

**VILLAGE OF WINDSOR
VILLAGE BOARD RESOLUTION 2018-55**

**APPROVAL OF THE CONDITIONAL USE PERMIT
FOR AN ABOVE GROUND POOL AND ACCESSORY STRUCTURES
LOCATED AT 6696 WENDELL WAY, IN THE VILLAGE OF WINDSOR**

WHEREAS, Shane Sparby ("Petitioner") and Dia Wilde (Property Owner) request approval of a Conditional Use Permit to allow the construction of a 17'x22' above ground pool, and the continued use of existing structures on the subject property; and

WHEREAS, the Village Director of Planning / Zoning Administrator has reviewed the request and prepared a Staff Report dated July 20, 2018 (the "Staff Report") recommending conditional approval, subject to certain conditions specified in the Staff Report; and

WHEREAS, following review of information presented at the Plan Commission meeting, Public Hearing and the Staff Report, the Plan Commission recommended approval to the Village Board, subject to the conditions specified in Plan Commission Resolution 2018-15.

NOW, THEREFORE, BE IT RESOLVED by the Windsor Village Board as follows:

The Windsor Village Board **Approves** the Conditional Use Permit request for Shane Sparby located at 6696 Wendell Way, DeForest, WI 53532, subject to the following conditions:

1. The Conditional Use Permit is limited to 6696 Wendell Way, DeForest, WI 53532 (Taxkey 196/0910-273-3578-9).
2. The Conditional Use Permit is limited to the construction of a 17'x22' above ground pool and continued use of the following four (4) existing accessory structures on the subject property:
 - a. NE Corner (Small Playhouse)
 - b. NE Corner (Large Shed/Garage)
 - c. SW Corner (Outdoor Bar)
 - d. Center (Covered Porch)
3. The 17'x22' above ground pool shall be constructed in accordance with the site plan, plans and specifications, and documents presented to the Village of Windsor Board on August 2, 2018.
4. The 17'x22' above ground pool and existing accessory structures shall comply with the requirements of Sec. 52-69 *ER, Estate Residential District* of the Village of Windsor Code of Ordinances.
5. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the subject property will not detract from neighboring properties. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.

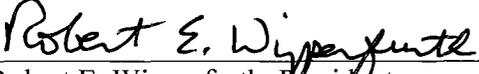
6. The Property Owner shall maintain the existing perimeter vegetation for visual screening. The Petitioner shall repair and/or replace any vegetation that may die over time.
7. The Property Owner shall allow representatives from the Village of Windsor inspect the subject property upon 24-hour notice for the purposes of determining compliance with the Conditional Use Permit.
8. The conditions stated in this resolution shall run with the land and be binding upon all owners and successors in interest to the Property. The Property Owner shall record a deed restriction and notice of terms and conditions of Conditional Use Permit, in a form approved by the Village Attorney.
9. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
10. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
11. The Conditional Use Permit expires one hundred-eighty (180) days from the date of adoption of this Resolution unless the uses contemplated therein have been completed. Time is of the essence and shall be determined by the successful issuance of a Building Permit. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.
12. Other Conditions.
 - a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of the Village of Windsor, Dane County, the State of Wisconsin, the United States of America or any other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
 - b. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
 - c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health,

safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use permit.

- d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.
- e. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use permit may be amended upon the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village of Windsor determines, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. If any aspect of this conditional use permit, or any aspect of any plan contemplated and approved under this conditional use permit, is in conflict with any other aspect of the conditional use permit or any aspect of any plan of the conditional use permit, the more restrictive provision shall be controlling as determined by the Village of Windsor.

The above and foregoing Resolution was duly adopted at a meeting of the Windsor Village Board of the Village of Windsor held on August 2, 2018, by a vote of 4 in favor and 1 opposed.

WINDSOR VILLAGE BOARD


Robert E. Wipperfurth, President

Attested by:


Christine Capstran, Village Clerk

INCORPORATED BY REFERENCE:

Staff Report
Petitioner Application



To: Village of Windsor Board
Cc: Robert Wipperfurth, Tina Butteris, Christine Capstran, Kevin Richardson,
William Cole
From: Amy Anderson Schweppe, Jamie Rybarczyk
Rpt Date: July 20, 2018
Mtg Date: August 2, 2018
Submtl Date: June 11, 2018
Aprvl Date: N/A
Re: Sparby – Conditional Use Request for Accessory Structures

BACKGROUND:

Petitioner: Shane Sparby
Property Owner: Dia Wilde
Location / Address: 6696 Wendell Way, DeForest
Taxkey Number: 196/0910-273-3578-9
Area: 0.606 acres
Existing Zoning: ER (Estate Residential)
Proposed Zoning: N/A
Future Land Use: General Conservation Residential

REQUEST:

The Petitioner is requesting discussion and action by the Village of Windsor Board for a Conditional Use Permit to allow the construction of a 17'x22' above ground pool, as well as, continuing the use of the existing accessory structures on the subject property.
See Exhibits A and B for additional information regarding the Petitioner's request.

OVERVIEW:

The Petitioner wishes to construct a 17'x22' above ground pool on the subject property. Per the Windsor Code of Ordinance (Code), a residentially zoned property is limited to a maximum number of three (3) accessory structures. The Petitioner currently has four (4) accessory structures located on the subject property which exceeds the maximum number allowed per the Code.

Per the Code, the Petitioner is requesting discussion and action by the Village Board for a Conditional Use Permit to: 1) allow for the construction of a 17'x22' above ground pool, and 2) continued use of the existing accessory structures located on the subject property.

VILLAGE STAFF COMMENTS:

The Planning, Zoning and Development Department provides the Village of Windsor Board with the following **planning, zoning and development** comment(s):

1. Village of Windsor Code of Ordinances: Chapter 52 Zoning Districts – General Provisions

52-20(4)(c). The total number of accessory structures on lots in the R-1, R-2, R-3, R-4, MF-2, ER, and CR residential districts shall be limited to three (3), unless additional structures are approved through the Conditional Use Permit process. Accessory structures may include any of the following:

- Detached garage (provided a detached garage does not already exist on the lot);
- Children's play structure;
- Gazebo;
- Shed;
- Swimming pool; or
- Similar accessory structures as determined by the Zoning Administrator.

2. Village of Windsor Code of Ordinances: Chapter 52 Zoning Districts - Procedures

52-101(5)(d). The proposed request shall be evaluated by the Village Staff and their report to the Village Board shall include responses to the following questions:

a) *How is the proposed conditional use (the use in general) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?*

- Response: The general use of the subject property is residential as identified by the designated land use and zoning. Allowable uses include single family dwellings and accessory structures. The Petitioner's request focuses on accessory structures.

b) *How is the proposed conditional use (in its specific location) in harmony with the purposes, goals, objectives, policies and standards of the Village of Windsor Comprehensive Plan, this [chapter], and any other plan, program, or ordinance adopted, or under consideration pursuant to official notice by the Village?*

- Response: The Petitioner's request focuses on accessory structures and the total maximum allowed on the subject property (i.e. specific location). Residentially zoned properties allow a maximum of three (3) accessory structures unless additional structures are approved through the Conditional Use Permit process. In order for the Petitioner to achieve the desired intent to construct a 17'x22' above ground pool and continue the use of the existing accessory structures, approval of a Conditional Use Permit is required.

c) *Does the proposed conditional use, in its proposed location and as depicted on the required site plan, result in a substantial or undue adverse impact on adjacent property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters effecting the public health, safety, or general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of this [chapter], the Comprehensive Plan, or any other plan, program, map, or ordinance adopted or under consideration pursuant to official notice by the Village or other governmental agency having jurisdiction to guide growth and development?*

- Response: The property, principal residence and accessory structures are maintained. The property is screened from public view with vegetative landscaping. Presently there is no substantial or undue adverse impact effecting the public health, safety or general welfare.

d) *Does the proposed conditional use maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

- Response: The general use of the subject property is residential as identified by the designated land use and zoning. Allowable uses include single family dwellings and accessory structures. The Petitioner's request focuses on accessory structures.

e) *Is the proposed conditional use located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property?*

- Response: N/A.

f) *Do the potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the proposed conditional use (as identified in subsections (d)(1) through (5) of this section), after taking into consideration any proposal by the petitioner and any requirements recommended by the petitioner to ameliorate such impacts?*

- Response: The property, principal residence and accessory structures are maintained. The property is screened from public view with vegetative landscaping. Presently there is no substantial or undue adverse impact effecting the public health, safety or general welfare. The benefit of the Conditional Use Permit is to the Petitioner and not the general public.

VILLAGE POLICY COMMENTS/CONCERNS:

The Village Staff provides the Village of Windsor Board with the following policy comments/concerns that require further discussion and action:

1. The Village of Windsor Board shall evaluate the Conditional Use Permit request per Sec. 52-101(d) of the Code; in addition to consideration by the Petitioner for the consolidation and/or removal of any of the existing accessory structures.

VILLAGE PLAN COMMISSION RECOMMENDATION:

On July 12, 2018 the Plan Commission recommended to the Village Board Approval of the Conditional Use Permit request for Shane Sparby located at 6696 Wendell Way, DeForest by Resolution 2018-15.

Exhibit C provides the unofficial meeting minutes for the Village Board regarding the Petitioner's request.

VILLAGE STAFF RECOMMENDATION:

Depending on confirmation by the Village of Windsor Board of the above described comments, the Village of Windsor Board may take the following action:

The Village of Windsor Board Approves of the Conditional Use Permit request for Shane Sparby located at 6696 Wendell Way, DeForest, subject to the following conditions:

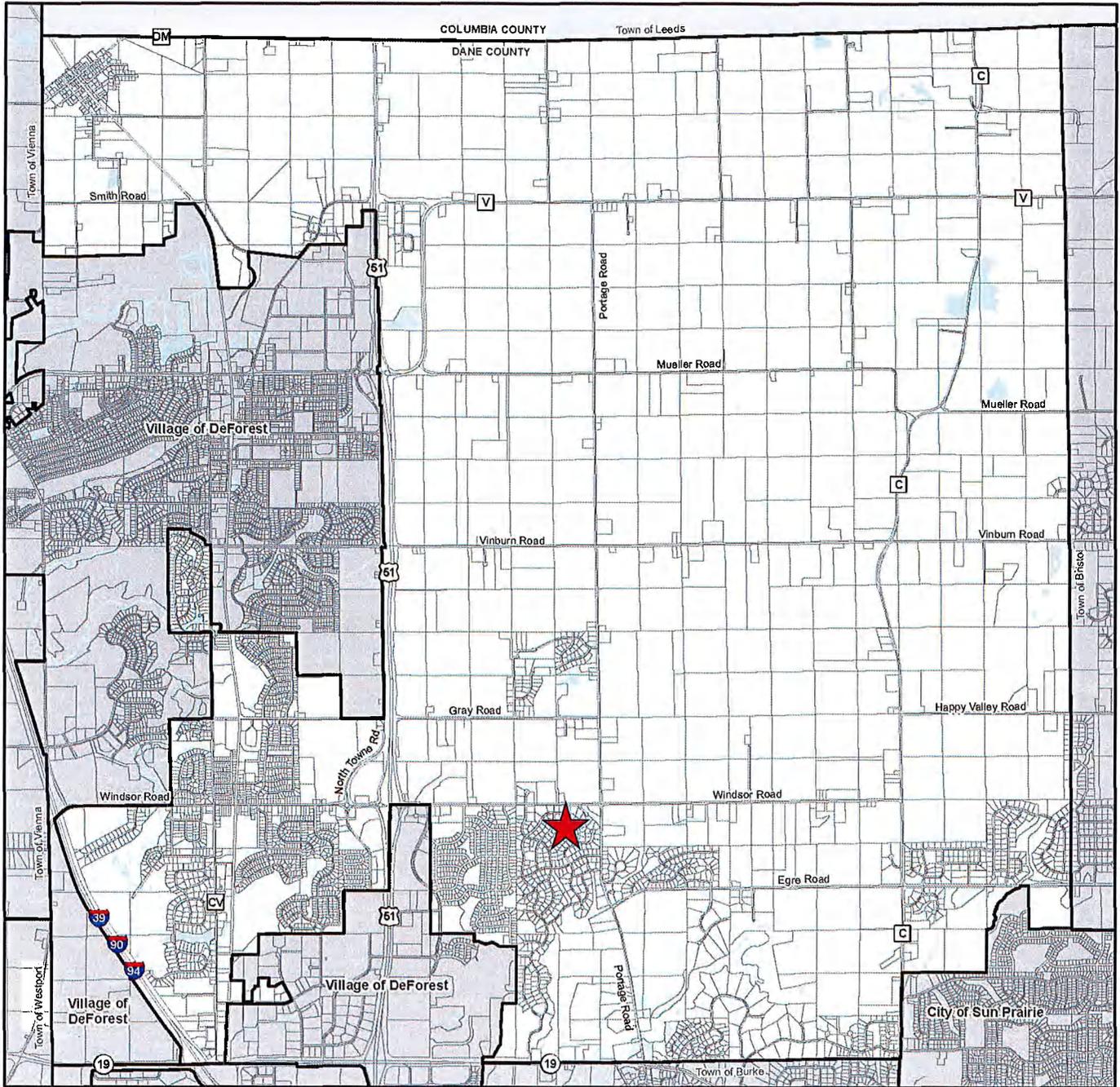
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 - c. SW Corner (Outdoor Bar)
 - d. Center (Covered Porch)
3. The 17'x22' above ground pool shall be constructed in accordance with the site plan, plans and specifications, and documents presented to the Village of Windsor Board on August 2, 2018.
4. The 17'x22' above ground pool and existing accessory structures shall comply with the requirements of Sec. 52-69 *ER, Estate Residential District* of the Village of Windsor Code of Ordinances.
5. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the subject property will not detract from neighboring properties. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
6. The Property Owner shall maintain the existing perimeter vegetation for visual screening. The Petitioner shall repair and/or replace any vegetation that may die over time.
7. The Property Owner shall allow representatives from the Village of Windsor inspect the subject property upon 24-hour notice for the purposes of determining compliance with the Conditional Use Permit.
8. The conditions stated in this resolution shall run with the land and be binding upon all owners and successors in interest to the Property. The Property Owner shall record a

deed restriction and notice of terms and conditions of Conditional Use Permit, in a form approved by the Village Attorney.

9. The Petitioner shall obtain the appropriate permits from the Village of Windsor.
10. The Petitioner shall promptly reimburse the Village of Windsor for all costs and expenses incurred by Windsor in connection with the review and approval of the Conditional Use request, including, but not limited to, the cost of professional services incurred by the Village of Windsor for the review and preparation of required documents, attendance at meetings or other related professional services.
11. The Conditional Use Permit expires one hundred-eighty (180) days from the date of adoption of this Resolution unless the uses contemplated therein have been completed. Time is of the essence and shall be determined by the successful issuance of a Building Permit. If the Petitioner encounters an unforeseen development delay, as determined by the Zoning Administrator, the Zoning Administrator is authorized to extend the one hundred-eighty (180) days expiration up to an additional one hundred-twenty (120) days. If the Petitioner has not complied with all of the conditions prior to expiration, then a new application and new fees must be submitted and a complete review will be necessary.
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 - a. No use is hereby authorized unless the use is conducted in a lawful, orderly and peaceful manner. Nothing in this order shall be deemed to authorize any public or private nuisance or to constitute a waiver, exemption or exception to any law, ordinance, order or rule of the Village of Windsor, Dane County, the State of Wisconsin, the United States of America or any other duly constituted authority, except only to the extent that it authorizes the use of the subject property above described in any specific respects described herein. This order shall not be deemed to constitute a building permit, nor shall this order constitute any other license or permit required by Village ordinance or other law.
 - b. This conditional use hereby authorized shall be confined to the subject property described, without extension or expansion other than as noted herein, and shall not vary from the purposes herein mentioned unless expressly authorized in writing by the Village of Windsor as being in compliance with all pertinent ordinances.
 - c. Should the conditional use be abandoned in any manner, or discontinued in use for twelve (12) months, or continued other than in strict conformity with the conditions of the original approval, or should the petitioner be delinquent in payment of any monies due and owing to the Village of Windsor, or should a change in the character of the surrounding area or the use itself cause it to be no longer compatible with the surrounding area or for similar cause based upon consideration of public health, safety or welfare, the conditional use may be terminated by action of the Village of Windsor, pursuant to the enforcement provisions of this conditional use permit.
 - d. Any change, addition, modification, alteration and/or amendment of any aspect of this conditional use, including but not limited to an addition, modification, alteration, and/or amendment to the use, premises, structures, lands or owners, other than as specifically authorized herein, shall require a new permit and all procedures in place at the time must be followed.

- e. Unless this conditional use permit expressly states otherwise, plans that are specifically required by this conditional use permit may be amended upon the prior approval of the Village of Windsor if the Village of Windsor finds the plan amendment to be minor and consistent with the conditional use permit. Any change in any plan that the Village of Windsor determines, in its sole discretion, to be substantial, shall require a new permit, and all procedures in place at the time must be followed.
- f. If any aspect of this conditional use permit, or any aspect of any plan contemplated and approved under this conditional use permit, is in conflict with any other aspect of the conditional use permit or any aspect of any plan of the conditional use permit, the more restrictive provision shall be controlling as determined by the Village of Windsor.

LOCATION MAP:



EXHIBITS:

- A. Property Conditions
- B. Petitioner Application
- C. Draft July 12, 2018 Plan Commission Meeting Minutes

Exhibit A



1. NW Corner (Play Structure) – To be removed by the Petitioner
2. NE Corner (Small Playhouse)
3. NE Corner (Large Shed/Garage)
4. SW Corner (Outdoor Bar)
5. Center (Covered Porch)
6. SE Corner (Trellis/Garden Structure) – Recently removed by the Petitioner

VILLAGE OF WINDSOR

General Information and Application for Development, Land Division, Site Plan and Zoning

The Village of Windsor Plan Commission typically meets on the Second Thursday of every month at 5:00 p.m., and the Windsor Village Board typically reviews planning issues on the First Thursday of every month at 5:00 p.m. (or as otherwise scheduled) at the Village Hall, 4084 Mueller Road. Applicants must submit a complete application and materials no less than 30 days prior to the next regularly scheduled Plan Commission meeting.

Requested Action:

<input type="checkbox"/> Rezone	<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Site Plan Review
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Variance	<input type="checkbox"/> Certified Survey Map	<input type="checkbox"/> Other _____

Other Agencies that may need to be addressed (staff will provide direction):

Dane County
 City of Sun Prairie
 Village of DeForest
 Token Creek Conservancy Committee or Windsor Parks Commission
 Capital Area Regional Plan Commission (CARPC)
 Wisconsin Department of Transportation (DOT)
 Wisconsin Department of Natural Resources (DNR)

Project Location:

6696 Wendell Way, DeForest, WI.

Parcel Number(s)

Lot #188 0910-273-3578-9
~~134-39-956-488~~

Current Zoning Classification:

ER-1

Applicant Statement (Must be signed prior to the time the Application is reviewed by staff).

I have reviewed and understand the Village of Windsor subdivision ordinance, site plan review ordinance and applicable zoning ordinance as they relate to technical specifications, required submittal information, and standards for approval relating to this request and those standards governing the Village's recommendations and decisions.

I understand an administrative fee will be assessed for review of my project by the Village and its consultants, and that payment in full is required as a condition for approval. Consultant fees are invoiced and paid separately by the applicant in addition to any application fees.


Applicant Signature

6/11/18
Date

Contact Information

Applicant:

Name: Shane + Dia Sparby
 Address: 6696 Wendell Way
 City, State, Zip: Delforest, WI. 53532
 Phone Number(s): (608) 438-9606 (608) 235-7543
 Cell Phone(s): Same as above
 Email Address(es): SSparby@ZanderSolutions.com

Surveyor:

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): _____
 Email Address(es): _____

Attorney:

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): _____
 Email Address(es): _____

Owner:

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): _____
 Email Address(es): _____

Engineer:

Name: _____
 Address: _____
 City, State, Zip: _____
 Phone Number(s): _____
 Cell Phone(s): _____
 Email Address(es): _____

Village of Windsor Conditional Use Permit Review

Item		Applicant
1	Legal Description – of the land for which the permit is requested. Include the size of the CUP area in acres or square feet.	
2	Tax parcel Number(s) – of the lot(s) or parcel(s) for the CUP.	
3	Site Plan – drawn to scale large enough to show detail; including all existing and proposed buildings and outdoor uses labeled with dimensions and setbacks and showing provisions for water and sewer; location and width of all driveway entrances onto public or private roadways and all interior roads or driveways and indicating traffic patterns; parking lot layout; zoning district boundaries in the immediate area; and more complicated CUP's shall show additional detail such as contours, drainage, screening, fences, landscaping, lighting, signs, refuse dumpsters, possible future expansion areas, etc.	
4	<p>Written Statement – including existing uses of the property, existing uses on all neighboring properties, proposed uses of the CUP area indicating why the CUP is appropriate, and a time schedule for development.</p> <p style="margin-left: 40px;">a. Existing Zoning <u>ER-1</u></p> <p style="margin-left: 40px;">b. Proposed Zoning (if a rezone is required) <u>N/A</u></p> <p style="margin-left: 40px;">c. Type of activity proposed <u>Installing a 17x22</u> <u>above / below grade pool</u></p> <p style="margin-left: 40px;">d. Hours of Operation <u>N/A</u></p> <p style="margin-left: 40px;">e. Number of Employees <u>N/A</u></p> <p style="margin-left: 40px;">f. Anticipated Customers <u>N/A / no</u></p> <p style="margin-left: 40px;">g. Outside Storage (describe) <u>NO</u></p> <p style="margin-left: 40px;">h. Outdoor Activities (describe) <u>Swimming</u></p> <p style="margin-left: 40px;">i. Outdoor Lighting (describe) <u>NO</u></p> <p style="margin-left: 40px;">j. Outside Loudspeakers? <u>NO</u></p> <p style="margin-left: 40px;">k. Proposed Signs (describe) <u>NO</u></p> <p style="margin-left: 40px;">l. Trash Removal (describe) <u>NO</u></p>	
5	<p>Provide answers to the following 6 questions completely. The proposed land use must meet all 6 conditions in order to be approved.</p> <p>#1 The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or general welfare.</p> <p>#2 The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.</p> <p>#3 The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.</p> <p>#4 That adequate utilities, access roads, drainage and other necessary site improvements have been or are being made.</p> <p>#5 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.</p> <p>#6 That the conditional use shall conform to all applicable regulations of the district in which it is located.</p>	

Windsor Planning + Development,

My family and I are looking to install an above ground pool on the north side (rear yard) of our home. In looking into getting a permit it has been brought to my attention that we have more Structures than allowed. Most of these were on site when we purchased the home and others I have put on it or added to our home. The decks and garage were on site and we overtime converted a hammock / bed swing to a sitting area. There is also a playset and small playhouse that is on skis on dropped on site. We fully understand that most likely some of these may have to go. Please understand the property is very well kept with plantings, flower beds and mowing. The property does not have trash, cars or unsightly debris around the yard. The current Structures are painted to match the home but are also neatly hidden from view and or landscaped around. We have a small ranch house which we have been working on such as adding a mudroom and bedroom. However due to the setbacks and location of our septic tank makes adding to the home very difficult, for this we rely on our large lawn and landscaping for entertaining family and friends.

Thank you for your time and consideration

Shane
Sporky

My family and I are looking to add an above ground pool to our yard. The pool would be on the north side of our property next to our deck.

#1 The pool would not endanger public health, safety or welfare as it will maintain normal treatment as well as be fenced in.

#2 This addition to the property will be used in the daytime or early evening hours and will not disrupt neighboring homes or people. To keep visual appearance the property is neatly landscaped maintained with natural screening.

#3 The surrounding property will have little visual view of the pool as it is a private lot that screened using trees and shrubs.

#4 The drainage for the property runs north to south and will continue to do so after pool is in place. There is no need for access roads or driveways.

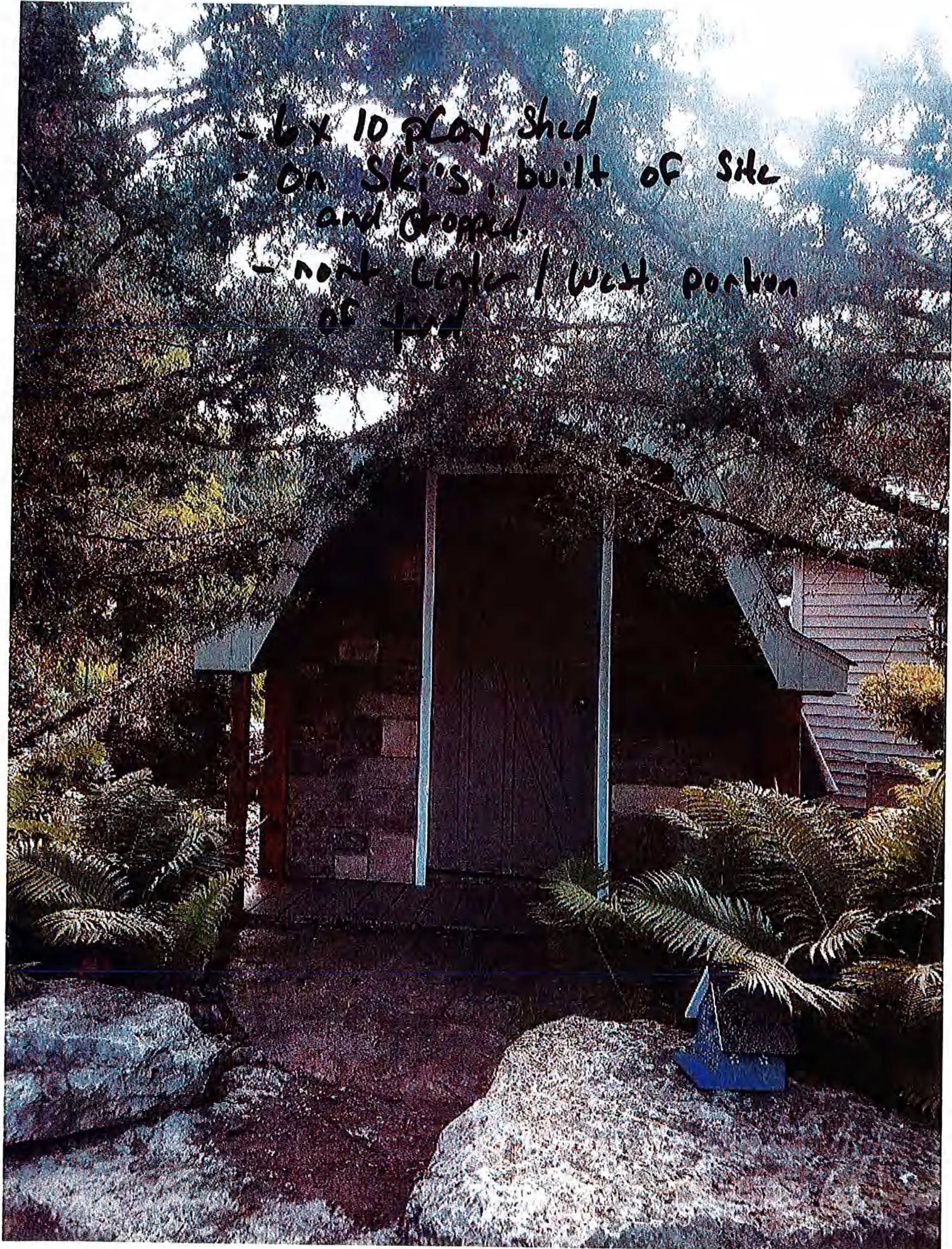
#5 The installation of the pool will not increase traffic volume as it is for private use.

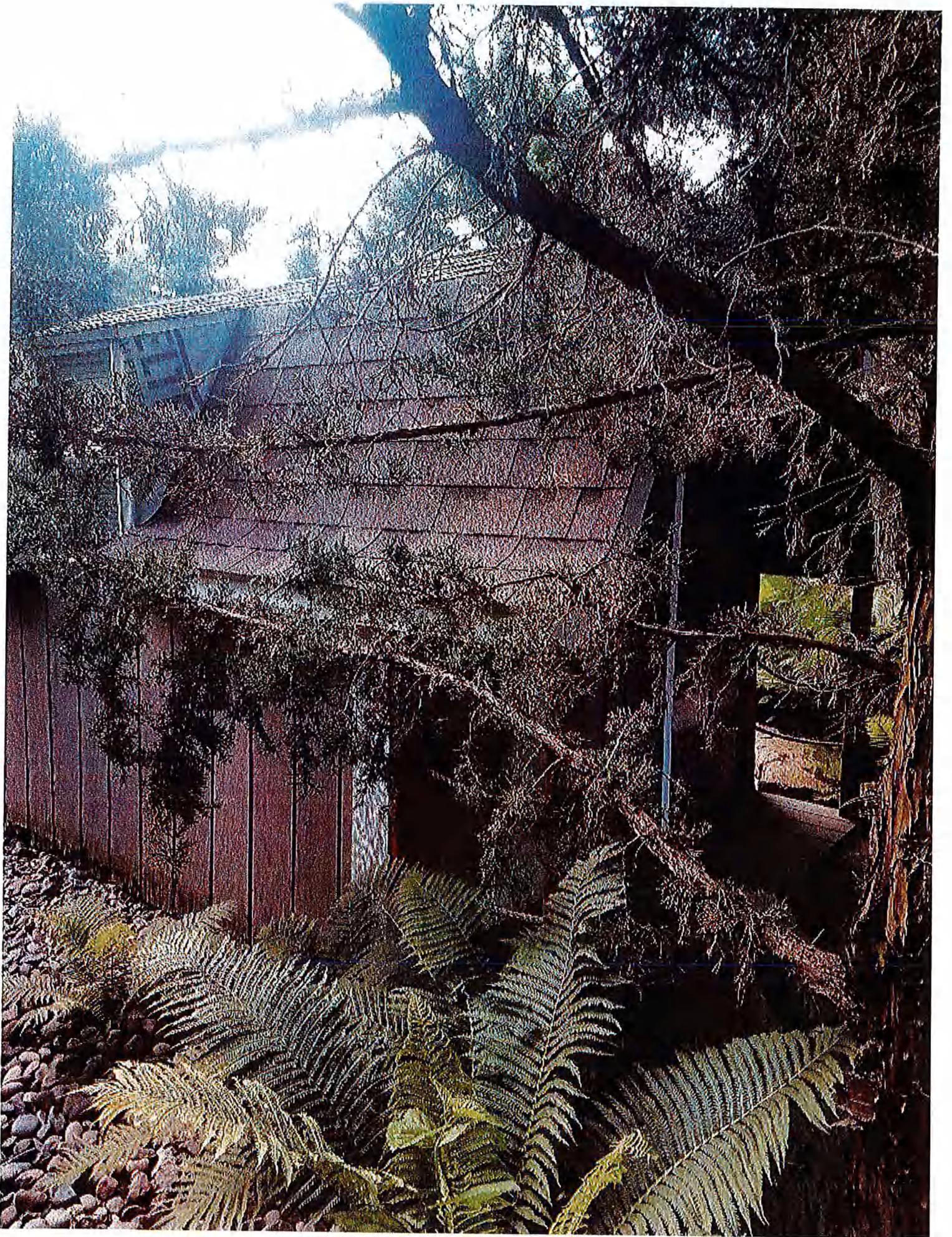
#6 The project would fall inside guidelines set forth by the district.

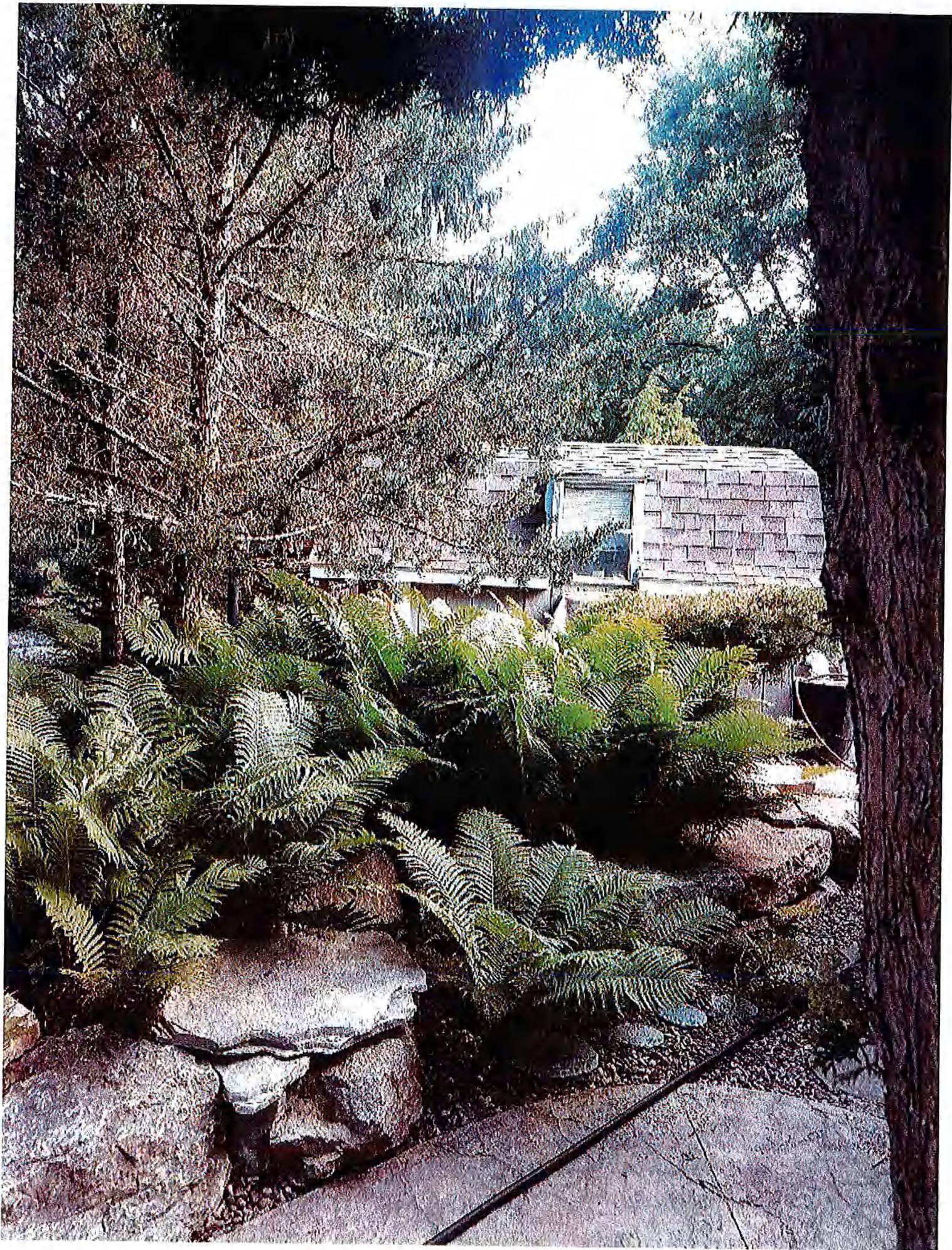


- Play Set
- north West corner.

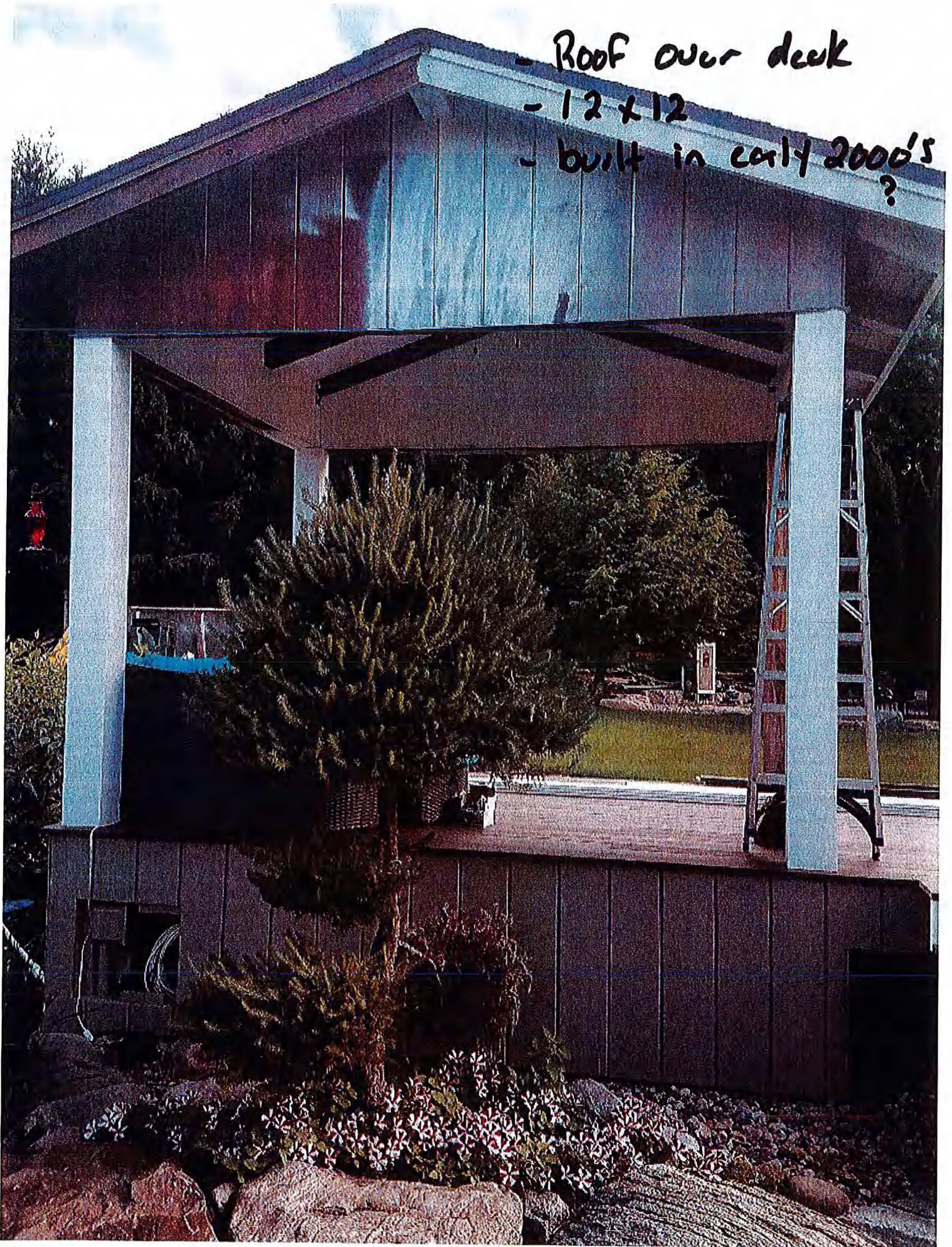
- 6 x 10 play shed
- on Skis, built of Site and Grogged.
- north center / west portion of yard







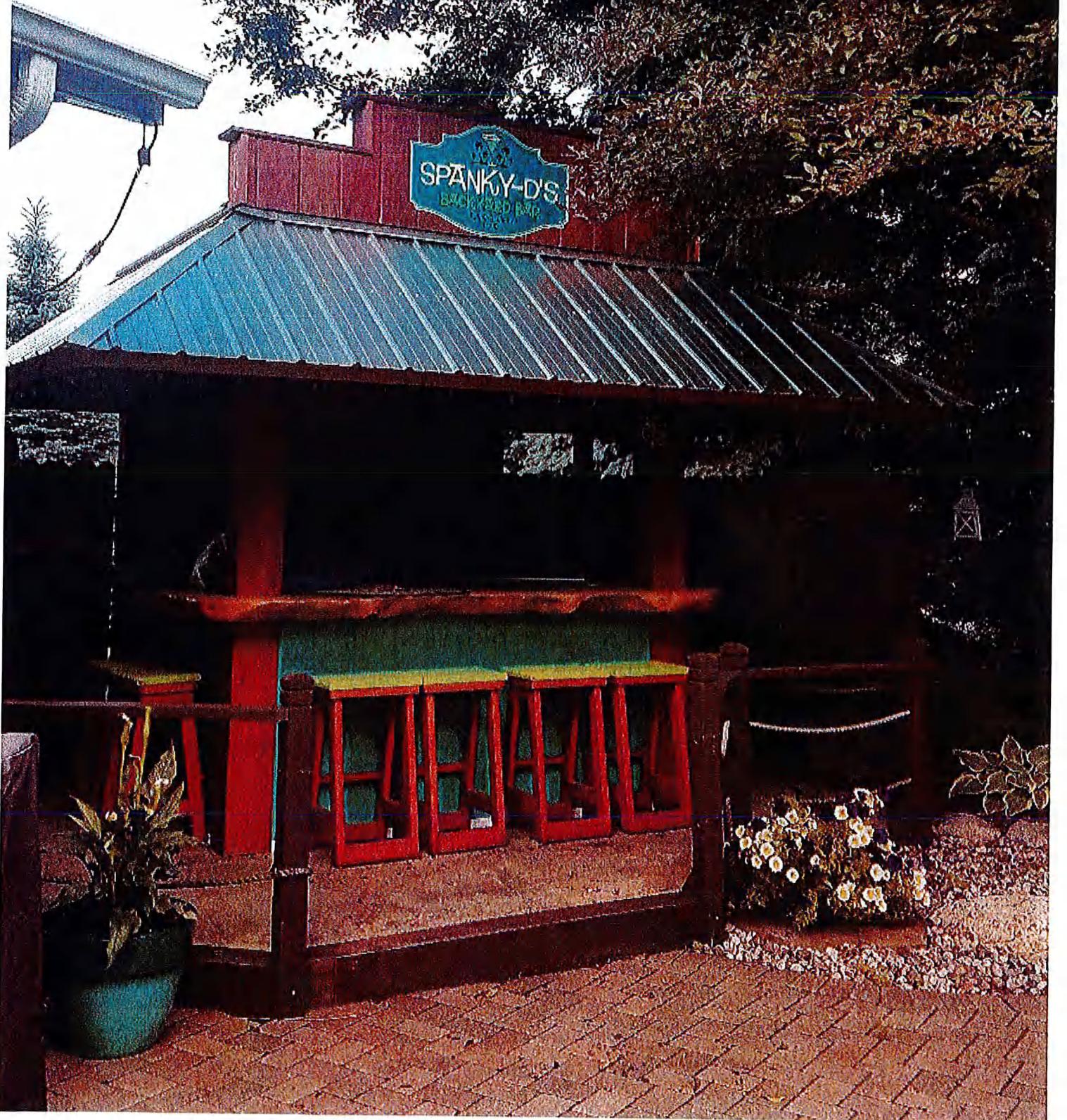
- Roof over deck
- 12 x 12
- built in early 2000's?



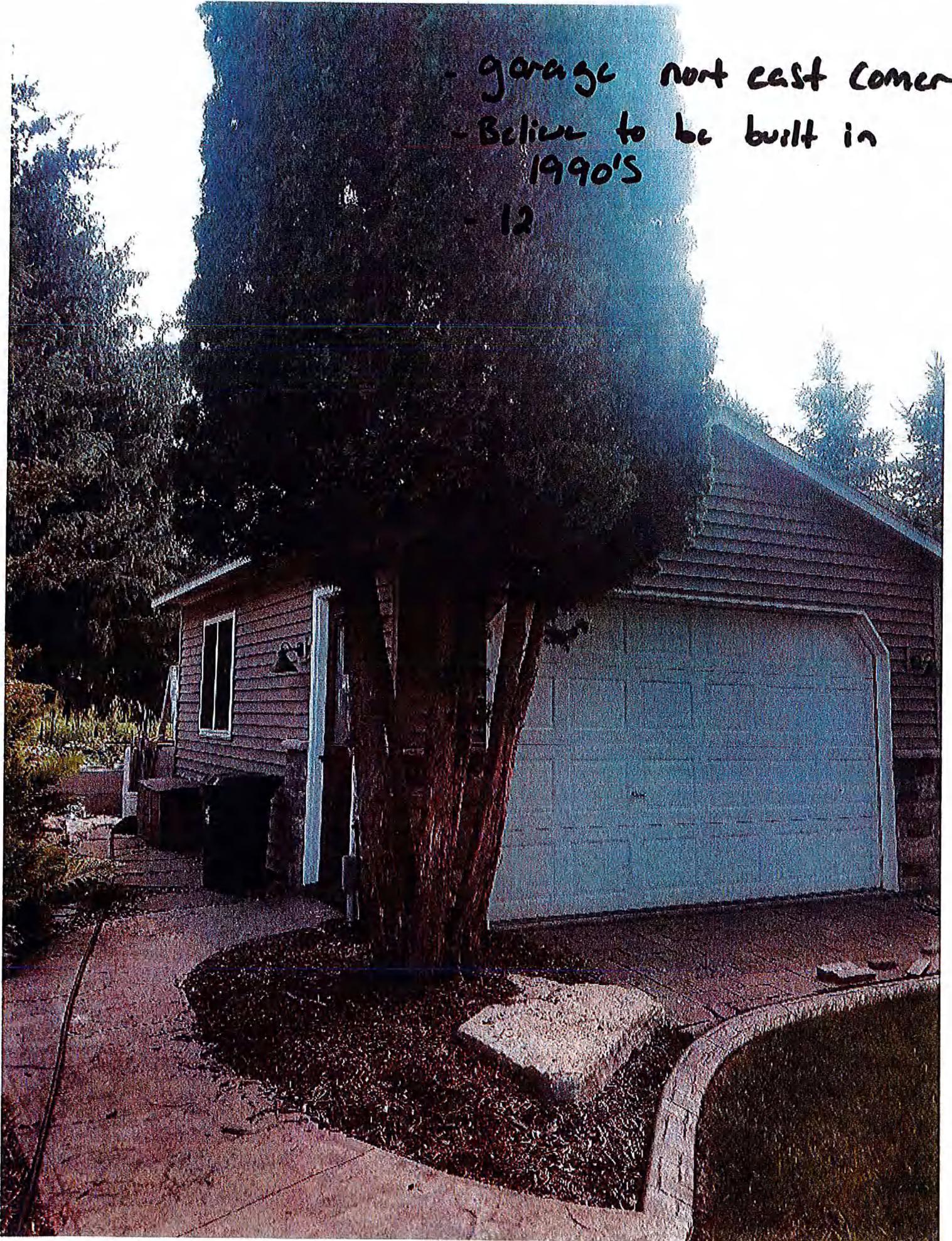


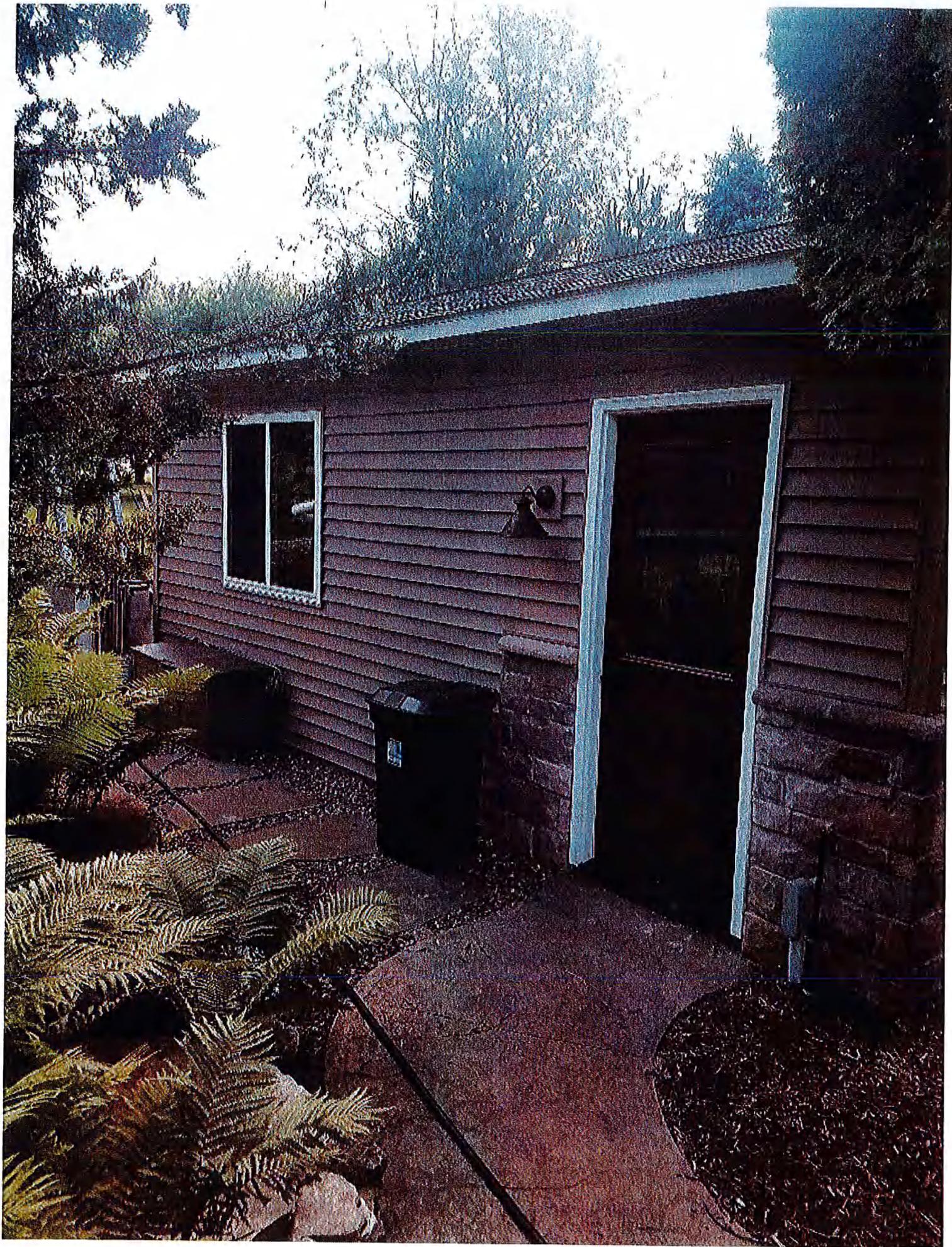
- Backyard sitting area
- Near home / west side
- 10 x 12

SPANKY-D'S
BACKYARD BAR



- garage not east corner
- Believe to be built in 1990'S
- 12





4' Tall Safety Fence

Proposed pool 17x22' (Above Ground)

Extend deck to meet pool

Re Surface Existing decks

