

Architectural Control Board

Minutes of November 23, 2015

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; Katie and Rory Vanselow, W136 N6739 Claas Road, Menomonee Falls; Vac Homolka, Kings Way/Chapel Hills Homes; David Roembke, Steeple Point Homes, 2426 Grandview Blvd. Suite G, Waukesha; Bonnie Ruffing, Steeple Point Homes.

1. Motion (Bickler/Kohl) to approve the minutes from the September 10, 2015 meeting, Carried Unanimously.

2. Discussion/action regarding the request of Mr. and Mrs. Rory Vanselow, 34560 Spring Bank Road, for a new single family home.

Bonnie Ruffing from Steeple Point Homes presented the plans. This will be a ranch style home with a attached 2 car garage. There will be a 9 foot poured foundation and the basement will be unfinished. The first floor is 2905 square feet and there will be a bonus room with a half bath above the garage with 625 square feet. There are stairs to the basement in the house as well as the garage. An additional detached garage will be built on the property.

The exterior will be Balanced Beige siding (hardy plank) with Smokehouse Cedar Shake and Trim, and the stone will be Weather Ledge Natural Blend. The roof will be Dimensional Shingles in Driftwood. Mike Bickler pointed out that the house did not have stone on the right and left elevations, and the detached garage has no stone at all. The ACB would like to see stone on those. Ms. Ruffing and Mr. Vanselow agreed to this.

Motion (Bickler/Pawlak) to approve the plans as submitted with the condition that stone will be used on the right and left elevations of the house and all four sides of the detached garage. New plans with these changes will be submitted the Village. Carried Unanimously.

3. Discussion/action regarding the request of Mr. and Mrs. Kurt Kellogg, 4850 Hewitts Point Road, for a new single family home.

Van Homolka from Kings Way/Chapel Hill Homes presented the plans. The house will be a raised country cape with 6939 square feet. There will be a covered porch all the way around the house. There is arched detail at the front door with a raised gable. All materials will wrap around all the corners. There will be transom windows as accents and 12 inch overhangs. The exterior will be natural thin set masonry, the siding will be hardy plank, and the shingles will be composite. The color choices have not been made by the owners yet.

There will be a pool as part of the footprint of the house, but details were not known (fencing, grading, etc.) because a different contractor is managing the pool construction.

A detached garage is included with the plans, but the height exceeds our code and needs to be changed. There is no stone or other details on the garage.

Mike Bickler requested that they would have to come back to the ACB meeting in January with the following items: All exterior materials with color choices; all pool plans, fencing, exposures, grading and landscaping from the pool contractor; a new plan for the detached garage with the height reduced and more stone and detailing.

Motion (Bickler/Eppers) to approve the plans as submitted with the condition that they resubmit the above items for approval at the January, 2016 ACB meeting. Carried Unanimously.

4. A motion (Bickler/Pawlak) to adjourn was made at approximately 7:40 p.m., Carried Unanimously.

Respectfully submitted,
Michele Cannariato