

Architectural Control Board

Minutes of June 24, 2013

The meeting was called to order at 7:00 p.m. In attendance were Mike Bickler, Sandy Eppers, Sharon McNellis, Amy Zea, Jim Perkins, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present were Sonia Arminio and Paul Konstant from Konstant Architecture; Pete Feichtmeier from Colby Construction; Mike and Mary Altschaefl, 36010 S. Beach Road; Bryan Tom from Architectural Development Services; Jeff Juech from Oconomowoc Landscape Supply and Garden; John and Kathy Tracy, 12 White Tail Lane; John Van Rooy from John Van Rooy Associates; Kooroush and Jolene Saeian, 35306 W. Pabst Road; Mike Bickler Jr. from Stonewood Companies.

1. Motion (McNellis/Eppers) to approve the minutes from the May 22, 2013 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. and Mrs. Michael Altschaefl, 36010 South Beach Road, for a new single family residence.

Brian Tom from Architectural Development Services, and Mike Altschaefl presented the plans for the new residence. The current residence will be demolished and a new residence with 4300 square feet including a pool will be constructed. The square footage does not include the screen porches. The house will be 2 stories toward the front and the lake elevation will have full and partial exposure. There will be a full walk out on the side of the house.

The exterior will be natural stone, putty colored, with cement board shake siding and cedar board trim. The windows will be white with white trim. The roof will be brown shingle and the standing seam roof will be dark brown. The railing around the pool will probably be black.

Jeff Juech from Oconomowoc Landscape Supply and Garden explained the plans for landscaping. Some of the retaining walls will be removed and regarding done, and new retaining walls (less than 2 feet in height) will be built. The new walls will match the house using buff colored limestone. There will be brick pavers in front of the patio, the front and back entrances, and the garage. There will be landscaping to hide some of the mechanicals.

The boat house is also being renovated. The screened area will now be solid with windows. The steps down to the boat house will remain the same. The exterior will match the house.

Mr. Bickler expressed concerns with regard to the condition of South Beach Road due to the amount of construction traffic recently. Mr. Altschaefl responded that some of the neighbors have discussed repairing the road but this will not take place until the Altschaefl residence is completed. The timeframe for their construction is to begin in the Fall of 2013, and completing within 10 to 12 months.

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

3. Discussion/action regarding the request of Mr. and Mrs. Robert Garbutt, 35933 North Beach Road, for a fence and deck.

Mike Bickler Jr. from Stonewood Companies presented the plan to add a deck and fence to the plans that were already approved. The deck will be 10 X 10 feet, 20 - 22 inches high, with no railings and steps all around. The fence will be vinyl composite, 6 feet in height, and will end at the large pine trees.

Motion (Eppers/Zea) to approve the plans as submitted. Mike Bickler abstained from the vote. Carried Unanimously.

4. Discussion/action regarding the request of Mr. and Mrs. Brennan Smith, 35947 North Beach Road, for design changes to the pass-through connecting the residence and the garage.

Paul Konstant and Sonia Arminio from Konstant Architects explained the changes to the pass-through. Instead of fixed windows and the barn door, there will now be removable windows and glass panels. These can be opened in the summer and removed. In the winter they will be closed.

Motion (Bickler/Perkins) to approve the plans as submitted with the contingency that the Plan Commission approve the functionality of the pass-through. Carried Unanimously.

5. Discussion/action regarding the request of Mr. and Mrs. John Tracy, 12 White Tail Lane, for a deck.

Mr. Tracy presented the plans for the proposed deck. The deck would be 638 square feet, 5 feet above the ground, and would be accessed from 3 sliding glass doors and 1 wooden door. It will be made of Timbertech, a composite material. Mr. Bickler requested a site plan to be presented to the Village Administrator for approval.

Motion (Bickler/McNellis) to approve the plans as submitted subject to the Village Administrator approval of the site plan. Carried Unanimously.

6. Discussion/action regarding the request of Dr. and Dr. Anil Doniparthi, 35308 Pabst Road, for an addition to the residence.

John Van Rooy from John Van Rooy Associates explained the addition to the residence. The Doniparthi's will be closing on this residence at the end of July. On the west end of the house they would like to construct a new 4 car garage. There will be an exposed basement below the garage on the lake side which will include a wine cellar, mechanical room, home theater and kitchenette. Above the garage will be a new master bedroom suite, a master bathroom and a master closet. The transition between the old structure and the addition would be an 8 foot wide glass divider, which is essentially a circulation hallway. Within the divider will be an elevator and staircase in the back of the house.

The exterior will match the existing structure with stone all the way around and windows that will match the more ornate structure on the east side of the house. The garage doors will be wood-look fiberglass.

Mr. Bickler and Mr. Perkins expressed concern that the addition does not have the architectural details of the older part of the structure. They both suggested that some of the elements from the older structure (chimneys, "dental work") be incorporated into the addition.

Dr. Kooroush Saeian, 35306 W. Pabst Road, a neighbor, spoke about additions to castles, forts and museums that he had seen in Europe. He stated that they were similar to these plans and he felt that the addition worked very well with the older structure.

Mr. Wiemer discussed the elevator/staircase enclosure. The elevator shaft would be 3 stories to the lake plus the top of the shaft on the roof in order to facilitate roof access for the proposed deck on the roof. Village ordinance states that there can only be 3 habitable stories to the lake. Mr. Wiemer said that this matter will go before the Plan Commission, but he felt that the "4th story" was not habitable; therefore, would not violate the ordinance.

Motion (Bickler/Eppers) to approve the plans as submitted subject to incorporating further details from the old structure into the addition, and the approval of the Plan Commission with regard to the elevator shaft being a 4th story. Carried Unanimously.

7. A motion (Bickler/Eppers) to adjourn was made at approximately 8:10 p.m., Carried Unanimously.

Respectfully submitted,
Michele Cannariato