

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD**

**BUILDING BOARD  
MEETING MINUTES  
Wednesday, February 21, 2018**

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

**1. Roll Call.**

Present: Mr. Liechty, Mr. Domaszek, Mr. Matola, Mr. Collins, Mr. Koleski

Absent: Mr. Olson, Mr. Janusz, Mr. Schoenecker, and Ms. Steindorf

Also Present: Mr. Harrigan, and Applicants

In absence of Chairman Olson, Mr. Harrigan entertained a motion to appoint a Chair Pro Tempore for the evening.

Mr. Domaszek motioned and Mr. Collins seconded to appoint Mr. Liechty to Chair Pro Tempore. Motion Carried 5-0.

**2. Review and act on meeting minutes dated February 6<sup>th</sup>, 2018.**

Mr. Liechty commented on the first page under item 3, third paragraph, “*on the roof*” should be inserted after the word “*fan*”.

Mr. Liechty commented on the first page under item 3, eighth paragraph, the word “*side wall*” should be inserted after the word “*existing*”.

Mr. Domaszek motioned and Mr. Matola seconded to approve the meeting minutes. Motioned carried 4 - 0.

**3. Review and act on a request by Michael Campbell of United Parcel Service (UPS) 12400 West Bluemound Road, for an accessory structure.**

Mr. Campbell and Mr. Tony Chavez were present before the board.

Mr. Koleski asked the applicant what went into the design of the new guard shack.

Mr. Campbell stated the proposed guard shack would be the most cost effective design and allow for the quickest installation onto the property.

Mr. Chavez commented there is a growing concern for safety at the facility. Currently, all that is needed to gain access into the facility is an employee i.d. card. There has also been a recent increase in the number of internal investigations. This particular security building would model what is currently being used at the Oak Creek UPS facility.

Mr. Matola asked if the guard building would be fixed to the ground.

Mr. Campbell stated that it would not be fixed to the ground rather set in place.

Mr. Liechty request that Mr. Harrigan project pictures of the existing guard shack on the projection screen in order to demonstrate the type of materials existing on the buildings.

Mr. Matola stated that the proposed guard shack materials and color does not match what is existing on the other buildings in the facility.

Mr. Domaszek commented that the UPS facility is indeed a commercial facility, where there may be other out buildings that do not match the primary structure.

Mr. Campbell commented that the new guard shack would be a rental unit however there is no intention for the unit to be a short term rental.

Mr. Matola asked how power would be provided to the new guard shack.

Mr. Campbell stated that power would need to be brought into the building.

Mr. Liechty asked if there is anything that can be done in order to make the proposed building relate to the other materials and colors that are existing on the other buildings. Particularly because this is the public access point for the facility.

Mr. Matola noted that if the applicants can change the color to a black or bronze color it may have more appeal.

Mr. Domaszek motioned to approve the new guard shack on condition the color of the structure has to match the standing seam metal roof of the primary building. If the applicant is unable to match the standing seam metal roof color, then the applicant would be required to return to the Building Board with alternative options for the new guard shack, Mr. Matola seconded. Motion carried 3 - 1 (Mr. Koleski voting nay).

#### **4. Review and act on a request by Kevin Hudak, 900 Lone Tree Road, for a building addition and alteration.**

Kevin Hudak and Lynn Goldstein of Creative Landscape design were present before the board.

Mr. Hudak began by stating the property currently does not have any outdoor amenities such as a patio area.

Mr. Liechty asked if the 36" retaining wall will extend toward the north.

Ms. Goldstein stated the 36" retaining wall will not extend all the way to the end of the walk out basement stairway. Rather, there will be pillars with railings and the wall.

Mr. Matola asked if the pine trees are on the neighboring property.

Mr. Hudak confirmed the pines are located on the neighboring property.

Mr. Matola asked if the proposed hydrangeas will grow in the shade.

Ms. Goldstein confirmed the hydrangea prefer a shaded environment.

Mr. Liechty asked what material will be used for the wall and if the proposed colors will tie in with the home.

Ms. Goldstein confirmed the colors will tie in with the home. The retaining walls will be a Raffiato smooth finish greyed nickel with a black nickel accent strip.

Mr. Matola asked if the porch will be screened in at this time.

Mr. Hudak stated the porch will not be screened in at this time. The porch screening would take place as a future project.

Mr. Matola asked if the height of the hot tub is 36"

Mr. Hudak confirmed 36" will be the height.

Mr. Domaszek noted there are drainage concerns associated with the property due to the existing conditions and low areas of the lot.

Mr. Liechty asked if the north side of the property would be raised in elevation with fill.

Ms. Goldstein stated there is no intention to bring in fill at this time.

Mr. Domaszek commented that he spoke with all the neighbors of the property and the only concern that was raised was in regard to the drainage of the property.

Ms. Goldstein stated that if need be, the drainage will be addressed.

A concern regarding the open railing system at the top of the staircase was discussed among the Building Board members. It was noted that a preferred design would be for the 36" retaining wall to be extended all the way to the top of the basement walk out steps for safety reasons.

Mr. Hudak stated he would not be opposed to this change in design.

Mr. Liechty noted that revised elevation drawings will need to be submitted for administrative review and approval.

Mr. Koleski motioned to approve the plans as submitted on condition the retaining walls surrounding the walkout stair case will achieve a height of 36", Mr. Matola seconded. Motion carried 4-0.

**5. Review and act on a request by Dr. Max Meinerz, 15255 Watertown Plank Road, to amend a monument business sign approval to allow for sign illumination.**

Dr. Meinerz was present before the Board.

Mr. Liechty asked what the time period of illumination would be.

Dr. Meinerz stated the sign would be illuminated from dusk until 11:00 p.m.

Mr. Liechty commented his only concern would be the condominium owners to the east.

Mr. Matola motioned to approve the sign illumination and Mr. Domaszek seconded. Motion carried 4 - 0.

**5. Other business**

Mr. Liechty stated that he emailed Mr. Harrigan a list of outstanding items that he would like the property owners of 14980 Juneau Boulevard to address.

Mr. Harrigan stated that he will email the Board a reminder to visit the property and draft a list of concerns that will be provided to the property owners prior to the review meeting.

**8. Adjournment**

Mr. Matola motioned and Mr. Domaszek seconded to adjourn the meeting. Motion carried 4 - 0.

Meeting adjourned at 6:27 p.m.

Respectfully Submitted,

Thomas Harrigan  
Zoning and Planning Administrator  
Assistant Village Manager