

Minutes
Village of Maple Bluff Building Board
Tuesday, July 8, 2008
5:15 p.m.
Maple Bluff Village Center

Members Present: Chair Eric McLeod, Members Greg Collins, Mary Duff, Dave Easton, Colleen O'Meara and Kate Zbierski.

Members Absent: Tony Arneson.

Also Present: William & Elizabeth Towell of 1225 Farwell Drive, Kent Johnson and Pete Davis of Johnson Design, Mary Grant of Mary Grant Design, Rebecca Erhardt of 30 Fuller Drive, Hans Johnson of 35 Paget Road, Tim Gehin of Kensington Construction, Larry Taff of TZ of Madison, Inc., Penny Kilkelly of 46 Fuller Drive, Kim Bethea of 38 Fuller Drive, Nate Brand of 25 Fuller Drive, Regina Millner of 25 Fuller Drive, Gary & Pam Van Ryzin of 50 Fuller Drive, Jim Vaccaro of 49 Fuller Drive, Marc Vaccaro, Jim Carpenter of 62 Fuller Drive, Jimmy Powers of 42 Fuller Drive, David Walsh of 41 Fuller Drive, John Thompson, Building Inspector Clint Rudesill, Chief Tim Krueger, Fire Chief Josh Ripp, and others that did not sign in.

Chair McLeod called the meeting of the Building Board to order at 5:15 p.m.

A motion was made by Member Duff and seconded by Member Easton to approve the agenda as presented. Motion carried unanimously.

A motion was made by Member Easton and seconded by Member Collins to approve the minutes of the May 20, 2008 Building Board meeting. Motion carried unanimously.

A motion was made by Member Easton and seconded by Member Collins to approve the minutes of the June 10, 2008 Building Board meeting. Motion carried unanimously.

Request of Ken Win & Wendy Cooper of 395 Woodland Circle to remodel the front entrance. Tim Gehin of Kensington Construction appeared to present the project. Tim stated that the new door will be wood and that a window will be removed.

A motion was made by Member Duff and seconded by Member Easton to approve the plans as presented. Motion carried unanimously.

Request of Wayne Wittenberg & Laurel Hunt representatives for 65 Fuller Drive to replace windows, siding, install a new second floor deck, replace rear door and overhead garage door. Larry Taff of TZ of Madison Inc. appeared to present the project. Larry reviewed the history of the home and described the work that has taken place to date. Cement board siding will be used and all colors will match existing colors.

A motion was made by Member Easton and seconded by Member Duff to approve the plans as presented. Motion carried unanimously.

Request of Bill Towell of 45 Fuller Drive to amend his previously approved new home construction plans. Chair McLeod reviewed the history of this project. Bill Towell and Pete Davis appeared to present the project. Bill summarized the changes made and steps taken to meet the deed restrictions and zoning

requirements. Bill suggested to the Board that future applicants should be made aware that deed restrictions may exist. He also stated that the demolition of the current home should be complete by July 11, 2008.

Topics discussed included view shed from neighboring homes, position of garage, and taking a site visit.

Chief Krueger read information from the Zoning Code regarding protecting lake views.

Hans Johnson of 35 Paget appeared and stated that it was a nice design, a big home on a small lot.

David Walsh of 41 Fuller Drive appeared and expressed his concerns regarding the home being moved 30 feet back and the garage facing the street.

Regina Millner of 25 Fuller Drive appeared and stated that she and Nate Brand encountered the same problem building their home and she would like the character of the neighborhood to be preserved.

Marc Vaccaro appeared and said that moving the home toward the lake and turning the garage were unfortunate options. He also stated that working with the close neighbors may help reach an agreement.

Rebecca Erhardt of 30 Fuller Drive appeared and stated that there wasn't enough time, from the time of the posting of the meeting, to review the plans.

Jim Carpenter of 62 Fuller Drive appeared and spoke regarding lake creep.

Gary Van Ryzin of 50 Fuller Drive appeared and said that the Building Board has no right to advocate one way or the other regarding deed restrictions.

Jimmy Powers of 42 Fuller Drive appeared and seconded Gary Van Ryzin's opinion.

Committee Discussion included the desire to have the neighbors reach an agreement, and the possibility of a site visit.

Chair McLeod stated that he made the decision to put the project on the agenda.

John Thompson, the Vaccaro's architect, stated that he has concerns regarding the lake view.

A motion was made by Member O'Meara and seconded by Member Easton to table this item and hold a special meeting (date to be determined) to decide on this project. Motion carried unanimously.

Michael Browne of 371 Woodland Circle presented a slide show to the Board regarding a fence project that was tabled at the June 10, 2008 Building Board meeting.

A motion to adjourn was made by Member Duff.

Respectfully submitted,

Rene Dopkins
Deputy Clerk