

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, June 21, 2016**

---

Meeting was called to order at 5:31 p.m. by Mr. Olson.

**1. Roll Call.**

Present: Mr. Olson, Mr. Schoenecker, Ms. Steindorf, Mr. Domaszek, and Mr. Liechty.  
Absent: Mr. Matola, Mr. Janusz, Mr. Wollersheim, and Mr. Riebesehl (all excused)  
Also Present: Mr. De Angelis, Mr. Harrigan, Ms. Nelson, Applicants.

**2. Review and act on meeting minutes dated June 7, 2016.**

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

**3. Review and act on a request by CR Best Properties at 1265 Woodside Lane for a revised deck design.**

Mr. Liechty stated that the railing appears similar to existing railing on the north side of the house but there is nothing in the submitted plans to identify material and there is no stair indicated on the drawings.

Mr. Olson stated that the plans do not provide any dimensions.

Mr. Schoenecker motioned and Mr. Domaszek seconded to table the item until the homeowner could provide further information. Motion carried 5-0.

**4. Review and act on a request by Mazio Barian at 1160 Terrace Drive for a new deck.**

Mark Roeder from Frame to Finish was present before the board.

Mr. Roeder presented sample materials and pictures.

Mr. Liechty asked if there will be lights included. Mr. Roeder stated that due to cost they are not included in the bid. Mr. Liechty asked if there are any lights on the building. Mr. Roeder stated that there are two coach lights on the building.

Mr. Liechty asked if they were going to include the concrete walkway shown on the survey. Mr. Roeder stated perhaps eventually all of that would be included but that due to cost they have adjusted the plans to build a smaller deck for now. He also stated that since the step goes all the way around the deck a railing would not be needed.

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

**5. Review and act on a request by Neal and Mindy Harmelink at 1825 San Fernando Drive for a landscape plan.**

Kyle Kohlmann from Seasonal Services Ltd. Was present before the board.

Mr. Kohlmann stated that there is a new retaining wall that was not included on the original plan and it will be built of dry stack lannon stone. He also stated that the driveway would be mostly asphalt with a concrete pad by the garage. The patio will be stamped, colored concrete to match the blue stone in front of house.

Mr. Liechty asked if the three Autumn Blaze maples were new. Mr. Kohlmann said yes, the spruce trees were removed and replaced with the maples.

Mr. Liechty asked if the retaining wall was only by the garage and if it was two feet in height. Mr. Kohlmann stated yes.

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

**6. Review and act on a request by Robert Sutherland at 13580 Braemar Drive for an accessory structure (wood fired oven).**

Mr. Harrigan noted that the oven would be in the natural stone finish shown on the second page of the submitted plans. Mr. Liechty stated that the material matches that on the front of the home.

Mr. Schoenecker asked if the oven would need to go on a concrete slab. Mr. Harrigan said yes and that Mr. Sutherland had confirmed he would be putting it on a slab.

Mr. Domaszek asked if there was anything in the code regarding regulations for the slab. Mr. Harrigan said that it just has to be contiguous.

Ms. Steindorf stated that she was not sure what part of the oven would be covered by the natural stone. Mr. Olson also stated that the plans were not clear as to where the stone would be.

Mr. Schoenecker asked if the oven would have a painted stucco finish and if the board would have to approve a color. Mr. Harrigan stated that he did not know.

Mr. Liechty motioned and Mr. Schoenecker seconded to table item until homeowner can provide additional information. Motion carried 5-0.

**7. Review and act on a request by Karlene Hendon at 785 Verdant Drive for an alteration.**

Greg and Kim Ward were present before the board.

Mr. Ward stated that the homeowner has decided to make changes to the submitted plans: the 2 ft. 8 in. window is being eliminated and the 5 ft. window would be

expanded to 6 ft. He stated that the new 6 ft. window would be an “eagle window” and would match the existing windows.

Mr. Olson asked if the 6ft. window would be centered. Mr. Ward said yes.

Mr. Liechty asked if the new window would have divided lites. Mr. Ward said no, it will not have divided lites.

Mr. Liechty asked if the window will have the same finish. Mr. Ward said yes it is a light bronze.

Mr. Ward added that the window is located 6 inches above the bathtub line in the bathroom.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans as revised. Motion carried 5-0.

**8. Review and act on a request by James Lehmkuhl at 1655 Legion Drive for an addition.**

Matt Cerra from MKE Contracting was present before the board.

Mr. Olson reviewed the revised plans and made note of the changes.

Mr. Cerra stated that most of the revisions were made for budgetary reasons. The sunroom would now be left as is and the window on the West elevation was eliminated.

Mr. Olson stated that he was concerned about eliminating that window. Mr. Schoenecker also voiced this concern. Mr. Olson asked if it would be possible to eliminate the small window on the South elevation and move it to the rear elevation or to eliminate the smaller window to the right and center the larger window. Ms. Steindorf stated that she would prefer to have the large window centered. Mr. Domaszek stated that if the large window was balanced by two smaller windows he would not mind if it wasn't centered. Mr. Liechty stated that he was less concerned with the window since it is in the rear of the home.

Mr. Liechty asked about the variety of materials used in the front of the home. Mr. Cerra said that there would be cedar shake on the bay of windows on the patio and the gable end would be hardy shake. Mr. Liechty asked if it would be painted or stained. Mr. Cerra said it would be painted a gray/brown.

The board reviewed the plans that were originally approved on 9/15/15 and compared them to the proposed changes.

Mr. Olson noted that there are three different styles of windows on the front elevation. Ms. Steindorf stated that perhaps the kitchen window could be changed to match. Mr. Olson stated that he did not think they should put different styles of windows in the

kitchen and living rooms. Mr. Olson also stated that since the kitchen window will be shaded and that part of the house reads different that it should look fine.

Mr. Cerra confirmed that the board would like the plans revised to have the single window moved from the South elevation and added to the West elevation. Mr. Olson said that was correct and asked if the windows would all be the same height. Mr. Cerra said yes.

Mr. Domaszek motioned and Mr. Schoenecker seconded to approved plans with the condition that the window on the South elevation be removed and added to the West elevation so that there are two single windows on either side of the center triple window and that they will be equidistant from the South wall and North wall and will be the same height as the triple window in the center. Motion carried 5-0.

**9. Review and act on a request by Jerry and Rhonda Topliff at 865 Kurtis Drive for an addition.**

Jerry and Rhonda Topliff and Jeff Auberger from Renovations Group, Inc. were present before the board.

Mr. Olson asked if the impervious calculations were okay. Mr. Harrigan said yes.

Mr. Liechty asked if the homeowners were reclaiming brick off the back side of the home. Mr. Auberger stated no that he found brick to match.

Mr. Liechty asked if the horizontal siding will be the same as the rest of the house and if the soffit material will match. Mr. Auberger said yes.

Mr. Liechty asked if they will be trying to match the concrete rounded sills on the windows that exist on the rest of the house. Mr. Auberger said that they hadn't thought about it but that they could do that.

Mr. Liechty asked if the footprint will be the same. Mr. Auberger said they are increasing it by a couple of inches.

Ms. Steindorf asked if the bay window was being replaced by a triple window. Mr. Auberger said no, that is just how it looks on the software.

Mr. Liechty stated that they should change the gutters so that the water discharges towards the back. Mr. Topliff said that would be fine.

Mr. Liechty asked if the roof material would match the existing roof. Mr. Auberger said yes.

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

**5. Other Business**

No other business.

**8. Adjournment**

Mr. Liechty motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 6:25 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant