

Architectural Control Board

Minutes of July 25, 2011

The meeting was called to order at 7:00 p.m. In attendance were Jim Perkins, Mike Bickler, Sandy Eppers, Sharon McNellis, Gale Schwartz, Rick Andritsch, Paul Clarkson, Jeff Fellows, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present were John Sproule, Jim Leaman, Steve Macaioni, Paul Konstant and Sonia Armenia from Konstant Architects, Kent Johnson from Johnson Design, Pete from Johnson Design, Judy Stark, Sue Bickler, Bill and Gayle Denton, Hilton and Jean Neal, Ed and Ann Johnson, Joe and Chris Owens.

1. Motion (Bickler/McNellis) to approve the minutes of June 27, 2011, Carried Unanimously.
2. Discussion/action regarding Mr. and Mrs. John Sproule, 36020 North Beach Road, for window and siding changes for the attached garage at the residence approved in May, 2011.

Pete from Johnson Design presented three changes to approved plan: 1. The removal of 2 windows on the back of the garage, on the east and north elevation. 2. Siding changes – use of 2 ¼ " corner boards instead of mitered corners, painted to match siding. 3. Removal of exposed rafter tails.

Motion (Bickler/Andritsch) to approve the changes to the plans as submitted.
Carried Unanimously

3. Discussion/action regarding Dr. James Leaman, 4510 Sawyer Road, for a new detached garage.

Mr. Leaman presented plans for an unattached 2-car garage. It will be located on the resident's property, directly behind the neighbor's property and garage. The siding and roofing material will be the same as the existing house. A new driveway will be extended from the existing driveway and will consist of asphalt.

Motion (Bickler/Schwartz) to approve the plans as submitted.
Carried Unanimously

4. Discussion/action regarding Mr. & Mrs. Brennan Smith, 35947 North Beach Road for a new single family residence and detached garage to replace current structures.

Paul Konstant, Konstant Architects, presented plans for the new residence. The outside consists of board and batten, mahogany shutters, and cedar shake roofing. The largest portion of the house is in the center of the site. The entire structure is more oriented to the lake. There will be stone water tables and brick fireplaces. The structure will be 5 feet back from the 75 foot line and the overall height is 32 feet. There will be copper on the low pitch roofs as well as gutters and downspouts. The pool and fences will have foundations under them so as to be part of the home and will be facing the lake. The driveway will be relocated and will be black top.

Joe and Chris Owens expressed concerns regarding the construction time frame and traffic patterns. The plan is to start in the Fall and be finished by June, 2012. Nothing heavy will be allowed over the bridge, so the Village will recommend the Lake Club Circle route. They will work with the Village to alleviate any traffic problems.

Gale Denton asked about the pool fence. It will be a wood picket style fence.

Paul Clarkson expressed concern about the pool being so close to the neighbors. There will be plantings along the lot line. The Dentons said they have no objections to the location of the pool.

Judy Stark presented the landscape plans. There will be more plantings along the road and by the walkways down to the lake. There will be path lighting and an address post with a light at the driveway entrance. There will also be additional plantings around the pool area and lot line to screen from neighbors.

Motion (Bickler/Clarkson) to approve the plans as submitted with the stipulation that they work closely with the Village to alleviate traffic and neighbor concerns.

Carried Unanimously.

5. Discussion/action regarding the Oconomowoc Lake Club, 4668 Lake Club Circle, for a new tennis building, replacing the former structure. This review/approval is subject to a Conditional Use Permit amendment which has been applied for through the Village Plan Commission and the Village Board of Trustees.

Jeff Fellows recused himself from the discussion due to his involvement with this project.

Jeff Fellows explained that the Lake Club requests approval to replace the current tennis facility with a new facility. Both Jeff Fellows and Steve Macaioni represent the Lake Club board. Don Wiemer explained that this is scheduled for Conditional Use amendment through the Plan Commission and the Village Board. The Arch Board must approve/deny subject to the issuance of an amended Conditional Use Permit.

Kent Johnson presented the plans. The new facility will follow the architecture of the Lake Club with a synthetic stucco system, same type of shingles, and exposed rafter tails. The new structure is slightly smaller than the existing structure and will be moved farther off the road. There will be space for the tennis pro, a lounge area, a small food/beverage area, a bathroom, sliding glass doors going out to a patio and will now be handicap-accessible. The bathroom plumbing will be tied to the Lake Club holding tank.

The approval of this plan is subject to the pending Conditional Use amendment to allow its construction.

Motion (Bickler/Schwartz) to approve the plan as submitted, subject to the approval of the Conditional Use amendment. Carried Unanimously.

3. A motion (Bickler/) to adjourn was made at approximately 7:38 p.m.,
Carried Unanimously.

Respectfully submitted,
Michele Cannariato