

**BUILDING BOARD
MEETING MINUTES**

Wednesday, September 8, 2021

Meeting was called to order at 5:32 PM by Chairman Olson.

1. Roll Call.

Present:, Chairman Olson, Mr. Domaszek, Mr. Koleski, Mr. Thedford, Mr. Matola, Mr. Falsetti, and Mr. Roge,

Absent: Mr. Janusz and Ms. Steindorf.

Also present: Mr. Harrigan, and Ms. Walters and applicants.

2. Review and act on meeting minutes dated August 3rd, 2021.

Mr. Matola motioned and Mr. Thedford seconded to approved minutes as amended. Motion passed.

3. Public Hearing, Review and act on a request by Mazio Barian, 2000 Arrowhead Ct for a fence variance.

Chairman Olson opened the public hearing.

Seeing there were no comments Chairman Olson closed the public hearing.

Mr. Barian was present before the board. His home is a corner lot. There is an existing lower patio. To be compliant with zoning code, the fence would have to run through the middle of the existing patio. As proposed, the fence would project beyond the front building line of the home and into the street yard of the property by approximately 12'. Mr. Domaszek stated the existing landscaping configuration, namely the patio and large tree consist of a hardship as to be code compliant, the fence would bisect the existing patio and potentially be more of an eyesore from the street.

Mr. Domaszek motioned to approve the plan noting that the dimensions as shown on page 1 of the submittal are the accurate sizes. Mr. Matola seconded. Motion passed 7-0.

4. Review and act on a request for new business signage for Play Well pediatric dentistry, 12910 W. Bluemound Road.

Dr. David Jadin was present via video before the board.

Dr. Jadin brought samples of the other business signs in the plaza property that support his plan.

Mr. Matola motioned to approve the signs as submitted. Mr. Roge seconded. Motion passed 5-2.

5. Review and act on a request by Yemas Restaurant, 890 Elm Grove Road, for a new Business sign.

The manager was present before the board. The sign matches color of Village Court signs.

Mr. Matola motioned to approve the sign as submitted. Mr. Thedford seconded. Motion passed.

6. Review and act on a request by Laura Goranson, 13230 Watertown plank Rd, for an amendment to a previously approved plan set.

Laura Goranson was present before the board. There was a building board subcommittee meeting recently which discussed the proposed modifications to the plan set.

These plan changes are consistent with the subcommittee recommendations;

- Lights removed from building front
- Two lights on side for future signage needs
- Windows in black
- Second door on south façade made into a storefront

Mr. Matola motioned to approve the plan set. Mr. Thedford seconded. Motion passed 7-0.

7. Review and act on a request by Bill and Sue Lynch, 15300 Cascade Dr, for a home addition and window alteration.

Steve Gosenheimer, of Imagery Homes, was present before the board.

Chairman Olson asked if he will patch openings with reclaimed brick.

Mr. Gosenheimer confirmed.

What's the reason for 3 pane windows?

Mr. Gosenheimer explained it's a combo screen storm can slide up or down. The replacement windows will match what's on the house now. The exterior back will be lap siding.

Mr. Matola asked if the fireplace vent will be at a height kids can't reach. Yes.

All lighting on the exterior will be replaced and consistent.

Mr. Matola motioned to approve the plan as submitted. Mr. Roge seconded. Motion passed 7-0

8. Public Hearing, Review and action on a request by Derrick Mittelstadt, 13420 Nicolet Avenue, for a shed.

Chairman Olson opened the public hearing.

Elizabeth Krueger of 13425 Brook Ave (to the north of said property) spoke in support of the shed.

John Krueger of the same address concurs. The shed is aesthetically pleasing. A letter from the adjacent property owner at 13450 Nicolet Ave was submitted into the record. This neighbor is not in favor of the shed.

Another letter from John Lough, 13425 Nicolet Ave, is in favor of the shed and was submitted into the record.

Seeing no other comments Chairman Olson closed the public hearing

Mr. Mittelstadt was present before the board.

Mr. Matola noted sheds are normally in a back corner but on this street we have approved some at the end of the driveway in this very same neighborhood. This is consistent with what we've approved in that subdivision.

Mr. Koleski asked why the home owner wants this location.

Mr. Mittelstadt stated ease of access for lawn mower and snow blower.

Mr. Domaszek states this shed is in a better spot than any alternatives.

Mr. Matola noted we have approved this shed model and style before.

Mr. Domaszek asked for the color of the shed, Mr. Mittelstadt stated it will be white with grey trim.

Mr. Domaszek asked if the shed have shutters.

Mr. Mittelstadt said there will be no shutters and no electricity to the shed.

The house needs to be painted to match the new shed color within 2 years.

The shed double doors open to the driveway. The concrete slab exists. The shed will be anchored to the slab.

Mr. Domaszek motioned to approved in the submitted location with the note the home and shed are painted to match each other within 2 years. Mr. Thedford seconded. Motion passed 7-0.

9. Public Hearing, Review and action on a request by David and Kristina Wandschneider, 2145 Hawthorne Drive, for a fence variance.

Chairman Olson opened the public hearing.

Seeing there were no comments Chairman Olson closed the public hearing.

Mr. Wandschneider was present before the board.

North Avenue road construction next to his home is the reason for this request.

Dog eared cedar fence material is proposed and cedar trees will be planted as well. Fence will be 1 foot off the northern lot line.

Mr. Domaszek motioned to approve. Mr. Falsetti seconded. Motion passed 7-0.

10. Review and act on a request by Andre and Amanda Glassman, 15150 Froedtert Drive, for a new deck.

Chad Musky, the deck production manager was present before the board.

The proposed deck is a platform deck 21 inches off the ground. Material is composite.

Mr. Domaszek motioned to approve the deck plan set subject to the Plan Commission approval (Special Exception is needed due to a 19.5 ft. setback where a 20 ft. setback is required). Building Board members see no reason for the Special Exception to be approved by the Plan Commission. Mr. Falsetti seconded. Motion passed 7-0.

11. Review and act on a request by Jay and Sara Schwister, 14655 Juneau Blvd, for an outdoor fireplace, outdoor grilling station and arbor entryway.

Jeff Wesolaski, the contractor was present before the board.

Proposed is a gas fire table, stone clad to match the house. Also a grilling station, and 2 piers for an arbor entry to the back yard, stone clad to match the house.

Mr. Koleski asked if they are running gas to the area. Yes.

Mr. Domaszek motioned to approve as submitted. Mr. Falsetti seconded. Motion passed 7-0

12. Review and act on a request by Dave and Heather Tanner, 955 Lone Tree Road, for a home addition.

Dave Tanner, the homeowner and Aaron of Woodhaven builders were present before the board.

This addition will allow access into the home from the garage.

Mr. Koleski asked about materials.

They will match existing brick, use white siding at the peak, and white aluminum siding. The roof will have the same three dimensional shingles.

Chairman Olson asked about the proposed dormer and windows. Are there bedrooms located within the space the dormers are to serve?

Yes, two bedrooms.

Chairman Olson noted the dormers appear huge and those upper windows are proportionally off.

Mr. Tanner requested to table in order to explore alternative size options for the dormers and to research egress and natural light code requirements.

Mr. Domaszek motioned to accept the request to table. Mr. Koleski seconded. Motion passed 7-0.

13. Review and act on a request by David and Kris Saudek, 1050 Lone Tree Road, for a home addition and new shed.

Meg Baniukiewicz was present before the board.

The home owners are adding a 1 story stone structure on the rear of the house. She'll be using a cedar railing, and membrane roof. Shed plans have been updated to reflect 7 ft. shed walls and 10 ft. total height. The panel doors on the shed enter into the yard, and the window faces the house. Exterior lighting and window styles will match the existing house.

Mr. Domaszek motioned to approve submitted plans with new shed heights. Mr. Thedford seconded. Motion passed 7-0.

14. Review and act on a request by Gary Kaplan (Huntington Bank), 12850 W. Bluemound Rd, for new Business Signage.

Melissa of Innovative Signs was present before the board.

The wall sign is new. Shrubs will be removed to make room for the sign.

Mr. Domaszek motioned to approve. Mr. Falsetti seconded. Motion passed 7-0.

15. Other Business

None

16. Adjournment

Mr. Thedford motioned to adjourn, Mr. Koleski seconded.

Meeting adjourned at 7:13 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant