

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, October 18, 2016**

---

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

**1. Roll Call.**

Present: Mr. Olson, Mr. Liechty, Mr. Matola, Mr. Schoenecker, Mr. Domaszek, Ms. Steindorf, and Mr. Janusz.

Absent: Mr. Wollersheim (excused).

Also Present: Mr. Harrigan, Ms. Nelson, Applicants.

**2. Review and act on meeting minutes dated October 4, 2016.**

Mr. Liechty stated that on page one, item three, paragraph four, the first sentence should read "Mr. Liechty asked if the basement egress would be finished flush at grade level."

Mr. Liechty stated that on page two, item four, paragraph nine, the word "of" should be changed to "on" and Mr. Schoenecker stated that the phrase "of the submitted plans" should be inserted so that it reads "... the third page of the submitted plans...".

Mr. Liechty stated that on page three, item six, third paragraph, "Ms. Larson" should be changed to "Mrs. Larson."

Mr. Matola stated that adjournment should be changed to item number 9.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the meeting minutes as amended. Motion carried 6-0.

**3. Consideration, public hearing, and action on a fence variance request by Joseph and Joni McDevitt at 15150 Irene Court.**

Joseph and Joni McDevitt were present before the board.

Mr. Olson opened the public hearing at 5:35 p.m.

Mr. Olson stated that the board has received two letters in opposition to the fence from neighboring properties.

Mr. McDevitt stated that the letters are actually from the same developer. He stated that the developer is an absentee landlord and his property is very ill-kempt. In the winter, they have a direct view from their patio into the pool house of that neighboring property. The pool house is a mess and has wildlife living in it and they would like something to block that view. Mr. McDevitt said that they had looked into alternative screening methods but arborvitae will not grow in that area.

Mr. Schoenecker asked if the fence will be 70 feet in length from the north property line. Mr. McDevitt said yes.

Mr. Olson closed the public hearing at 5:39 p.m.

Ms. Steindorf joined the meeting at 5:40 p.m.

Mr. Matola stated that although he is generally opposed to fences, he does see the need for a fence in this situation.

Mr. Schoenecker voiced concern that there may be access issues for maintenance if the fence is located only two feet off the property line. Mr. Liechty agreed but stated that the fence is the best option in that location since arborvitae will not grow in that area and the goal is to block the view of the neighboring pool house and equipment that is left out all year.

Mr. Domaszek stated that the board should also take into consideration that this fence will act as a barrier between a single family property and a multi-family property.

Mr. Matola asked if the applicant would be willing to move the fence so that it is located three feet from the property line, instead of two. Mr. McDevitt stated that he would prefer to keep it at two feet since that part of the property slopes down and the fence would not block as much of the view if it was moved to three feet.

Mr. Schoenecker asked if the western red cedar would be natural or stained. Mr. McDevitt stated he would be leaving it natural.

Mr. Domaszek motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 7-0.

#### **4. Review and act on a request by Tadeo Balderrama at 920 Katherine Drive for a building alteration.**

Mr. Balderrama was present before the board.

Mr. Balderrama stated that the reason they wish to remove the window is to create privacy and to have the option to put in a fireplace in the future.

Mr. Matola asked if the new siding will be consistent with the existing siding. Mr. Balderrama said yes.

Mr. Schoenecker asked for clarification on the submitted plans as to whether another window was being removed. Mr. Balderrama stated that only one window is going to be removed.

Mr. Liechty motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 7-0.

**5. Review and act on a request by Daniel and Judy Quigley at 15030 Westover road for a building alteration.**

Dan Johnson, the builder, was present before the board.

Mr. Liechty asked if the opening was expanding to the West only. Mr. Johnson said yes.

Mr. Liechty asked for clarification on the dimensions on the submitted plans and asked if there would be enough space for an 18" shutter. Mr. Johnson stated that the shutters would be narrower and stated that they can be eliminated since they will not be the same size as the other shutters on the home.

Mr. Liechty asked if the window trim color is the same as the rest of the house. Mr. Johnson said yes.

Mr. Liechty asked if the window will have divided lites. Mr. Johnson said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve plans with the modification that the shutters will be eliminated and with the notation that the window will have divided lites. Motion carried 7-0.

Mr. Domaszek recused himself from the meeting at 5:54 p.m.

**6. Review and act on a request by Linda and Ben Bolton at 13700 Watertown Plank Road for a monument property entrance feature.**

Linda and Ben Bolton were present before the board.

Mr. Liechty asked how far back from the pathway the monument would be located. Ms. Bolton said about five feet back and said she wanted it far enough back so that it would not be knocked over by the snow plows. She stated it would be incorporated with the landscaping.

Mr. Liechty asked if there will be any power to the monument. Ms. Bolton stated that they will not have any power but may install a small solar light above the house numbers.

Mr. Liechty asked if the brick would match the home. Ms. Bolton said yes.

Mr. Liechty motioned to approve the plans with the notation that the monument will be located five feet North of the walking path. Mr. Schoenecker seconded.

Mr. Matola asked if they would need to resubmit plans. Mr. Harrigan said no, that the notation will be made on the survey.

Motion carried 6-0.

Mr. Domaszek rejoined the meeting at 5:57 p.m.

**7. Review and act on a request by John and Mary Riemer at 14325 Hillside Road for a retaining wall.**

Mary Riemer was present before the board.

Mr. Olson stated that the board was not sure if a fence would be required with the retaining wall. Mr. Harrigan stated that the building inspector would be reviewing it.

Mr. Matola stated that the intent was to create as much usable yard space as possible and that it appears the wall will need to be five feet at its highest point.

Ms. Riemer stated that if they had kept the wall under four feet that they would lose a large portion of the yard space.

Mr. Matola stated that they may need a fence if any portion of the wall is over three feet.

Mr. Domaszek stated that an engineer would be required if the retaining wall was four feet or higher.

Mr. Liechty asked if there was going to be new paving. Ms. Riemer said yes, that they will be replacing the existing patio. Mr. Liechty asked about impervious surface requirements. Mr. Harrigan stated that the applicant would need to come back when the patio plans were finalized and they could look at the impervious surface calculations.

Mr. Liechty asked if the three yard drains were going to remain. Ms. Riemer stated that she believed new drains were going to be installed. Mr. Liechty stated that the plans indicated a swale but not a drain. Ms. Riemer stated that she and her husband were concerned about water drainage and will clarify with the landscaper whether or not new drains will be added.

Mr. Matola asked for clarification on what the board would need to approve. Mr. Domaszek stated that the board can approve a wall up to four feet in height but anything above that would need to have an engineer design the plans.

Ms. Riemer asked if they decided to do two tiers, would each wall have to be four feet. Mr. Liechty said that they could have two walls at two feet each.

Ms. Riemer asked how much space they would need to have between the two walls. Mr. Liechty said three feet.

Mr. Olson stated that the board was just approving the aesthetics. Mr. Domaszek stated that the ordinance states the building board also approves structural integrity. Mr. Olson said he was not sure that the board had ever reviewed structural integrity and that possibly they could approve it contingent on the approval of a structural engineer.

Ms. Reimer stated that she would like to go back and confer with her landscaper to see what the options were.

Mr. Domaszek said that the board can still vote on the submitted plans and if the applicants do decide to change, they can resubmit to Mr. Harrigan.

Mr. Matola motioned and Mr. Schoenecker seconded to approve plans on the condition that any portion of the wall exceeding four feet in height will be designed by a structural engineer and if the applicants decide to use two tiers, each wall will not exceed four feet.

Ms. Riemer asked to confirm that if they decide to tier the walls they do not need to resubmit for approval. Mr. Olson said yes.

Motion carried 7-0.

**8. Review and act on a request by Richard and Rosalind Wakefield at 15240 Cascade Drive for an accessory structure (garage).**

Rosalind Wakefield was present before the board.

Ms. Wakefield presented sample colors and materials.

Mr. Domaszek and Mr. Schoenecker asked for confirmation that the siding will match the style and color of the house. Ms. Wakefield said yes.

Mr. Liechty and Mr. Matola voiced concerns that the covered portico roof would not match the existing pitch of the roof of the home. Ms. Wakefield asked if an arbor connecting the garage to the house would work better instead. Mr. Harrigan said he did not believe that would meet the requirements that the garage have a covered attachment to the house.

Mr. Matola and Mr. Olson agreed that a flat roof on the portico would be preferable. Ms. Wakefield said that would be fine.

Mr. Matola confirmed with Mr. Harrigan that the garage met all the village requirements. Mr. Harrigan said yes it needs to be covered and attached to the home. A detached garage would need a variance.

Mr. Liechty asked if the new garage door will match the existing door. Ms. Wakefield said yes.

Mr. Liechty asked if the lighting would be consistent with the rest of the home. Ms. Wakefield said yes that they will match the lights on the front of the house.

Mr. Matola motioned and Ms. Steindorf seconded to approve the plans noting that the siding will match the existing siding on the home and that the covered portico would have a flat roof. Motion carried 7-0.

### **9. Other Business**

Mr. Harrigan distributed the proposed 2017 meeting calendar to the board.

Board discussed possible dates for a Christmas party.

### **10. Adjournment**

Mr. Schoenecker motioned and Mr. Matola seconded to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 6:37 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant