

Architectural Control Board

Minutes of February 27, 2023

The Architectural Control Board (ACB) meeting was called to order at 6:00 pm by the Deputy Clerk. In attendance were Derek Pawlak, Jim Perkins, Amy Zea, Mike Bickler Sr., Rick Andritsch, Mike Bickler Jr., Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator).

Also present was: Kyle Kohlman and Sam Carlson, Landworks; Steve Wollersheim, Hom Design; Jim Siepmann, Ascent Building Solutions; and Adam Buss, Creekview Homes.

1. Motion (Pawlak/Andritsch) to approve the minutes from the January 27, 2023 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Mike and Wendy Dowling, 34749 W. Fairview Road, for a new single family residence.

Don Wiemer explained Chapter 17.32(2)(b) dealing with an existing legal non-conforming structures and what is permitted. The east sideyard is 6.2 feet and the west sideyard is 8.6 feet and these will remain the same along with the footprint. The cubic volume will decrease due to changes in roofline/gables.

Steve Wollersheim explained some of the changes in the roofline and gables. He also presented the materials to be used: dimensional asphalt shingles in charcoal black, vertical white siding, horizontal white siding, stone will be Halquist Fon Du Lac Cobblefield, standing seam roof in bronze-grey (charcoal), aluminum railings, and windows will be Marvin in black or bronze.

Preliminary landscape plan was presented and a more detailed plan will be forthcoming.

Motion (Bickler Sr./Pawlak) to approve the house plans as submitted subject to the submission of the stormwater plan, and submission of plans for the boathouse and garage within 2 years from the date the house building permit is issued . Carried Unanimously.

3. Discussion/action regarding the request of John Hur and Judy Kim, 34635 Springbnk

Don Wiemer explained that the original plans for the accessory structure were submitted and approved by the ACB in 2019. Those plans had a railing around the entire flat roof to prevent non-conforming use. The current plans have a cable railing along the back of the flat roof and partially along the sides. There will be a walk in door on the west side of the building.

The ACB discussed the safety of the flat roof and decided to not allow a flat roof. The recommended pitched roof will prevent non-conforming use of the roof and eliminate the safety concerns.

Motion (Bickler Sr./Andritsch) to approve the plans as submitted subject to the submission of a new plan with the flat roof replaced with a pitched roof with a minimum 6/12 pitch to be approved by the Zoning Administrator or the ACB Chairperson. Carried Unanimously.

4. A motion (Bickler Sr./Andritsch) to adjourn was made at approximately 6:50 pm, Carried Unanimously.

Respectfully submitted,
Michele Cannariato