



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: June 3, 2026
Re: ZBA26-10
4269 Taggett Lake Dr
11-09-153-020
Applicant: Scott Green
Owner: Scott Green

The subject parcel is zoned RPUD –Residential Planned Unit Developments. The total parcel size is approximately .877 acres.

The required setbacks for this parcel are as follows:
Front yard (from road right-of-way NOT edge of road): 40 ft
Rear yard: 40 ft
Side yards: 15 ft / 15 ft
From septic tank and field: 10 ft
From well: 3 ft
From overhead utilities: 15 ft

This variance request is for a 10-foot variance from the required 15-foot north side yard setback to 5-feet provided for the construction of a shed. This request is for a variance from Section 7.02.C.5 of the Zoning Ordinance.

For the variance request, the applicant has provided a scaled site plan, floor plans, and elevations. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Zoning Ordinance Sec. 7.02.



ZONING BOARD OF APPEALS

APPLICATION FOR APPEAL

Hearing Date: 6/3/26

Case Number: 2BA26-10

Fee: \$325

Date Applied: 4/15/26

205 N. JOHN ST, HIGHLAND MI 48357
(248) 887-3791 ext. 2

APPLICANT NAME: Scott Green

PROPERTY OWNER NAME (if different): _____

TYPE OF APPEAL

DIMENSIONAL VARIANCE? Y N ADMINISTRATIVE REVIEW? Y N Z.O. INTERPRETATION? Y N

ORDINANCE SECTION(S) BEING APPEALED: _____

PROPERTY ADDRESS: 4269 Taggett Lake Drive ZIP: 48357

ZONING DISTRICT: RPUD PARCEL ID NUMBER: 11 - 09 - 153 - 020

DIMENSIONAL VARIANCE(S) BEING REQUESTED: north lot line 10 feet variance for 12 x 16 storage structure
Building would be 5 feet form lot line

10ft variance From 15feet to 5feet

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

1. What is your practical difficulty? Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation, or other similar characteristics?

Non-conforming lot for zoning

Non- conforming lot for R 1.5 zoning Actual property size is less than one acre.

Septic field encroachment

Established tree

2. Can the project be redesigned to meet zoning requirements without the need for a variance? Yes No

3. Is the reason for a variance request of a personal nature? (for example: financial impact, convenience, physical and/or mental characteristics of the household members, etc.) Yes No

4. Has the difficulty been self-created by the current owner? Yes No

5. Will the proposal be harmful to the health, safety, and welfare of the area/neighborhood? Yes No

6. Will the proposal alter the essential character of the area/neighborhood? Yes No

7. Will the proposed variance be the minimum necessary? Yes No

Sec. 7.02. Residential Open Space Planned Unit Developments (RPUD).

- A. *Intent.* The Residential Open Space Planned Unit Development (RPUD) option is intended to provide an alternative to traditional residential subdivision design in a manner that encourages the preservation of rural character, large areas of open space and greenways, protects valuable natural resources, enhances ecological functions, and requires excellence in site design. These regulations are not intended as a device for subverting the zoning regulations and standards of the Township, nor the planning concepts upon which the ordinance is based. Specifically, the RPUD option is intended to achieve the following purposes:
1. Permit flexibility in design and use that will result in a higher quality of development and a better overall project than would be accomplished under conventional zoning, and which can be accommodated without sacrificing established community values.
 2. Foster responsible stewardship of the natural environment resulting in the long term protection and preservation of natural resources and natural features.
 3. Encourage retention of the rural atmosphere including the preservation of historic and cultural resources.
 4. Incorporate design elements that unify the site through public amenities, landscaping, lighting, coordinated signage, and pedestrian walks and pathways.
 5. Encourage the use of naturalized landscape design and architectural design that is compatible with the rural surrounding.
- B. *Eligibility.*
1. RPUD designation of a parcel(s) is an amendment of the official zoning map, subject to the review procedures and standards outlined in Article 19, Changes and Amendments, as well as those of this section. To be eligible for RPUD approval, the applicant must demonstrate that the following criteria will be met:
 - a. The intent of Section 7.02.A, Intent.
 - b. One (1) or more of the following benefits will be provided:
 - i. A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations; or
 - ii. Long-term protection and preservation of natural resources and natural features of a significant quantity and/or quality, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the planned unit development regulations.
 - c. The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, roads, and utilities.
 - d. The proposed development shall be consistent with the public health, safety, and welfare of the Township.
 - e. The proposed development shall minimize any negative environmental impact on the subject site or surrounding land.
 - f. The proposed development shall minimize any negative economic impact upon surrounding properties.
 - g. The proposed development shall be consistent with the Highland Township Master Plan.

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- h. All property within the RPUD shall be under the ownership or control of a single entity with responsibility and authority for completing the project in conformity with the approved plan. This provision shall not prohibit a transfer of property ownership or control provided that the Township is notified and that any successors shall be bound by conditions of approval.

C. *Design standards.*

1. *Permitted uses within an RPUD.* Any principal or accessory use allowed by right within the Residential districts as listed in Article 4, District Regulations, Section 4.05, Agricultural and Rural Residential District and Section 4.06, Residential Districts, may be permitted in an RPUD.
2. *Density.* An RPUD project shall not be developed more dense than one (1) dwelling unit per five (5) acres for parcels designated Agricultural and Rural Residential on the Master Plan or one dwelling unit per one and a half (1.5) acres for parcels designated Medium and Small Lot Residential or Open Space Residential in the Master Plan except as may be modified by bonus density granted by the Planning Commission under this Section. The Planning Commission will determine the maximum number of dwelling units for each RPUD based on a review of a sketch parallel plan submitted by the applicant during the preliminary site plan review as described in section 7.02.E.3, Procedures for Review and Approval.
3. *Density bonus for exemplary projects.* The Planning Commission and Township Board may allow a variable density credit pursuant to this section. In order to qualify for such increase in density, the applicant shall demonstrate to the satisfaction of the reviewing body that the proposed project exhibits design excellence and exceeds the minimum standards for RPUD eligibility. The bonus density may be awarded for incorporation of the following design elements or planning principles, up to a maximum of thirty (30) percent, in combination as follows:
 - a. Up to ten (10%) percent: For providing dedicated open space configured to preserve and to protect high quality natural features in a non-fragmented fashion and to provide connectivity both within and beyond the development boundaries. Open space shall not consist of long, narrow strips, unless used to conserve a linear natural feature. The density bonus shall be generally awarded on a scale ranging from three (3%) percent for developments dedicating thirty (30%) percent of the gross site area as open space, up to ten (10%) percent for sites dedicating seventy (70%) percent of the gross site area as open space. No bonus density shall be awarded under this provision for sites dedicating less than thirty (30%) percent open space, or for open space that does not satisfy the standards of Section 7.02.C.3, Density Bonus for Exemplary Projects. The reviewing body may adjust the scale (not to exceed ten (10%) percent) based on the percentage of units which have direct access to open space.
 - b. Up to five (5%) percent: For providing a landscaped perimeter screen in excess of one hundred (100) feet in depth.
 - c. Up to ten (10%) percent: For providing central water and sanitary sewer service.
 - d. Up to ten (10%) percent: For other design strategies which provide a clear benefit to the residents of the RPUD, the surrounding area and the Township as a whole. The percentage of bonus density shall be determined at the discretion of the Planning Commission based on the expected benefit to the community and the preservation of any unique or significant features of the proposed site.

When the end density calculation results in a whole number of units plus a fractional portion of a unit, the fractional portion shall be rounded up to an additional whole number for decimal equivalents equal to 0.50 or larger, and down to zero for decimal equivalents less than 0.50.

4. *Dimensional requirements.* Once the density has been established, the allowable number of dwelling units may be clustered with lot areas and widths reduced below the minimum requirement of the pre-

RPUD zoning district, provided that the open space within the development equals or exceeds the total area of lot area reduction.

5. *Setbacks within the RPUD project.* The setback requirements of the pre-RPUD zoning district shall be used as guidelines for the RPUD. To encourage flexibility and creativity consistent with the intent of the RPUD regulations, the Township may permit specific departures from the requirements of the Zoning Ordinance. A table shall be provided on the site plan that lists all deviations and regulatory modifications. Deviations shall only be approved through a finding by the Planning Commission that the deviation will result in a higher quality of development that would not be possible using conventional zoning standards. Only those deviations consistent with the intent of this Article shall be considered.
6. *Open space.*
 - a. When completed, the development shall have at least twenty percent (20%) of the gross site area in the development devoted to open space, which shall remain in its natural state and/or be restricted for use for active and/or passive outdoor recreational purposes harmonious with peaceful, single-family residential uses in and surrounding the development per the requirements of Section 7.04, Open Space Preservation Provisions.
 - b. Open space shall be provided along the exterior public roads with a depth of at least one hundred (100) feet, either landscaped or preserved in a natural wooded condition.
 - c. There shall be a perimeter setback and buffering, of up to one hundred (100) feet, taking into consideration the use or uses in and adjacent to the development. The setback distance shall be recommended by the Planning Commission, and need not be uniform at all points on the perimeter of the development.
 - d. The Planning Commission may recommend a reduction of the perimeter setback and buffering in cases where the density of the proposed use is compatible with adjacent uses and/or natural features such as woodlands and topographical features provide adequate buffering to protect adjacent uses.
 - e. If natural features, such as woodlands and topographical features, do not provide adequate buffering from adjacent property, the perimeter setback shall include noise reduction and visual screening mechanisms such as landscaping, berms and/or decorative walls.
 - f. The amount of open space, including the area and percentage of the site, shall be specified on the site plan.
 - g. In addition to preservation of the most important natural features, additional open space shall be located and designed to achieve the following: provide areas for active recreation; provide areas for informal recreation and pathways convenient to the majority of the residents within the development; connect into adjacent open space, parks, bike paths or pedestrian paths; provide natural greenbelts along roadways to preserve the rural character as viewed from the roads; and to preserve a buffer from adjacent land uses where appropriate.
- D. *Procedure for review and approval.* Prior to construction of an RPUD project, the applicant shall obtain the required reviews and approvals as described below:
 1. *Pre-application meeting.* Prior to the submission of an application for planned unit development approval, the applicant is required to meet with the Zoning Administrator to review required information and procedures as required in Section 5.03B, Pre-Application Meeting.
 2. *Application submittal.* The applicant shall apply for sketch plan review following the procedures and standards outlined in Section 5.03, Site Plan and Sketch Plan Review Procedures and Requirements. The following supplemental application materials are also required:

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- a. A parallel sketch plan that meets the requirements set forth in Article 5, Site Plan Review, Procedures and Standards. A parallel plan shall represent a design of the parcel showing the number of lots that could be developed on the site in accordance with the underlying zoning district.
 - b. A Natural Features Inventory and Stewardship Plan as required in Section 15.02, Natural Features and Inventory and Stewardship Plans.
 - c. An area analysis which shows the location of the project in relation to existing and proposed uses in the surrounding area.
 - d. A project narrative report shall also be submitted by the applicant providing a description of the project and proposed uses, the market concept and feasibility of the project, the manner in which the criteria set forth in Sections 7.02.B, Eligibility, have been met, and the known deviations from current Ordinance requirements and standards.
3. *Sketch plan review procedure.*
 - a. *Staff/consultant review.* The Zoning Administrator shall submit the application, sketch plan and supporting materials to the appropriate staff, consultants, committees or agencies for review and comment.
 - b. *Planning Commission action.* The parallel sketch plan and all supporting information shall be scheduled for a public hearing and review before the Planning Commission. Notice for the public hearing shall meet the requirements for a zoning amendment, as set forth in Section 3.10, Public Hearing Notice. The Planning Commission shall review the sketch plan and all supporting information and make a recommendation to the Township Board. The Planning Commission shall determine the appropriate number of units, and consider whether the project maintains compatibility with surrounding uses, meets the intent of Section 7.02.A, Intent, and satisfies the eligibility criteria of section 7.02.B, Eligibility.
 - c. *Township Board action.* Upon receiving the recommendation of the Planning Commission, the Township Board shall review the sketch plan and all supporting information and take one of the following actions:
 - i. *Approval.* Upon finding that the sketch plan meets the criteria set forth in Section 7.02.B, Eligibility, the Township Board shall grant preliminary approval. Upon approval, the applicant may proceed to preparation of the site plan, but shall not bind the Township Board to approval of the site plan.
 - ii. *Tabling.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.B, Eligibility, but could meet such criteria if revised, the Township Board may table action until a revised sketch plan is resubmitted. The Township Board may refer a tabled sketch plan back to the Planning Commission for additional review.
 - iii. *Denial.* Upon finding that the sketch plan does not meet the criteria set forth in Sections 7.02.A, Intent and 7.02.B, Eligibility, the Township Board shall deny preliminary approval.
 4. *Site plan review.* Within six (6) months following receipt of Township Board approval of the sketch plan, the applicant shall submit a site plan and supporting materials conforming to this Section. If a site plan is not submitted by the applicant for final approval within six (6) months following the date of the Township Board sketch plan approval, the sketch plan approval becomes null and void. An extension of the sketch plan approval beyond the specified period may be granted by the Township Board if such request is made to the Township prior to the six (6) month expiration period.
 - a. *Information required.* A site plan and application for approval of a RPUD shall contain the following information:

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- i. A site plan meeting all requirements of Article 5, Site Plan Review Procedures and Standards, Site Plan and Table 5.2, Sketch Plan Submittal Requirements.
 - ii. A separately delineated specification of all deviations from this ordinance which would otherwise be applicable to the development proposed in the absence of this planned unit development article.
 - iii. A specific schedule of the intended development including phasing or timing.
 - iv. A specific schedule of the general improvements to constitute a part of the development, including, without limitation, lighting, signage, the mechanisms designed to reduce noise, utilities, and visual screening features.
 - v. A specification of the exterior building materials for the structures proposed in the project.
 - vi. A draft of the proposed master Deed and Bylaws, if applicable.
 - vii. Signatures of all parties having an interest in the property.
- b. *Staff/consultant review.* The Township shall submit the site plan, and supportive materials to appropriate staff, consultants, committees or agencies for review and comment.
 - c. *Planning Commission review.* The site plan shall constitute an application to amend this Ordinance, and shall be noticed for public hearing as a zoning amendment before the Planning Commission. The Planning Commission shall, to the extent it deems appropriate, submit detailed recommendations relative to the RPUD project including, without limitation, recommendations with respect to matters on which the Township Board must exercise discretion.
 - d. *Township Board review.* After receipt of the Planning Commission's recommendation, the application shall be noticed for public hearing as a zoning amendment before the Township Board. The Township Board shall review and deliberate upon the requested RPUD rezoning and terms of the proposed development agreement. The Township Board may approve, deny or approve with a list of conditions made part of the approval. The Township Board may require a resubmittal of the application reflecting the conditions for approval by the Planning Commission, Planning Director or Township consultants if appropriate.
- E. *Effect of approval.* When approved, the RPUD amendment, with all conditions imposed, if any, shall constitute the land use authorization for the property, and all improvements and uses shall be in conformity with such amendment. Notice of adoption of the final RPUD plan and development agreement shall be recorded at the Oakland County Register of Deeds. The official zoning map of Highland Township shall be revised to reflect the approval.
- F. *Resolution of ambiguities and ordinance deviations.* The Township Board, based upon the recommendation of the Planning Commission, shall resolve all ambiguities as to applicable regulations using the Zoning Ordinance, the Highland Township Master Plan, and other Township standards or policies as a guide.

Notwithstanding the immediately preceding standards, deviations with respect to such regulation may be granted as part of the overall approval of the RPUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the Township Board upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Article.

G. *Conditions.*

1. Reasonable conditions may be required with the approval of an RPUD, to the extent authorized by law, for the purpose of ensuring that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, protecting the natural environment and conserving natural features, ensuring compatibility

with adjacent uses of land, and promoting the use of land in a socially and economically desirable manner.

2. Conditions imposed shall be designed to protect natural resources and the public health, safety, and welfare of individuals in the project and those immediately adjacent, and the community as a whole; reasonably related to the purposes affected by the planned unit development; and, necessary to meet the intent and purpose of this Ordinance, and be related to the objective of ensuring compliance with the standards of this Ordinance. All conditions imposed shall be made a part of the record of the approved planned unit development.

H. *Phasing and commencement of construction.*

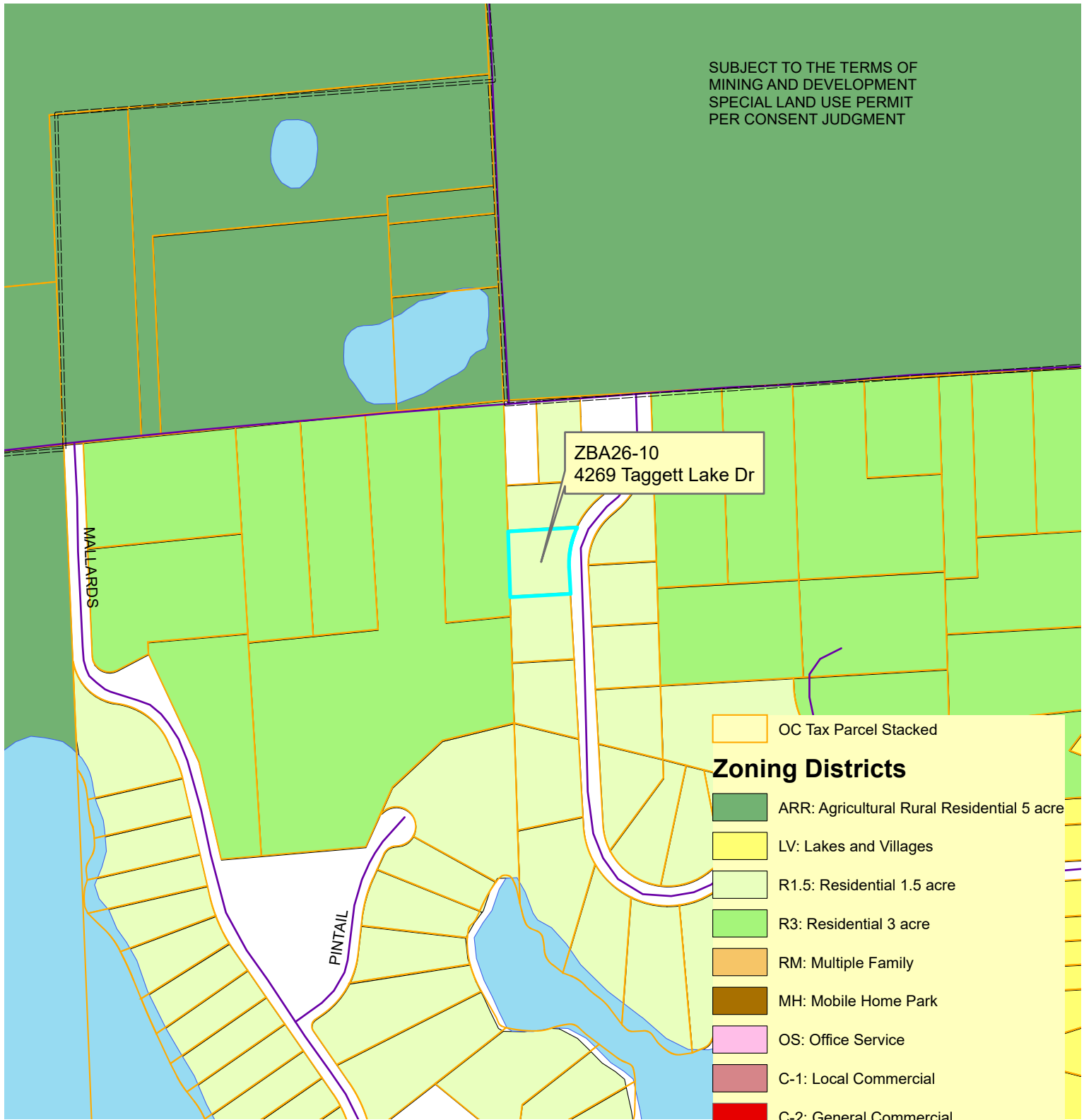
1. *Phasing.* Where a project is proposed for construction in phases, the planning and design shall be such that, upon completion, each phase shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to ensure protection of natural resources and the health, safety, and welfare of the users of the planned unit development and the residents of the surrounding area.
2. *Construction progress.* Substantial construction shall be completed within two (2) years following final approval of a residential open space planned unit development per Section 3.10, Expiration of Land Use Approvals, and shall proceed towards completion in accordance with an approved development agreement per Section 3.12, Development Agreements.

I. *Amendment and revision.* A developer may request a change in an approved sketch plan, or an approved site plan. A change in an approved sketch plan or change in an approved site plan which results in a major change, as defined in this section, shall require an amendment to the sketch plan and site plan. All amendments shall follow the procedures and conditions herein required for original submittal and review. A change which results in a minor change as defined in this section shall require a revision to the approved site plan and approval by the Township Board following review by the Planning Commission.

1. The following changes shall be considered major:
 - a. Change in the concept of the development.
 - b. Change in use or character of the development.
 - c. Change in the type of dwelling unit.
 - d. Change in the number of dwelling units (density).
 - e. Reserved.
 - f. Change in lot coverage or floor area ratio of the entire PUD.
 - g. Change in the character or function of any street.
 - h. Change in land area set aside for common space or the relocation of such areas.
 - i. Change in building height.
2. The following changes shall be considered minor:
 - a. Change in residential floor space.
 - b. Minor variations in layout which do not constitute major changes.
3. The Planning Commission shall have the authority to determine whether a requested change is major or minor, in accordance with this Section. The burden shall be on the applicant to show good cause as to any requested change.

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP

SUBJECT TO THE TERMS OF
MINING AND DEVELOPMENT
SPECIAL LAND USE PERMIT
PER CONSENT JUDGMENT



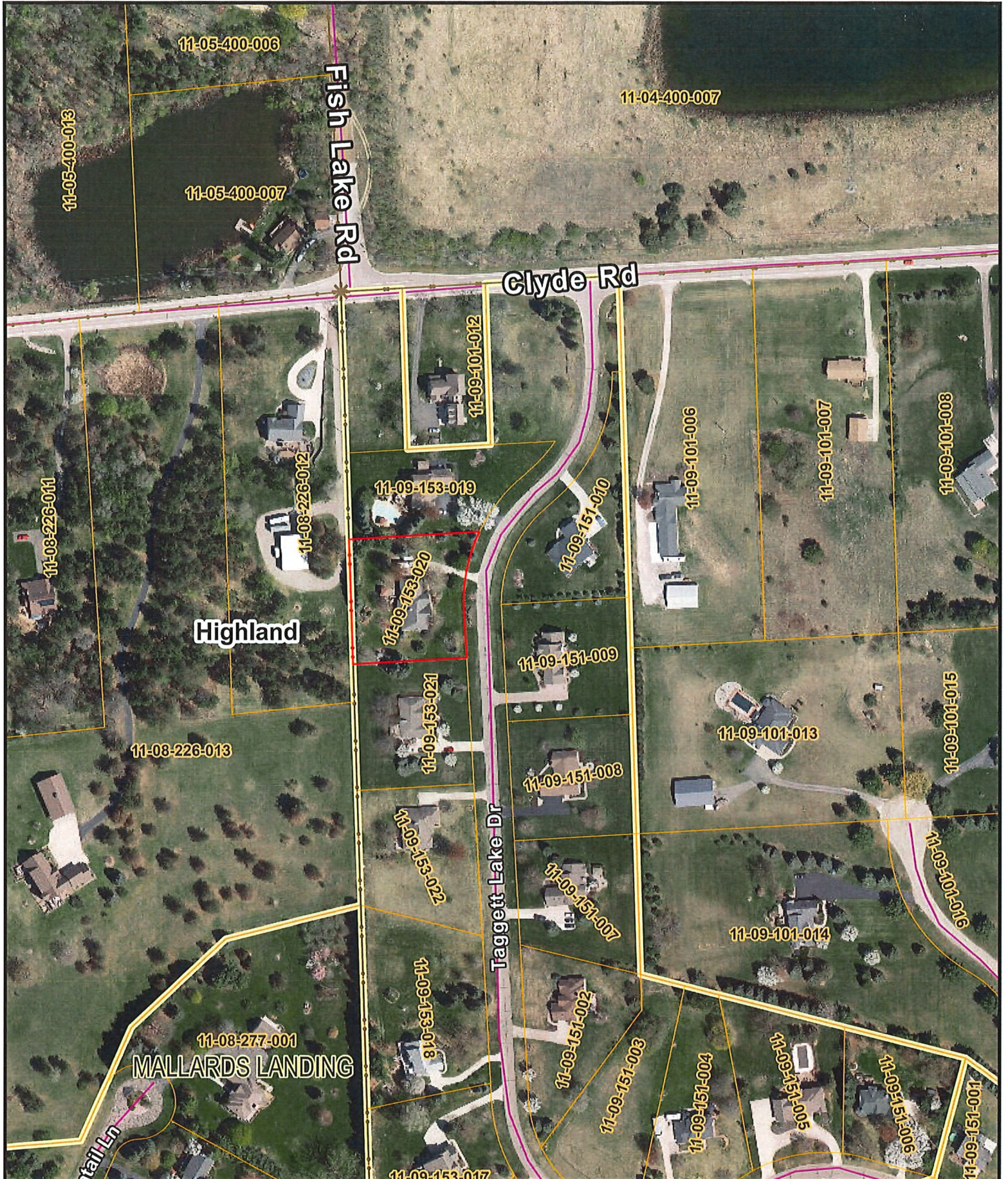
ZBA26-10
4269 Taggett Lake Dr

- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing



ENACTED: November 18, 2010

4269 Taggett Lake Dr



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

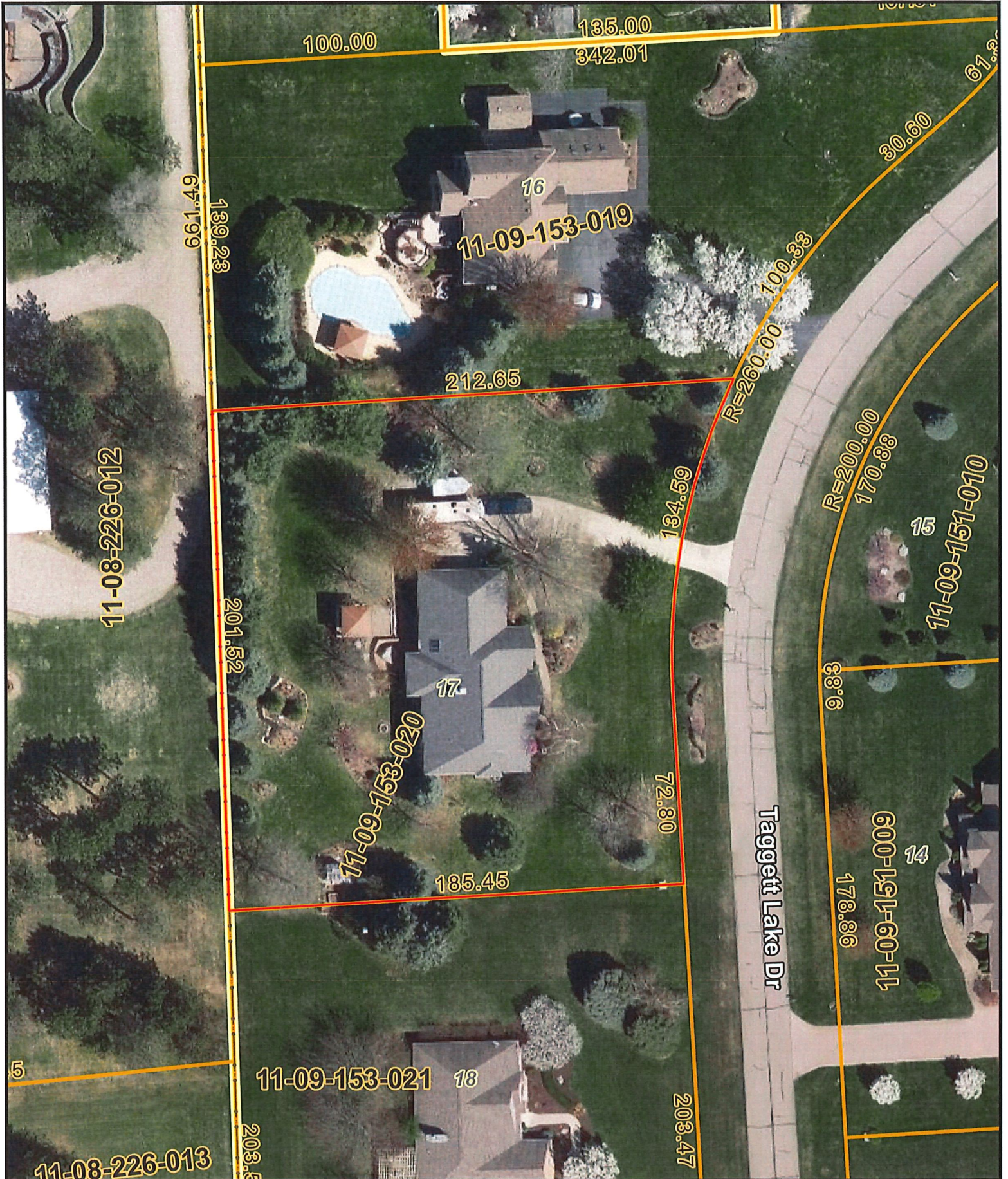
Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 4/16/2026

 NORTH
 1 inch = 200 feet

4269 Taggett Lake Dr



- 2 Foot Contours
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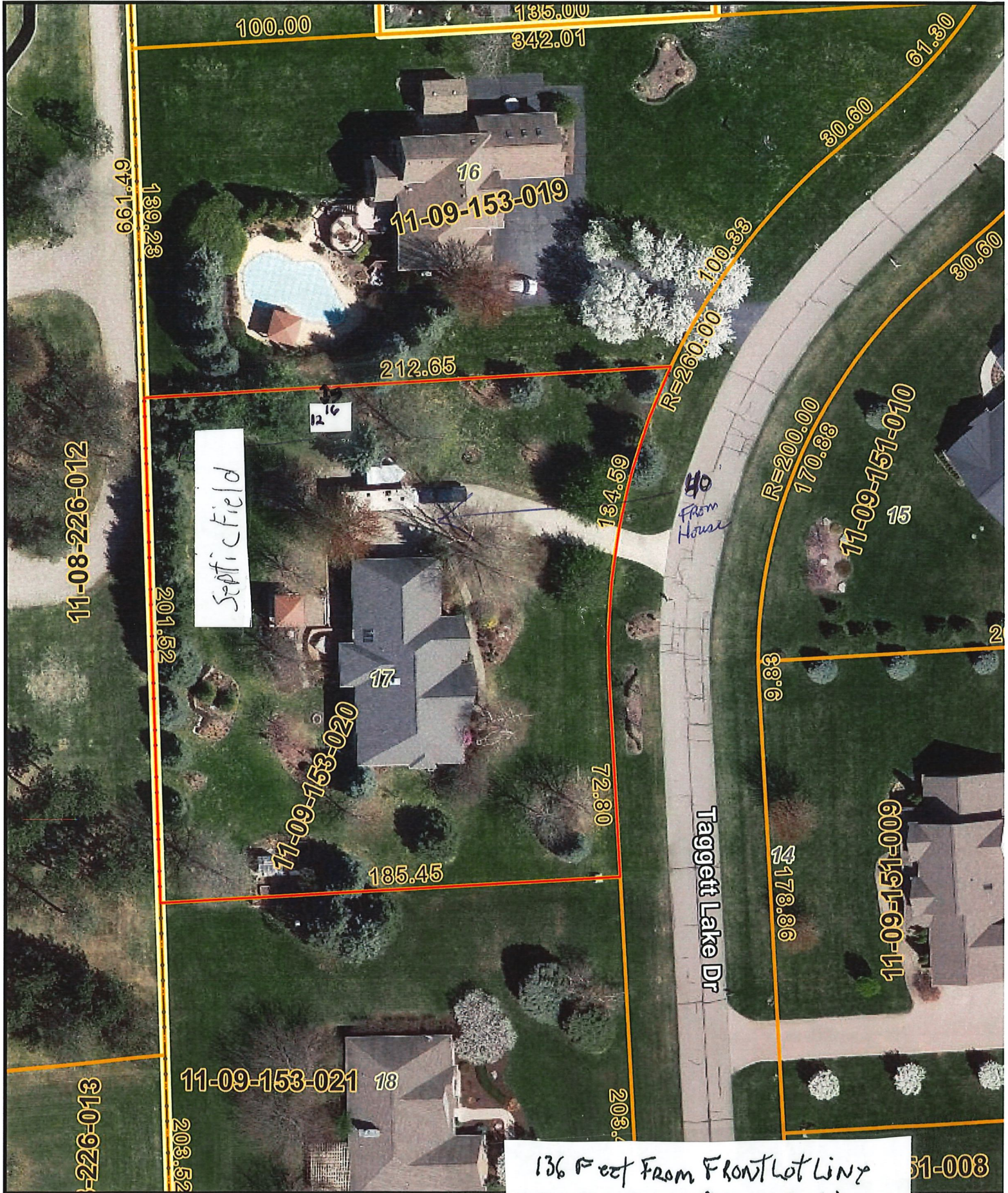
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OAKLAND COUNTY MICHIGAN
 Economic Development & Community Affairs
David Coulter
 Oakland County Executive

Date Created: 4/16/2026

 NORTH
 1 inch = 50 feet

← 70 → 4269 Taggett lake



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
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136 Feet From Front Lot Line
 60 Feet From Rear Lot Line
 5 Feet From Side Lot Line
 David Coulter
 Oakland County Executive

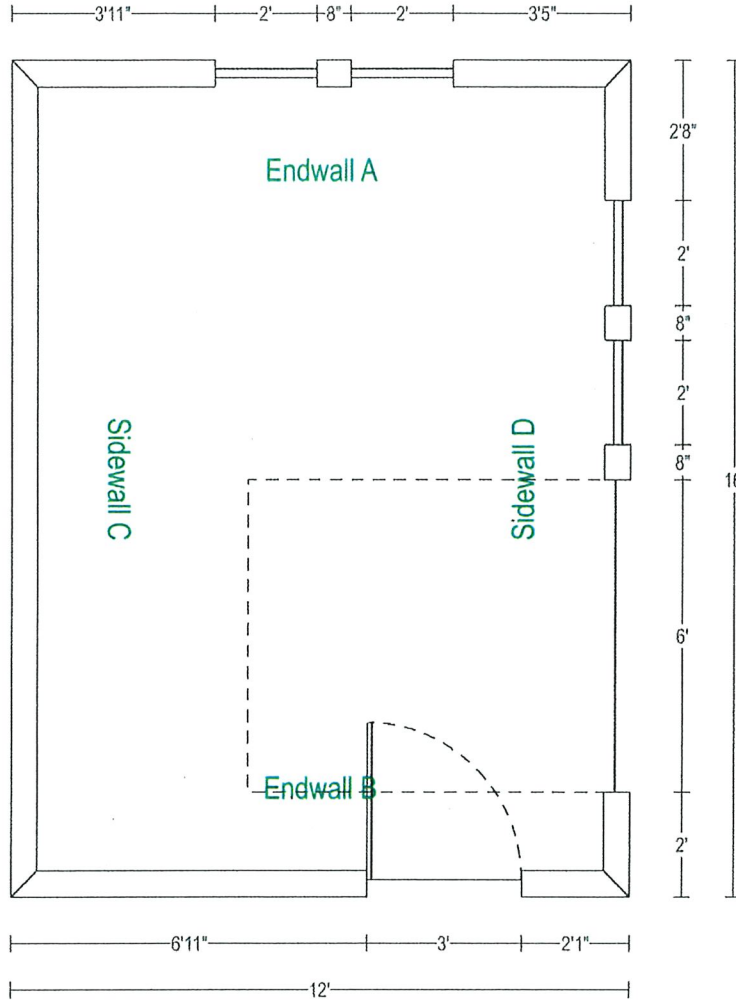
Created: 3/27/2026

 NORTH
 1 inch = 50 feet

Date: 3/14/2026 - 5:28 PM
Design ID: 324153586874
Estimate ID: 19085
Estimated Price: \$6,902.79

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

Shed Image



Date: 3/14/2026 - 5:28 PM

Design ID: 324153586874

Estimate ID: 19085

Estimated Price: \$6,902.79

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™ SHED

Materials

Building Type

Building Location Zip Code: 48357

Building Type: Gable

Building Info

Building Width: 12'

Building Length: 16'

Building Height: 8'

Wall Framing Stud: 2 x 4

Roof Framing: Rafter Construction (16" on center spacing)

Roof Pitch: 6/12 Pitch

Eave Overhang: 12"

Gable Overhang: 12"

Floor Materials: Wood

Floor Joist: AC2 treated 2x4

Floor Sheathing: 3/4 AC2® Pressure Treated AG CCX Plywood

Shed Building Plan: No I do not need a Shed Building Plan

Wall Info

Siding Material Types: LP Engineered Wood

LP Engineered Wood Siding: Sherwin-Williams Prefinished 3/8 x 6 x 16' Textured Lap Siding(15 Yr Paint Warranty), Color: Arbor Mist

Engineered Wood Corner Trim Color: Smoky Sable

Accent Material Type: None

Wainscot Material Type: None

Wall Sheathing: 7/16 x 4 x 8 OSB(Oriented Strand Board)

House Wrap: None

Gable Vents: Novik® 12" x 18" Rectangular Gable Vent, Color: White, QTY: 2

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

Roofing Material Type: Architectural Shingle

For other design systems search "Design & Buy" on Menards.com

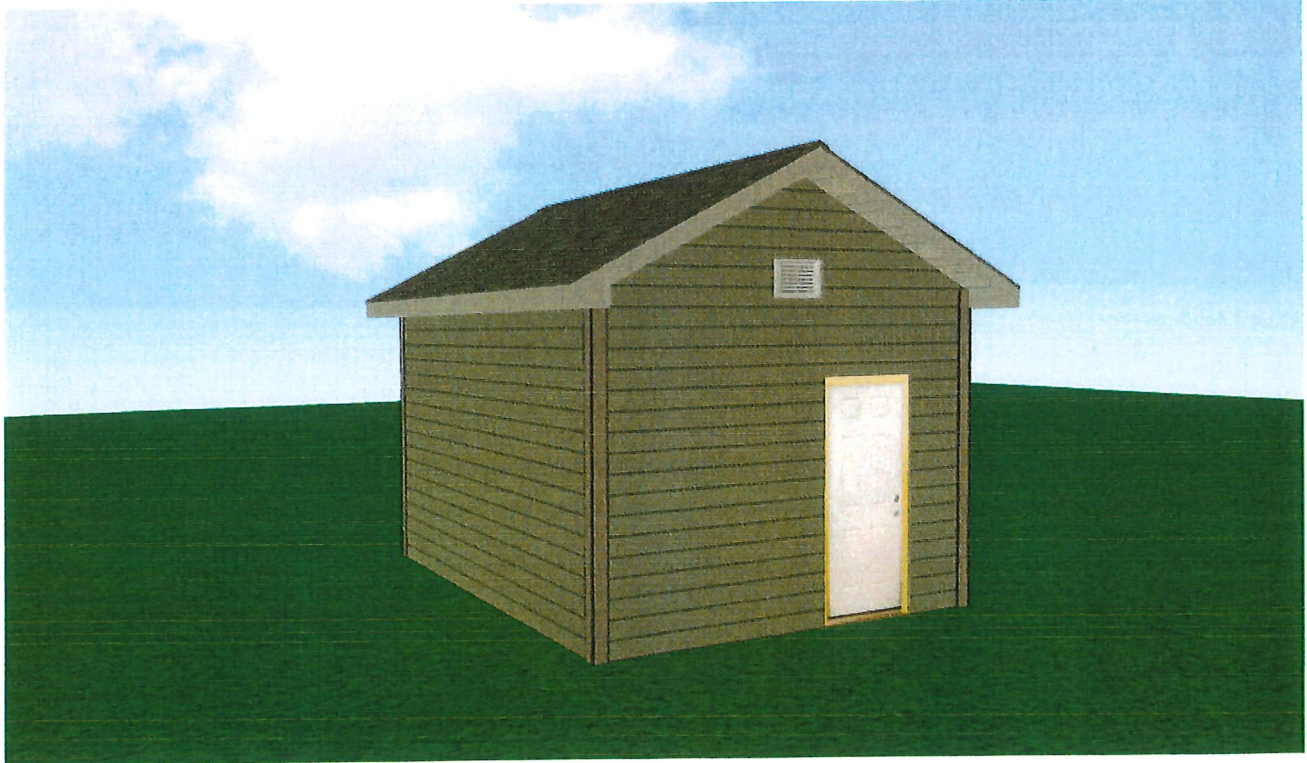
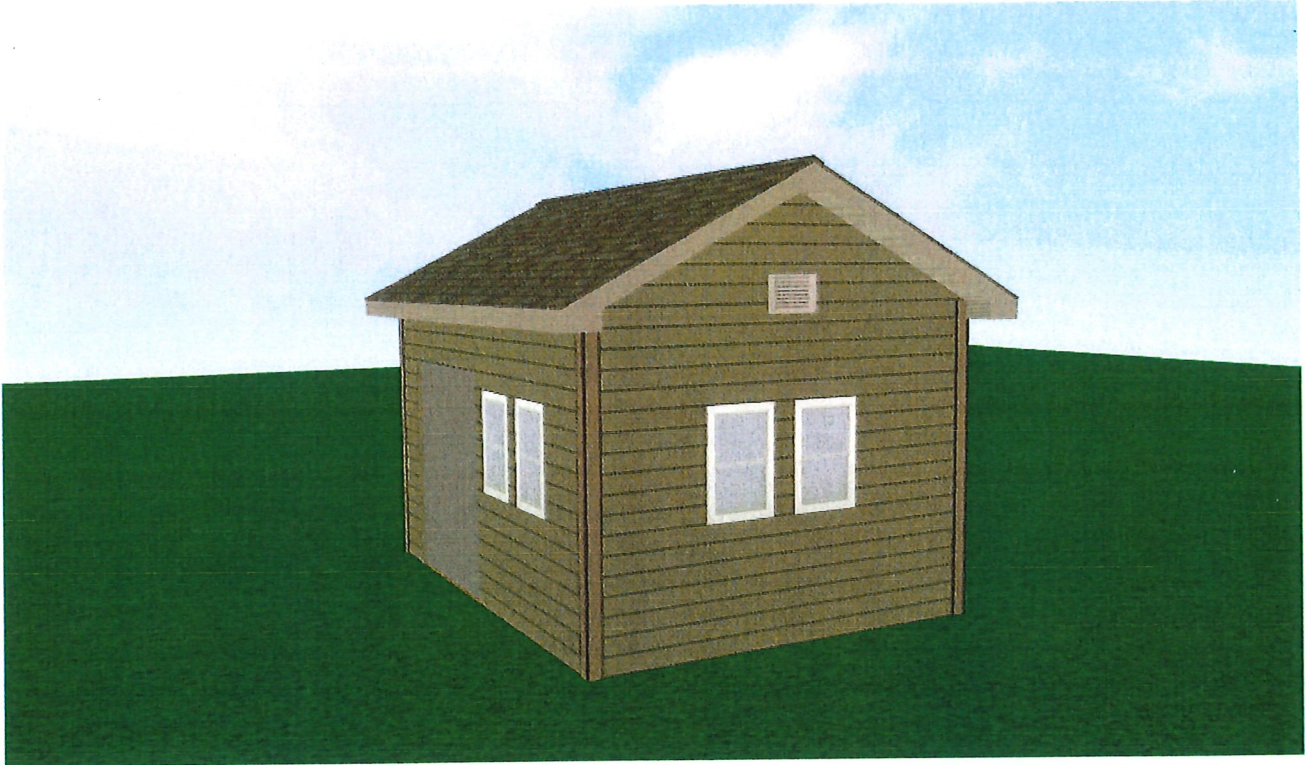
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SHED



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MENARDS
Design & Buy™
SHED

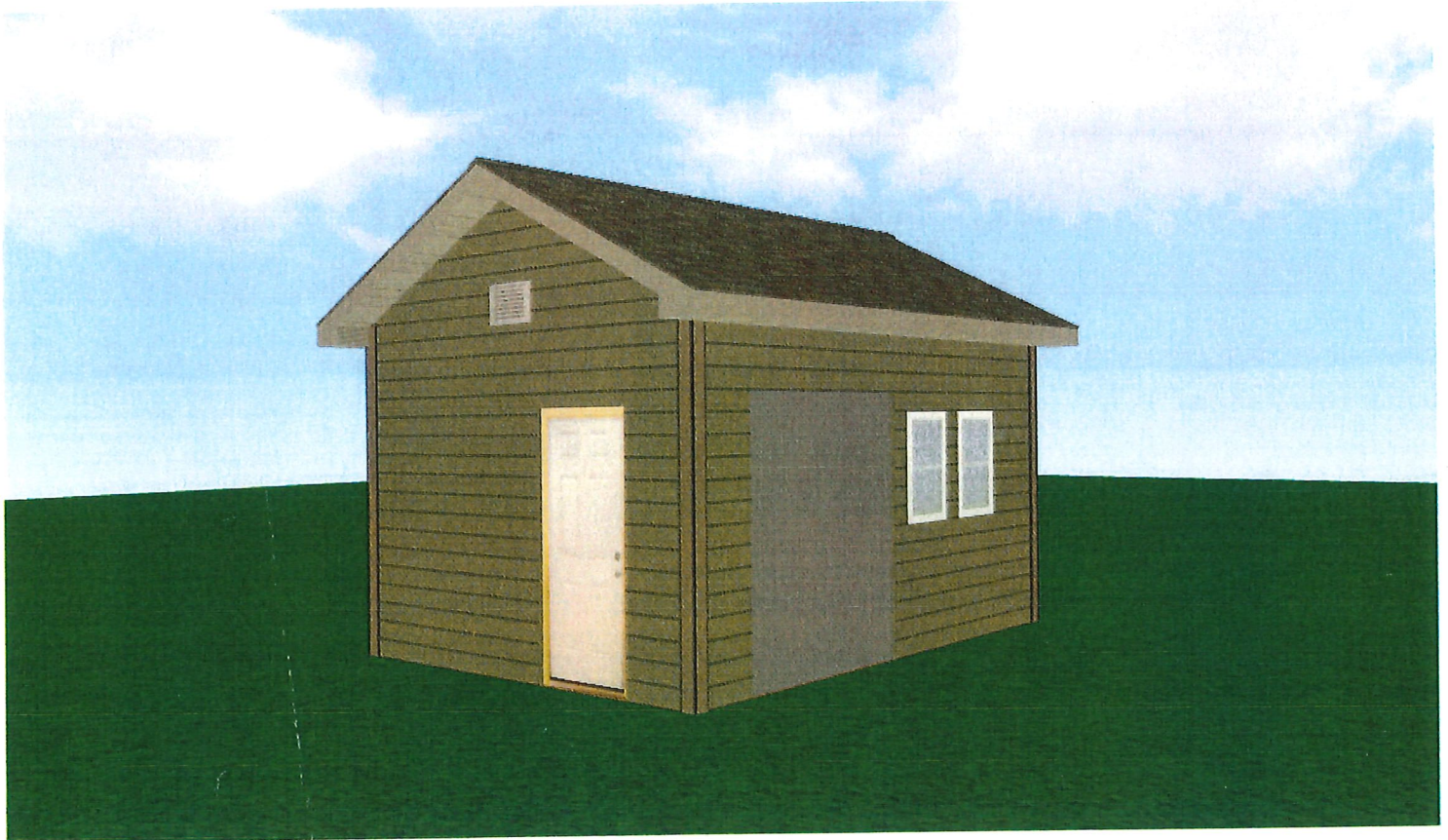
How to recall and purchase your design at home:



- OR**
1. On Menards.com, enter "Design & Buy" in the search bar
 2. Select the Shed Designer
 3. Recall your design by entering Design ID: 324153586874
 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 324153586874 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE CUSTOMER WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the customer and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE CUSTOMER. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

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Dimensions

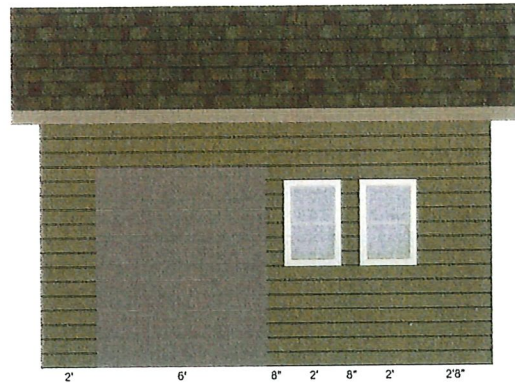
Wall Configurations

*Some items like wainscot, gutter, gable accents, are not displayed if selected.



ENDWALL B

Mastercraft® 36W x 80H Primed Steel 6-Panel



SIDEWALL D

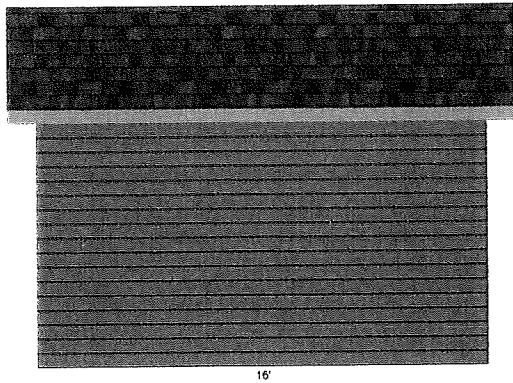
6' x 7' framed opening
24"W x 36"H Performax™ Double Hung Window with Nailing Flange,
Brickmould and Grilles
24"W x 36"H Performax™ Double Hung Window with Nailing Flange,
Brickmould and Grilles

Date: 3/14/2026 - 5:28 PM
Design ID: 324153586874
Estimate ID: 19085
Estimated Price: \$6,902.79

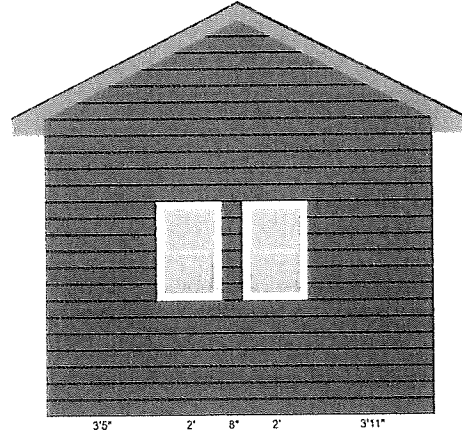
**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS

Design & Buy™ SHED



SIDEWALL C









ENDWALL A

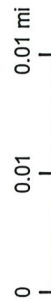
24"W x 36"H Performax™ Double Hung Window with Nailing Flange,
Brickmould and Grilles
24"W x 36"H Performax™ Double Hung Window with Nailing Flange,
Brickmould and Grilles

Site Sketch PIN 11-09-153-020



Legend

-  GPS Well
-  GPS Soil Borings
- Septic Tank - Site**
-  Existing
- Septic Area - Site**
-  Initial Area
-  Dimension Line - Site
-  OC Tax Parcel





C O U N T Y M I C H I G A N
D E P A R T M E N T O F H U M A N S E R V I C E S

L. BROOKS PATTERSON, OAKLAND COUNTY EXECUTIVE

HEALTH DIVISION
George J. Miller, M.A., Manager

November 25, 2003

Highland Township Building Department
Attn: Building Official
205 North John Street
Highland MI 48357

Reg: 4269 Tagget Lake Road, Highland, MI
Septic System

Dear Building Official:

This letter shall serve as notification that the septic system at the above stated address has been inspected and approved by this office.

If there are any questions or problems, please contact me at (248) 926-3334.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION
Department of Human Services

Sean Nalepka, R.S.
Senior Public Health Sanitarian
Environmental Health Services

SN/ah

FINAL INSPECTION

INDICATE WHEN APPLICABLE THE FOLLOWING

- (a) Received engineer's signed affidavit regarding inspection and approval
 (b) Surveyor's level used to check inches of fall in tile lines (List fall on sketch or plan)

A) SEPTIC TANK

- (1) Septic tank size 1000 gals. (2) Outlet "T" or "L": checked (3) Tank level
 (4) Tank/cover free of cracks (5) Outlet sealed 365° (6) Isolation distances:
 (a) Well no well @ time of insp. (b) Foundation U. Remarks: _____

B) TILE FIELD

- (1) Header level (2) Header installed on compact sand (3) Number of drain lines 3
 (4) Drain line length 80 ft. (5) Footer 20 ft. (6) Total lineal 260 ft.
 (7) Trench width 36" in. (8) 2" stone over and 6" under tile (9) Stone clean
 (10) Stone installed at least 4 ft. above water table (11) Grade of tile lines not greater than 3"/100 ft. _____
 (12) Cutdowns to required depth Remarks: _____

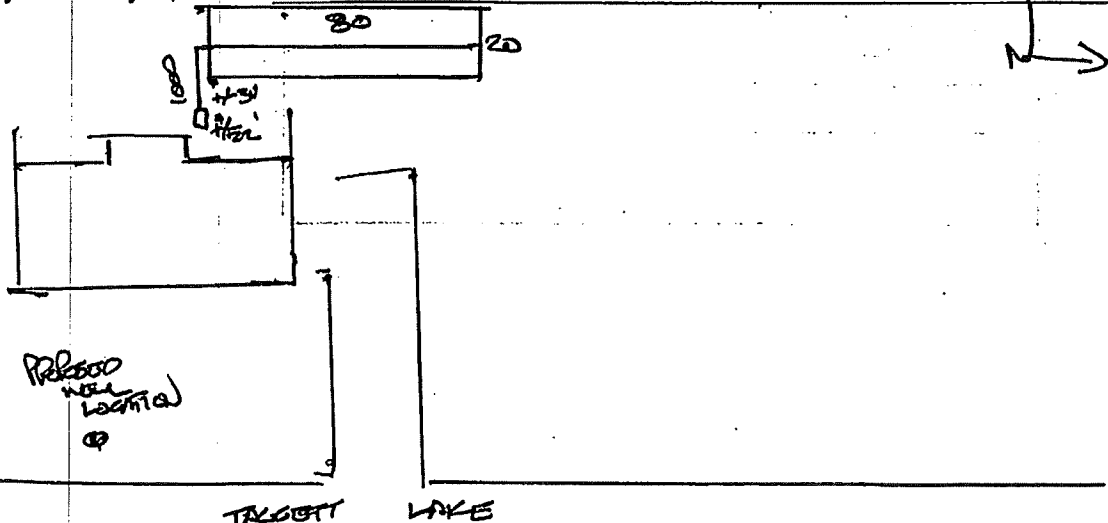
C) DRAINAGE BED

- (1) Dimensions _____ ft. X _____ ft. (2) Total _____ sq. ft. (3) Header level _____
 (4) tile lines 5' on center 2-3 ft. from edge of bed _____ (5) 2" stone over & 6" under tile _____
 (6) Stone clean _____ (7) Cutdown depth approved _____ (8) 2 ft. sand over shelf for cutdown
 installations _____ (9) Proper sand fill _____ (10) Stone installed 4 ft. above water
 table _____ Remarks: _____

D) DRYWELLS

- (1) To calculate the effective absorption area of one rectangular dry well, measure the two sides and the two ends of the excavated area and multiply the sum of these four sides by the water depth of the well + 6 inches.
 Side _____ ft., end _____ ft., depth _____ ft. Absorption area _____ sq.ft.
 No. of wells _____ Total absorption area _____ sq.ft. (2) 6" stone under _____
 (3) Drainage slots open _____ (4) Stone 4 ft. above water table _____
 Remarks: _____

Sketch plan of installation showing house, street, North, water well by X, any lake, stream and A, B, C, D above.
 Indicate isolation distances where applicable. Well installed: Yes or No _____
 Follow-up required yes/no. If yes, reason: _____



Approved Disapproved _____
 Installer JANETTE

Permit # 9775 Date: 10/22/03
 Environmentalist [Signature]

OAKLAND COUNTY HEALTH DIVISION
FINAL INSPECTION FOR WELL

CVT: 128 SIDWELL 11-09-153-020 LOT# 17
SUBDIVISION: Shoreline Estates
ADDRESS: 4269 TACKETT LAKE
WELL DRILLER Pritchard REG# _____

Well permit # 11836
Sewage permit # 9775

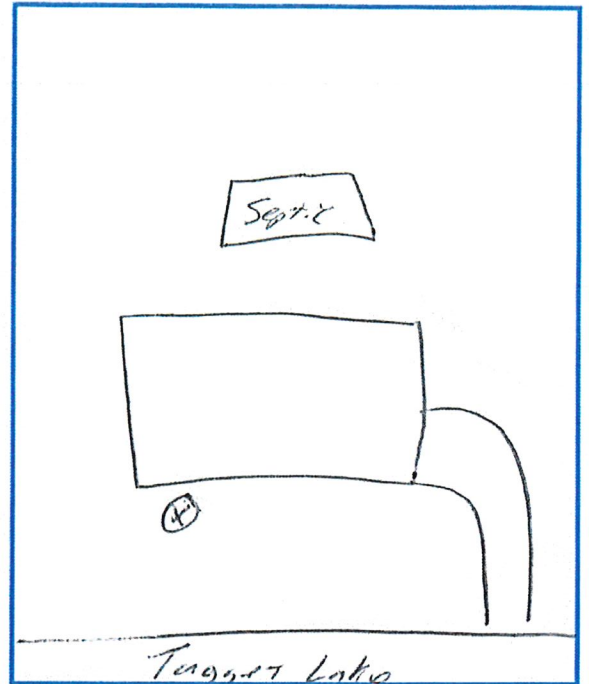
Well Isolation:

From ~~septic/sewer~~ 750 ft
From known fuel storage tanks _____ ft.
From unused or non-drinking water wells _____ ft.
Other _____

Well construction:

Observed during construction Surveyed after installation
Well Depth 108 Min. well depth met: Yes No
Well location in relation to buildings/ building overhang $\geq 3'$ Yes No
Casing terminates twelve inches above grade: Yes No _____ in.
Well cap approved Yes No Screened vent Yes No NA
Flowing well properly constructed Yes No NA
Well material: steel _____ plastic _____ casing size 5 in.
Open annular space or caving around the casing Yes No

SKETCH



Grout Inspection: Date 11-25-02 Approved: Yes No N/A
Grout material: neat cement bentonite
Checked to depth 11 ft.
Observed during grouting Probed after installation
Signature of grout inspector [Signature]

Electrical conduit approved: Yes No

Type of pump: submersible other _____

Water piping material approved: Yes No Unknown

Protected suction line Yes No N/A

Storage tank approved: Yes No

Location: approved basement crawl other

Sample tap approved: Yes No

Water test results: date 11-25-02
sample site unknown
collected by Aquatics
✓ approval * Unsatisfactory
bacteriologic nitrate chloride
nitrite fluoride sulfate
arsenic other
approved non-approved

Comments: _____

Special Conditions/Deviations met: Yes No N/A

Approved Disapproved

Environmentalist [Signature]

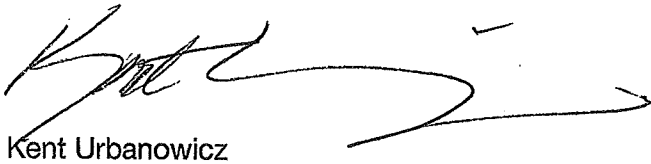
Date 11-25-02

4-30-26

To Whom it may concern,

My name is Kent Urbanowicz and I live at 4307 Taggett Lake Dr. Highland MI 48357. My lot is adjacent to Mr. Scott Green's lot 4269 Taggett Lake Dr. Highland MI. 48357. Mr. Green is currently building a shed. This is just a note to indicate that My wife and I do not have any issue with the location he has chosen to build on.

Sincerely

A handwritten signature in black ink, appearing to read 'Kent Urbanowicz', with a long horizontal flourish extending to the right.

Kent Urbanowicz



Charter Township of Highland (H) 11-09-153-020 Active

Print Layout: 2 per page

Print Date: Date:

4269 Taggett Lake Dr
Highland MI 48357-2249

View: Front

Structure: Primary

Photo Date: 04/08/2013



4269 TAGGETT LAKE DR HIGHLAND MI 48357-2249



3 beds / 2 full baths / 1 half baths / 2461 sq ft

Residential Property Profile

11-09-153-020

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : SCOTT M GREEN & CHANTELLE M GREEN
Postal Address : 4269 TAGGETT LAKE DR HIGHLAND MI 48357-2249

Location Information

Site Address : 4269 TAGGETT LAKE DR HIGHLAND MI 48357-2249
PIN : 11-09-153-020 Neighborhood Code : K-9
Municipality : Charter Township of Highland
School District : 63220 HURON VALLEY SCHOOLS
Class Code : 407 Residential Condominiums

Property Description

T3N, R7E, SEC 9 OAKLAND COUNTY CONDOMINIUM PLAN NO 1149 SHORELINE ESTATES UNIT 17 L 19232
P 356 7-10-00 FR 101-011

Split/Combination Information

Added Status : Added Parcel
Added Date : 09/19/2000 Added From : FR 101-011

Most Recent Sale Since 1994

Date : 09/02/2011
Amount : \$0 Liber : 43369:273
Grantee : GREEN, SCOTT
Grantor : FIFTH THIRD MTG MI GREEN, CHANTELLE

4269 TAGGETT LAKE DR HIGHLAND MI 48357-2249



3 beds / 2 full baths / 1 half baths / 2461 sq ft

Residential Property Profile

11-09-153-020

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Tax Information

Taxable Value	: \$155,531	State Equalized Value	: \$255,850
Current Assessed Value	: \$255,850	Capped Value	: \$155,531
Effective Date For Taxes	: 12/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$3,301.86	Summer	: \$3,394.99
Winter	: \$1,704.07	Winter	: \$1,740.84
Village	:	Village	:

Lot Information

Description	: ROLLING	Area	: 0.877 ACRES
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Primary Structure

Structure	: Ranch	Living Area	: 2461 SQ FT
Ground Floor	: 2441 SQ FT	Year Built	: 2003
Effective Year	: 2004	Remodel Year	: 0
Stories	: 1 Story	Rooms	: 8
Bedrooms	: 3	Full Baths	: 2
Half Baths	: 1	Fireplaces	: 1
Ext Walls	: Brick	Basement	: YES - FULL
Garage	: ATTACHED - 3 car (776 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: UNFINISHED	Area	: 0 SQ FT
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Porch Information

Type	Area
CCP (1 Story)	32 SQ FT

HIGHLAND TOWNSHIP

ORDINANCE COMPLAINT

CASE # **EE26-0057**

04/14/26

Type **BUILDING/NO PERMIT**

OFFICER STEVEN TINO/BLDG INSP

Status

Complaint Address: **4269 TAGGETT LAKE DR**

H -11-09-153-020

Owner of Record:
GREEN, SCOTT M

Complainant:

4269 TAGGETT LAKE DR
HIGHLAND MI 48357-2249

COMPLAINT

BUILDING/NO PERMIT

Drove past, putting shed up.

Told HO to stop work, will not meet setback and they need a permit.

HO came in, talked to KL, is applying for a variance.

BUILDING/NO PERMIT enforcement | EE26-0057**Property Information**

H -11-09-153-020	4269 TAGGETT LAKE DR	Subdivision:	Shoreline Estate	
	HIGHLAND MI, 48357-2249	Lot:	17	Block:

Name Information

Owner:	GREEN, SCOTT M	Phone:	
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	04/14/2026	Date Closed:		Status:	
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Complaint:

Drove past, putting shed up.

Told HO to stop work, will not meet setback and they need a permit.

HO came in, talked to KL, is applying for a variance.

Last Action Date: Last Inspection: 04/14/2026

Last Action:

re-inspection Inspection | Steven Tino/Bldg Insp

Status:	Scheduled	Result:	
Scheduled:	04/23/2026	Completed:	

Comments:

Scheduling Comment What is going on?

ini Inspection | Steven Tino/Bldg Insp

Status:	Completed	Result:	Violation(s)
Scheduled:	03/30/2026	Completed:	04/14/2026