

**BUILDING BOARD
MEETING MINUTES
Tuesday, July 10, 2018**

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

1. Roll Call.

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

Absent: Mr. Liechty

Also Present: Mr. Harrigan, Ms. Nelson, Applicants, and Members of the public

2. Review and act on meeting minutes dated June 19, 2018.

Mr. Schoenecker stated that on page three, under item six, in the second sentence of the second paragraph, the word “shake” should be changed to “shakes,” and in the sixth paragraph, the word “hope” should be changed to “hoped.”

Mr. Domaszek motioned and Mr. Schoenecker seconded to approve the minutes as amended. Motion carried 8-0.

3. Consideration, public hearing, and action on a fence variance request by Tom Michalski at 1785 Wedgewood Drive East.

Tom Michalski was present before the board.

Mr. Olson opened the public hearing at 5:31 p.m.

Mr. Michalski stated that the side yard is very wooded and the addition of a zig-zag split rail fence will allow them to fill the area and all the corners with natural woodland plants.

Mr. Dennis Kaun of 1780 Wedgewood Drive East stated that he is in favor of the fence but does not understand why this meeting is taking place as 5-7 years ago, the applicants constructed a similar split rail fence that the Village made them remove.

Mr. Michalski stated that it was approximately 15 years ago that they installed the fence without knowing that they needed a permit or building board approval. That is why the fence was removed at that time.

Mr. Domaszek asked why this was not considered a decorative fence. Mr. Harrigan stated that because it is over 40 feet long, it cannot be considered a decorative fence.

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

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

Mr. Domaszek asked if the fence will look like the picture provided. Mr. Michalski said that it will be very similar.

Motion carried 8-0.

4. Consideration, public hearing, and action on a fence variance request by Bob Dusek at 15055 Cascade Drive.

Bob Dusek was present before the board.

Mr. Olson opened the public hearing at 5:36 p.m.

Mr. Ingo Valentin of 14900 Westover Road stated that his arguments from the previous meeting still stand and he still feels that the fence is too high at six feet.

Mr. Domaszek stated that the plans have changed and some of the changes were to address Mr. Valentin's concerns. Mr. Domaszek stated that the applicant has added a berm to help block the fence from the view of Mr. Valentin's property.

Mr. Valentin stated that he still felt that it was a wall not a fence and that he would prefer it at four or five feet.

Peter Hoover at 15030 Cascade Drive stated that he will be able to see the fence from every window in his house and from his patio but he is in favor of the fence.

Renee Deubel of 15035 Cascade Drive also stated that she has no opposition to this fence as she understands the applicants and their neighbors have no privacy in their back yards.

Mr. Olson closed the public hearing at 5:40 p.m.

Mr. Domaszek stated that at the on-site subcommittee meeting, they discussed moving and shortening the fence and adding a berm and trees to block the fence from view.

Mr. Dusek stated that the fence will now be made of cedar, 40 feet in length, and will be six feet in height.

Mr. Schoenecker asked if the fence caps will be made of wood. Mr. Dusek stated that they haven't decided on that material yet.

Mr. Matola stated that at the subcommittee meeting, the focus was on trying to minimize the size and to shield the fence from the view of Mr. Valentin's property as much as possible. He added that this is a unique situation in that both back yard patios for 15055 Cascade and 15000 Westover are basically on the property line and the board understands the desire for the applicants and their neighbors to have privacy and the board agreed that this would be the best option.

Mr. Dusek added that at the last meeting, Ms. Fosnight had explained that they originally tried to plant arborvitae instead of a fence but after multiple tries and many thousands of dollars, it was determined that the shade would prevent anything from growing in that location.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 4-3 with chairperson abstaining.

5. Review and act on a request by Sunset Playhouse at 700 Wall Street for a business sign alteration.

Applicant was present before the board.

Applicant stated that the existing vinyl on the sign is cracking and coming apart so they plan to replace the panel and change the lettering on the sign to match the lettering on the side of the building. The sign will remain the same size and they will be using the existing electrical.

Mr. Schoenecker asked if the colors on the sign will be the same. Applicant stated that they will match the colors on the side of the building.

Mr. Matola asked about the outer border of the sign. Applicant stated that it will be painted black and burgundy.

Mr. Matola motioned and Mr. Domaszek seconded to approve the plans as submitted. Motion carried 8-0.

6. Review and act on a request by Franz and Rachel Lucas at 715 Florence Drive for a home alteration.

Greg Schumacher of Cityscape Architecture was present before the board.

Mr. Schumacher stated that they will be matching the existing siding and windows.

Mr. Schoenecker asked if they will match the existing shingles, trim, and fascia. Mr. Schumacher said yes.

Mr. Matola asked if the downspout will be moved out to the end of the new roof. Mr. Schumacher said yes.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 8-0.

7. Review and act on a request by Bill and Julia Roedell at 1410 Longwood Avenue for a home alteration.

Dave Freigang of Carmel Builders was present before the board.

Mr. Freigang stated that the only change to the exterior of the home is the window will be smaller.

Mr. Schoenecker asked if they will be using aluminum siding. Mr. Freigang said yes and it will be an exact match to the existing siding in style and color.

Mr. Schoenecker asked if the trim around the new window will be the same as existing. Mr. Freigang said yes.

Mr. Schoenecker motioned and Mr. Collins seconded to approve the plans as submitted. Motion carried 8-0.

8. Review and act on a request by Chad and Amanda Schomburg at 14800 Juneau Boulevard for a home alteration.

Applicant was present before the board.

Applicant stated that they are adding a bonus room space and will be installing a double hung window to match the windows on the lower floor. He stated that the dormer is necessary for head room for an interior staircase.

Mr. Schoenecker asked if the shingles will match existing. Applicant said yes.

Mr. Schoenecker asked about the style of the new window. Applicant stated that it will be a Pella double hung window with a three and a half inch trim board and will match the windows on the first floor.

Mr. Schoenecker asked if they will be adding a gutter on the dormer with a downspout to hook up to the gutter on the first floor. Applicant said yes.

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the plans as submitted. Motion carried 8-0.

9. Review and act on a request by Mike and Kersden Rozny at 1100 Lower Ridgeway for a landscaping and surface water drainage plan.

Rick Hase of Hase Landscape was present before the board.

Mr. Hase stated that they will be burying the downspouts to bring water around the house.

Mr. Schoenecker asked if they will be directing the water to the back of the lot. Mr. Hase said that was correct.

Mr. Matola stated that the landscaping plan addresses all of the concerns from the last meeting. Mr. Koleski agreed.

Mr. Matola asked if the retaining wall to the right of the driveway is over four feet in height. Mr. Hase said yes. Mr. Matola stated that they will need to have an engineer review the retaining wall. Mr. Harrigan stated that was correct and that can be coordinated with the building inspector.

Mr. Schoenecker motioned and Mr. Matola seconded to approve the plans as submitted. Motion carried 8-0.

10. Review and act on a request by Jonathan Brooks at 14620 Club Drive for a home alteration.

Jonathan Brooks and Jim Mella were present before the board.

Mr. Schoenecker asked if the applicant had a color sample. Mr. Brooks stated that the photographs submitted show the proposed colors.

Mr. Matola asked about the siding panels. Mr. Brooks stated that they are a fiber cement hardy panel and Mr. Mella added that they will be 3' by 2' in size.

Mr. Schoenecker asked if the windows will be casement windows. Mr. Mella said yes.

Mr. Schoenecker asked about the deck on the drawing. Mr. Mella stated that they may possibly add a deck in the future but that is not included in this request.

Mr. Matola asked if the panels were a mixture of two feet and six inches in height. Mr. Brooks said yes.

Mr. Matola asked if they will have trim boards around the windows. Mr. Mella said yes, they will have a small flat trim around the windows.

Mr. Matola asked if the trim boards and corner boards will be light gray. Mr. Mella said yes.

Ms. Steindorf stated that she was concerned that the design may look too busy with the pattern of the panels and the stone on the lower level. She also felt that the stone on the home was very beige and that the gray panels would not be consistent.

Mr. Brooks said that they wanted the gray panels to contrast with the stone. He stated that this contrasting design is common on a lot of modern homes.

Mr. Domaszek stated that they could have a contrasting look but still have a consistent design. Ms. Steindorf agreed and stated that they could have chosen to use a light and dark shade of beige to achieve the contrasting look.

Mr. Olson asked if the applicant had a physical sample of the color, other than the picture provided. Mr. Brooks said no.

Mr. Matola asked if the windows are all new. Mr. Brooks said yes.

Mr. Matola asked about the window trim color. Mr. Brooks stated that they will be black.

Mr. Domaszek asked if the applicant had any examples of the exact color scheme they are proposing. Mr. Brooks stated that the picture provided shows the panel color. Mr. Domaszek stated that the color of the stone in the picture does not accurately represent the color of the stone on the home and asked if the applicant had a sample of the two contrasting colors together. Mr. Brooks said no.

Ms. Steindorf stated that it would be helpful if the board had more detail and stated she could not visualize how the two colors would look together. Mr. Schoenecker stated that he agreed.

Mr. Olson asked if Mr. Mella could produce a mock up showing all of the colors together on the home. Mr. Mella stated that he would look into it.

Mr. Matola stated that he would like to see a more regular pattern used with the panels. Mr. Brooks stated that they can do that.

Mr. Olson stated that it seems that the building board needs more information before they can take action on this item.

Mr. Matola noted that the size and placement of the windows are fine, but that they are looking for more information on the materials.

Mr. Schoenecker stated that the applicants can ask to table the item to a future meeting or ask that the board vote on the request tonight.

Mr. Brooks asked that the board table the item to a later meeting.

Mr. Harrigan stated that the applicant can start doing any interior work since they already have the building permit. Mr. Brooks asked if he can order the windows.

Mr. Domaszek confirmed with the other board members that there were no issues with window size and placement and stated that the applicant can order the windows.

Mr. Olson asked if the board was fine approving the black windows. Ms. Steindorf said that black will go with the beige stone and that black windows are very on trend. Mr. Matola said that black would go with anything and that since it is the homeowner's preference he is fine with that.

Mr. Domaszek motioned and Mr. Schoenecker seconded to approve the window layout, black color, and placement as submitted and to table any further discussion and action on the siding panels pending submission of additional information regarding color and pattern. Motion carried 8-0.

11. Review and act on a request by Geraldine Fotsch at 1545 Greenway Terrace for accessory structures.

A representative from Flagstone Landscaping was present before the board.

Mr. Olson asked why the building board needed to approve the light fixtures since the property next door did not need approval. Mr. Harrigan said he did not know the history with the neighboring property but he could look into that.

Mr. Matola asked about the typical size limit for an accessory structure. Mr. Harrigan stated that the limit is 150 square feet.

Mr. Matola stated that he was not sure that the building board would have the ability approve a pergola this size as it is quite a bit larger than 150 square feet.

Mr. Domaszek asked what the code listed as the limit. Mr. Harrigan stated that the code indicates 150 square feet is the limit for accessory structures in the nature of yard maintenance buildings but the building board has always reviewed pergolas and gazebos with that same guideline.

Mr. Koleski asked why this pergola was so large. Applicant stated that it fits with the scale of the home and the yard.

Mr. Schoenecker asked if the material would be all wood. Applicant said yes and that it will match the existing woodwork on the home.

Mr. Domaszek noted that this is the largest lot in Elm Grove and Ms. Steindorf stated that she felt the pergola would be to scale given the large lot size.

Ms. Steindorf asked if the applicant would need a variance or if the building board could approve the pergola. Mr. Harrigan stated that it would be up to the building board. Mr. Domaszek asked who would make the determination that something needed a variance. Mr. Harrigan stated that the Village could make that determination administratively. Mr. Olson stated that he felt the applicant would need a variance for this pergola.

Mr. Domaszek stated that he would be fine approving the pergola as submitted. Ms. Steindorf stated that she would like to set the precedence that a variance is required.

Mr. Harrigan stated that if a variance is needed, the Board of Appeals would review and approve it.

Mr. Olson asked if the building board could make a motion to approve the aesthetics pending any action by the Board of Appeals. Mr. Harrigan said yes.

Mr. Schoenecker asked about the pavers underneath the pergola. Applicant stated that the floor of the pergola would be Avalon stone laid over concrete with Lannon cobble around the perimeter.

Mr. Schoenecker asked if the pergola floor would be all one level. Applicant said yes.

Mr. Matola asked about the spacing of the light piers on either side of the driveway. Applicant stated that they would probably be 19 feet on center.

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

Mr. Olson asked if the applicant had considered adding a gate to the driveway on Highland Drive. Applicant stated that he was told by the homeowner that the Indian Hills HOA would not allow a gate.

Motion carried 8-0.

Mr. Matola asked if the 30 foot beam would be laminated. Applicant said no, it is a solid piece of wood.

Mr. Domaszek motioned and Ms. Steindorf seconded to approve the design of the pergola pending approval of a variance by the Board of Appeals, if needed. Motion carried 7-1.

12. Review and act on a request by Tim Corwin/Western Racquet Club at 1800 Highland Drive for new signage.

Applicant was not present before the board.

Mr. Matola asked if they were approving the signs located on the property and not the signs on Highland Drive. Mr. Harrigan said that was correct.

Mr. Matola asked if the signs meet all the Village rules and requirements. Mr. Harrigan said yes.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the plans as submitted. Motion carried 8-0.

Mr. Janusz recused himself at 6:37 p.m.

13. Review and act on a request by Tim and Teresa Janusz at 745 Park Lane for a home alteration.

Tim Janusz was present before the board.

Mr. Janusz stated that the small window would be filled in with stone from the chimney and that the new shingles would match the existing roof.

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

Mr. Janusz rejoined the meeting at 6:38 p.m.

14. Review and act on a request by Mary Ellen Ness at 1000 Terrace Drive for two home additions.

Mary Ellen Ness and Rob Miller of Rob Miller Homes were present before the board.

Mr. Miller stated that they are proposing a kitchen addition and a sunroom addition on the home and stated that they are looking to maintain the architectural design elements of the home.

Mr. Schoenecker noted that on the renderings, the elevation listed as the “right elevation” showing the garage doors, is actually the left elevation. Mr. Miller said that was correct.

Mr. Schoenecker asked if the garage doors will be replaced. Mr. Miller said yes.

Mr. Miller said that they will be replacing the entire roof and the shutters and that both will match existing.

Mr. Olson asked if the new shutters will match the existing shutters exactly. Ms. Ness said that was correct.

Mr. Matola asked if they would be carrying the hip detail all the way out on the addition. Mr. Miller said yes.

Mr. Schoenecker asked if the electrical service would be moved. Mr. Miller said yes, they will be moving all the utilities.

Mr. Matola asked if they would be modifying the rear dormer to the right of the addition. Mr. Miller said that it would be a minor change and that the saddle would come down slightly.

Mr. Domaszek left the meeting at 6:42 p.m.

Mr. Schoenecker asked if the asphalt shingles would be similar to the existing roof. Mr. Miller said yes, they would be high definition asphalt shingles.

Mr. Collins asked if the gutters would be white. Mr. Miller said yes, and they will match the existing gutters.

Mr. Matola asked if there will be a sky light in the sunroom. Mr. Miller said yes.

Mr. Matola asked if the 2/12 pitched roof would be shingle or rubber. Mr. Miller said they were not sure yet. Mr. Matola asked if they needed to use a rubber roof, would the color be the same as the existing roof. Mr. Miller stated that they would try.

Mr. Koleski asked if they would be carrying the same type of brick throughout the addition. Mr. Miller said yes, they would be matching the existing cream city brick and the new siding will match the existing siding on the home.

Mr. Matola asked if they had concerns about not finding matching cream city brick. Mr. Miller said he was not concerned.

Mr. Matola asked if the new siding on the front elevation would have corner boards. Mr. Miller stated that they would not need corner boards on the front.

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

15. Review and act on a request by Brian Studebaker at 1375 Woodlawn Circle for a new home.

Brian Studebaker, Rob Miller of Rob Miller Homes, and Kyle Kohlmann of Seasonal Services were present before the board.

~Review of Architecture and Design~

Mr. Miller presented sample colors and materials.

Mr. Olson asked if the shake siding would be the same color as the trim. Mr. Studebaker stated that it will be the same wood color and will match the shutters.

Mr. Matola asked if all of the wood details would be the same color. Mr. Miller said yes.

Mr. Matola asked if the garage doors would be carriage style doors. Mr. Miller said yes and that they will be the same wood stain color as well.

Mr. Olson asked about the light fixtures. Mr. Miller said they have not chosen the exact light fixtures at this time but it will be mostly can lights in the soffits. Mr. Studebaker stated that there will be one hanging fixture in the alcove above the front door.

Mr. Schoenecker asked if the framework above the front door is see-through. Mr. Miller said yes, that will be open timber.

Mr. Olson asked what color the wood brackets will be. Mr. Miller said the same as all the other woodwork on the home.

Mr. Olson asked if the brackets will remain consistent on the rear of the home. Mr. Miller said yes.

Ms. Steindorf asked if the windows on the garage doors will have grids. Mr. Miller said yes.

Mr. Matola asked if the windows on the rear elevation will have wood trim between them. Mr. Miller said no, those windows will have stucco between them.

Mr. Koleski asked if they are proposing five garage doors. Mr. Miller said no, there are only three.

Mr. Schoenecker asked what color mortar they will be using for the stone. Mr. Miller said standard gray mortar.

Ms. Steindorf asked if they would consider removing the windows from the garage doors. Mr. Miller said no, they would like those windows to remain in the design. Mr. Olson stated that the windows with the grilles are a traditional look for carriage style doors.

Mr. Koleski asked about the color of the windows. Mr. Miller stated that they will be black.

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

~Review of Site Plan and Grading~

Mr. Matola asked if the site plan showed the first floor elevations of the neighbors. Mr. Harrigan said yes.

Mr. Miller stated that they have addressed the concerns from the Reukert Mielke letter: 1.) They have added the elevations of the neighboring homes. 2.) They will be abandoning the sanitary lateral and installing a new lateral. 3.) The well has been abandoned. 4.) Mr. Kohlmann will be submitting the information on the permeable pavers. 5.) Mr. Kohlmann stated that he found the steepest grade on the property to be 13%, and he believes that is an acceptable grade, even though the letter recommends a 10% slope. Mr. Kohlmann also stated that they have added four steps to the front walkway leading to the permeable paver area to address the slope on the front of the home. Mr. Kohlmann stated that the surface water runoff will be directed to the southeast and that they are proposing a low berm and swale to funnel the water along the property line towards the road. The boulder retaining walls will be a maximum height of four feet and have been terraced. Mr. Kohlmann stated that the letter did indicate a few contours in the northeast corner at 2:1 slope and he has adjusted that to 3:1. 6.) Mr. Miller stated that the very last stone of the retaining wall on the southeast

property line is on the neighboring property and that it is not an issue. 7.) Mr. Miller stated that the Public Works Department will inspect the culvert and they plan on installing a new culvert. 8.) Mr. Miller stated that the sump pump discharge is indicated on the plans. Mr. Miller stated that they have also addressed items 9 and 10 in the letter.

Mr. Matola asked if the sump pump discharge will go into the swale. Mr. Kohlmann said yes.

Mr. Matola asked if the plan to bury the downspouts. Mr. Kohlmann said yes and that they will be directed towards the front of the property.

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

~Review of Landscaping~

Mr. Kohlmann stated that the main walkways will be blue stone with a trim of dark pavers to match the stone on the house. The permeable paver area will be a concrete paver that will look similar to bluestone with a dark trim to tie that area in to the front walk and back patio. The front steps will be slab blue stone. The retaining walls will be an angular granite in a blue/gray color to coordinate with the color palette of the house. The plantings will be native hardy flowering shrubs and perennials with some evergreens and flowering trees. There will also be a water feature in the back yard built into the boulder walls.

Mr. Matola asked if the rear patio was permeable. Mr. Kohlmann said no, that only the front auto court area is permeable.

Mr. Koleski asked if the patio was concrete. Mr. Kohlmann said no, that the patio will be blue stone and the area near the hot tub is irregular blue stone.

Mr. Matola motioned and Mr. Schoenecker seconded to approve the landscaping as submitted. Motion carried 8-0.

16. Other business.

Mr. Harrigan announced that this was Ms. Nelson's last meeting and that she has accepted a position with the Village of Sussex.

17. Adjournment

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

Meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant