

**BUILDING BOARD
MEETING MINUTES
Wednesday, April 4, 2018**

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

1. Roll Call.

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

Absent: Mr. Domaszek and Mr. Collins

Also Present: Mr. Harrigan, and members of the public

2. Review and act on meeting minutes dated March 20th, 2018.

Mr. Liechty stated on page 5, seventh paragraph, the word “there” should be changed to *this*.

Page 6, first paragraph, the word “front” should be changed to *service*.

Page 7, eleventh paragraph, the word *tall* should be inserted after the word *plant*.

Page 11, second paragraph, the word “berm” should be replaced with the word *permeable*.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the meeting minutes as amended. Motioned carried 7-0.

3. Consideration, public hearing, and action on a fence variance request and shed proposal by Craig & Amy Harley, 15375 Westover Road.

Mr. Craig Harley was present before the board.

Mr. Olson suggest the board split the application into two components, the fence request followed by the shed proposal.

FENCE REQUEST:

Mr. Olson opened the public hearing. Seeing no members of the public for comment, Mr. Olson closed the public hearing.

Mr. Matola asked if the purpose of the fence is to block traffic lights directed from Pilgrim Parkway.

Mr. Harley confirmed.

Mr. Liechty expressed concern regarding the 15’ extension that would be located on the northern portion of the existing fence located on Pilgrim Parkway. The 15’ section could

potentially restrict the line of sight of someone traveling west on Westover Road toward Pilgrim Parkway. Mr. Liechty also asked if the honey suckle will be removed at this time.

Mr. Harley stated the 15' extension would prevent auto lights from shining into the dining room area of the home, and the honey suckle will be removed.

Mr. Liechty stated there would be 15' of less anticipation if traveling north on Pilgrim Parkway toward the intersection of Pilgrim and Westover.

Mrs. Steindorf commented that she would feel comfortable if someone from the Village could go onsite to verify the line of sight and confirm there would be no issues with the proposal.

Mr. Harrigan stated the Director of Public Works, Richard Paul Jr., could perform the verification if the Building Board would like to make it a condition of approval.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans as submitted with the condition the Director of Public Works will conduct a site visit in order to verify the 15' fence extension will not adversely affect the line of sight at the intersection of Westover Road and Pilgrim Parkway. Motion carried 6-1 (Mr. Liechty voting nay).

SHED PROPSAL:

Mr. Olson asked which direction the shed doors will be facing.

Mr. Harley stated the doors will be facing east.

Mr. Schoenecker asked what color the shed will be painted.

Mr. Harley stated the shed will be white and the trim will be black.

Mr. Liechty asked if the windows would face Westover Road and if shutters will be installed.

Mr. Harley confirmed the windows will face Westover Road and shutters will be installed.

Mr. Matola asked for confirmation there will be no window at the top of the shed and that brackets will not be used.

Mr. Harley confirmed.

Mr. Leichy asked what purpose the shed is for.

Mr. Harley commented the shed will be used to store lawn equipment.

Mr. Matola noted to the applicant that it would be advisable to include some kind of venting to keep air moving.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plans as submitted.

4. Review and act on a request by Blue Mound Road, LLC, 13000 Bluemound Road, for a building alteration.

Mr. Paul Twardy was present via telephone.

Mr. Olson asked if Mr. Twardy would like to address anything specifically to the board.

Mr. Twardy commented that some of the proposed changes have already occurred to the building. Specifically, the windows on the east and west side of the building. This occurred due to the new property owner not being aware of the Village architectural review requirements.

Mr. Liechty noted that on the east elevation, on the lower section to the north, there is a double window and an entry door that do not appear on the plans. Are they being removed and closed up?

Mr. Twardy commented that all the windows are staying. Also, the wooden railing on the wheelchair ramp is temporary. It will be replaced with a black metal railing. The other materials on the building would be an anodized aluminum.

Mr. Liechty noted there is an existing door on the west side of the building that is approximately 3'-4' off the ground. What is the plan for this?

Mr. Twardy stated the issue of creating a landing for the door is that the western property line is only about 2' 6" from the door making it difficult to construct steps in this location. The wooden stairs were ordered to be installed by the Village Building Inspector. The new building owner and the Emerald Woods Condo association are in the middle of discussions regarding this situation.

Mr. Liechty asked if the chimney will be eliminated.

Mr. Twardy stated that is still under discussion with the property owner. If it is determined the chimney is not needed, it would be removed.

Mr. Liechty asked if any lighting is being proposed with the property.

Mr. Twardy stated at this time, lighting would be provided on the shed roofs over the entrances.

Mr. Liechty asked if the through wall AC units are being removed.

Mr. Twardy confirmed they will be removed.

Mr. Matola asked if the gutters will be replaced.

Mr. Twardy noted they will be replaced and the color will match the EIFS panels.

Mr. Matola request the applicant send color samples to Mr. Harrigan along with a stone composite sample, EIFS and lap board siding colors.

Mr. Liechty asked if the north side of the building would be painted block.

Mr. Twardy confirmed.

Mr. Olson commented the north section of the west elevation lacks any architectural elements. What is the applicant's intention with this location?

Mr. Twardy commented the decision to leave that area of the building somewhat untouched was due to its proximity being farther removed from Bluemound Road.

Mr. Olson stated he would like to see some options of what could be done in this location.

Mr. Twardy request the board table the item.

Mr. Liechty motioned and Mr. Matola seconded to table the item. Motion carried 7-0.

5. Review and act on a request by Tom & Laurie Mulhaney, 1065 Woodland Avenue, for a building addition and alterations.

Mr. and Mrs. Mulhaney and Mr. Ron Klassen were present before the board.

Mr. Klassen noted the rear of the home is where the addition will be located. The home owners have selected two color options. The first option being a wet cedar with the trim being a creamy off white tone. The second option would be taupe color in nature. The façade would be enhanced by adding the three point detail on the gables and all the windows in the addition will have detail on the top row.

Mr. Schoenecker asked if the attic vent would be removed.

Mr. Klassen confirmed.

Mr. Schoenecker asked if the shutters will be in matching green.

Mr. Klassen confirmed.

Mr. Liechty inquired if the garage door would be the same wet cedar color.

Mr. Klassen confirmed.

Mr. Matola asked if the current windows are changing.

Mr. Klassen stated only the windows in the sunroom addition will be new.

Mr. Olson asked if the applicants looked into other options for the cantilever as it appears there is not a smooth transition.

Mr. Klassen stated they have not. However, it may be possible to incorporate a corbel in this location.

Mr. Matola noted it may be more desirable to maintain the detail of the triangular section in the gable, but have it be the same color as the siding so that it does not stand out as much. Removal of the triangular detail and changing the siding to all shake is also an option. It would tie in with the arts and crafts element.

Mr. Liechty motioned and Mrs. Steindorf seconded to approve the plans on condition that the color on the upper detail of the triangular design match the color of the siding of the gable and that the siding on the north elevation will be brought down to soften the transition of the cantilever. Motion carried 7-0

6. Review and act on a request by Brandon & Christina Schulta, 13420 Brook Avenue, for a home alteration and new deck.

Mr. Schulta was present before the board.

Mr. Schulta stated the existing basement window will be removed, blocked up and eliminated.

Mr. Schoenecker asked the applicant what his intention will be to relocate the downspout.

Mr. Schulta explained the downspout will be buried underground.

Mr. Liechty asked if the sliding glass door will have two moving glass panels.

Mr. Schulta stated the sliding glass door will have one moving panel.

Mr. Liechty asked if the new siding needed to infill where the existing doors are being eliminated will match the existing siding.

Mr. Schulta confirmed the new siding will match the existing.

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

7. Review and act on a request by Susan Haise, 1015 San Jose Drive, for a home addition.

Mr. John Baugnet was present before the board representing Mrs. Salinas.

Mr. Liechty asked if the new entrance will project in front of the entry door.

Mr. Baugnet stated that is correct.

Mr. Liechty asked if the lower window will be eliminated.

Mr. Baugnet stated the windows will be removed. Additionally, there will be some kind of bracket below the bump out above the garage to make it look like it is helping support the bump out.

Mr. Liechty asked if there will be all new gutters and downspouts incorporated into the plan.

Mr. Baugnet confirmed there will be all new gutters and downspouts.

Mr. Schoenecker asked if there will be reclaimed stone used on the chimney additions.

Mr. Baugnet confirmed reclaimed stone will be used on the chimney additions.

Mrs. Steindorf asked if the dormer windows will have grids incorporated into them.

Mr. Baugnet confirmed the dormer windows will have grids incorporated into them and the intention is to have the two dormer windows match the existing on the south elevation.

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

8. Review and act on a request by Paul & Lisa Schnake, 1650 Notre Dame Boulevard, for a home alteration.

Mrs. Schnake was present before the board.

Mr. Liechty asked if the new garage doors will match.

Mrs. Schnake confirmed the new garage doors will match.

Mr. Liechty asked if there will be stone detail above the garage doors.

Mrs. Schnake stated there will not be stone detail above the garage doors, and the existing stone column between the doors will be removed as well. Mrs. Schnake commented the color of the doors will be a dark walnut.

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

9. Review and act on a request by Pedro & Margaret Salinas, 1015 Madera Circle, for a home addition.

Item withdrawn by applicant.

10. Review and act on a request by Dan Zierath, 13425 Watertown Plank Road, for a patio landscaping plan.

No representative for the application in attendance.

Mr. Olson stated he feels the solar light cap is undesirable.

Mr. Matola stated the board previously asked for additional detail on how the posts will attach to the patio.

Mr. Schoenecker motioned and Mrs. Steindorf seconded to table the item. Motion carried 7-0

11. Other business

None

12. Adjournment

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

Meeting adjourned at 7:32 p.m.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant Village Manager