

# Architectural Control Board

Minutes of July 31, 2014

The meeting was called to order at 7:30 a.m. In attendance were Mike Bickler, Jim Perkins, Sandy Eppers Sharon McNellis, Amy Zea, Russ Kohl, John Macy (Village Attorney), Don Wiemer (Village Administrator) and Cindy J. Schlieve (Village Clerk).

Also present were Paul Schultz and Ulrich M. Jentsch

1. Discussion/action regarding the request of Mr. & Mrs. Ulrich M. Jentsch, 34829 Fairview Road, to reconstruct a new single family residence, garage and landscape plan approval.

This matter was continued from the Architectural Control Board (ACB) meeting held on July 23, 2014. Mr. Schultz and Mr. Jentsch brought in revised plans for the house, garage, and landscaping. Mr. Schultz advised that the footprint of the proposed house is the same as the original house. The master bedroom and bathroom were reconfigured to fit into the original footprint. The porch was removed and there is now only a stoop with a slightly extended roof over the stoop. The air conditioning unit was moved to the east side of the house to accommodate the request of the neighbors on the west side regarding the noise. The landscape plan provided screening of the house, garage and the driveway from the neighbors on the west side, per their request.

Mr. Macy requested that the ACB members review the points that were made by the attorney for neighbors on the west side of the property to ascertain that all matters had been addressed.

- Point 1: the Jentsch's had no right to increase the size of the house. Finding: the proposed plan mimics the exact footprint of the original structure so there was no increase in the size of the house.
- Point 2: questioned whether the greenhouse was part of the original structure. Finding: it was deemed that the greenhouse had a footing so it could be included as part of the existing structure and therefore could be included in the new structure. There is no reason to believe that what exists is not original.
- Point 3: questioned the survey of the property. Finding: the survey is acceptable.
- Point 4: requested a landscaping plan that included all of the landscaping for the property and also shows how the water run-off will be handled. Finding: the new plan addresses the water run-off and has the same or less water going into the lake.
- Point 5: concern regarding trespassing onto the neighbor's property due to the close proximity of the house to the lot line. Finding: the builder has assured the property owner that he can build the house without trespassing onto the neighbor's property and has done this type of construction in the past.

Mr. Wiemer stated that he had received an e-mail from a neighbor regarding the poor condition of the property. The neighbor requested that the property be cleaned up as soon as possible so as not to detract from the neighborhood. Mr. Jentsch advised that he intends to begin work within 16 weeks.

Mr. Bickler noted the following items in regard to the proposed house. The house will be built in the same footprint as originally existed. The 2-story garage is similar to others in the neighborhood. The property owner has moved the garage on the property for better aesthetics per the neighbor's request. The amount of pavement has been decreased to assist in lessening

the water run-off. Full landscaping plans have been provided that alleviate the effect of headlights going into the neighbor's house. An engineering study regarding water to the lake was done with the result of 2 rain gardens added to the landscaping plans to aid in preventing additional water run-off to the lake. While the neighbor to the west of the Jentzsch property had requested that the driveway be moved to the east side of the property, it was noted that they could not move the driveway to the east side due to the topography and the location of the septic system. Concern regarding any damage that might occur to the wall along the neighbor's property on the east side of the Jentzsch property was mentioned and it was determined that the wall was the responsibility of that neighbor. It was noted that there is currently about 29% of the property that is impervious. When the construction is completed, it will be about 30% of the property that is impervious.

Mr. Wiemer noted that no previous final approval of plans had been granted. Issues arose after the initial conceptual approval, so the final approval was postponed. All issues that were brought up have now been addressed. Mr. Macy polled the members of the ACB to see if they each agreed with the assessment that all matters had been addressed. Mr. Kohl felt all matters had been met. Mrs. Zea stated everything was handled appropriately. Mrs. McNellis stated that all concerns presented have been met. Mrs. Eppers stated that all concerns have been met per the Village of Oconomowoc Lake ACB standards and that she felt the property owner had been very cooperative in dealing with all concerns presented. Mr. Perkins stated that he felt the solutions were appropriate and that all concerns had been satisfied. Mr. Bickler stated that all matters had been satisfactorily handled.

Motion (Bickler/Kohl) to approve the request to reconstruct a new single family residence, garage and landscape plan for the property located at 34829 Fairview Road, owned by Mr. and Mrs. Ulrich Jentzsch, based on all ACB standards being met per review at the July 28, 2014 meeting and again on July 31, 2014, and noting that Standards 3E of Ordinance 277 regarding the basement shows that the proposed basement is permitted, Carried Unanimously.

The members of the ACB thanked Mr. Jentzsch for all his work.

2. With no further discussion being heard, a motion (Bickler/Kohl) to adjourn was made at approximately 8:00 a.m., Carried Unanimously.

Respectfully submitted,  
Cindy J. Schlieve