

# Architectural Control Board

Minutes of July 28, 2014

The 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, Don Wiemer (Village Administrator) and Michele Cannariato (Deputy Clerk).

Also present were: Mike Bickler Jr., Stonewood Companies; Jeff and Meme Fellows, 36712 W. Armour Road; Steve and Judy Fleming, 34837 W. Fairview Road; Ulrich Jentzsch, 2646 Peninsula Ave., Delafield; Rob Debe, Realistic Builders; Tom Mortensen, RA Smith, 16745 Bluemound Road; Paul Schultz, Sun Arc Studios; and Matt Kocourek, RA Smith, 16745 Bluemound Road; Attorney John Macy.

1. Motion (McNellis/Bickler) to approve the minutes from the March 24, 2014 meeting, Carried Unanimously.

2. Motion (Bickler/Kohl) to approve the minutes from the June 23, 2014 meeting, Carried Unanimously.

3. Discussion/action regarding the request of Mr. and Mrs. Hans Scott, 4525 Hewitts Point Road, changes to addition to residence.

Mike Bickler, Jr. presented the plans for changes to the previously approved addition on the west side of the existing home. There will be additional windows and an exterior fireplace will be added with a chimney.

Motion (Eppers/McNellis) to approve the plans as submitted. Carried Unanimously.

4. Discussion/action regarding the request of Mr. and Mrs. Ulrich Jentzsch, 34829 Fairview Road, reconstruct a new single family residence, garage and landscape plan approval.

1. Paul Schultz, Tom Mortensen, and Matt Stark presented the changes to the Jentzsch plans. The plans include the height and grades to the soffits and eaves. There is now a current survey of the existing footprint.

2. They adjusted the amount of impervious pavement by using catch basins and storm drains along with 2 rain gardens. The stormwater calculations were given to the VOL engineer and it was determined that the amount of runoff will decrease from current due to the rain gardens. The garage is 2 feet smaller and the driveway width was decreased from 15 feet to 12 = more green space.

3. Mr. Jentzsch explained why the driveway cannot be moved to the east side of the property: Because of the grade on that side, retaining walls would have to be created and they would not adhere to the VOL ordinance with regard to the 2 foot height and the 2 feet between each wall.

4. The concrete curb and silt fence were discussed. The curb will either be completely removed and replaced or they will work around it.

5. The lannon stone wall on the east side of the property is actually on the Cook's property and there were discussions between the neighbors about repairs to that wall. The VOL is not liable for the wall.
6. Tom Mortensen read his memo (attached) that further described some of the changes.
7. It was explained that they will decrease one area of the footprint (the entryway) and increase another area and the net will be exactly the same as the current footprint. Attorney John Macy questioned this with regard to the ordinance. Mike Bickler said that in past practice this was allowed.
8. Mr. Wiemer read an email from Kevin Cook (attached).

**Mr. and Mrs. Fleming addressed several points of concern and the Jentzsch team responded:**

1. What type of excavating will be done, what is to be used for the new wall, and how will they do the back fill and work with only a 2 foot space.  
Robin Debe: A dead wall will be poured and the footings will follow the state code. He has worked on many buildings with little space between and he said there were many ways to address these issues.
2. They are worried about encroachment on their property.  
The team responded that a snow fence will be installed to protect his property and they assured him that the work can be done without encroachment.
3. They questioned how the new grading and rain gardens will divert the stormwater.  
Matt Stark: There is enough area to infiltrate and avoid the neighbor's property. The flow will be directed east and then south to the lake.
4. They asked if trench drains could be used.  
Matt Stark: Trench drains are not appropriate for this area and would be more likely to ice up.
5. They questioned where snow will be plowed to in the winter and whether or not there is an irrigation plan.  
Tom Mortensen: There will be room for plowed snow (was pointed out on the plans) and there will be zones in the irrigation plan (to be determined yet). Mr. Jentzsch said that the irrigation is planned for the north side of the home near the cedar trees.
6. Chapter 30 permit required?  
Matt Stark: This issue was addressed back in January. The calculations were sent to the VOL engineers and the DNR responded that a Chapter 30 permit is not required.
7. What will be used on the grade by the Cooks – mulch or stone? The answer was mulch.

**Mr. Jentzsch then spoke about the change in the footprint since there was a question about that being allowed. He said he would keep the original porch with no change.**

Mike Bickler then read directly from Chapter 17 zoning code with regard to the Architectural Control Board requirements (attached):

The following requirements were met: a,b,c,e,f,g,h,i,k,l,m,n,p,s,

The following requirements were not applicable: d,j,o,q,r

The following requirement was not met: t – Heating, Ventilating, and Air Conditioning Equipment – this is not shown on the plans.

Motion (Bickler/Kohl) to adjourn the public meeting and a continuance of the matter to Thursday, July 31, at 7:30 a.m.

These two matters will be discussed:

1. Question of where the air conditioning will be located
2. Updated plans to retain the front porch.

*Carried Unanimously.*

Motion (Bickler/McNellis) to adjourn the meeting was made at approximately 9:17 p.m.,

*Carried Unanimously.*

Respectfully submitted,  
Michele Cannariato