

# Architectural Control Board

Minutes of August 25, 2014

The Architectural Control Board (ACB) meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Jim Perkins, Sandy Eppers, Sharon McNellis, Amy Zea, Russ Kohl, Rick Andritsch, Don Wiemer (Village Administrator) and Michele Cannariato (Deputy Clerk).

Also present were: Sue and Bob Boex, 4601 Hewitts Point Road; Pete Davis, Johnson Design; Chris Miracle, Landworks; and Bob and Janice Felker, 4767 Hewitts Point Road.

1. Motion (McNellis/Kohl) to approve the minutes from the July 28, 2014 meeting with the addition of John Macy in attendance and the deletion of a wrong adjournment notation, Carried Unanimously.

2. Motion (Bickler/Kohl) to approve the minutes from the July 31, 2014 meeting with the correction of two wrong dates, Carried Unanimously.

3. Discussion/action regarding the request of Mr. and Mrs. Jason White, 4623 Hewitts Point Road, for a new single family residence and reconstruct the existing garage and reduce its size.

Pete Davis from Johnson Designs, presented the plans. The new house will be 3000 square feet, 140 feet from the lake (which is approximately the same distance as the Boex house, who are the neighbors to the south), 20 feet from the south lot line, and 80 feet from the north lot line.

The air conditioner and generator will be located back behind the garage. The Boex's expressed concern about the location being so close to their house. Pete explained that the A/C will be a higher end unit with minimal noise and that there will be landscaping to minimize the visual and sound aspects.

A tennis backstop will be located along the side of the garage and will consist of materials that will minimize the sound. Metal rods will be driven into the ground for support, there will be a concrete foundation, along with horizontal supports.

The exterior of the house will consist of Fond Du Lac blend stone with buff mortar, LP smartside in dark blue with off-white, grayish-blue trim. The roof will have dimensional asphalt shingles in weathered wood color. There will be a standing metal seam roof on the screen porch in a galvanized finish. Windows, fascia and soffits will be the grayish-blue.

The cottage will be torn down and a garage will be built in the same footprint but the volume will be lower. It will consist of a garage, home office and storage. The roof will be steeper and start on the first floor instead of the second as on the existing structure. There will be a grass permeable paver between the garage and road.

Mr. Boex stated that they would like to see the house moved more to the north to put more distance between the two homes, and that there is a deck on the south side of the house that looks right into the Boex's bedroom. Davis explained that the house was closer to the south lot line because they were trying to preserve most of the 100 year old trees on the north but would look into moving the house. He also explained that the deck is for grilling only, and that

entertainment would take place on the lakeside deck. There will be landscaping to screen the deck.

Chris Miracle from Landworks presented the landscaping plan. There will be optional guest parking next to the garage, a stepping stone path from the garage to a side entrance, a firepit in southwest corner of the property with an overlook area, a small walk out sun patio, a lower level storage area, and a covered deck and patio. Chilton stones will be used for the stairway to the lake and blue stone in a flagstone pattern with cobbled edges will be used for the terrace and other paving that connects to the lower level storage area. There will be retaining walls consisting of the same Fond Du Lac blend stones as the house and they will be located by on the north side will be 4 ½ feet high. Mr. Bickler pointed out that retaining walls cannot be more than 2 feet high and that the ACB would need to see elevations, grades, heights and distances between these walls and detailed landscape plans for those walls. It was suggested that maybe those walls could become part of the footprint because then they can be any height. Mr. Bickler wanted to know if the spiral staircase was part of the footprint and Davis stated that it was.

Mr. Boex then stated that they would like to see the elimination of the wall that is by the driveway right next to the road. They think it is a safety hazard. Davis said he would talk to the homeowner.

Mr. Wiemer requested plans that include the original garage overlaid with the new garage.

Mr. Bickler summarized the points that the ACB wanted clarified:

1. The retaining walls on the north side must be 2 feet or less in height
2. Elimination of the wall at the driveway entrance if possible.
3. Acoustics for the screening of the A/C system – details.
4. Plans with the original garage and overlay of new garage.
5. Details of the screening of the grill deck.
6. The possibility of foundation under the patio so that the retaining walls could exceed 2 feet in height. If those foundations are added, they must make sure that the total footprint is in agreement with the ordinances.
7. Details of the specific plantings on the landscape plan.
8. The possibility that the house could be moved farther north.

Mr. Bickler then polled the board members as to their satisfaction with the plans with the above clarifications outstanding. All board members present expressed satisfaction with the plans.

Motion (Bickler/Kohl) to table the approval of the plans to a rescheduled special meeting with the above points to be clarified. Carried Unanimously.

4. A motion (Andritsch/Kohl) to adjourn was made at approximately 7:50 p.m., Carried Unanimously.

Respectfully submitted,  
Michele Cannariato