

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, March 1, 2016**

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Meeting was called to order at 5:30 p.m. by Mr. Olson.

**1. Roll Call.**

Present: Mr. Olson, Mr. Matola, Mr. Janusz, Mr. Liechty, Mr. Schoenecker, and Mr. Domaszek (arrived at 5:35).

Absent: Mr. Wollersheim, Ms. Steindorf, and Mr. Riebesehl (all excused)

Also Present: Mr. Griffiths, Ms. Nelson, and Applicants

**2. Review and act on meeting minutes dated January 19, 2016.**

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the meeting minutes as submitted. Motion carried 5-0.

**3. Review and act on a request by Lisa Lehman at 1800 Village Green Court for an alteration.**

David Kaiser from Link Builds was present before the board.

Mr. Olson asked if the railing will be removed. Mr. Kaiser stated that yes, it would be removed. Mr. Olson asked if it was a safety issue and Mr. Kaiser stated the homeowner no longer wanted access, the door that was added leaks, and the homeowner wanted the wall back.

Mr. Liechty asked if the proposed window will match the existing windows. Mr. Kaiser said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as submitted.

Motion carried 5-0.

**4. Review and act on request by Joel and Sarah Nack at 14280 Woodlawn Circle for a landscape revision.**

Joel Nack and Jeff Wiberg of Flagstone Landscaping were present before the board.

Mr. Domaszek arrived at the meeting and recused himself at 5:35 pm.

Mr. Schoenecker asked if the pillars would match the existing stone. Mr. Wiberg said yes.

Mr. Liechty motioned and Mr. Janusz seconded to approve plans as submitted. Motion carried 5-0.

Mr. Domaszek rejoined the meeting at 5:36pm.

**5. Review and act on a request by Sara and Craig Schedler at 13015 Elmhurst Parkway for an addition (deck).**

Craig Schedler was present before the board.

Mr. Liechty asked if the deck was increasing in size to the South and East. Mr. Schedler stated that it was moving about 10 inches to the East.

Mr. Matola asked where the back corner would be located. Mr. Schedler stated that the back corner of the deck is moving slightly out towards the property line.

Mr. Liechty asked the homeowner to elaborate on the planned lighting. Mr. Schedler stated that there would not be any lighting on the posts and that they are proposing lights in the soffit and low voltage lights in the steps.

Mr. Liechty asked if the proposed deck will be extending past the arborvitae and if the arborvitae will be extended 6-8 feet. The homeowner said that the proposed deck will not occupy any more space than the current deck, except for the step and that they did plan to plant more arborvitae to screen the deck.

Mr. Liechty asked about the material for the new deck. Mr. Schedler stated that it will be a brown composite material and the pergola will be natural cedar.

Mr. Liechty asked if the lighting will be angled down. Mr. Schedler stated yes. Mr. Liechty stated that if lights were to be added to the pergola, he would be concerned about the angle. Mr. Matola stated that if lights were to be added in the future that they should aim down just to illuminate the deck and that the lights that will be installed with the project will illuminate the deck's stairs. Mr. Schedler agreed.

Mr. Matola motioned and Mr. Schoenecker seconded to approve plans with the condition that if lights are added in the future they must aim downwards.

Motion carried 6-0.

**6. Review and act on a request by Jeff Ausprung at 625 Vernon Place for an addition.**

Jeff Ausprung and Perry Szpek from JDJ were present before the board.

Mr. Liechty asked if the addition will have an overhang and Mr. Szpek stated that it will extend nine feet and will be flush with the garage. Mr. Liechty asked if the overhang will be to the West. Mr. Szpek stated the overhang would be at the rear of the house and there would be no overhang on the garage side.

Mr. Olson asked if the siding will be smaller than the existing siding on the home. Mr. Szpek stated that the homeowner redid the siding a few years ago so the new siding on the addition will match what was already installed.

Mr. Liechty asked if the trim color will match existing trim and if the window would be white. Mr. Szpek said yes.

Mr. Matola asked if roofing material would be readily available. Mr. Szpek said there will not be any issues.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as submitted.

Motion carried 6-0.

### **7. Review and act on a request by Ryan and Leanne Walz at 1075 Highland Drive for an alteration.**

Bob Riemer from Mukwonago Remodeling was present before the board.

Mr. Liechty asked if there is a projection on the back. Mr. Riemer stated yes and there will be a soffit underneath.

Mr. Liechty asked if they are matching all the existing colors and materials. Mr. Riemer said yes that was correct.

Mr. Olson asked if there would be a downspout off that section of the roof. Mr. Riemer said yes, there would be a downspout that was not shown on the drawing. Mr. Olson asked where it would drain. Mr. Riemer stated it would drain towards the side of windows and down the corner.

Mr. Matola asked about siding material. Mr. Riemer stated it would be lap siding. Mr. Matola asked if there will be corner boards. Mr. Riemer said yes. Mr. Matola asked if just the addition will be getting new siding. Mr. Riemer said yes.

Mr. Liechty asked if there is hard surface in the back. Mr. Riemer stated he thought so but was not sure.

Mr. Schoenecker asked if there was an existing downspout that drained onto the patio. Mr. Riemer stated the downspout runs off to the west side of the house.

Mr. Domaszek left the meeting at 6:01 pm.

Mr. Olson stated that the details in the drawing were unclear and there were details that needed to be clarified. Mr. Matola also stated that it was not clear how the corner of the addition will tie in to the house.

Mr. Matola asked if it would be possible if the addition shared the existing wall. Mr. Olson also stated that his recommendation would be that to have the addition be continuous with the existing walls of the home.

Mr. Domaszek returned at 6:14 pm.

Mr. Riemer stated that he will need to discuss with the homeowners and requested to table the item.

Mr. Liechty motioned and Mr. Schoenecker seconded to table the item per the applicants request.

Motion carried 6-0.

**8. Review and act on a request by John Bonfilio and Julie Mick-Bonfilio at 14980 Juneau Boulevard for a new home.**

Julie Mick-Bonfilio, Rob Miller of Rob Miller Homes, and Kyle Kohlman were present before the board.

*Review of Architecture and Design*

Ms. Mick-Bonfilio stated that the new plans are similar in design to the plans previously submitted. The home will look like a modern farmhouse and will have cream city brick in the front instead of stone. Ms. Mick-Bonfilio stated that there had been a small change in design to the windows above the porch. The windows will now be separated and smaller in size. They will now be consistent with the window to the right of the front door.

Mr. Matola asked about the color of the metal roof. Mr. Miller stated it will be black.

Mr. Olson asked about the light fixtures. Mr. Miller stated these will also be black.

Mr. Matola asked about the window trim. Ms. Mick-Bonfilio stated that the trim and siding will be white.

Mr. Liechty asked if the support brackets on the windows will be visible from the side. Mr. Miller said that the brackets are attached to and extend from the wall and they will be visible only from the roof.

Mr. Liechty asked about the material underneath the front porch. Mr. Miller said that it will be a wooden bead board ceiling.

Mr. Liechty asked if the light fixture hanging above the front door will have the appearance of a vintage lantern. Mr. Miller said that was correct.

Mr. Matola asked about the color of the front door. Ms. Mick-Bonfilio stated that will be a dark stained wood, probably gray in color and that the garage doors will be painted black.

Mr. Liechty asked about the railings on the front porch. Mr. Miller said they will be white railings with silver cable running through.

Mr. Matola asked if there will be a pillar on the left elevation railing by the patio doors. Mr. Miller said that yes, there will be a newel post.

Mr. Liechty asked about the deck material. Mr. Miller said it will be a composite material. Mr. Matola asked if the deck will have a skirt board. Mr. Miller said yes it will be white and the deck itself will probably be gray.

Mr. Liechty asked if the chimney will be cream city brick. Mr. Miller said yes.

Mr. Matola asked if the cupola will be the same metal as the roof and if it will be white. Mr. Miller said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the architecture and design with the revised windows on front elevation.

Motion carried 6-0.

#### *Review of Site Plan and Grading*

Mr. Matola asked if the siting was similar to what was previously submitted. Mr. Miller said yes.

Mr. Liechty asked if the first floor elevation was the same. Mr. Griffiths stated that it was three feet higher.

Mr. Liechty referred to page 2, final paragraph in the Ruckert-Mielke letter and asked if the low point was being addressed. Mr. Miller said it is being worked on and a revised site plan will be submitted.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve site plan and grading contingent upon meeting the requirements set out in the Ruckert-Mielke letter.

Motion carried 6-0.

#### *Review of Landscaping*

Mr. Kohlman stated they are planning on a collection of hardy perennials and shrubs and the overgrown vegetation will be pruned and trimmed.

Mr. Liechty asked about the material for the proposed retaining wall. Mr. Kohlman presented sample material and stated it would be dry stacked limestone and they would possibly be terracing into two four foot walls with a planting terrace in between.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as submitted. Motion carried 6-0.

**9. Other Business**

Mr. Griffiths stated that the agenda for the next meeting will include a conceptual review of the plans for the Reinders development.

**7. Adjournment**

Mr. Liechty motioned and Mr. Domaszek seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant