



MINUTES - SHOREWOOD BOARD OF APPEALS

July 12, 2022

1. Called to order

Village Manager called the meeting to order at 5:37 pm.

2. Roll Call

Members present: Adam Burns, Dave Keating, Michael Paulson, Wendy Smith, Jon Toutenhoofd
Others Present: Village Manager Ewald and Village Inspector Justin Burris

3. State of Public Notice

Village Manager relayed the meeting was noticed in accordance with law.

Mr. Toutenhoofd moved, seconded by Mr. Keating to appoint Wendy Smith as chair. Motion carried by roll call vote 5-0.

4. Consideration of meeting minutes – May 10, 2022 and June 14, 2022

Mr. Burns moved, seconded by Mr. Toutenhoofd to defer approval of the minutes to a later date. Motion carried by roll call vote 5-0.

5. Attorney to review the standards by which the Board of Appeals must abide.

Ms. Smith reviewed the standards for a variance.

6. Request for a variance of Village Code 535-19F.(5)(c)[1] to place an air conditioning condenser in the side yard setback at residential property 4454 N. Maryland Avenue. Legal Description: LAKE BLUFF W 1/2 & SE 1/4 3-7-22 E., N 20FT OF LOT 26 & S 30FT OF 27 BLK 4 in the Village of Shorewood, Milwaukee County, Wisconsin. Tax ID: 237-0093-000.

Inspector Burris reviewed the request with the Board. Property owner Dan Mickelsen was sworn in and provided testimony. In response to questions from the members, Mr. Mickelsen relayed that property conditions were special in that there is a driveway south of the home, patio in the middle of the rear yard and he would like to wrap the condenser around the north corner of the home so it is out of the way. He noted that to place the unit on the roof would not be less problematic or viable to his neighbor. A patio is scheduled to be poured the first week of August. The proposed unit would be 6" from the home and 18" from the fence with a gate to access the front. Placement in the proposed location would allow the drainage to be re-routed to the rear of the property and pitched away from the home. Mr. Mickelsen noted the rear picture window will be replaced with patio doors to match the architecture of the original home. A child walking out of the future patio doors may run into the condenser in the current location. Motion testimony concluded at 5:53 p.m. and the members discussed the request.

Ms. Smith noted that there are some special conditions such as drainage and the new exit door that would merit consideration of the request and she was inclined to vote for approval. All members concurred. It was further noted that the next-door neighbor also provided a letter of support. Mr. Paulson moved, seconded by Mr. Toutenhoofd, that a variance be granted for Village Code 535-19 F.(5)[1] to place an air conditioning condenser in the side yard setback at residential property 4454 N. Maryland Avenue. Motion carried by roll call vote 5-0.

7. Adjournment.

Mr. Toutenhoofd moved, seconded by Mr. Paulson to adjourn. Motion carried by roll call vote 5-0. The meeting adjourned at 5:56 p.m.

Respectfully submitted,

Rebecca Ewald
Village Manager