

**BUILDING BOARD  
MEETING MINUTES  
Tuesday, December 20, 2005, 5:00 p.m., Park View Room  
As amended January 3, 2006**

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**1. Roll call.**

Present: Mr. Baesemann, Mr. Francois, Mr. Liechty, Mr. Nelson, Mr. Oliveri, Mr. Rische, Mr. Sayas, Mr. Sobczak and Ms. Torkelson.

Also Present: Mr. Eich and applicants.

Absent: None.

**2. Approval of the December 6, 2005 meeting minutes.**

Mr. Nelson motioned and Mr. Oliveri seconded to approve the minutes as submitted. Motion carried 8-0.

**3. Review and act on request by Mark Quandt at 920 Madera Circle for alterations with entrance feature component.**

Mark and Barb Quandt, property owners, were present to review the application with the Building Board. Mr. Quandt noted that two gables would be added to the front elevation and that all existing windows would be replaced. Mr. Quandt clarified that certain windows on the left elevation would be "closed in" for smaller windows. Mr. Quandt continued with his presentation, noting that all siding and shingles would be replaced.

Mr. Oliveri commented that the elevation drawing of the columns supporting the entrance feature appeared flush with rather than offset from the gabled structure as shown in the cross-section drawing. Mr. Quandt confirmed that the cross section of the entrance feature (indicating an offset of the columns from the gabled structure) was representative of the entrance feature shown on the front elevation.

Mr. Oliveri motioned to approve the alterations and entrance feature as submitted, with the understanding that the front entrance feature would be constructed as per the cross-sectional drawing. Mr. Oliveri noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to pose an adverse impact on aesthetic values in the immediate neighborhood. Mr. Liechty seconded. Motion carried 8-0.

**4. Review and act on request by James Lehmkuhl at 705 Brinsmere Drive for a revision to a previously approved addition.**

John Shemitis, building contractor, was present to review the proposed revision with the Building Board. Mr. Baesemann stated that the project had received initial approval in May of 2005, commenting that the original submittal illustrated the impacted area as a porch yet in fact it would be an enclosed area.

Mr. Liechty inquired as to the detailing proposed for the second floor. Mr. Shemitis noted that dental molding would be used on the second floor, with fish scale molding already present on the first floor. Mr. Oliveri inquired as to the use of shutters, recommending that they be incorporated throughout the dwelling. Mr. Nelson noted that, per his conversation with the property owner, shutters would be provided on all elevations where room existed.

Mr. Shemitis informed the Building Board that the final color for the siding would be taupe. Mr. Nelson inquired as to whether or not a second window was considered on the second floor of the east elevation. Mr. Shemitis stated that a second window was not considered, noting that the siding tied in with the existing second floor pattern.

Mr. Oliveri motioned to approve the revision as submitted, noting: 1) shutters were to be installed where room exists and 2) the exterior was to be painted a uniform color. Mr. Oliveri noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to pose an adverse impact on aesthetic values in the immediate neighborhood. Mr. Francois seconded. Motion carried 8-0.

**5. Other Business.**

Mr. Eich provided the Building Board membership with a complete list of the 2006 Building Board meeting dates.

**6. Adjournment.**

Mr. Oliveri motioned for adjournment and was seconded by Mr. Francois. Meeting adjourned at 5:16 p.m.

Respectfully Submitted,

Austin J. Eich  
Assistant Planner