DRAFT MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION

The Tuesday, June 10, 2025 meeting of the Plan Commission via Zoom was called to order at 7:02 pm by Chair John Imes. Members present were: Mr. Imes, Mark Lederer, Shabnam Lotfi, Jim Etmanczyk, Tessa Marin, Craig Weinhold and Cara Coburn Faris (joined at 7:20 pm). Also present was Administrator Brian Mooney, Administrative Services Coordinator David Sykes, Village Engineer Brian Berquist (joined at 7:11 pm), Michael van Landingham, Bob Falk and some other residents and interested parties.

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

Approval of Minutes – March 11, 2025 Minutes
Mr. Lederer moved and Mr. Etmanczyk seconded a motion to approve the March 11, 2025 minutes as presented. Motion carried unanimously.

Public Comment: Michael van Landingham spoke to the ordinance change proposals being discussed at this meeting. He feels some of the changes are reasonable but cautioned the Commission not to rush to impose restrictions without getting community consensus.

Discussion of draft proposed ordinance changes related to Floor Area Ration (FAR), Zoning, Public Notification, and the Good Neighbor Residential Construction Policy
Mr. Imes provided some background for the Commission to discuss proposed changes to the Zoning Code and administrative procedures per the memo from Commission member Craig Weinhold dated June 2, 2025. This meeting is an opportunity for constructive discussion. No formal action will be taken tonight.
Mr. Weinhold reviewed the key points of his memo and what prompted him to work on these proposed changes.
Village Engineer Brian Berquist explained how he reviews a proposed construction project for the Village and walked the Commission through the calculations.
The Commission discussed aspects of the FAR regulations, the 40' buildable depth exception related to the front yard setback, increasing minimum lot sizes, interior remodeling as it relates to the FAR, and expanding and formalizing the public notifications for CSMs.
After the long discussion, Mr. Imes indicated that he will work with Mr. Weinhold and Village staff (Mooney, Engineer, Attorney) to come back with more details and some directed actions for consideration by the Commission at a future meeting.

Future Agenda Items (includes items that will be considered at a future meeting):
- Continued discussion of Accessory Dwelling Units (ADUs): Policy Considerations and Community Comparisons
- Update on soil testing at University Bay Fields (West Campus Play Fields)
- Public Hearing on WIMR East Wedge Cyclotron addition
- Fence Code referral from Zoning Board of Appeals
- Locust Drive Multi-Use Path

Next Meeting Dates

The Plan Commission next regularly scheduled meeting is Tuesday, July 8, 2025 at 7:00 pm.

Adjourn
Mr. Lederer moved and Mr. Weinhold second a motion to adjourn the meeting at 9:05 pm.

Respectfully submitted,

David Sykes
Administrative Services Coordinator

an intersecting street, held under a separate and distinct ownership from adjacent lots and of record at the time this ordinance is adopted, to less than fifty (50) feet.

b. Rear yard. Twenty-five (25) feet.

c. Side yard. Fifteen (15) feet.

(5) Maximum lot coverage. The principal and accessory structures shall not exceed twenty-five percent (25%) of the lot.†

(6) Off-Street Parking. Off-street parking shall conform, where applicable, with the regulations set forth in Article G of this Chapter.

SEC. 10-1-25 R-2 SINGLE-FAMILY RESIDENCE DISTRICT.

(a) Description and Purpose. The purpose of this district is to provide for lots primarily intended for single-family structures.

(b) Principal Permitted Uses. Any permitted use in the R-1 District.

(c) Conditional Uses. Any conditional use permitted in the R-1 District, and the use of outside storage, rubbish and recycling containers on premises where the principle structure is a church, school or Village building.

(d) Accessory Uses. Accessory uses shall be permitted as provided in Article K of this Chapter.

(e) Bulk Regulations.

(1) Minimum lot area. Five thousand (5,000) square feet.

(2) Maximum height. As provided in Sec. 10-1-110.

(3) Minimum width of lot at building setback line. Fifty (50) feet.

(4) Minimum yard dimensions.

a. Front yard. Twenty-five (25) feet, except forty-two (42) feet from the right-of-way line of University Avenue and fifty-five (55) feet from the centerline of University Bay Drive between University Avenue and the centerline of Colgate Road and except when twenty-five percent (25%) or more of all the frontage on one (1) side of a street between two (2) intersecting streets is built up with buildings having a minimum setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or altered shall project beyond the minimum setback line so established; provided that this regulation shall not be interpreted so as to reduce the buildable depth of any lot to less than forty (40) feet or so as to reduce the buildable width of a corner lot facing an intersecting street, held under a separate and distinct ownership from adjacent lots and of record, at the time this ordinance is adopted, to less

than seventy (70) feet.

b. Rear yard. Twenty-five (25) feet.

c. Side yard. Ten (10) feet.

(5) Maximum lot coverage. The principal and accessory structures shall not exceed twenty-five percent (25%) of the lot.†

(f) Off-Street Parking. Off-street parking areas shall conform, where applicable, with the regulations set forth in Article G of this Chapter.

SEC. 10-1-26 R-3 SINGLE-FAMILY RESIDENCE DISTRICT.

(a) Description and Purpose. The purpose of this District is to provide for lots primarily intended for single-family structures.

(b) Principal Permitted Uses. Any permitted use in the R-1 District.

(c) Conditional Uses. Any conditional use in the R-1 District.

(d) Accessory Uses. Accessory uses shall be permitted as provided in Article K of this Chapter.

(e) Bulk Regulations.

(1) Minimum lot area. Ten thousand (10,000) square feet.

(2) Maximum height. As provided in Section 10-1-110.†

(3) Minimum width of lot at building setback line. Fifty (50) feet.

(4) Minimum yard dimensions.

a. Front yard. Twenty-five (25) feet.

b. Rear yards not on lakefront property. Twenty-five (25) feet.

c. Rear yards on lakefront property. The greater of seventy-five (75) feet or the distance between the ordinary high water mark ("high water mark") and the special lakefront setback line described in subsection (g), below, for principal structures.

1. Yard requirements adjacent to the lake shall be determined by measuring to the closest point of the lake's high water mark.

2. If the adjacent lots on both sides have existing buildings closer to the high water mark than the minimum rear-yard setback, the minimum distance from the high water mark shall be the larger of the yards of the two adjacent lots.

3. The yard requirement for lake property shall apply to all new

† Also see section 10-1-110 Residential Floor Area and Height Limitations

ARTICLE C

ZONING DISTRICTS

SEC. 10-1-20 ESTABLISHMENT OF DISTRICTS.

(a) District. For the purpose of this Chapter, present and future, provision is hereby made for the division of the Village of Shorewood Hills into the following ten (10) basic zoning districts:

(1) R-1 Single-Family Residence District.

(2) R-2 Single-Family Residence District.

(3) R-3 Single-Family Residence District.

(4) R-4 Multiple-Family Residence District.

(5) C-1 Village Commercial District.

(6) C-2 Limited Commercial District.

(7) C-3 Medical Office Commercial District.

(8) P Planned Overlay District.

(9) PUD Planned Unit Development District.

(10) CF Community Facility District.

SEC. 10-1-21 VACATION OF STREETS; ANNEXATIONS.

(a) Vacation of Streets. When a street or alley is vacated, the right-of-way shall be placed in the adjoining zoning districts by dividing the vacated area evenly between the districts.

(b) Annexations. Annexations to or consolidations with the Village subsequent to the effective date of this Chapter shall be placed in the R-1 Single-Family Residence District, unless the annexation ordinance places the land in another district.

SEC. 10-1-22 ZONING MAP.

(a) The Village of Shorewood Hills is hereby divided into Zoning Districts as shown upon a map designated as the Official Zoning Map of the Village of Shorewood Hills and made a part of this Chapter. The Official Zoning Map and all the notations, references and other information shown thereon are a part of this Chapter and shall have the same force and effect as if the matters and information set forth by said map were fully described herein. The Official Zoning Map shall be properly attested and kept on file along with the text of the Official Zoning Regulations in the office of the Village Administrator of the Village of Shorewood Hills.

(b) The District Boundaries shall be determined by measurement from and as shown on the Official Zoning Map. Unless otherwise specifically indicated or dimensioned on the map, the district boundaries are normally lot lines; section, quarter section or sixteenth

section lines; or the center lines of streets, public roadways, highways or alleys.

SEC. 10-1-23 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

(a) Boundaries indicated as approximately following the center lines of streets, highways or alleys shall be construed to follow such center lines.

(b) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(c) Boundaries indicated as approximately following Village boundaries shall be construed as following municipal boundaries.

(d) Boundaries indicated as following railroad rights-of-way shall be construed to include the full right-of-way.

(e) Boundaries indicated as following shorelines shall be construed to follow such shorelines and, in the event of change in the shoreline, shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such center lines.

(f) Boundaries indicated as parallel to or extensions of features indicated in the preceding shall be so construed. Distances not specifically indicated on the zoning map shall be determined by the scale of the map.

SEC. 10-1-24 R-1 SINGLE-FAMILY RESIDENCE DISTRICT.

(a) Description and Purpose. The purpose of this District is to provide for lots primarily intended for single-family structures.

(b) Principal Permitted Uses.

(1) Occupancy of a Single-Family Dwelling by a family, but not Short-Term Rental and not Prohibited Rental.

(2) Community living arrangements for not more than eight (8) persons.

[Statutory references: sections 46.03(22) and 62.23(7)(I), Wis. Stats.]

Such community living facilities shall be subject to the following criteria:

a. The loss of any state license or permit by a community living arrangement shall be an automatic revocation of that facility's zoning permit.

b. The applicant shall disclose in writing the capacity of the community living arrangement.

c. No other community living arrangement shall be located within two thousand five hundred (2,500) feet of the proposed facility.

d. The total capacity of all such facilities located within the Village shall not exceed twenty-five (25) persons or one percent (1%) of the Village's population, whichever is greater.

e. The Village may make the determination as to the effect of the facility on the Village as provided in section 62.23(7)(i)(9) and (10), Wis. Stats.

(3) Family day care centers.

(4) First Responder Residential Unit

(c) Conditional Uses. The following uses are allowed in the R-1 Single-Family Residence District only after review and approval of the specific use pursuant to Article E of this Chapter:

(1) Churches.

(2) Public and private elementary and secondary schools.

(3) Public libraries.

(4) Public parks and playgrounds, including swimming pools and tennis courts.

(5) Village buildings and uses.

(6) Public utility buildings and uses.

(7) Community living arrangements for nine (9) to fifteen (15) persons. The guidelines contained in Section 10-1-24(b)(2) shall apply.

(8) Public transit shelters.

(d) Permitted Accessory Uses. Accessory uses shall be permitted as provided in Article J of this Chapter.

(e) Bulk Regulations.

(1) Minimum lot area. Nine thousand (9,000) square feet.

(2) Maximum height. As provided in Sec. 10-1-110.†

(3) Minimum width of lot at building setback line. Seventy (70) feet.

(4) Minimum yard dimensions.

a. Front yard. The higher of twenty-five (25) feet or seventy-five percent (75%) of the average front yard setback of buildings that front the same side of the same block and are located within 200'. ~~Twenty-five (25) feet except when twenty-five percent (25%) or more of all the frontage on one (1) side of a street between two (2) intersecting streets is built up with buildings having a minimum setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or altered shall project beyond the minimum setback line so established; provided~~

Commented [CW1]: "Front Setback Conformance clause"

† Also see section 10-1-110 Residential Floor Area and Height Limitations

~~that this regulation shall not be interpreted so as to reduce the buildable depth of any lot to less than forty (40) feet, or so as to reduce the buildable width of a corner lot facing an intersecting street, held under a separate and distinct ownership from adjacent lots and of record at the time this ordinance is adopted, to less than fifty (50) feet.~~

Commented [CW2]: "40-foot buildable depth"

Commented [CW3]: "Separate-and-distinct corner lots"

b. Rear yard. Twenty-five (25) feet.

c. Side yard. Fifteen (15) feet.

(5) Maximum lot coverage. The principal and accessory structures shall not exceed twenty-five percent (25%) of the lot.†

(6) Off-Street Parking. Off-street parking shall conform, where applicable, with the regulations set forth in Article G of this Chapter.

SEC. 10-1-25 R-2 SINGLE-FAMILY RESIDENCE DISTRICT.

(a) Description and Purpose. The purpose of this district is to provide for lots primarily intended for single-family structures.

(b) Principal Permitted Uses. Any permitted use in the R-1 District.

(c) Conditional Uses. Any conditional use permitted in the R-1 District, and the use of outside storage, rubbish and recycling containers on premises where the principle structure is a church, school or Village building.

(d) Accessory Uses. Accessory uses shall be permitted as provided in Article K of this Chapter.

(e) Bulk Regulations.

(1) Minimum lot area. Five thousand (5,000) square feet.

(2) Maximum height. As provided in Sec. 10-1-110.

(3) Minimum width of lot at building setback line. Fifty (50) feet.

(4) Minimum yard dimensions.

a. Front yard. The higher of twenty-five (25) feet or seventy-five percent (75%) of the average front yard setback of buildings that front the same side of the same block and are located within 200' ~~Twenty-five (25) feet~~, except forty-two (42) feet from the right-of-way line of University Avenue and fifty-five (55) feet from the centerline of University Bay Drive between University Avenue and the centerline of Colgate Road ~~and except when twenty-five percent (25%) or more of all the frontage on one (1) side of a street between two (2) intersecting streets is built up with buildings having a minimum setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or altered shall project beyond the minimum setback line so established; provided that this~~

Commented [CW4]: "Front Setback Conformance clause"

~~regulation shall not be interpreted so as to reduce the buildable depth of any lot to less than forty (40) feet or so as to reduce the buildable width of a corner lot facing an intersecting street, held under a separate and distinct ownership from adjacent lots and of record, at the time this ordinance is adopted, to less than seventy (70) feet~~.

Commented [CW5]: "40-foot buildable depth"

Commented [CW6]: "Separate and distinct corner lots"

b. Rear yard. Twenty-five (25) feet.

c. Side yard. Ten (10) feet.

(5) Maximum lot coverage. The principal and accessory structures shall not exceed twenty-five percent (25%) of the lot.†

(f) Off-Street Parking. Off-street parking areas shall conform, where applicable, with the regulations set forth in Article G of this Chapter.

† Also see section 10-1-110 Residential Floor Area and Height Limitations

SEC. 10-1-110 RESIDENTIAL FLOOR AREA AND HEIGHT LIMITATION.

(a) In this section the following words and terms shall have the following meanings:

(1) "Floor Area Ratio" (FAR). The floor area ratio of the building or buildings on any lot is the floor area of the building or buildings on the lot divided by the area of such lot. The floor area requirements as set forth in this section shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the area of the lot. When it is necessary to calculate the area of a lot to evaluate the FAR pursuant to this section, the person seeking a permit or approval shall provide a survey of the lot prepared by a registered land surveyor.

(2) "Floor Area." For the purpose of this ordinance, the floor area of a building is the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls, or from the center line of walls separating two buildings. The floor area of a building shall include:

a. Basement floor area ~~where more than one exterior basement walls are above the finished lot grade. The percentage of the total basement floor area to be included in the adjusted floor area shall be equal to the percentage of the total perimeter of the basement wall that is completely exposed~~. The percentage of the total basement floor area to be included in the adjusted floor area shall be equal to the percentage of the total perimeter whose wall's vertical midpoint is above the lower of the natural grade or final grade of the property.

b. Elevator shafts and stairwells at each floor;

c. Floor space used for mechanical equipment;

d. Penthouses, attic space used for human occupancy, interior balconies and mezzanines;

e. Enclosed porches; and

f. Floor area devoted to accessory uses.

The floor area of a building shall not include:

a. Unenclosed spaces such as unenclosed decks;

b. The first 500 square feet of garage space, which is to be subtracted from the gross horizontal area before applying any other floor area adjustments to that horizontal area;

c. Accessory structures having dimensions less than 100 sq ft or 7 1/2 ft inside height;

Commented [CW7]: "F.A.R basement and garage calculations"

Commented [CW8]: "F.A.R basement and garage calculations"

d. The first 500 square feet of a detached accessory dwelling structure on a lot larger than 8,000 square feet.

(b) The floor area ratio of the building or buildings on any lot in the R-l, R-2 or R-3 Residential District shall not exceed the following:

(1) On lots smaller than 8,000 square feet, the floor area ratio shall not exceed 0.35 plus an additional 250 square feet of floor area;

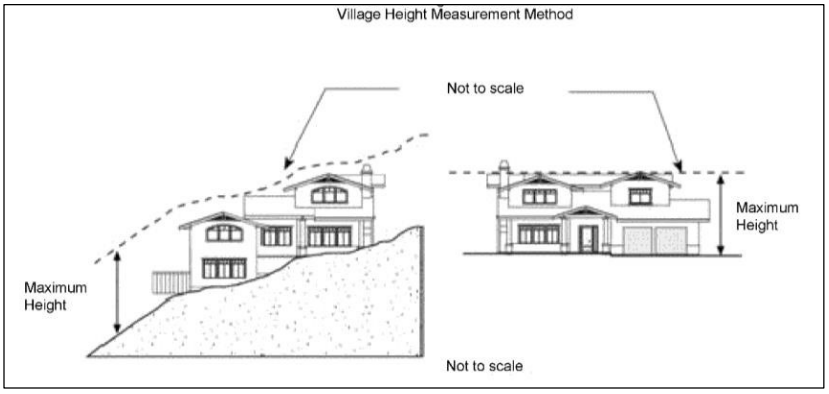
(2) On lots between 8,000 and 19,999 square feet, the floor area ratio shall not exceed 0.10 plus an additional 2,250 square feet of floor area;

(3) On lots larger than 19,999 square feet, the floor area ratio shall not exceed 0.02 plus an additional 3,850 square feet of floor area.

(c) If the lot is vacant, then these rules shall be interpreted as compared to a building that is the size of the maximum building in the limits provided above.

(d) Maximum Height. In the R-1, R-2 and R-3 Districts, the vertical distance between any point on the roof and the lower of the point on the natural grade directly beneath it or the lowest final grade of the front of the building shall not exceed the following values.

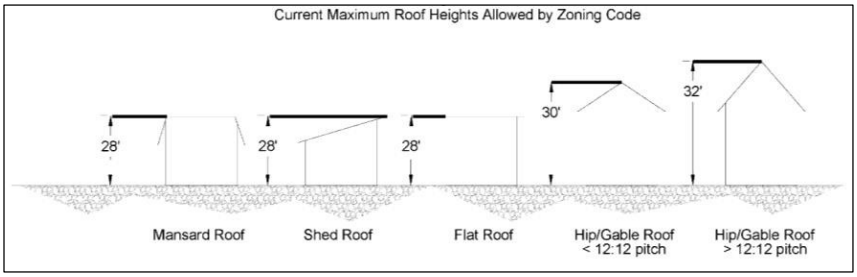
Commented [CW9]: "Height limits and grade"



(1) A gable or hip roof with a pitch of 12:12 or steeper: 32 feet

(2) A gable or hip roof with a pitch of less than 12:12, or a gambrel roof: 30 feet

(3) A shed, flat or mansard roof: 28 feet



a. The maximum height of any exterior vertical wall plane shall be 28 feet. Any exterior vertical wall plane with a height between 20 and 28 feet shall provide an architectural feature or features designed to interrupt the uniform wall appearance. Examples of such features on said wall would include, but are not limited to: a change in exterior material, texture, or color; a roof plane that intersects said wall; a pattern of windows on the wall that is consistent between the ground floor and upper floors; or other exterior design approach acceptable to the Plan Commission,

(4) Natural grade is defined as the grade determined by the survey required in section 15.10 of the Village code, titled "Permits and Site Surveys Required" in cases where that code section applies

~~(4)~~(5) Final grade is defined as the grade abuting the building after construction is complete.

Commented [CW10]: "Height limits and grade"

SEC. 10-1-111 THROUGH SEC. 10-1-119 RESERVED FOR FUTURE USE.

Chapter 23

LAND DIVISION AND CONSOLIDATION

BY CERTIFIED SURVEY MAP

23.01 Purpose.

This ordinance is intended to regulate and control the division of land within the corporate limits of the Village of Shorewood Hills in order to promote the public health, safety and general welfare, to encourage the most appropriate use of land, to provide the best possible living environment for people and to conserve the value of buildings placed upon the land by:

furthering the orderly layout and use of land; insuring proper legal description and proper

monumenting of land; preventing overcrowding of land and avoiding undue concentration

of population; lessening congestion in the streets and highways; securing safety from fire, flooding,

water pollution and other hazards; providing adequate light and air; facilitating adequate

provisions for transportation, water, sewerage, schools, parks, playgrounds, open space, storms

water drainage, the conservation of land, natural resources, scenic and historic sites, energy, and

other public requirements; facilitating further re-subdivision of larger parcels into smaller parcels

when appropriate; insuring enforcement of the development concepts, policies and standards

delineated in Village Master Plans and related components, the Parks and Open Space Plan, the Zoning Code and Erosion Control and Storm Water Runoff regulations, and the building code of the Village of Shorewood Hills.

23.02 Certified Survey Map.

(1) Use of certified survey map.

(a) A Certified Survey Map prepared and recorded in accordance with Sec.

236.34, Wis. Stats. and the requirements of this Chapter, and having been

approved by the Board of Trustees, may be used to divide or consolidate

lands. The division or consolidation shall include lot(s), outlot(s), parcel(s), or other lands previously recorded with the Dane County Register of Deeds, including those recorded by a metes and bounds description.

(b) The Certified Survey Map shall include the entire original parcels of land owned or controlled by the applicant(s), including those proposed for division or consolidation. A certification of approval of the Certified Survey Map by the Board of Trustees shall be inscribed legibly on the face of the map. A certificate of the Village Clerk stating that there are no unpaid special assessments or taxes on the lands shall also be inscribed legibly on the face of the Certified Survey Map.

(c) The applicant for a land division or consolidation shall file ~~twenty (20) acceptable reproductions~~ REPLACE WITH "an Electronic Copy" of a Certified Survey Map and the original with a written application requesting approval with the Village Clerk at least five (5) days prior to the meeting of the Plan Commission.

(2) Referral to Plan Commission.

(a) The Village Clerk shall transmit copies of the map and letter of application to the Plan Commission.

(b) The Plan Commission shall refer the application and map to appropriate Village commissions and departments, for their review and recommendations concerning matters within their jurisdiction, as the Commission shall deem necessary.

(c) The map and application shall be reviewed by the Plan Commission for conformance with this Chapter and all Village ordinances, rules, regulations, and the comprehensive plan.

(d) The Plan Commission ~~may~~ REPLACE WITH: SHALL schedule a public hearing in accordance with the procedures as noted within Article K Section 10-1-125(c)(2) on the proposed land division/consolidation before taking action. ~~In such case, the Village Clerk shall give notice of the proposed land division to property owners within the area~~ REPLACE WITH: 100 feet ~~in which the land division is proposed as shall be deemed necessary.~~

(e) The Plan Commission shall, within sixty (60) days from the date of filing of the Certified Survey Map, recommend approval, conditional approval or rejection of the map and shall transmit copies of the Certified Survey Map and application along with its recommendations to the Board of Trustees.

(3) Board of Trustees Review and action.

(a) The Board of Trustees shall approve, approve conditionally and thereby require re-submission of a corrected Certified Survey Map or reject such Certified Survey Map or resubmitted Certified Survey Map within ninety (90) days from the date of filing of the map unless the time is extended by agreement with the applicant(s).

(b) If the map is rejected, the reason shall be stated in the minutes of the meeting and a written statement forwarded to the applicant(s).

(c) If the map is approved, the Board of Trustees shall cause the Village Clerk to so certify on the face of the original map and return the map to the applicant(s).

(4) Recordation.

Village of Shorewood Hills Created March 2006

(a) The applicant(s) shall file a copy of the approved Certified Survey Map together with the approving resolution with the County Register of Deeds within sixty (60) days of the date of the resolution of approval. All recording fees shall be paid by the applicant(s).

(b) No building permits shall be issued and no improvements shall be made on these lands until the certified survey is recorded and a document recording number is filed by the applicant(s) with the Village Clerk.

(5) Compliance with statutes. Section 236.34, Wis. Stats. is adopted by reference as part of this Chapter.

Chapter 23

LAND DIVISION AND CONSOLIDATION BY CERTIFIED SURVEY MAP

23.01 Purpose.

This ordinance is intended to regulate and control the division of land within the corporate limits of the Village of Shorewood Hills in order to promote the public health, safety and general welfare, to encourage the most appropriate use of land, to provide the best possible living environment for people and to conserve the value of buildings placed upon the land by: furthering the orderly layout and use of land; insuring proper legal description and proper monumenting of land; preventing overcrowding of land and avoiding undue concentration of population; lessening congestion in the streets and highways; securing safety from fire, flooding, water pollution and other hazards; providing adequate light and air; facilitating adequate provisions for transportation, water, sewerage, schools, parks, playgrounds, open space, storms water drainage, the conservation of land, natural resources, scenic and historic sites, energy, and other public requirements; facilitating further re-subdivision of larger parcels into smaller parcels when appropriate; insuring enforcement of the development concepts, policies and standards delineated in Village Master Plans and related components, the Parks and Open Space Plan, the Zoning Code and Erosion Control and Storm Water Runoff regulations, and the building code of the Village of Shorewood Hills.

23.02 Certified Survey Map.

(1) Use of certified survey map.

(a) A Certified Survey Map prepared and recorded in accordance with Sec. 236.34, Wis. Stats. and the requirements of this Chapter, and having been approved by the Board of Trustees, may be used to divide or consolidate lands. The division or consolidation shall include lot(s), outlot(s), parcel(s), or other lands previously recorded with the Dane County Register of Deeds, including those recorded by a metes and bounds description.

(b) The Certified Survey Map shall include the entire original parcels of land owned or controlled by the applicant(s), including those proposed for division or consolidation. A certification of approval of the Certified Survey Map by the Board of Trustees shall be inscribed legibly on the face of the map. A certificate of the Village Clerk stating that there are no

unpaid special assessments or taxes on the lands shall also be inscribed legibly on the face of the Certified Survey Map.

(c) The applicant for a land division or consolidation shall file an acceptable electronic reproduction ~~twenty (20) acceptable reproductions~~ of a Certified Survey Map and the original with a written application requesting approval with the Village Clerk at least twenty-one (21) ~~five (5)~~ days prior to the meeting of the Plan Commission.

(2) **Referral to Plan Commission**.

(a) The Village Clerk shall transmit copies of the map and letter of application to the Plan Commission.

(b) The Plan Commission shall refer the application and map to appropriate Village commissions and departments, for their review and recommendations concerning matters within their jurisdiction, as the Commission shall deem necessary.

(c) The map and application shall be reviewed by the Plan Commission for conformance with this Chapter and all Village ordinances, rules, regulations, and the comprehensive plan.

(d) The Plan Commission shall ~~may~~ schedule a public hearing on any ~~the~~ proposed land division/consolidation that results in new conforming lots before taking action. ~~In such case, the Village Clerk shall give notice of the proposed land division to property owners within the area in which the land division is proposed as shall be deemed necessary.~~ Notice of Hearing. Notice of the time, place and purpose of hearings under this section shall be given by posting in three (3) public places within the Village at least ten (10) days prior to the date of the public hearing and by Class 1 notice under Chapter 985, Wisconsin Statutes in the official Village newspaper at least ten (10) days prior to the date of the public hearing. The Village Clerk shall send notice of the time, place, and purpose of such hearing to the applicant of the CSM and the owners of record of property in whole or in part situated within three hundred (300) feet of the proposed CSM. Said notice shall be sent at least ten (10) days prior to the date of such public hearing.

Commented [CW1]: "Certified Survey Map public notice"

Formatted: Underline

Commented [CW2]: "Certified Survey Map public notice"

(e) The Plan Commission shall, within sixty (60) days from the date of filing of the Certified Survey Map, recommend approval, conditional approval or rejection of the map and shall transmit copies of the Certified Survey Map and application along with its recommendations to the Board of Trustees.

(3) **Board of Trustees Review and action**.

(a) The Board of Trustees shall approve, approve conditionally and thereby require re-submission of a corrected Certified Survey Map or reject such Certified Survey Map or resubmitted Certified Survey Map within ninety

(90) days from the date of filing of the map unless the time is extended by agreement with the applicant(s).

(b) If the map is rejected, the reason shall be stated in the minutes of the meeting and a written statement forwarded to the applicant(s).

(c) If the map is approved, the Board of Trustees shall cause the Village Clerk to so certify on the face of the original map and return the map to the applicant(s).

(4) **Recordation**.

(a) The applicant(s) shall file a copy of the approved Certified Survey Map together with the approving resolution with the County Register of Deeds within sixty (60) days of the date of the resolution of approval. All recording fees shall be paid by the applicant(s).

(b) No building permits shall be issued and no improvements shall be made on these lands until the certified survey is recorded and a document recording number is filed by the applicant(s) with the Village Clerk.

(5) **Compliance with statutes**. Section 236.34, Wis. Stats. is adopted by reference as part of this Chapter.

Village of Shorewood Hills R-2 Front Setbacks

Proposed Zoning Ordinance Amendments for R-2 zoning district front yard standards.

Section 10-1-25(e)(4)a. R-2 Single-Family Residence District.

(4) Minimum yard dimensions.

> a. Front yard. Twenty-five (25) feet, except forty-two (42) feet from the right-of-way line of University Avenue and fifty-five (55) feet from the centerline of University Bay Drive between University Avenue and the centerline of Colgate Road and except when twenty-five percent (25%) or more of all the frontage on one (1) side of a street between two (2) intersecting streets is built up with buildings having a minimum setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or altered shall project beyond the minimum setback line so established; provided that this regulation shall not be interpreted so as to reduce the buildable depth of any lot to less than forty (40) feet or so as to reduce the buildable width of a corner lot facing an intersecting street, held under a separate and distinct ownership from adjacent lots and of record, at the time this ordinance is adopted, to less than seventy (70) feet.

Current Requirements Explained

- Minimum front setback throughout the Village = 25’
- Minimum front setback on University Avenue = 42’ from road centerline
- Minimum front setback on University Bay Drive = 55’ from road centerline
- Minimum front setback within a built-out block (built-out block is defined as a min. 25% of established buildings on the block having a front setback of more or less than 25’) = less than whatever the built-out block’s established front setback
    - Exception = lot has to provide a minimum of 40’ of building lot depth (lot depth – (front setback + rear setback) = min. 40’)
    - Exception = lot has to provide a minimum of 70’ of buildable lot width on corner lots (lot width – (street side setback + side setback) = min. 70’)
        - This exception only applies when the lot where the provision applies is under different ownership than adjacent lots when the ordinance was adopted (i.e. lot not owned by the neighboring landowner)

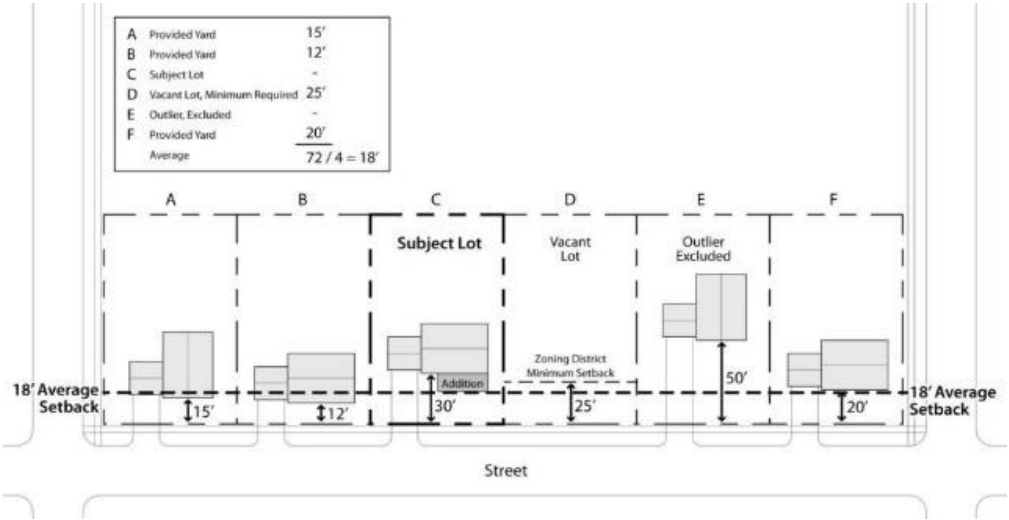
Proposed Alternative Approach:

(4) Minimum yard dimensions.

a. Front yard. Twenty-five (25) feet, except as noted in subsection 1.-3. below.

1. Forty-two (42) feet from the right-of-way line of University Avenue.
2. Fifty-five (55) feet from the centerline of University Bay Drive between University Avenue and the centerline of Colgate Road.
3. For infill lots, as defined in Section 10-1-140(a)(63), a front yard setback may be reduced to the mean of the setbacks of the immediately adjoining lots that are on both sides of the subject lot. The following rules apply in calculating the mean setback (see Figure X):
    i. Only the front yard setbacks on 5 or fewer adjoining lots, which are contiguous to each other in either direction of the subject lot and which are on the same side of the street as each other on the same block, may be used.
    ii. Where a lot is vacant, the minimum front yard setback of the zoning district for the proposed use will be applied to the vacant lot and factored into the averaging calculation.
    iii. Outliers, defined as yards with a setback that is equal to or greater than twice that of the next largest setback among the adjoining lots and thus which do not fit the established pattern of front yard setbacks, shall be excluded in calculating the mean front yard setback, as determined by the Zoning Administrator.
    iv. In residential districts, the minimum front yard and street side yard setback on any lot shall be at least 10 feet.

Figure X: Front Yard Averaging Example



Proposed Ordinance Amendment to Section 10-1-140(a) Definitions.

(63) Infill lot: Any vacant lot or parcel within developed areas of the Village, where at least 80 percent of the land within a 300-foot radius of the site has been developed; and where water, sewer, streets, schools, and fire protection have already been developed and are provided.

Aug 4, 2025 Proposed Ordinance Changes

See changes tracked in the companion word documents for chapters 10 & 23; each change has a comment that specifies which of the ordinance changes below applies.

“Front Setback Conformance clause” – R1 zoning district §10-1-24(e)(4)(a) and R2 zoning district §10-1-25(e)(4)(a)

Today's R-1 and R-2 front-yard setbacks include what I call the "conformance clause":

> *…except when twenty-five percent (25%) or more of all the frontage on one (1) side of a street between two (2) intersecting streets is built up with buildings having a minimum setback line of more, or of less than twenty-five (25) feet from the street line, no building hereafter erected or altered shall project beyond the minimum setback line so established*

It's clear the author was trying to have front yards be roughly the same depth, but the language is hopelessly ambiguous (e.g., "*of more, or of less…*" is the same as "any"). This was tested in 2021 when 3419 & 3421 Crestwood were planned to be built closer to the street than any other property along that side of the block. A neighbor appealed and Village Administrator Karl Frantz determined that the conformance clause is ambiguous and unenforceable, leaving in place a simple 25' setback. The houses were ultimately set back about 70', far more than the minimum but still less than the 100' of neighboring houses.

The spirit of this conformance clause has been incorporated in the bolded language of the front yard setback:

> *The higher of twenty-five (25) feet or* ***75% of the average front yard setback of houses that front the same side of the same block and are located within 200'****.*

e.g., if nearby neighboring houses were set back 86', 81', 114', 116' (as on Crestwood), the average is 100 and 75% is 75', so new houses could not be set back less than that.

75% was chosen to avoid jarring, radical changes (such as an existing house looking out over a new house's backyard), while also allowing the village to evolve over the decades rather than being fixed in stone.

“40-foot buildable depth” – same ordinances as previous

Today our zoning code for R-1 and R-2 guarantees a 40' buildable depth even if that means reducing the 25' front yard setback. Unfortunately, the ordinance offers no direction on exactly how to reduce the front yard setback in a fair manner. In December 2024, Sonja Kruesel of Vandewalle Associates noted:

> *We have similar language to this in other codes, but usually it says something additional, like in no case shall the front setback be reduced less than 10 feet. That’s not listed here so it doesn’t appear we have anything to enforce.*

That hasn't been a problem since nearly all lots in VoSH R-1 and R-2 have been deep enough for the setbacks and a 40' buildable depth. The first real-world example happened just this year on a recently subdivided lot, and the builder asked for and got a front-yard setback of less than 5'. Village Engineer Brian Berquist stated that a house could be built with ZERO front yard, where the house directly abuts the Village's right-of-way.

There were two solutions proposed:

1. Add an absolute minimum setback as Ms. Kruesel mentioned that other communities have.
2. Strike out the 40-foot buildable depth requirement.

The latter was chosen since it aligns with the VoSH 2021 Comprehensive Plan action item #4 (see Appendix A). It will encourage small homes and interesting architecture, which will fit right in with the village character.

"Separate-and-distinct corner lots" – same ordinances as previous

VoSH ordinances also specify that a front setback cannot reduce buildable width in certain circumstances:

> *or so as to reduce the buildable width of a corner lot facing an intersecting street, held under a separate and distinct ownership from adjacent lots and of record at the time this ordinance is adopted, to less than fifty (50) feet.*

One can understand the intent, but it includes the clause "*at the time this ordinance is adopted*" which it is believed to be 1989 when the zoning ordinances were completely updated. So someone wanting to build on a corner lot today would need to look at land records from 1989 to see if the lot and its adjacent lots were under separate and distinct ownership. That makes no sense and would be ignored.

This clause is struck-out.

"F.A.R basement and garage calculations" – §10-1-110(a)(2)

The Village's Floor Area Ratio (FAR) ordinance was adopted in response to excessively oversized housing (see Dave Benforado's history, attached in Appendix B). Its express goal was to restrict large above grade structures. Unfortunately, developers have found ways to exploit ambiguous FAR language regarding basements and garages to bypass its intent. There are two problematic clauses:

First, the "basement adjustment" reduces floor area based on how much of the basement perimeter is completely exposed:

> *Basement floor area where more than one exterior basement walls are above the finished lot grade. The percentage of the total basement floor area to be included in the adjusted floor area shall be equal to the percentage of the total perimeter of the basement wall that is completely exposed.*

Second, the "garage allowance" excludes from the floor area:

> *The first 500 square feet of garage space*

The first clause has led to partial burials, where a wall is partially covered with a few inches of dirt so that it doesn't count as "fully exposed". The solution for this is to reference the midpoint of the wall and the natural or final grade of the land.

The second clause is only a problem when both clauses are combined for garage basements because the result is ambiguous. For years, the Village engineer has used a calculation that allows garage basements to "go negative" and give the upper floors extra square footage beyond their normal F.A.R. allowance. When I asked board members, plan commission members, and zoning board of appeals members to review the ordinance and interpret it, the vast majority used a different interpretation that does not let garage basements "go negative." One called it "*Odd and a bit troubling.*" Former Administrator Karl Franz wrote "*I recall we did sometimes ponder whether the results obtained when dealing with basement garages was the original intent.*"

It was definitely not the original intent to allow basement garages to lead to super-sized above-ground structures.

Both issues are solved by rewriting the two clauses.

"Height limits and grade" – §10-1-110(d)

Today, height limits are set relative to "natural grade" to take into account topography (see the ordinance language for some nice diagrams). The thinking at the time was for houses that sloped down away from the street, as on Lake Mendota Drive. But the authors overlooked the impact of excavation below natural grade, particularly on upward slopes.

This is a real concern as houses are built on steeper lots that previously were not seen as suitable for building. E.g., a 2025 building permit was issued for a house whose roof was proper when measured against *natural* grade (the original topography), but was 4-5' too high for the *final* grade which had been excavated out of the hill. I.e., to someone standing on the street, the roof would look clearly in violation of VoSH height ordinance.

The solution is to update the ordinance clauses to use the "*lower of natural grade or final grade*", and to further define final grade as being the grade abuting the building after construction is complete.

"Certified Survey Map public notice" – §23.02(1)(c) and §23.02(2)(d)

I'd originally proposed a number of public notice changes, but the Village Clerk Julie Fitzgerald steered the language in a slightly different direction. It now specifies that:

1. CSM's must be submitted to VoSH 21 days before plan commission meetings. Previously it was just 5 days.
2. CSM's that result in new conforming lots (i.e., lots intended for development) ***shall*** have a public hearing. Previously, public hearings ***may*** be held. Public hearing notices would be sent to all people who live within 300' of the proposed CSM.

The Clerk also advised about this ordinance change:

> KEEP IN MIND: Public Hearings require significantly more prep time, costs (publishing and postage) and legal implications than noticing a regular meeting. Resident feedback is accepted and recorded, but approvals of CSMs are not arbitrary. Even if people don't like what is being proposed, unless they can prove that the resulting CSM would cause them harm in some way, State law requires that any CSM meeting our ordinance requirements MUST be approved.

Appendix A: Review of Comprehensive Plan

The VoSH Comprehensive Plan passed in 2021 recommends a number of ordinance actions:

APPENDIX A - ACTION PLAN

HOUSING		Action Completed	Target Completion	Lead Entities
1	Adopt standards in the zoning ordinance to ensure that garages are not the dominant feature of the streetscape.	☐	Short-Term (2023-2026)	Plan Commission
4	Review the zoning ordinance to ensure development formats that limit cost (including small lots, small homes, attached units, and "cottage court" clusters of detached homes) can be constructed in current or future neighborhoods.	☐	Short-Term (2023-2026)	Plan Commission
9	Consider amending the Village's ordinances to allow accessory dwelling units (with appropriate standards to ensure compatibility with other homes in the neighborhood) for the purpose of increasing housing choice, accommodating different household types and preferences, and increasing affordability.	☐	Short-Term (2023-2026)	Plan Commission

Appendix B: Dave Benforado's F.A.R. history (Nov 2024)

Background: The Village Plan Commission and Village Board adopted the FAR portions of the Zoning Code in 2006 after extensive research, discussion, public input and debate. I served on the Village Board during that period. The trigger for the issue was a number of enormous new houses that were constructed around the Village over the loud objections of neighboring Village residents (eg, on Topping, Harvard, Lake Mendota Drive) in the 2003-2006 period. The Plan Commission and Village Board acted at the request of Village residents to investigate whether further development of enormous homes in the Village was desirable, and if not, what tools the Village could implement as guardrails to establish boundaries of allowable mass and height. At around the same time, at the request of Village residents, the Plan Commission and Board adopted the Lake Mendota Drive setback line (a bright line establishing that no new construction would be allowed between that line and Lake Mendota). The Board meeting room was packed with Village residents for a number of those Plan Commission and Board meetings. Some Village residents advocated support for the greater "public good" (some reasonable boundaries for mass and height); other residents advocated in support of individual property rights (that homeowners should be given wide latitude in terms of the building envelope). Those three Village Ordinances (ie., mass, height and Lake Mendota setback line) were researched, vetted extensively with the public for input and debate, and enacted to establish boundaries of allowable mass and height, as well as establishing the Lake Mendota set back line. All existing homes were grandfathered in (ie, the Commission and Board understood that some Village homes were not in compliance with the mass and height restrictions); the ordinances were intentionally not written in a way to make every home compliant with the mass and height restrictions.

Before considering any changes to the FAR Ordinance, I believe the Commission would benefit from a more thorough review of the history, original basis and philosophy behind the adoption of the FAR Ordinance. I have already been in contact with Village Staff and Village Historian David Boutwell; I plan to review 2006 Village Board meeting packets and 2006 Village Bulletins in the next few weeks in an attempt to find useful background materials in this matter. I would appreciate an opportunity to review that historical background regarding the Village's adoption of the FAR Ordinance with the Plan Commission at a future Commission meeting date.

Appendix C: Ordinance changes that VoSH Plan Commission should work on in the near term.

"Public notice for building permits"

I'd originally included language that required proactive public notice for all major building permits – demolition, new construction, and major additions over 350 sq ft. The Village Engineer Julie Fitzgerald had many good reasons why that was not practical.

Village Engineer Brian Berquist mentioned that some communities require posting a conspicuous sign on the property prior to construction beginning. Indeed that seems to be part of state and local laws:The Village Clerk believes that should be done uniformly for all building permits rather than singling out just large ones. This is something that I would like the Plan Commission to keep working on, but we need to survey other communities to figure out what language is legal and appropriate. Here is some starter language:

Wisconsin administrative code SPS 320 reads

> *The Wisconsin Uniform Building Permit shall be posted at the construction site*

The City of Superior, Wisconsin has this language

> *Except as specifically authorized by the building inspector, every permit issued pursuant to section 34-13 shall be posted or displayed in a conspicuous location at the job site prior to commencement of construction and shall remain posted until all work authorized by such permit is completed and inspected.*

My hope was to have language like:

> *For projects involving demolition, new construction, or exterior additions of more than 350 sq ft, the permit holder must, within one week of permit issuance, place a sign at a highly visible location near the property line where the project will take place. That sign shall be no smaller than 24" x 18", shall carry the title "BUILDING PERMIT" in letters at least 3" high, and shall include relevant facts from the building permit. The permit holder is encouraged to also include other details to help the public understand the project such as renderings, timeline, and contact information.*

"Vertical wall plane"

The maximum height ordinance §10-1-110(d)(3) has some very nice language about vertical wall planes:

> *The maximum height of any external vertical wall plane shall be 28 feet. Any exterior vertical wall plane with a height between 20 and 28 feet shall provide an architectural feature or features designed to interrupt the uniform wall appearance.*

Unfortunately, today it only applies to shed, flat, or mansard roofs. I would like to discuss if it should apply to gable and hip roofs.

Additionally, we may want to review the City of Madison's Urban Design standards; they define aesthetic terms like "facade articulation" that could be useful for our ordinance.

"Dominant garages"

The VoSH 2021 Comprehensive Plan (Appendix A)'s first action item is to prevent garages from being the dominant feature of any new construction. That sounds like a difficult set of ordinances to write, but we already have model language in the Garden Homes zoning overlay:

- *the combined width of all garage doors shall not exceed seventy-five percent (75%) of the total width of the structure.*
- *portions of a driveway located on a property shall have a maximum width of twenty-four (24) feet*
- *portions of a driveway located on the village right-of-way (apron) have a maximum width of eighteen (18) feet at the front property line and twelve (12) feet at the edge of the street pavement.*

The plan commission should adapt the language for R-1, R-2, and R-3 – e.g., should the 75% number be lowered, should driveway width & length be adjusted, and so on.

"F.A.R. enclosed porches and attic spaces"

Today, F.A.R. ratio includes *enclosed* porches, but there needs to be clarity about whether that means screened-in porches, or just three-season / four-season porches. The Village Engineer does count screened-in porches as being enclosed. This may be OK, but I think it's worth having the discussion.

Similarly, F.A.R. includes "*attic space used for human occupancy*", but does not define what that means nor how to measure it. Wisconsin administrative code chapter SPS 321 defines construction standards for "habitable rooms" and also talks about how much of the floor area can be counted in rooms where the ceiling height varies. I think if we update our F.A.R. language to use terms that exactly match SPS 321, we should be good.

Appendix D: Previously proposed ordinance changes that have been tabled

These were originally proposed and discussed at the June 10, 2025 VoSH Plan Commission meeting, but have since been tabled or discarded.

"Interior Remodeling"

There is a desire to allow a homeowner to remodel interior attic or basement areas that do not change the exterior look of a house, even though the F.A.R. would be too big. The language previously considered would have been added to §10-1-110(a)(2):

> *In buildings that have been owner-occupied for at least three years, the attic or basement space may be remodeled into living space that exceeds the floor area ratio if the exterior volume, character, and appearance of the building are not altered.*

This language is well-intentioned, but will complicate future F.A.R. calculations, such as for future CSM's. It is probably best to handle interior remodeling requests through the ZBA process.

"R-2 minimum lot size change"

An early idea to tackle the setback issues was to increase the minimum R-2 lot size from 5,000 sq ft to 6,000 sq ft. With the changes above, this is no longer considered necessary

"Good Neighbor Policy becomes Ordinance"

An early idea was to change the Good Neighbor Policy into an ordinance. However, VoSH has been informed by previous attorneys that it would likely not be legally enforceable, so it's best to keep it a policy and to strongly encourage developers to abide by it.

However, I would like to update the policy's language. It refers to notifying neighbors before "project commencement". I would like the policy to explicitly say that:

"Project commencement" includes any irreversible site activities such as

(1) grading or filling,

(2) demolition

(3) mature tree clearing

(4) utility connections

Hi Brian,
As Village Clerk, I have a few issues with some of Craig's recommendations. As I will not be attending the Plan Commission meeting, please forward my notes to the Commission members for reference in their discussion.

Change 1: Update legal notices for the internet era.

Craig's suggested changes are illegal. WI statutes specify that legal notices must be published in an official newspaper OR posted in three places throughout the Village. Our current policy is to also post all agendas and notices on the website. I don't think this should be codified in case there is ever a technical issue,and we are not able to get something posted electronically in time, we would not be able to hold meetings as we would not be following the ordinance.

We do not currently have an electronic notification service that is capable of notifying all residents (Nixle is by voluntary subscription only.) Again, this should be a policy recommendation, not an Ordinance change.

Change 7: Require public disclosure of CSM's

I agree with his suggested changes for 23.02 (1)(c). (or 21 days if a public hearing is required)

I disagree with his recommended addition of *(2) Public disclosure.* If the intent of his suggestion is to notify neighbors and give them a chance to speak regarding a proposed CSM before it is approved, I would suggest making the following modifications to §23.02(2)(d):

IMPORTANT NOTE TO THIS RECOMMENDATION: This would require changing the date for submitting CSMs to at least 21 DAYS before the meeting as it would require a Class 1 notice in newspaper as well:

> *The Plan Commission ~~may~~* shall *schedule a public hearing on the proposed land division/consolidation before taking action. ~~In such case, the Village Clerk shall give notice of the proposed land division to property owners within the area in which the land division is proposed as shall be deemed necessary.~~*
>
> Notice of Hearing. Notice of the time, place and purpose of hearings under this section shall be given by posting in three (3) public places within the Village at least ten (10) days prior to the date of the public hearing and by Class 1 notice under Chapter 985, Wisconsin Statutes in the official Village newspaper at least ten (10) days prior to the date of the public hearing. The Village Clerk shall send notice of the time, place, and purpose of such hearing to the applicant of the CSM and the owners of record of property in whole or in part situated within three hundred (300) feet of the proposed CSM. Said notice shall be sent at least ten (10) days prior to the date of such public hearing.

KEEP IN MIND: Public Hearings require significantly more prep time, costs (publishing and postage) and legal implications than noticing a regular meeting. Resident feedback is accepted and recorded, but approvals of CSMs are not arbitrary. Even if people don't like what is being proposed, unless they can prove that the resulting CSM would cause them harm in some way, State law requires that any CSM meeting our ordinance requirements MUST be approved.

Change 8: Require public disclosure for Building Permits

I see this request as extremely impractical and unnecessary. A building permit and related materials are NOT a legal notice. Asking us to treat them as such would not only be extremely burdensome but would require posting in three places (as well as the website per Village policy) and would result in completely covering public bulletin boards which – would limit access to *actual* legal notices that the Village is required to post. In addition, sending these cumbersome documents to residents within 300' is impractical and would be extremely time consuming and expensive. We do not have adequate budget or staff to fulfill such a requirement. We have contracted with GEC to review and approve building permits. Any residents can submit an open records request if they wish to review documents for a property.

Change 9: Good Neighbor Policy

I would not recommend adding "exterior remodels" as a criteria requiring a "Good Neighbor" meeting. That would mean a meeting would be required for any roofing, siding, or window replacements. This seems excessive.

Change 10: Good Neighbor Policy to the Village Building Code

As the policy itself states, *"The meeting is not intended to be a forum to debate the project itself. At the point in time this meeting is held, the project has been approved or is approvable and meets Village code requirements."* I believe that this policy was developed as a courtesy provided to residents of the Village to help facilitate the exchange of information and build good-will between neighbors. It is best suited as a policy, NOT a law.

Changes 2 through 6: I defer to our extremely knowledgeable Village staff and consultants.

Thank you,

Julie Fitzgerald *– CMC, WCMC*
Clerk-Treasurer

the village of SHOREWOOD HILLS

810 Shorewood Blvd.
Madison, WI 53705
Office: 608-267-2680
Mobile: 608-225-3924
jfitzgerald@shorewood-hills.org