHEDULED MEETING:	OCT 11, 2016
TAX KEY #	

Property Address 1701-03 Menlo Blvd.			
Owner's Information		Applicant Information	
Name	JAMES J. CURRO	Name	SAME
Address	2520 E. STRATFORD CT	Address	
City/State/Zip	SHOREWOOD, WI 53211	City/State/Zip	
Phone #	414-704-6761	Phone #	
Alt #		Alt #	
Email	Jimmycurro@gmail.com	Email	
Check if prefer Board of Appeals Meeting Agenda Emailed:		OWNER	APPLICANT

I/We are requesting a: (refer to guidelines for explanation) variance special exception appeal to interpretation to allow

Describe in detail the reason you are applying for a Board of Appeals application:

MATERIALS REQUIRED WHEN APPEAL IS PROPERTY-BASED (FIVE COLOR COPIES OF EACH) :

- Picture – Of front of property taken from street curb
- Picture(s) – Of property area in question
- Property survey marked with appropriate dimensions

Variance Granting Criteria

1. Describe how the hardship is due to physical limitations (lot shape, lot size, grade, drainage, neighboring uses, access, etc.) of the property rather than the circumstances of the appellant (economic, family, personal, and physical [other than certified disability] hardships are not considered, nor are the nature, condition or configuration of structures or improvements on the property):

A GARAGE NEVER EXISTED AT THIS PROPERTY, THE CONCRETE DRIVEWAY ALWAYS HAS ENDED AT THE BACK OF THE HOUSE AND A GRAVEL PARKING AREA AFTER THAT FOR 16 YRS

2. Describe how unnecessary hardship exists because compliance is unreasonably burdensome. The hardship must be unique to the property and cannot be self-created.

THERE WOULD BE TREE AND WIRE ISSUES ASSOCIATED WITH A GARAGE, PLUS IT WOULD ELIMINATE 2 EXISTING PARKING SPOTS

3. Describe how you think the granting of this variance would **not** harm public interest such as public safety, the environment, property values, etc.:

IT WOULD JUST TAKE A 16YR EXISTING PARKING SPACE OF GRAVEL AND MAKE IT CONCRETE

OFFICE USE ONLY – Findings of the Board of Appeals after consideration of the criteria

Reason for Application:

Applicant's Appeal Ruling

APPROVED

NOT APPROVED

Reason for Ruling:

* Please verify with the Planning and Development Department prior to placement on the Board of Appeals Agenda whether site plans or other documentation are required.

* A copy of the Board of Appeals Meeting Agenda will be mailed to the applicant/contractor unless otherwise indicated or emailed if an email is provided.


Applicant Signature



APPLICATION FOR BUILDING PERMIT

Village of Shorewood
Planning & Development Department
3930 N. Murray Avenue, Shorewood, WI 53211
Phone (414) 847-2640 Facsimile (414) 847-2648
www.villageofshorewood.org

TYPE OF WORK: CHECK ONE

- Addition
- Fence/Wall
- Garage/Shed
- Alteration/Finish
- Deck/Patio
- Pool/Hot Tub
- Roof
- Driveway
- Concrete work (front stoop, other)
- Demolition
- Renovation
- Other, explain _____

Final inspection is required when work is completed.
Forms inspections are required before concrete pours.
Rough inspections may be required, please ask.

OFFICE USE ONLY	
PERMIT # <u>16-1720</u>	FEE: <u>\$60.00</u>
APPROVAL DATE	PLAN REVIEW \$45 <u>N</u>

Job Address <u>1701-03 Menlo</u>	Building Type (circle) SF <u>(DUP)</u> MULTI COMM CONDO PUBLIC
Owner's Information	Contractor's Information
Name <u>ELIZABETH SHARP</u>	Name <u>Jim's Home Improvement</u>
Address <u>2520 E. STRATFORD CT</u>	Address <u>2520 E. STRATFORD CT</u>
City/State/Zip <u>SHOREWOOD, WI 53211</u>	City/State/Zip <u>SHOREWOOD, WI 53211</u>
Phone <u>414-704-1301</u>	Phone <u>414-704-6767</u>
EMAIL	EMAIL <u>JimmyCurro@gmail.com</u>
Cautionary Statement (if applicable) N Y	DC # _____ DCQ# _____
	LEAD CERTIFIC. SAFE RENOVATOR LIC. # _____

Describe work in detail (include floor levels or where work is being done)

INSTALL CONCRETE FLATWORK IN REAR OF THE HOUSE, APPROX 800 SQ FT FOR PARKING AT 1701/1703 E. MENLO BLVD

Estimated Cost of Job \$ 2000.00 *Permit voided 4 months from issuance if no work started or if building operations cease for more 4 months. Call to request extension.*

Is this part of an Occupancy permit correction request?	<u>(N)</u> Y	If Yes, Permit #
Is this part of a Non-Compliance Statement?	N <u>(Y)</u>	If Yes, Permit # <u>151625</u>
Are plans, sketches or drawings attached?	<u>(YES)</u>	NO NA
Is a certified plot plan or survey attached?	<u>(YES)</u>	NO NA
Have your plans been approved by the Department of Commerce?	YES <u>(NO)</u>	NA

OFFICE USE ONLY - Conditions of Approval

Design Review Board Approval Needed (circle one)	YES NO	Approval Date
--	--------	---------------

James J. Curro
Signature of Owner/ Architect/ Contractor (circle one)

JAMES J. CURRO
Print Name

9-7-16
Date

Triple fees shall be chargeable to all applicants hereunder who fail to obtain a permit before work has been started. No further permits shall be issued to any applicant who owes fees to the Village or who failed to comply with any lawful orders of the Village inspector. It is agreed and understood that all work shall be done in accordance with the state of Wisconsin's applicable codes and ordinances of the Village of Shorewood.

NOTE: COMMERCIAL BUILDING OR LARGE SCALE REMODEL OR ALTERATION WORK WILL BE SUBJECT TO A PLAN EXAMINATION FEE.
NOTE: COMMERCIAL BUILDING REMODEL OR ALTERATION WORK WILL BE REQUIRED TO SUBMIT AN APPLICATION TO THE FIRE DEPT.

Electrical Contractor _____

Plumbing Contractor _____

Heating Contractor _____

Missed Appointment	\$30.00
Failure to Call in Final Inspection	\$50.00
\$9.00 per \$1,000 of estimated cost of job	
Commercial NEW construction	\$0.25/SQ. FT.
\$60.00 minimum fee	

BADGER SURVEYING CO., INC.

1970 NORTH 47TH ST.

BROWN DEER, WISCONSIN 53223

PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

PROPERTY AT 1701-03 E. Menlo Ave.

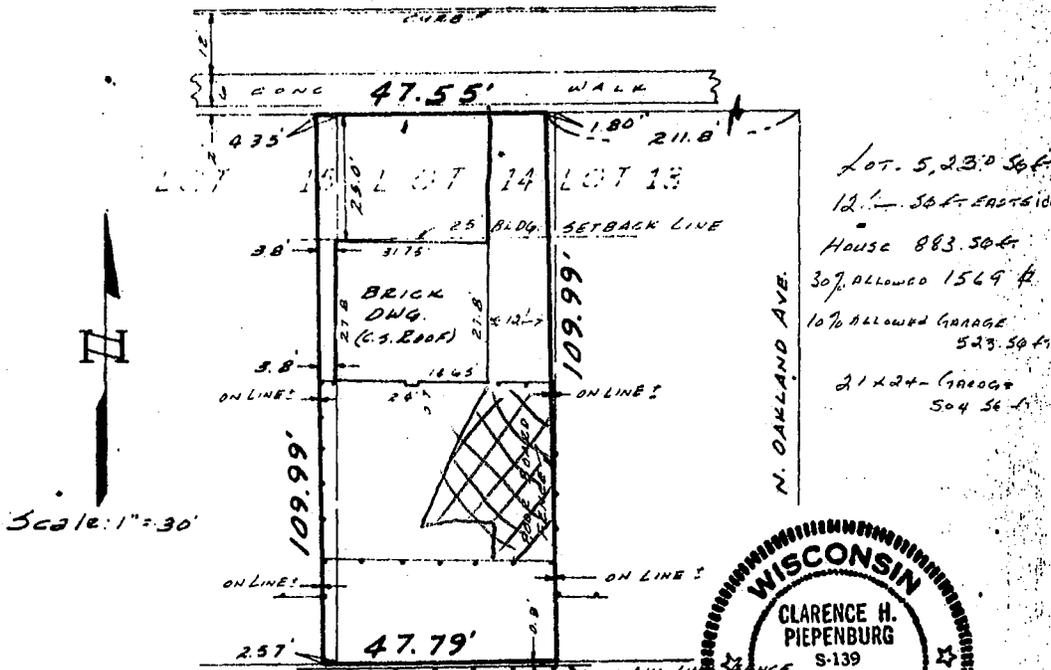
OWNER

LEGAL DESCRIPTION —

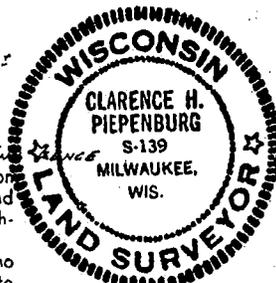
Part of Lots 13, 14 and 15, bounded and described as follows, to-wit: Commencing at a point in the south line of E. Menlo Blvd., that point being 1.80 feet west of the northeast corner of Lot 14; thence West on and along the south line of E. Menlo Blvd., 47.55 feet to a point; said point being 4.35 feet west of the northeast corner of said Lot 15; thence southerly 109.99 feet to a point in the south line of Lot 15, said point being 2.57 feet west of the southeast corner of said Lot 15; thence East on and along the said south line of Lot 15, 14, and 13, 47.79 feet to a point; thence Northerly 109.99 feet to the place of beginning, all in Block 1, in Ravina Park, in the North East 1/4 of Section 9, Township 7 North, Range 22 East, in the Village of Shorewood, Milwaukee County, Wisconsin.



E. MENLO AVE.



Lot. 5, 23' x 56'
12' - 56' EAST SIDE
House 883 sq ft
30% ALLOWED 1569 sq ft
10% ALLOWED GARAGE 523 sq ft
21x24 - GARAGE 504 sq ft



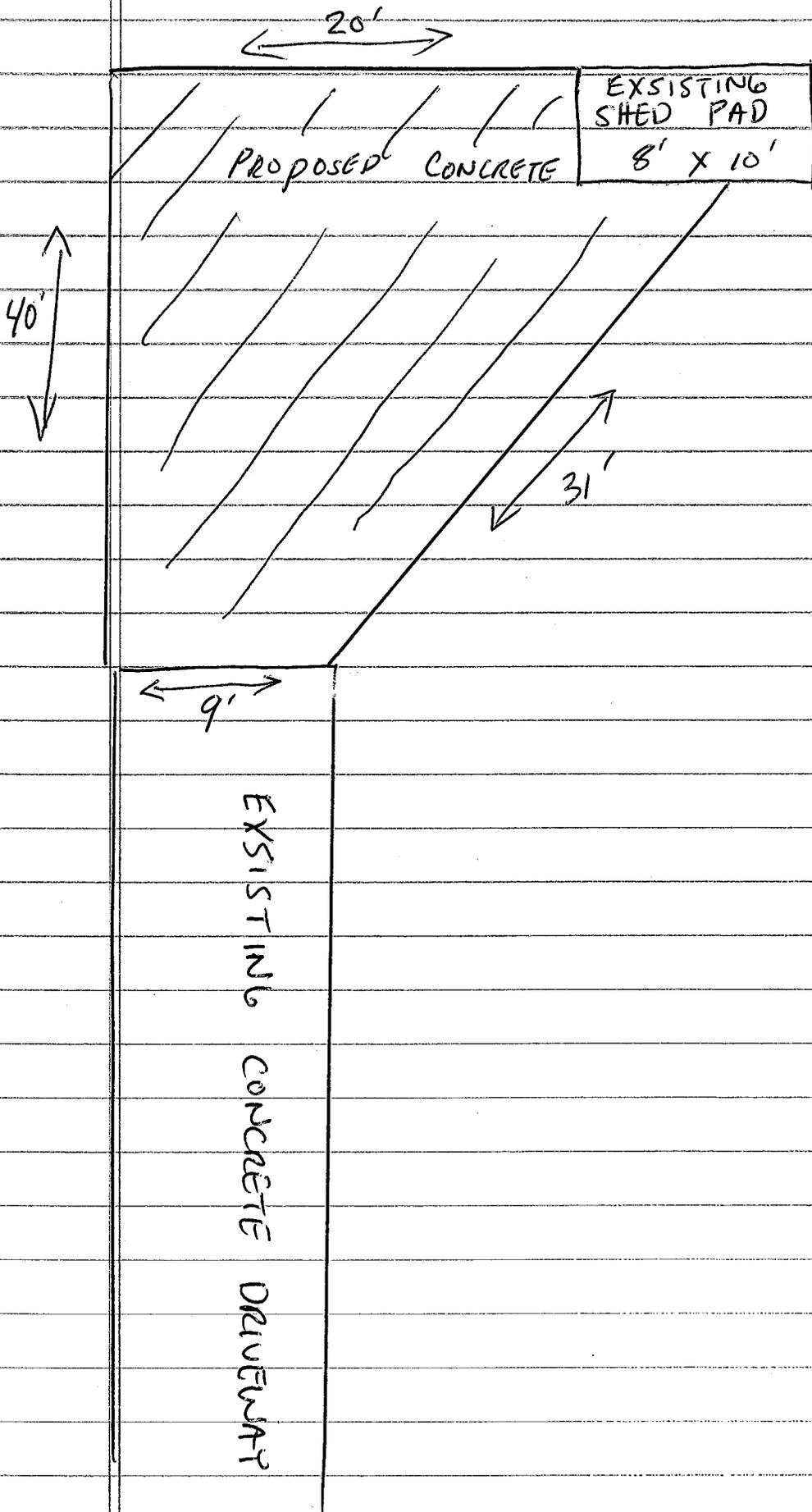
"I have surveyed the above-described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map."

Prepared For **John Mavroydis**
at Brown Deer, Wisconsin this **8th** Day of **August** 19**77**

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED
26 - 1701-03

1701 / 1703 E. MENLO BLVD



1701 Menlo



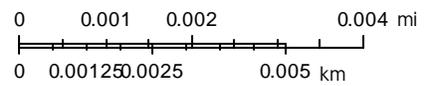
October 5, 2016

Address Numbers

 Parcels

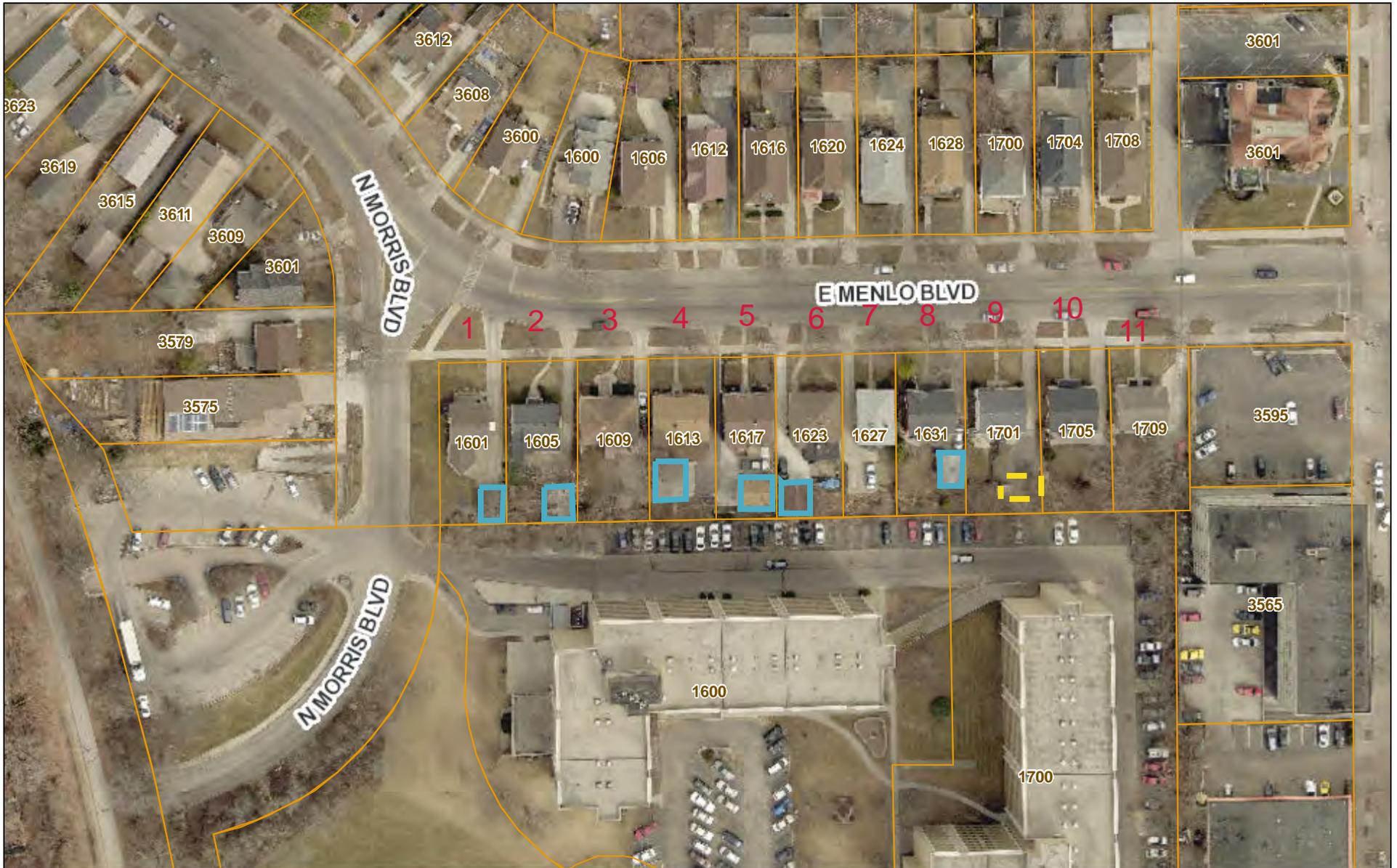
Streets

1:141



Milwaukee County Land Information Office

Menlo Garages



November 3, 2016

Address Numbers

Parcels

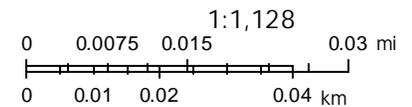
Streets



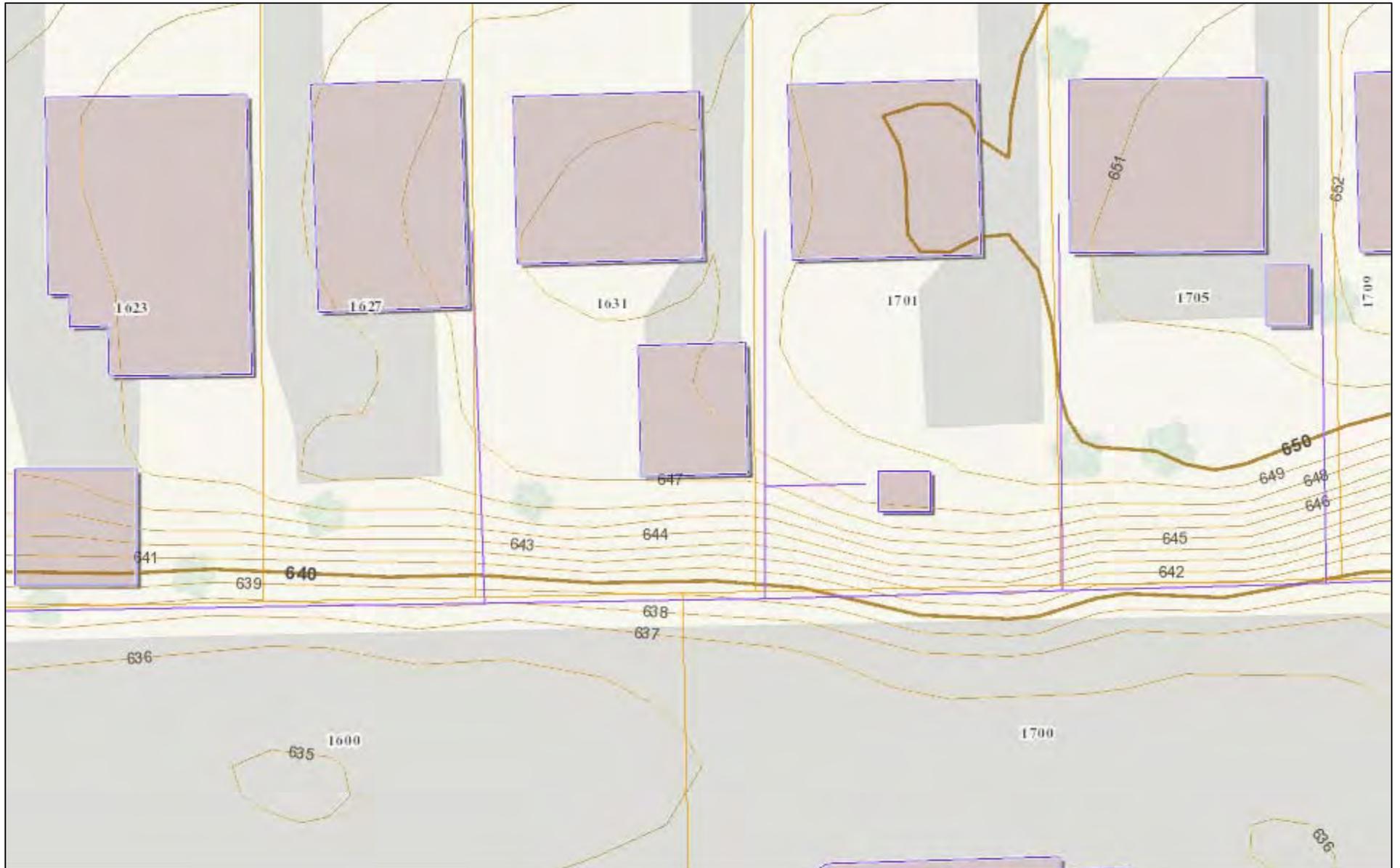
Existing garages on Menlo



Proposed garage, 1701-03 Menlo



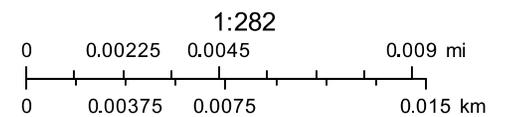
Milwaukee County Land Information Office



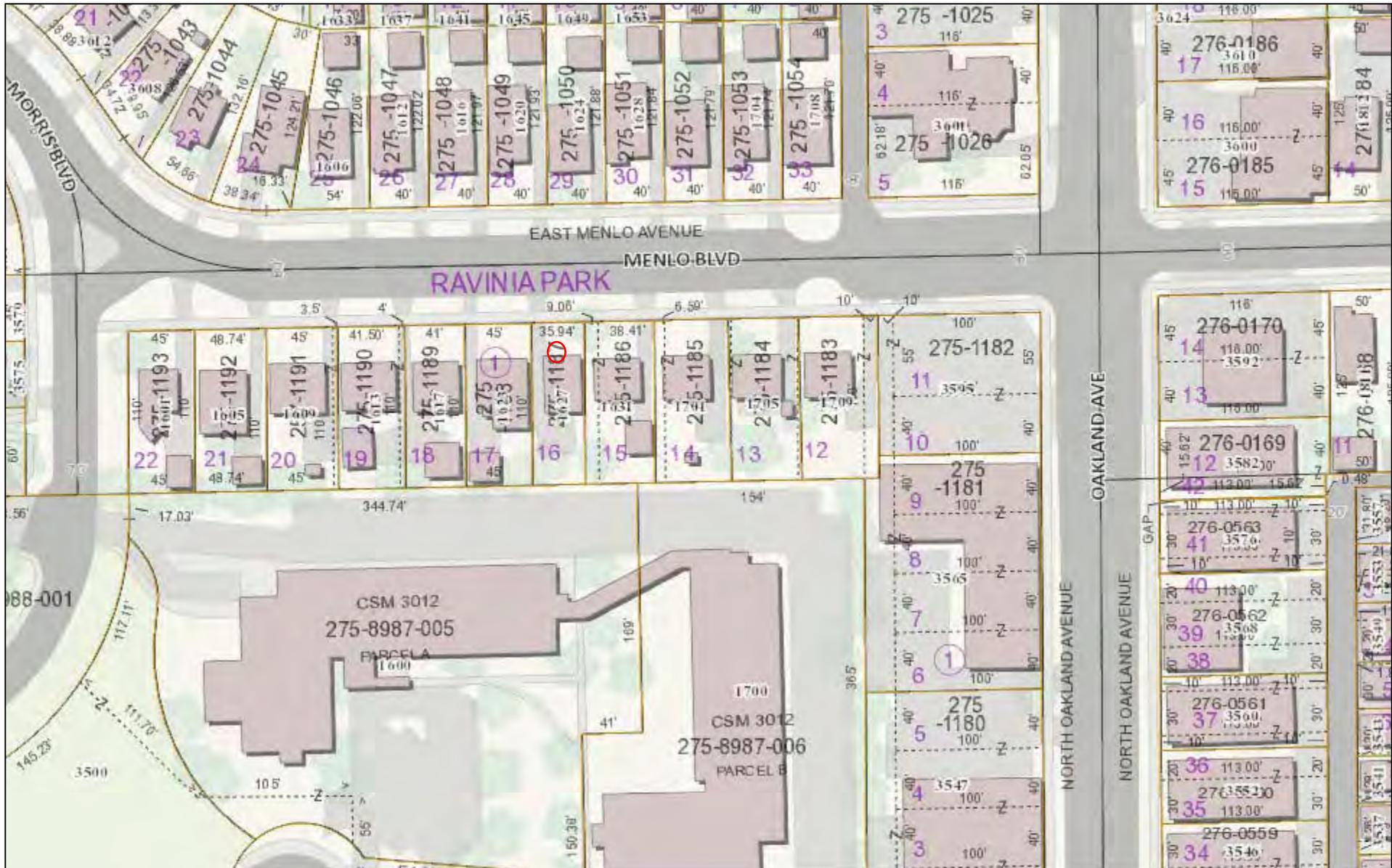
April 19, 2016

Address Numbers

Parcels



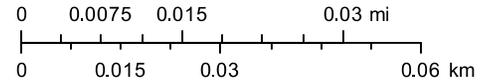
Milwaukee County Land Information Office



April 19, 2016

1:1,128

- | | | | |
|-----------------|---------------------------|--------------|--|
| Address Numbers | Taxparcel Boundary | ROW | Carto Line |
| Parcels | ParcelLine | Right of Way | Extended Tie Line, Hook, or PT |
| Road Labels | ExtParcelLine | Railway | Dimension, Identification, or Note Arrow |
| | | | TieLine |
| | | | Easement |
| | | | MeanderLine |
| | | | CivilDivision |



Milwaukee County Land Information Office

Ericka Lang

From: Todd Schmidt <tschmidt@jdgriffiths.com>
Sent: Wednesday, November 02, 2016 2:05 PM
To: Ericka Lang
Subject: RE: Shorewood garage 1701-03 E. Menlo

Hi Ericka,

After reviewing the plot survey there appears to be adequate area to install a two car garage using the 17' setback from the house. I would recommend changing the garage size to a standard 22' x 20' garage using a 18 x 7 Overhead door which would enable the vehicle parking to the west side easier access to the garage .

Todd Schmidt

Garage Division

J.D. Griffiths Co.

8401 W. Calumet Rd.

Milwaukee, WI 53224

414-362-7222 ext. 105

414-322-8620 cell

tschmidt@jdgriffiths.com

From: Ericka Lang [mailto:elang@villageofshorewood.org]
Sent: Wednesday, October 26, 2016 3:50 PM
To: 'tschmidt@jdgriffiths.com' <tschmidt@jdgriffiths.com>
Subject: FW: Shorewood garage 1701-03 E. Menlo

From: Ericka Lang
Sent: Wednesday, October 26, 2016 11:26 AM
To: 'tschmidt@jdgriffith.com' <tschmidt@jdgriffith.com>
Subject: Shorewood garage 1701-03 E. Menlo

Thanks again Todd for taking a look at this. I attached an unmarked survey; a marked survey with a drawn garage by one of the inspectors here; and some aerials. The photo shows only half the backyard because there's a fence down the middle.

I'm out of the office Thursday and Friday. The meeting I need this for is on November 8th but I'll prepare my documentation by November 3rd. Let me know if that's too tight of a turnaround time for you.

Thanks,

Ericka Lang
Planning & Development Director, AICP
Planning & Development Department
3930 N. Murray Ave

BADGER SURVEYING CO., INC.

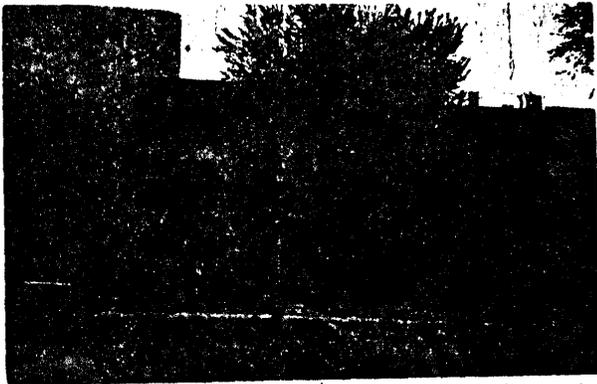
7970 NORTH 47TH ST. BROWN DEER, WISCONSIN 53223
PHONE 354-9080

CLARENCE H. PIEPENBURG, PRESIDENT
REGISTERED LAND SURVEYOR

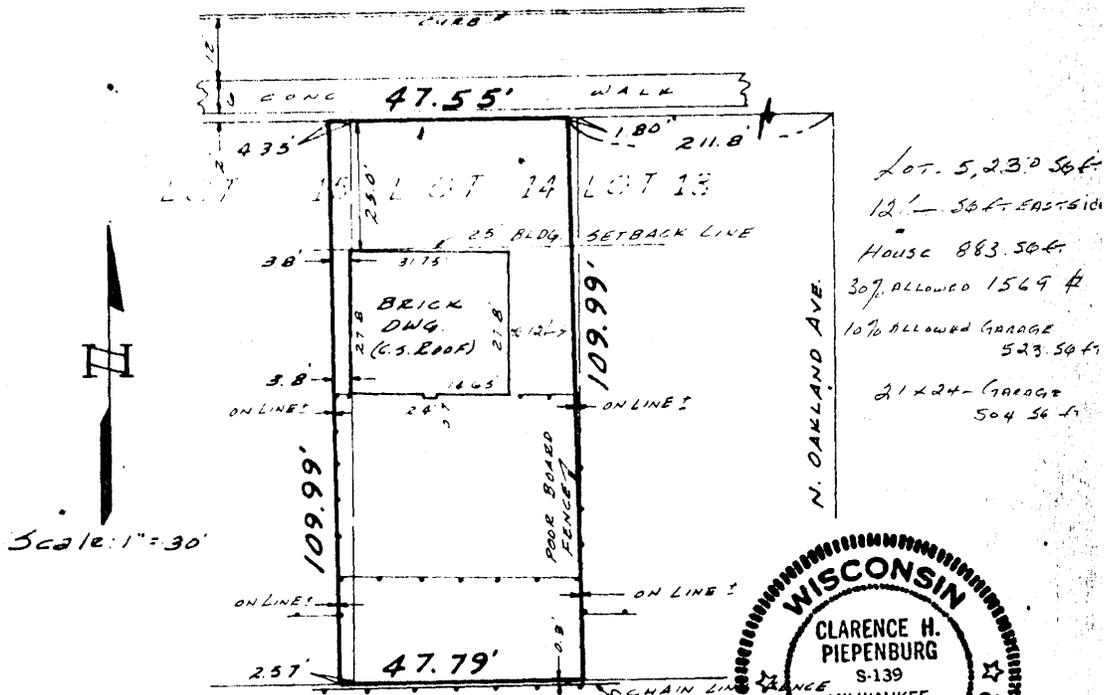
PROPERTY AT 1701-03 E. Menlo Ave.

OWNER

LEGAL DESCRIPTION — Part of Lots 13, 14 and 15, bounded and described as follows, to-wit: Commencing at a point in the south line of E. Menlo Blvd., that point being 1.80 feet west of the northeast corner of Lot 14; thence West on and along the south line of E. Menlo Blvd., 47.55 feet to a point; said point being 4.35 feet west of the northeast corner of said Lot 15; thence southerly 109.99 feet to a point in the south line of Lot 15, said point being 2.57 feet west of the southeast corner of said Lot 15; thence East on and along the said south line of Lot 15, 14, and 13, 47.79 feet to a point; thence Northerly 109.99 feet to the place of beginning, all in Block 1, in Ravina Park, in the North East 1/4 of Section 9, Township 7 North, Range 22 East, in the Village of Shorewood, Milwaukee County, Wisconsin



E. MENLO AVE.



"I have surveyed the above-described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map.

Prepared For John Movroydis

at Brown Deer, Wisconsin this

8th

Day of

August

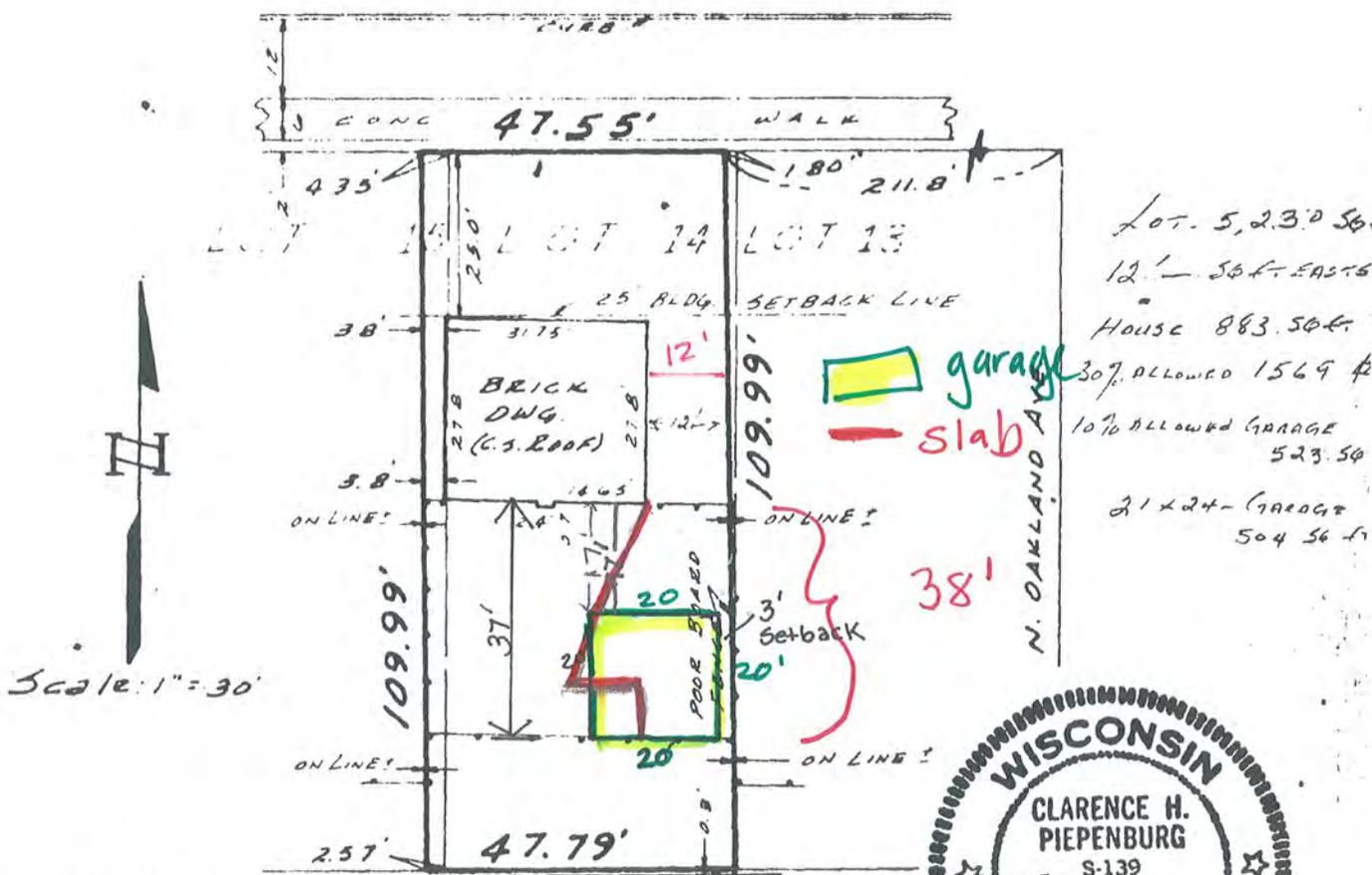
19 77

THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED
26-1701-03

a point; said point being 4.35 feet west of the northeast corner of said Lot 15; thence southerly 109.99 feet to a point in the south line of Lot 15, said point being 2.57 feet west of the southeast corner of said Lot 15; thence East on and along the said south line of Lot 15, 14, and 13, 47.79 feet to a point; thence Northerly 109.99 feet to the place of beginning, all in Block 1, in Ravina Park, in the North East 1/4 of Section 9, Township 7 North, Range 22 East, in the Village of Shorewood, Milwaukee County, Wisconsin



E. MENLO AVE.



Lot. 5, 23.0 Sq.
 12' - 50 FT. EASTS
 House 883.50 sq
 30% allowed 1569 sq
 10% allowed GARAGE
 523.50
 21 x 24 - GARAGE
 504.56 sq

"I have surveyed the above-described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways and visible encroachments.

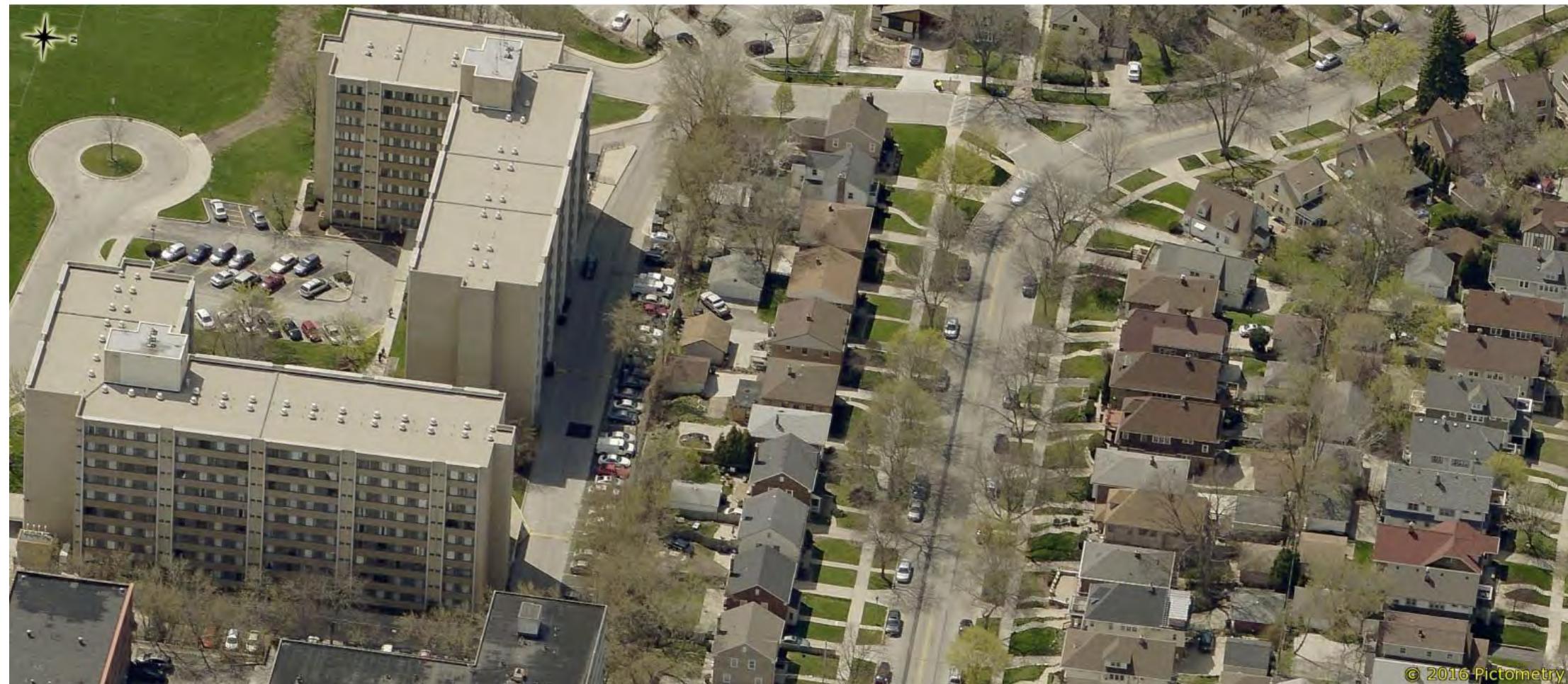
This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from date hereof, and as to them I warrant the accuracy of said survey and map.

Prepared For **John Mowroydis**
 at Brown Deer, Wisconsin this **8th** Day of **August** 19 **77**



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 IF SEAL IS IMPRINTED IN RED

Menlo Boulevard- westward



Menlo Boulevard



© 2016 Pictometry

Village of Shorewood, WI
Thursday, October 6, 2016

Chapter 535. Zoning

Article III. General Provisions

§ 535-9. Site restrictions.

- A. Unsuitable land. No land shall be used or structure erected where the land is held unsuitable for such use or structure by the Planning and Development Department by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics and general welfare of this community.
- B. Lots. All lots shall abut upon a public street, and each lot shall have a minimum frontage of 40 feet except as otherwise provided in this chapter.
- C. Buildable lot. No lot shall be considered a buildable lot if it abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which the required dedication has not been secured.
- D. Building on divided or replatted lot. It shall be unlawful for any person, firm or corporation to erect any building or structure on a lot divided or replatted in violation of the area and frontage requirements of the district where located, except as provided under § **535-22** of this chapter.
- E. Principal structures. All principal structures shall be located on a lot, and only one principal structure shall be located, erected, or moved onto a lot unless otherwise provided in this chapter.
- F. Decks, patios and driveways.
- (1) No deck, patio, or driveway shall be constructed unless a Village building permit is applied for and issued by the Village in accordance with the requirements of the Village Code.
 - (2) Decks shall not be located in the front yard or the side or rear setback of a lot, and patios shall not be located in the side or rear setback of a lot.
 - (3) Patios may be located in the front yard or street side yard only when constructed within the following parameters:
[Amended 2-16-2016 by Ord. No. 2059]
 - (a) No more than 30% of any front yard or street side yard may be covered by a patio.
 - (b) One entire side of a patio must be directly adjacent to the principal structure of the lot.
 - (c) Front yard patios and street side yard patios shall not be more than three feet from the property front yard and street side yard lot line.
 - (d) A scale drawing of the proposed layout of a new front yard or street side yard patio must be completed, along with a list of proposed materials to be used in construction, all of which shall be submitted to the Design Review Board for review and approval. All materials must be of high quality, such as cut stone, Lannon or blue stone, or decorative concrete. In addition the stone surface shall be screened from public view by natural vegetation. No fences shall serve as the primary screening materials.
 - (4) Driveways shall not be constructed unless they lead to a garage, except that circular driveways may be located in the front yard, provided that there is a garage or a garage is being constructed on the lot contemporaneously and provided that:
 - (a) An applicant for a permit to construct a circular driveway must submit a sketch of the proposed layout and landscape screening in addition to any other information that the Building Inspector or the Design Review Board may reasonably require in order to comply with this section;
 - (b) The design and materials used are aesthetically compatible with the surrounding neighborhood;
 - (c) The width of the lot at the front property line is at least 60 feet to allow for an adequate turning radius;
 - (d) There is landscaping necessary to adequately screen it from street view that does not impair the vision triangle; and

- (e) The plans, including the landscaping, have been reviewed and approved by the Design Review Board.
- (5) Newly constructed or reconstructed driveways shall have a minimum width of eight feet. In cases of reconstruction of driveways the Building Inspector may waive the minimum width where it is not practically possible to reconstruct an existing driveway to that width, but the reconstructed driveway may not be narrower than it was prior to reconstruction.
- G. At least 30% of each lot shall be planted with grass, shrubs, trees or other forms of vegetation.
- H. River shorelands.
[Added 10-23-2006 by Ord. No. 1917]
- (1) Findings of fact. Uncontrolled use of the shorelands and pollution of the navigable waters in the Village of Shorewood would adversely affect the public health, safety, convenience, and general welfare and impair the tax base.
- (2) Purpose. For the purpose of promoting the public health, safety, convenience and welfare, this Subsection **H** has been established to:
- (a) Further the maintenance of safe and healthful conditions and prevent and control water pollution through:
- [1] Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
 - [2] Controlling filling and grading to prevent serious soil erosion problems.
- (b) Protect spawning grounds, fish and aquatic life through:
- [1] Preserving wetlands and other fish and aquatic habitat.
 - [2] Regulating pollution sources.
 - [3] Controlling shoreline alterations.
 - [4] Reducing effluent and controlling nutrients.
- (c) Control placement of structures and activities through:
- [1] Prohibiting certain activities detrimental to the shoreland area.
 - [2] Regulating building setbacks from the river.
- (d) Preserve shore cover and natural beauty through:
- [1] Restricting the removal of natural shoreland cover.
 - [2] Preventing shoreline encroachment by structures.
 - [3] Controlling shoreland excavation and other earthmoving activities.
- (3) Areas to be regulated.
- (a) Areas regulated by this Subsection **H** shall include all the lands (referred to herein as "shorelands") in the Village of Shorewood which are located within the described boundaries:
- [1] South of Capitol Drive. The Milwaukee County Park System Trail to the east, East Capitol Drive to the north, the ordinary high-water mark of Milwaukee River to the west, and Village limits to the south.
 - [2] North of Capitol Drive. Estabrook Parkway Road, Village limits to the north, the ordinary high-water mark of Milwaukee River to the west, and East Capitol Drive to the south.
- (b) The area regulated by this Subsection **H**, generally described herein, is shown on a map dated October 1, 2006, that is maintained and available for inspection at the Village Hall. This map shall be known as the "Shoreland Zoning Map." "Ordinary high-water mark" means the point on the bank or shore up to which the presence and action of surface water are so continuous as to leave a distinctive mark, such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristics.
- (4) Compliance. The use of any land or water, the size, shape and placement of lots, the use, size, type and location of structures on lots, the installation and maintenance of water supply and waste disposal facilities, the filling, grading, or dredging of any lands, the cutting of shoreland vegetation, and the subdivision of lots shall be in full compliance with the terms of this Subsection **H** and other applicable local, state or federal regulations. Buildings, signs and other structures shall require a permit unless otherwise expressly excluded by a provision of this Subsection **H**. Property owners and their agents or lessees, including builders and contractors, are responsible for compliance with the terms of this Subsection **H**.
- (5) Permit.
- (a) Persons and entities seeking a permit under this Subsection **H** shall submit an application on a form

provided and with the information and certifications as described in this Subsection **H**.

- (b) The applicant shall reimburse the Village for all of the Village's costs and expenses, including professional and attorney fees, as may be incurred in reviewing the application.
- (c) If the permit application is disapproved, the Village shall detail in writing all deficiencies or reasons for disapproval.
- (6) Interpretation. In their interpretation and application, the provisions of this Subsection **H** shall be held to be minimum requirements and shall be liberally construed in favor of the Village of Shorewood and shall not be deemed a limitation or repeal of any other powers granted by Wisconsin Statutes.
- (7) Certification by a professional engineer. Within the area regulated by this Subsection **H**, a registered professional engineer hired by the owner of the lot shall certify to the Village that any grading or earthmoving, construction of footings, buildings or structures, the methods of construction and the materials used therein are adequate from an engineering standpoint so as not to:
 - (a) Adversely affect the slope stability of the bluff;
 - (b) Increase the runoff of water on the surface of the bluff;
 - (c) Create or add to a problem of erosion on the shoreland or bluff; or
 - (d) Adversely affect the structural integrity of any structure located on adjoining or adjacent lots.
- (8) Setbacks.
 - (a) All setbacks are measured on a horizontal plane from the roof overhang and any cantilevered portions of the structure at the point of the structure that is nearest to the ordinary high-water mark or bluffline. Except as may be allowed under Subsection **H(8)(c)** and **(d)**, all buildings and structures shall be set back the greater of:
 - [1] Twenty feet measured horizontally to the east from the bluffline;
 - [2] Seventy-five feet as measured horizontally from the ordinary high-water mark; or
 - [3] Such distance as to not adversely impact the stability of the bluff slope; sufficient distance from the bluff area as to prevent injury or damage to adjacent property; and sufficient distance from the bluff area to provide for the natural runoff of surface water or provide for an approved drainage according to applicable law.
 - (b) The bluffline is defined as the line along the top of the bluff where the slope riverward is 12% or more as measured horizontally for a distance of not more than 50 feet or less than 25 feet. Portions of the bluffline defined herein have been surveyed and marked on the Shoreland Zoning Map dated October 1, 2006.
 - (c) Conditional use permit application. Property owners and their agents and lessees, including builders and contractors, must apply for and obtain a conditional use permit under the procedures established in Article **V** of this chapter before commencing activities within the area between the river ordinary high-water mark and the setbacks described within Subsection **H(8)(a)**, including:
 - [1] Filling, excavation, alteration or modification of the land or modification to grade.
 - [2] Removal of vegetation as described in Subsection **H(9)** and **(11)**.
 - [3] Temporary access uses when these described areas may be affected by construction or other activities in the adjacent area.
 - [4] Construction of any building or structures.
 - (d) Conditional use permit consideration. In considering an application for conditional use permit, the Plan Commission shall follow the process for review and approval established in § **535-25**, taking into account the purposes of this Subsection **H** as described in Subsection **H(2)** and those standards contained in § **535-25C** as may be applicable.
- (9) Shoreline cutting. Tree and shrubbery cutting is prohibited without a conditional use permit in the area bound by the ordinary high-water mark of the Milwaukee River and the bluffline described within Subsection **H(8)(b)** or, in those portions where there is no bluffline, in the area 75 feet inward from the ordinary high-water mark.
 - (a) The cutting of dead, diseased, or dying trees or shrubbery shall be subject to Village approval.
 - (b) Natural shrubbery shall be preserved as far as practicable and, where removed, it shall be replaced with other native vegetation that is equally effective in minimizing runoff, preventing erosion and preserving natural beauty.
 - (c) The removal of vegetation requires an application for a conditional use permit where the following information shall be provided:

- [1] Existing vegetation with a tree inventory of all trees larger than four-inch diameter at breast height;
 - [2] Identification of any species on the Wisconsin Department of Natural Resources' Natural Heritage Inventory Working List;
 - [3] Proposed cutting and vegetation removal; and
 - [4] Proposed maintenance, landscaping and replanting plan.
- (10) Shoreline grading. Any grading, excavation or filling in the area bound by the ordinary high-water mark of the Milwaukee River and the setbacks described within Subsection **H(8)(a)** is prohibited without a conditional use permit.
- (11) Grading inland of the bluffline. Any grading within the area regulated by this Subsection **H** but inland of the bluffline described within Subsection **H(8)(b)** shall require a permit and approval. In addition to the requirements of Chapter **250**, Article **I**, Construction Site Erosion Control, of the Village Code the following conditions shall be met:
- (a) The smallest amount of bare ground shall be exposed for as short a time as feasible.
 - (b) Temporary ground cover (such as mulch or jute netting) shall be used and permanent vegetative cover shall be established.
 - (c) Diversion berms or bales, silting basins, terraces, filter fabric fencing, and other methods shall be used to prevent erosion.
 - (d) Bare ground shall be stabilized according to accepted engineering standards.
 - (e) Grading shall comply with the County Floodplain Zoning Ordinance and shall not restrict a floodway or destroy the flood storage capacity of a floodplain.^[1]
 - [1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I).*
 - (f) Grading shall comply with state and federal regulations pertaining to adverse impacts on wetlands.
- I. Commercial outdoor lighting standards.
[Added 2-16-2016 by Ord. No. 2060]
- (1) Purpose and intent. The purpose of this subsection is to provide for adequate and safe lighting and limit light spillover and glare onto adjacent properties and public streets.
 - (2) Applicability. Except as set forth in this subsection, all outdoor lighting installed or any interior lighting fixture that projects light outside the structure in the commercial districts after the effective date of this subsection shall comply with the requirements of this subsection.
 - (3) Permits and approval process.
 - (a) Installation or modification of any outdoor light fixture in commercial districts shall require an electrical permit.
 - (b) On all developments or projects requiring site plan approval, all exterior light fixtures shall be depicted and described on said site plan, required prior to development of a property or project, or on a separate lighting plan submitted with the site plan.
 - (c) A photometric plot plan, indicating the location of all lighting fixtures proposed, mounting and/or installation height in feet, and overall illumination levels (in footcandles) all around the site and at property lines.
 - (d) The Planning Director and Design Review Board must review and approve all lighting plans.
 - (4) General requirements.
 - (a) Light fixtures shall be selected with care to ensure that they are appropriately scaled in relation to their setting and to ensure that they are of a style that is compatible with the character of their immediate environment.
 - (b) Luminaires shall be aimed, shielded, or relocated so as to minimize glare. All light fixtures shall be located, aimed or shielded so as to eliminate stray light trespassing across property boundaries.
 - (c) All luminaires mounted or recessed into the lower surface of service station canopies shall be shielded and utilize flat lenses.
 - (d) The maximum allowable light spillover to an adjacent property shall be two average footcandles, measured across three photometric points.
 - (e) Illumination of uses shall be in accordance with Illuminating Engineering Society of North America (IES) standards.
 - (5) Light color. Correlated color temperature of any outdoor light source shall not exceed 4,000 Kelvins within the commercial districts unless the light fixture is fully shielded, preventing glare.

Chapter 535. Zoning

Article IV. Zoning Districts

§ 535-19. Residence districts.

Zones R-1 through R-10 serve the fully developed residential districts within the Village. Their primary intent is to maintain the particular character of each residential area, mainly with respect to building bulk, setback, and land coverage. As needed, additional measures are stated where topography restricts land usage.

- A. R-1 Lake Drive Residence District No. 1.
- (1) Principal use: one-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 100 feet (on North Lake Drive).
 - (b) Area, minimum: 24,000 square feet.
 - (4) Building:
 - (a) Area, minimum: 1,200 square feet.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 100 feet.
 - (b) Side, minimum: 10 feet.
 - (c) Rear: see specific requirements for bluff areas which follow hereafter.
 - (6) Lot coverage, maximum: 30% of land area for principal structure plus up to 10% for accessory structure.
 - (7) Additional requirements.
 - (a) All land between the water's edge of Lake Michigan and elevation 680 feet mean sea level shall not be included as part of the required land area under § **535-22C(2)** of this chapter.
 - (b) The rear setback shall be at least such distance as to ensure the stabilization of the bluff area; sufficient distance from the bluff area as to prevent injury or damage to adjacent property; and sufficient distance from the bluff area to provide for the natural runoff of surface and percolating water or provide for an approved drainage according to applicable law.
 - (c) A registered professional engineer hired by the owner of the lot shall certify to the Village that the footings and method of constructing any building or structure and the materials used therein are adequate from an engineering standpoint so as not to adversely disturb the natural runoff of surface and percolating water or create or add to a problem of erosion on the bank of the lake bluff and shall not adversely affect the structural integrity of any structure located on adjoining or adjacent lots.
- B. R-2 Lake Drive Residence District No. 2.
- (1) Principal use: one-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 60 feet (on North Lake Drive).
 - (b) Area, minimum: 8,000 square feet.
 - (4) Building:

- (a) Area, minimum: 1,200 square feet.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 50 feet or the average of existing setbacks on the west side of North Lake Drive as established between the two closest intersecting streets, whichever is less.
 - (b) Side:
 - [1] Interior, minimum: five feet.
 - [2] Street: 18% of the width of the lot but not less than 20 feet.
 - (c) Rear, minimum: five feet.
 - (6) Lot coverage, maximum: 30% of lot for principal structure on interior lot; 40% of lot for principal structure on corner lot; plus up to 10% for accessory structure.
- C. R-3 Lake Drive Residence District No. 3.
- (1) Principal use: one-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 60 feet (on North Lake Drive).
 - (b) Area, minimum: 8,000 square feet.
 - (4) Building:
 - (a) Area, minimum: 1,200 square feet.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 40 feet or the average of existing setbacks on the west side of North Lake Drive as established between the two closest intersecting streets, whichever is less.
 - (b) Side:
 - [1] Interior, minimum: five feet.
 - [2] Street: 16% of the width of the lot but not less than 15 feet.
 - (c) Rear, minimum: five feet.
 - (6) Lot coverage, maximum: 30% of lot for principal structure on interior lot; 40% of lot for principal structure on corner lot; plus up to 10% for accessory structure.
- D. R-4 Lake Drive Residence District No. 4.
- (1) Principal use: one-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 60 feet.
 - (b) Area, minimum: 18,000 square feet.
 - (4) Building:
 - (a) Area, minimum: 1,200 square feet.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 25 feet or the average of existing setbacks on the east side of North Lake Drive as established between the two closest intersecting streets extended, whichever is greater.
 - (b) Side, minimum: five feet.
 - (c) Rear: see specific requirements for bluff area which follow hereafter.

- (6) Lot coverage, maximum: 30% of lot for principal structure, plus up to 10% for accessory structure.
 - (7) Additional requirements.
 - (a) All land between the water's edge of Lake Michigan and elevation 680.00 feet mean sea level shall not be included as part of the required land area under § **535-22C(2)** of this chapter.
 - (b) The rear setback shall be at least such distance as to ensure the stabilization of the bluff area; sufficient distance from the bluff area as to prevent injury or damage to adjacent property; and sufficient distance from the bluff area to provide for the natural runoff of surface and percolating water or provide for an approved drainage according to applicable law.
 - (c) A registered professional engineer hired by the owner of the lot shall certify to the Village that the footings and method of constructing any building or structure and the materials used therein are adequate from an engineering standpoint so as not to adversely disturb the natural runoff of surface and percolating water or create or add to a problem of erosion on the bank of the lake bluff and shall not adversely affect the structural integrity of any structure located on adjoining or adjacent lots.
- E. R-5 Single-Family Residence District No. 1.
- (1) Principal use: one-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 50 feet.
 - (b) Area, minimum: 6,000 square feet.
 - (4) Building:
 - (a) Area, minimum: 1,200 square feet.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 25 feet or the average of existing setbacks on the side of the street where the property is located between the two closest intersecting streets, whichever is greater.
 - (b) Rear, minimum: three feet.
 - (c) Side:
 - [1] Interior, minimum: three feet.
 - [2] Street side: 25% of the width of the lot but not less than 10 feet, provided that the buildable width of the lot shall not be less than 20 feet.
 - (6) Lot coverage, maximum: 30% of lot for principal structure on interior lot; 40% of lot for principal structure on corner lot; plus up to 10% for accessory structure.
- F. R-6 One- and Two-Family Residence District No. 1.
- (1) Principal use: one- and two-family dwellings.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 40 feet.
 - (b) Area, minimum: 4,500 square feet.
 - (4) Building:
 - (a) Area, minimum:
 - [1] Single-family: 1,200 square feet.
 - [2] Two-family: 900 square feet per dwelling unit.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 25 feet or the average of existing setbacks on the side of the street where the property is located, between the two closest intersecting streets, whichever is greater.

- (b) Rear, minimum: three feet.
 - (c) Side:
 - [1] Interior, minimum: three feet.
 - [2] Street side: 25% of the width of the lot but not less than 10 feet, provided that the buildable width of the lot shall be not less than 20 feet.
 - (6) Lot coverage, maximum: 30% of lot for principal structure on interior lot; 40% of lot for principal structure on corner lot; plus up to 10% for accessory structure.
 - (7) Additional requirements. It shall be unlawful to construct a two-family dwelling on any vacant lot upon which no prior dwelling has been constructed or on a lot previously occupied by a single-family dwelling in this district.
- G. R-7 Townhouse Residence District.
- (1) Principal use: one-family dwelling units.
 - (2) Conditional uses: see Article **V**.
 - (3) Lot:
 - (a) Width, minimum: 20 feet per dwelling unit.
 - (b) Area, minimum: 2,000 square feet per dwelling unit and 25,000 square feet per townhouse development.
 - (4) Building:
 - (a) Area, minimum: 1,200 square feet per dwelling unit.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:
 - (a) Front, minimum: 15 feet.
 - (b) Rear, minimum: three feet.
 - (c) Side, minimum: six feet (applies to exterior wall of end dwelling unit measured to property line).
 - (6) Lot coverage, maximum: 40% of lot for principal structure plus 10% for accessory structure on interior lot; 50% for principal structure plus 10% for accessory structure on corner lot.
- H. R-8 Estabrook Homes Residential District.
- (1) Principal and accessory uses. In the residential area in this district, no building or premises shall be used and no building or structure shall be erected, altered or maintained which is arranged for, intended or designed to be used except for multiple-dwelling units not to exceed two stories in height, and with a garage or garages constructed in connection with and part of the plan of the multiple housing project, and which shall provide sufficient storage space for not less than one automobile for each family residing in such multiple dwelling or dwellings; such garage or garages shall be constructed underground, shall be of fireproof material and shall be adequately ventilated and lighted.
 - (2) Conditional uses. Within this district, a recreational clubhouse may be constructed, erected and maintained upon approval of the Village Plan Commission, subject to the following conditions:
 - (a) Written rules and regulations governing the use of the recreational clubhouse shall be posted at all times by the owner, in a conspicuous location, upon or within the recreational clubhouse.
 - (b) The use of the recreational clubhouse shall be limited to the residents of this district and their guests.
 - (c) A security system subject to the approval of the Village's Planning and Development Department shall be provided which shall be so designed as to prevent a child of tender years (under 10 years of age) from obtaining unsupervised access to the swimming pool area of the recreational clubhouse.
 - (d) The conditional use granted hereunder shall be subject to periodic review by the Plan Commission; the initial review shall take place within one year of original approval. Subsequent reviews shall occur at such times thereafter as the Plan Commission shall determine.
 - (3) Lot area, minimum: 2,000 square feet per family.
 - (4) Building:
 - (a) Area, minimum: see § 225-7F(2)(a), (b) and (c) of the Village Code.
 - (b) Height, maximum: 30 feet.
 - (5) Setback:

- (a) Front, minimum: 15 feet.
 - (b) Rear, minimum: 30 feet between buildings.
 - (c) Side yards. There shall be a minimum distance between such multiple-dwelling buildings of not less than 30 feet; provided, however, that a minimum distance between a recreational clubhouse and all other buildings or structures shall be no less than 20 feet.
- I. R-9 Apartment House District No. 1.
- (1) Principal use: multifamily dwellings (three dwelling units or more).
 - (2) Conditional uses: see Article **V**.
 - (3) Lot area: not less than 600 square feet per dwelling unit.
 - (4) Building:
 - (a) Area: see § 225-7F(2)(a), (b) and (c) of the Village Code.
 - (b) Height, maximum: 40 feet.
 - (5) Setback:
 - (a) Front, minimum: 15 feet.
 - (b) Rear: 20% of depth of lot, but not less than 20 feet for interior lot or 15 feet for corner lot.
 - (c) Side:
 - [1] Interior: 10% of width of lot but not less than five feet. For buildings more than 2 1/2 stories in height, each side yard shall be increased one additional foot in width for each story above the second floor.
 - [2] Street side: a twelve-foot setback shall be required on all corner lots.
- J. R-10 Apartment House District No. 2.
- (1) Principal uses: multifamily dwellings (three dwellings or more).
 - (2) Conditional uses: see Article **V**.
 - (3) Building:
 - (a) Area: see § 535-7F(2)(a), (b) and (c) of the Village Code.
 - (b) Height, maximum: 40 feet.
 - (4) Setback:
 - (a) Front, minimum: 15 feet.
 - (b) Rear: 20% of depth of lot but not less than 20 feet for interior lot or 15 feet for corner lot.
 - (c) Side:
 - [1] Interior: 10% of width of lot but not less than five feet. For buildings more than 2 1/2 stories in height, each side yard shall be increased one additional foot in width for each story above the second floor.
 - [2] Street side: a twelve-foot setback shall be required on all corner lots.

Village of Shorewood, WI
Thursday, October 6, 2016

Chapter 535. Zoning

Article IX. Off-Street Parking

§ 535-47. Schedule of requirements.

A. Dwelling and lodging uses.

[Amended 10-23-2006 by Ord. No. 1917]

- (1) Apartment hotels, hotels, motels and private clubs: one parking space per room or suite of rooms comprising a lodging unit, plus such additional spaces as may be required herein for affiliated uses, such as restaurant and bar facilities, meeting rooms and retail sales areas.
- (2) Multifamily dwelling units in B-1 through B-4 Districts: 1.75 parking spaces per dwelling unit.
 - (a) A minimum of 50% of parking in the B-4 District shall be underground or in an enclosed parking facility.
 - (b) All required parking for multifamily dwelling units, except guest parking, shall be provided in an approved garage, except in the B-4 District.
- (3) Multifamily dwelling units in all Residence Districts R-1 through R-10:
 - (a) Efficiency and one-bedroom units: one parking space per dwelling unit.
 - (b) Two-bedroom dwelling units: 1.25 parking spaces per dwelling unit.
 - (c) Three- or more bedroom units: 1 1/2 parking spaces per dwelling unit.
 - (d) In addition to the above requirements: one parking space per 10 units for guest parking and servicing the facility.
 - (e) All required parking for multifamily dwelling units, except guest parking, shall be provided in an approved garage.
- (4) One- and two-family dwellings:
 - (a) Single-family dwellings: there shall be a minimum of one parking space in an approved garage.
 - (b) Two-family dwellings: one parking space in an approved garage per dwelling unit.
 - (c) No vehicle except an automobile may be parked in the front setback or between adjacent residences when the parking area parallels an existing residence on the adjoining property. In addition, on corner lots, no vehicle except an automobile may be parked within the front setback of the property where located nor within the front setback of any adjacent property.

B. Schools, institutions, auditoriums and other places of assembly.

- (1) Auditoriums, gymnasiums, stadiums, grandstands, meeting halls, exhibition halls and said categories as accessory uses to schools, churches and other institutional establishments:
 - (a) One parking space for every five seats or for each 90 linear inches of seating space in the main auditorium or assembly hall.
 - (b) When such facilities for public assembly are accessory to a school, church or other institution, and when approved by the Planning and Development Department, the required number of parking spaces may be reduced by the number of spaces provided as herein required for the applicable school, church or other institution.
- (2) Churches: one parking space for every six seats or for each 108 linear inches of seating space.
- (3) Hospitals: one parking space for each four beds, plus one parking space for each staff or visiting doctor, plus one parking space for each four employees.
- (4) Libraries, museums, art galleries and aquariums: one parking space for every 500 square feet of floor area.
- (5) Nursing homes: one parking space for every six beds, plus one parking space for every four employees, based on the maximum number of employees present at any one period during the day or night on the premises.
- (6) Schools.
 - (a) Colleges, universities, junior colleges, high schools and other institutions for higher learning: one parking space for every seven students, based upon the maximum number of students that can be accommodated in accordance with designed capacity, and