

# Architectural Control Board

## Minutes of January 25, 2016

The Architectural Control Board (ACB) meeting was called to order at 7:00 p.m. In attendance were Jim Perkins, Mike Bickler, Amy Zea, Russ Kohl, Sandy Eppers, Derek Pawlak, Donald Wiemer (Village Administrator), and Michele Cannariato (Deputy Clerk).

Also present were: Craig Caliendo, Kings Way/Chapel Hills Homes, 700 Pilgrim Parkway, Elm Grove; Vac Homolka, Kings Way/Chapel Hills Homes; Jeff Reimers, 36024 N. Beach Road; Jim Hanson, 3851 N. LaLumiere Road; Kent Johnson, Johnson Design, 210 W. Second St.; Jake Meyer, 214 Hunters Glen Lane, Johnson Creek; Carl Merisalo, Century Landscaping, N77 W31086 Hartman Ct, Hartland; Paul Schultz, Sun Arc Studios, 133A E. Wisconsin Ave.

1. Motion (Bickler/Kohl) to approve the minutes from the November 23, 2015 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. and Mrs. Kurt Kellogg, 4850 N. Hewitts Point Road, for colors for new single family home, including landscaping and pool.

Craig Caliendo and Van Homolka presented the colors and samples of exterior materials for the new home:

Roof: Weathered Wood

Gutter and Downspouts: White

Flashing: Bronze

Real Trim, Soffit and Fascia: Pure White

Shake Siding on body of the house: Dovetail

Deck: Azek material in Tahoe with white railing and spindles

Window trim and louvers: Pure White

Garage doors: Cedar

Exterior Stone Veneer: Artesian Blend – this will be wrapped around the entire house and out building

Mr. Wiemer indicated that the pool is at grade and there is no exposure. Carl Merisalo explained the landscaping plans. There will be stamped concrete circular driveway with a flagstone walkway. The front entry and around the pool will have blue stone and cut stone. There will be planting around the entire footprint of the house. A retaining wall within the footprint will only be visible from the walkout lower level. There will be some screen plantings in consideration of the neighbor.

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

3. Discussion/action regarding the request of Mr. and Mrs. Jeff Reimers, 36024 North Beach Road, for a porch addition to the residence.

Paul Schultz presented the plans for a 12 foot deep deck on the front of the house. The bay window that is currently on the front will be replaced with French doors. The metal roof will be a green tint to match the patina on the copper on the house. Mr. Bickler expressed concern that metal won't match the patina exactly, but Mr. Schultz said that if they used copper, it would not match the patina for many years. The columns will be white to match the trim on the house. Don Wiemer indicated that the 75 foot setback will not be violated.

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

4. Discussion/action regarding the request of Mr. and Mrs. Jeff Allen, 4523 N. Sawyer Road, for a detached garage.

Paul Schultz explained that there is an existing detached garage that will be torn down and replaced with a new one. The existing garage has a staircase on the outside to a second floor and the current owners do not want a second story. So, they will lower the roof, but the shape will change to match the house, using a clipped gable roof. That change will decrease the cubic volume from the old garage, but not the footprint. Mr. Wiemer quoted the ordinance pertaining to this situation that the volume and roofline can be changed. All exterior materials will match the house. Mr. Bickler requested the calculations for the cubic volume of the old garage compared to the new garage.

Motion (Bickler/Kohl) to approve the plans as submitted with the condition that the cubic volume calculations be submitted to the Village. Carried Unanimously.

5. Discussion/action regarding the request of Mr. and Mrs. William Mielke, 4140 West Beach Road, for home remodeling, inside and out, and a detached garage.

Kent Johnson from Johnson Design presented the plans for the exterior changes. They will be adding more dormers, and details to the front entrance. There will be new wood veneer garage doors, new dimensional shingles in Weathered Wood for the roof, and the house will be painted/stained with smart siding in light gray. The windows and trim will be white. The decks will have glass with white posts and trim. On the lake side, there will be a covered living space with outdoor cooking and dining areas. There are currently boulders piled up in that area, so those will be removed and stone veneer in beige and gray will be installed in the exposed areas.

Mr. Bickler pointed out that there was no landscaping plan and the building plan includes a breezeway between the house and the new garage, which they are now eliminating. New plans with that change must be submitted.

Motion (Eppers/Bickler) to approve the plans as submitted subject to landscape plans, and new building plans with the breezeway eliminated being submitted by the April ACB meeting. Carried Unanimously.

6. Discussion/action regarding the request of Mr. and Mrs. Jake Meyer, LaLumiere Road, for preliminary review of house plans for a new single family residence.

Mr. Wiemer explained that the Village had an accepted offer from the Meyer's for a lot in the LaLumiere subdivision. Mr. Meyer discussed the preliminary plans with the ACB. Mr. Bickler explained some of the restrictions and requirements for a new residence in the Village:

Must be more the 2000 square feet  
If any stonework, it cannot end on an outside corner  
Use of dimensional shingle is acceptable  
Cement board siding is preferable but vinyl siding might be acceptable  
May need a Chapter 30 permit  
Retaining walls must be 2 feet high or less, 2 feet apart and must have plantings in between  
The sides of the house should not be "blank", but have windows and other details

When submitting plans to the ACB for approval, the following must be included: colors, materials, elevations, and landscape plans.

No action taken

7. A motion (Eppers/Bickler) to adjourn was made at approximately 8:00 p.m.,  
Carried Unanimously.

Respectfully submitted,  
Michele Cannariato