

**BUILDING BOARD
MEETING MINUTES
Tuesday, June 5, 2018**

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

1. Roll Call.

Present: Mr. Liechty, Mr. Collins, Mr. Schoenecker, Mr. Koleski, Ms. Steindorf, and Mr. Domaszek

Absent: Mr. Olson, Mr. Janusz, and Mr. Matola

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

Mr. Schoenecker motioned and Ms. Steindorf seconded to appoint Mr. Liechty as chair pro-tem in the absence of Mr. Olson. Motion carried 6-0.

2. Review and act on meeting minutes dated May 22, 2018.

Mr. Collins stated that on page six in the third paragraph from the bottom of the page, the word "and" in the third sentence should be "an."

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

3. Consideration, public hearing, and action on a fence variance request by Nick and Debbie Pfeffer at 14805 Watertown Plank Road.

Applicants were present before the board.

Mr. Liechty opened the public hearing at 5:32 p.m.

Applicants stated the reason for the variance request was that they have a young child at home and another child due in September and would like to make sure they are safely contained in the yard since Wisconsin Ave runs along the backyard and the front of the home is on Watertown Plank, two very busy streets.

Mr. Liechty closed the public hearing at 5:33 p.m.

Mr. Liechty asked if the proposed fence would run parallel to the neighboring fence to the west. Applicant stated that they have spoken to that neighbor and their fence will actually connect with the neighboring fence, rather than have two fences side by side.

Mr. Liechty asked if the fence on the south side will be in line with the neighbor's fence. Applicant said yes.

Mr. Liechty asked if the existing arborvitae would be on the street side of the fence. Applicants said yes.

Mr. Liechty asked if the fence would be four feet tall. Applicant said that was correct.

Mr. Collins asked about the height of the neighboring fence. Applicant said that it is four feet as well.

Mr. Liechty asked about the fence color. Applicant said that it will be a synthetic material and will be a tan color to match the exterior of the home.

Mr. Liechty asked if the "Missouri" style fence pictured would be the proposed style. Applicant stated that it will match the photo labeled "Clay Missouri."

Mr. Domaszek asked why this fence needed a variance. Mr. Harrigan stated that since the property has two street yards, he felt it was best to have building board approval, even though this fence could have technically been approved administratively.

Mr. Schoenecker motioned and Mr. Collins seconded to approve the fence variance with the notation that there will be no fencing built on the west side of the property. Motion carried 5-1.

4. Review and act on a request by Bob Norris of Crimson Way Church at 14625 Watertown Plank Road for new signage.

Applicant was present before the board.

Mr. Norris stated that the signs will be the same size as existing and in the same location on the property, they are just changing the logo and color.

Mr. Liechty asked if the sign would be illuminated. Mr. Norris said that they would like to light the sign but that the electrical will need to be reconfigured.

Mr. Liechty asked if they could remove the existing pole and temporarily cap the box for the electricity until it has been reconfigured. Mr. Norris stated that they can do that.

Mr. Liechty stated that the applicants need to be sure that the lights are aimed only at the sign and not shining beyond the sign into traffic. Mr. Norris stated that he understood that concern and would make sure any lights are aimed totally on the sign.

Mr. Liechty asked about the sign material. Mr. Norris said it will be wood with laminate and vinyl.

Mr. Liechty asked if they are using a contractor to do the work. Mr. Norris said that they have hired a sign company.

Mr. Liechty asked if the smaller sign on Wisconsin Avenue will have lights. Mr. Norris said no.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the signs with the stipulation that the current lighting electrical will be removed and temporarily capped.

Mr. Norris asked if he needed separate approval to add lighting to the sign.

Mr. Schoenecker amended his motion and Ms. Steindorf seconded to approve the signs with the stipulation that any lights added to the sign will not be obtrusive to traffic. Motion carried 6-0.

Mr. Domaszek added that Mr. Harrigan can determine if this proposal needs additional building board approval once the applicants have a lighting plan.

5. Review and act on a request by Dennis and Jennifer Iwanski at 15325 Westover Road for a home addition.

Applicants were present before the board.

Applicant stated that with the addition they tried to keep true to the existing architectural style of the home with the same window sizes, same roof slope, same building materials, and same siding and shutters.

Mr. Schoenecker asked what color the addition would be as the plan indicates it will gray but the house is currently white. Applicant stated that they have since changed their mind on the gray and the addition will be white with black shutters.

Mr. Schoenecker asked about landscaping, particularly the retaining wall near the garage. Applicant stated that they are removing the retaining wall and noted that they are keeping the large tree in the front yard.

Mr. Schoenecker asked if the doorway under the deck on the rear elevation was new. Applicant said yes and stated that all new doors and windows will be the same style as existing.

Applicant stated that the decking material will be prefinished composite material in a dark walnut color.

Mr. Schoenecker asked if they are replacing the front porch pad. Applicant said yes.

Mr. Schoenecker asked if the shutters will be black. Applicant said yes.

Ms. Steindorf asked about the triangle piece shown on the "perspective view 2" on the rendering. Applicant stated that he was not sure why it was drawn like that but the siding will stop at that point and the triangle indicates the grade line. Applicant stated that the foundation would not be visible.

Mr. Schoenecker asked if they would be replacing all the shingles on the home. Applicant said not at this time but the shingles on the addition will match the existing roof on the home.

Mr. Liechty asked if the wood composite on the garage doors would match the color of the decking. Applicant said yes.

Mr. Liechty stated that he liked the overall design of the addition but had one concern: that the small roof on the garage and the roof above the balcony both have heavy brackets and he felt that for more consistency in design, the rear balcony and deck should both have brackets as well. Applicant stated that he understood the concern and that he wouldn't have a problem adding the brackets to tie the overall design together.

Mr. Liechty asked if the railings on the deck and balcony will be white. Applicant said yes.

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the plans with the stipulation that three brackets, matching in style with the other proposed brackets on the addition, will be added underneath the rear balcony as well as two additional brackets will be added on the small portion of the back porch. Motion carried 6-0.

6. Review and act on a request by John and Courtney Warren at 14820 Froedtert Drive for a garage addition.

Applicants were present before the board.

Applicant stated that they are proposing to tear down the existing detached garage and add a garage to the northwest corner of the home. Applicant stated that there is currently a window located at the northwest corner and it will be replaced with a doorway leading into the garage.

Mr. Schoenecker asked if they would be using reclaimed brick on the front of the garage. Applicant said yes, they will be using the brick from the corner of the home.

Mr. Schoenecker asked if the brick would wrap the corner of the garage. Applicant said no.

Mr. Schoenecker asked if the shingles on the garage would match the home. Applicant stated that they planned on re-roofing the entire house along with this addition.

Mr. Schoenecker asked if the electrical currently located on the side of the house will be relocated. Applicant said yes that will be moved.

Mr. Liechty asked if the garage door would be white. Applicant said yes and it will look like wood.

Mr. Schoenecker asked if the service door would be white as well. Applicant said yes.

Mr. Liechty asked if they are adding a window to the second floor in the rear of the home as two windows are shown on the plan, but only one window is existing. Applicant said that they are not adding a window and that only one currently exists on the rear dormer.

Mr. Liechty asked if the window below the dormer would be enlarged to match the window next to it. Applicant said no.

Mr. Liechty asked if the applicant was changing the roof line pitch on the right elevation. Applicant said no.

Mr. Liechty asked if the siding would match the existing siding in color and profile. Applicant said yes.

Mr. Liechty asked if the brick on the front elevation of the garage would match the height of the brick on the front east side of the home. Applicant said yes.

Mr. Koleski asked if there was any additional landscaping planned. Applicant stated that they did not know if anything additional will be needed but they would perhaps be adding some bushes on the western side of the garage.

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

7. Review and act on a request by Jeff and Heather Paradis at 1625 Lindhurst Drive for a home alteration.

Heather Paradis and Rob Miller of Rob Miller Homes were present before the board.

Mr. Miller stated that the exterior alterations include replacing the roof, changing the color scheme, replacing the shutters, repairing the cupola, adding windows to the four season room, and repairing the brick on the home.

Ms. Paradis stated that she would like to propose gray dimensional shingles, a soft shade of white for the home with gray shutters and a brighter white as an accent for the pillars and windows. She would also like to propose red for the front door.

Mr. Liechty asked what color the other doors on the home would be. Ms. Paradis stated that they will either be the soft white color or gray.

Mr. Liechty asked if they will be maintaining the current railing on the balcony above the front door. Ms. Paradis said yes. Mr. Liechty stated that if they decide to change it in the future, that they will need to resubmit to building board.

Mr. Schoenecker asked if they will be using reclaimed brick. Mr. Miller said yes, and that it will be painted to match the existing brick.

Mr. Schoenecker stated that the chimney is missing on one of the elevation drawings and asked for confirmation that the chimney will be staying. Mr. Miller said yes, the chimney will be kept.

Mr. Schoenecker stated that on the front elevation, there is a small overhang on the side door near the garage and asked if that would remain. Mr. Miller said yes, they are maintaining that overhang.

Mr. Schoenecker asked if the porch on the rear elevation would remain. Mr. Miller said yes, it will remain and that they will be repairing it.

Mr. Schoenecker asked if the window next to the rear door was new or existing. Mr. Miller said that it is existing and Ms. Paradis added that it will be replaced with a new window. Mr. Liechty confirmed that the window in question was on the left side adjacent to the garage.

Mr. Liechty asked if the doors on the sides of the bay will remain. Ms. Paradis stated that they will not be changing at this time. Mr. Domaszek reiterated that if the plans change, they would need to come back to building board for approval. Mr. Miller said that they understand.

Mr. Liechty asked if the window on the left side of the left elevation was being eliminated as it is not shown on the rendering. Mr. Miller stated no, that it is a mistake on the rendering and it will not be eliminated.

Mr. Liechty stated that on the front elevation, on the piece of the home that connects to the garage, there is currently vertical siding and asked if that would remain. Mr. Miller said yes it will stay as is.

Mr. Liechty asked if they are proposing any new lighting. Ms. Paradis stated that they may replace the fixtures on either side of the front door but they are not proposing to add any new lights at this time.

Mr. Liechty asked if the cupula would be the same style. Ms. Paradis said yes, they are rebuilding it in the same style.

Mr. Liechty asked if the cupula will be wood. Mr. Miller said yes.

Mr. Liechty asked if the window pockets would remain on the left side of the front elevation. Mr. Miller said yes, those are staying as is. Mr. Liechty noted that the applicant should be aware that those pockets may act as snow catchers in the winter.

Mr. Liechty asked about the sump discharge which is currently in the rear of the home. Ms. Paradis stated that the sump will be evaluated and the location of the discharge will most likely be moved. Mr. Liechty added that typically the sump discharges to the front of the home when feasible.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the plans noting that the existing photos provided show an accurate depiction of the items that are staying as is and that the only proposed changes are to the sunroom. Motion carried 6-0.

8. Review and act on a request by David and Kris Saukek at 1050 Lone Tree Road for a home alteration.

Rob Miller of Rob Miller Homes represented the applicants before the board.

Mr. Miller stated that they raised the roof line on the front elevation to tie into the existing roof line and to alleviate water issues. Mr. Liechty stated that the alteration is an improvement to the overall massing of the house and that the design is more balanced.

Mr. Schoenecker asked if the second floor window on the right side of the front elevation will be replaced. Mr. Miller said yes.

Mr. Schoenecker asked if they will be installing new vertical siding. Mr. Miller said yes.

Mr. Schoenecker asked if they are removing the porch on the rear of the home. Mr. Miller said yes.

Mr. Liechty asked if they are installing new gutters and downspouts to match the existing. Mr. Miller said yes and that a new downspout will be added to the right side of the front door to address the drainage from the new roof.

Mr. Liechty asked if they will be burying that downspout. Mr. Miller said that they have not decided yet.

Mr. Liechty asked if the style of the windows will remain the same. Mr. Miller said yes, they are trying to match the existing style as closely as possible.

Mr. Schoenecker asked if they are re-shingling the entire house. Mr. Miller said no, just the new portion of the roof.

Mr. Schoenecker asked if the new trim will be the same color as existing. Mr. Miller said yes.

Mr. Liechty asked if they will be matching the stone of the current chimney and if it will have a concrete or stone cap. Mr. Miller said yes they will try to match the stone as closely as possible and it will have a concrete cap.

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

11. Other business

Mr. Miller asked if Mr. Harrigan has shared the revised plan set for 14980 Juneau Boulevard with the building board. Mr. Harrigan said no, and that he is still waiting for a revised grading plan and drainage and that if Mr. Bonfilio is available, we can put this item on the agenda for the June 19th meeting. Mr. Harrigan added that the revised impervious surface calculations did come in under the 30% maximum and that will also be provided at the next building board meeting.

Mr. Harrigan noted that the on-site meeting for the fence at 15055 Cascade Drive has been scheduled for next Tuesday morning at 8:00 am. Mr. Domaszek asked what would be discussed at the meeting. Mr. Harrigan said that the board will discuss alternative options with the homeowner. Ms. Steindorf asked if the building board members should come up with options or if the applicant will have alternative options to discuss. Mr. Harrigan stated that he was not sure if the applicant had something different to propose. Mr. Domaszek asked Mr. Harrigan to contact the homeowner and make sure he has other options to discuss.

12. Adjournment

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

Meeting adjourned at 6:29 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant