

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
Tuesday, October 16, 2018**

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

1. Roll Call.

Present: Chairman Olson, Mr. Janusz, Mr. Schoenecker, Mr. Koleski, Mr. Domaszek
Absent: Mr. Matola, Ms. Steindorf, Mr. Liechty, Mr. Collins
Also Present: Mr. Harrigan and Applicants

2. Review and act on meeting minutes dated September 18, 2018.

Mr. Schoenecker motioned Mr. Domaszek seconded to approve the minutes as amended. Motion carried 5-0.

3. Review and act on a request by Annex Wealth Management, 12700 W. Bluemound Road, for electronic message board (EMB) signage.

Jeff Pintar of Your Sign Matters was present before the board.

Mr. Domaszek asked if the existing business sign will still look like one cohesive, continuous sign with the addition of the EMB.

Mr. Pintar stated with the addition of the EMB, the business sign will appear to be one singular unit and continuous.

Mr. Koleski asked if the time and temp component of the sign will be remain after EMB installation.

Mr. Pintar indicated that component of the sign will be removed.

Mr. Domaszek motioned and Mr. Schoenecker seconded to approve the plan as submitted. Motion carried 5-0.

4. Review and act on a request by Tracy Bohrer of The Gingerbread House, 13320 Watertown Plank Road, for new business signage.

Tracy Bohrer, of the Ginger Bread house, was present before the Board.

Mr. Schoenecker asked if the sign is being sewn into the fabric of the awning.

Ms. Bohrer indicated the new sign will be imposed onto the fabric.

Chairman Olson asked if this business is affiliated with the existing Gingerbread House in Muskego.

Ms. Bohrer stated she is the owner/operator of the Gingerbread House in Muskego.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the plan as submitted. Motion carried 5-0.

5. Review and act on a request by Amy Fotsch, 13645 Park Circle, for a new deck.
Amy Fotsch was present before the Board.

Ms. Fotsch presented sample decking materials for the Board's review.

Mr. Schoenecker asked if the deck will have the same height as the old one.

Ms. Fotsch confirmed the new deck will be the same height although the footprint of the new deck will be smaller than the existing deck.

Mr. Koleski asked if the existing foundation will be used.

Ms. Fotsch confirmed the existing foundation will be used.

Mr. Schoenecker asked what the railing materials will be.

Ms. Fotsch stated the railing materials will be a tuskberry aluminum railing system.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the plans as submitted. Motion carried 5-0.

Item 6. Review and act on a request by Jim and Kari Perry, 14970 Irene Court, for a new deck.

Jim and Kari Perry were present before the Board.

Mr. Schoenecker commented it appears there is a PVC outlet near the location of the proposed deck, questioning if the outlet will interfere with the footprint of the deck.

Mr. Perry stated the PVC outlet will not interfere with the deck footprint.

Mr. Domaszek commented that there should be some form of a final impervious surface calculation for the property as the total impervious surface is now at 30% of the lot area.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the deck. Motion carried 5-0.

7. Review and act on a request by Michael and Chelsea Kelnhofer, 14460 Thomas Jefferson Court, for a garage addition.

Item withdrawn by applicant.

8. Review and act on a request by Karla and John Florance, 13550 Watertown Plank Road, for a new home.

John Florance, Rob Miller of Rob Miller Homes and Kyle Kohlmann of Seasonal Services were present before the Board.

Chairman Olson stated the Board will segment the new home plan review into three reviews. Architectural, Civil Site Plan and Landscaping.

Architectural Plan Review

Chairman Olson asked if the front of the new home is facing Katherine Drive.

Mr. Florance confirmed it is on Katherine Drive.

Chairman Olson asked where on the home metal roofing will be used.

Mr. Miller stated the metal roofing will be used on the secondary roof over the garage as well as on the dormer.

Mr. Miller noted the windows, siding and trim on the home will be white. The existing plans demonstrate a stone work chimney, but the home owner prefers to have the chimney constructed from brick. The brick will be painted white, or be constructed from a Cream City brick.

Mr. Schoenecker asked if all the windows on the home are casement.

Mr. Miller stated they are.

Chairman Olson asked if the copula on the garage will have a metal roof.

Mr. Miller stated it would.

Chairman Olson asked if the main entrance for the home is centered with the massing of the main portion of the home. The comment was made it appears to be slightly offset.

Mr. Miller noted the door is slightly offset due to the interior layout of the home.

Mr. Schoenecker asked if the stylistic design of the home is of Williamsburg Colonial variety.

Mr. Miller stated that is correct.

Chairman Olson asked if there was any consideration given to using a board on board application on the home for accent.

Mr. Miller stated the Williamsburg Colonial style does not typically incorporate the board on board element.

Mr. Kohlmann noted the first floor will be softened with plantings of box wood and other planting varieties.

Chairman Olson commented that he was taught to never rely on plantings to soften an architectural design, because plantings die overtime.

Chairman Olson commented the treatment over the main entry door does not appear to be colonial in nature.

Mr. Miller noted the overhang element could be shifted up higher above the entrance.

Chairman Olson stated he would like to see alternative options for how that element could look more Williamsburg Colonial, or have some pictures of existing homes which demonstrate how that would appear in real life. Comment was made that the existing plan set should be changed to reflect the change in stone to brick on the chimney, the correct roofing material to be used and alternative options for the front entrance overhang.

Mr. Schoenecker motioned to accept the basic plans as submitted on condition the client resubmit a plan set demonstrating the correct shingle and meal roofing, a revised canopy option over the front entrance and the stone material on the chimney being shown as a brick material. Mr. Domaszek seconded, motion carried 5-0.

Civil Site Plan Review

Mr. Schoenecker asked if fill will be brought onto the site.

Mr. Miller stated the plan is to remove approximately 1.5 feet from the existing lot (13550 Watertown Plank Road) and relocate the soil to 910 Katherine Drive for future development purposes on that property.

Mr. Harrigan indicated that in order for Building Permits to be issued for 13350 Watertown Plank Road, the Village will require written verification from the property owner of 910 Katherine drive that they approve of the land disturbance on their property. Additionally, a grading plan will be required for 910 Katherine drive.

Mr. Florance noted that per the Village's request, the driveway access onto Watertown Plank Road will need to be abandoned.

Mr. Schoenecker motioned and Mr. Domaszek seconded to approve the Civil Site Plan as submitted. Motion carried 5-0.

Landscaping Plan

Mr. Kohlmann provided a summary of the Landscaping Plan to the Board. He noted the front yard concrete would be poured and colored. The back patio will be a gray concrete with accent color joints for enhanced design.

Mr. Florance noted the two decorative lions will remain on the property.

Mr. Harrigan commented that a revised Landscaping Plan demonstrating all future plantings being located only on private property and not in the Village right of way will be required.

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

9. Review and act on a request by Florin Stuleanu, 14820 Jolenta Lane, for a new home.

Steve O'Claire of Red Leaf Builders was present before the Board.

Architectural Plan Review

Mr. O'Claire stated that all siding fascia and soffit will be constructed with LP material. The pergola over the garage door will be cedar wood construction.

Mr. Schoenecker asked if the stone work will be veneer.

Mr. O'Claire confirmed the stone work will be done with 2" stone veneer.

Chairman Olson asked if the fireplace will direct vent on the west elevation.

Mr. O'Claire stated that it would.

Mr. Schoenecker asked what the garage door will be constructed with.

Mr. O'Claire explained the garage door will be made from a fiberglass material with overlays.

Mr. Olson commented that on the east elevation, the dormer above the garage looks foreign because that style does not exist anywhere else on the home. Chairman Olson asked if there was consideration given to using the style which exists on the rear of the home.

Mr. O'Claire stated it was incorporated per the customer's request.

Mr. Olson stated it would be preferable to have these elements consistent. Additionally, the front of the home has gables, yet the rear of the home has hip roofs. Mr. Olson noted there appears to be less detail in the rear of the home. On the front of the home,

the massing to the left of the front door appears to look like an addition to the home. This location should be addressed for alternative designs. There should be consistency on all four faces.

Mr. Koleski asked what style the large window on the east elevation will be.

Mr. O'Claire stated it will be a glass block window.

Chairman Olson stated he would prefer not to see the glass block incorporated in the design of the home. It is understandable because is a busy road, and that location of the home is the bathroom. However, all the remaining windows of the home are double hung.

Mr. O'Claire made a request for the Board to table the item until a future meeting date.

Mr. Schoenecker motioned and Mr. Domaszek seconded to table the item. Motion carried 5-0.

10. Other business.

Mr. Harrigan informed the Board that a request has been made by Rob Miller regarding the approved new home construction at 1475 Woodlawn Circle. The home owner would like to change the window colors from bronze to white. Also the circular windows on the front elevation of the home would slightly change.

The Board agreed to allow Chairman Olson to review the request and approve the changes.

Chairman Olson request Rob Miller supply him with the stone color, the stucco color, the color of white for the windows and what color the stain will be for the wood elements.

11. Adjournment

Mr. Domaszek motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0

Meeting adjourned at 6:52PM

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant Manager