

# Architectural Control Board

## Minutes of January 24, 2022

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, Russ Kohl, Amy Zea, Mike Bickler Jr., Mike Bickler Sr., Rick Andritsch, Michele Cannariato (Deputy Clerk), and Donald Wiemer (Zoning Administrator).

Also present were: Jorgen Hansen, Port City Studio Ltd, 222 East Main Street, Port Washington; Brian Link, Oconomowoc Lake Club.

1. Motion (Pawlak/Kohl) to approve the minutes from the November 22, 2021 meeting. Carried Unanimously.

2. Discussion/action regarding the request of Oconomowoc Lake Club, 4668 Lake Club Circle, for window removal.

Don Wiemer explained that the Oconomowoc Lake Club (OLC) is currently doing an interior remodel and a building permit was issued with the exception of the removal of a window where a new fireplace will be built. There will be a new vent for the fireplace that will be 12 feet above the sidewalk. ACB members discussed the look of the vent and asked if it could be painted to match the exterior or if there was some other solution to make it blend in. Brian Link, representing OLC, said he would look into solutions.

Motion (Bickler Sr./Andritsch) to approve the building and landscape plans as submitted subject to finding a solution for the vent. Carried Unanimously.

3. Discussion/action regarding the request of Nick and Katie Papanicholas, 4539 N. Sawyer Road, for changes to previously approved plans.

Mike Bickler Jr., representing the home owners, presented the updated plans. A balcony was removed and there were window changes. A landscape plans was also presented.

Motion (Kohl/Andritsch) to approve the plans as submitted. Mike Bickler Jr. abstained from the vote. Carried Unanimously.

4. Discussion/action regarding the request of Edward and Patricia Nunemaker, 5 Whitetail Lane, for a new single family residence.

Don Wiemer presented the plans for the new home. The HOA for the Ponds of Pabst has approved the plans. The setbacks, offsets, and height of the structure are all within the ordinance limits. No Chapter 30 will be needed. A new septic system will be installed. There will be two pillars at the entrance of the driveway, Anderson windows in bronze will be used, and the exterior will be lap siding and stone.

Materials and Colors: The stone is Halquist in Asheville. The exterior body color is Clay and the trim is Black Fox. The roof is GAF Royal Slate.

Landscape plans were also submitted.

Motion (Bickler Sr./Pawlak) to approve the building and landscape plans as submitted. Carried Unanimously.

5. Discussion/action regarding the request of OC Lake LLC, formerly 35308 W. Pabst Road, now 35410 Pabst Court, for a new single family residence and detached garage.

Don Wiemer explained that the caretaker's house and original garage were razed and a new detached garage will be built at approximately the same location with the retaining walls greater than 2 feet in height. The boat house, wall and patio will remain as is. The stormwater plans have all been updated. The landscape plans will be submitted at a later date.

The retaining walls at the residence will be 2 feet or less in height.

Rick Andritsch (an interested party) voiced concerns from some of the neighbors about road damage from the construction. Don explained that although this is a civil matter, he would talk to the owner.

Jorgen Hansen, Port City Studio Ltd., walked through the elevations and floors of the plans. The residence will be styled similar to a French Chateau. The roof will be Colonial Slate. The lower exterior will be Indiana Limestone with an upper stucco exterior. There will be stone on the corners and the base of the structure will have rusticated limestone. The downspouts and gutters will be copper and the windows will be bronze. The railings on the balconies will be a glass system with bronze supports. The bays will be clad in wood and painted the same color as the stone. The attached garage will have four doors stained brown and the stairs and deck will be wood.

The detached garage will have the same elements of the house. There will be a steeple on one end that is an exception to the zoning code for accessory structure height.

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

6. A motion (Bickler Sr./Bickler Jr.) to adjourn was made at approximately 7:15 pm, Carried Unanimously.

Respectfully submitted,  
Michele Cannariato