

Minutes
Building Board
Tuesday, September 9, 2003
5:15 p.m.
Maple Bluff Village Center

Members Present: Chairman Eric McLeod, Members Helen Bradbury, James Carpenter, Warren Dailey, Mary Duff, Bruce Morrow and William Levy.

Also Present: Building Inspector Fred Walling, Chief Tim Krueger, Clerk/Treasurer Sandy Wilke, Tom & Abigail Wallhaus, Aileen & Paul Jensen, Sue & Tony Arneson, Tim Gehin, Nancy Hausmann, William Shelton, Jeremy & Frances Crane, Judy Moore, Greg Leifer, and Dave Hull.

Chairman Eric McLeod called the meeting to order.

A motion was made by Member Warren Dailey and seconded by Member James Carpenter to approve the minutes of the August 12, 2003, Building Board meeting. Motion carried unanimously.

Chairman Eric McLeod spoke regarding the Building Board's authority and principal purpose. That purpose is to conduct a design review function. The Board relies on Fred Walling, the Building Inspector, to review the plans to determine whether they conform to setback, side-yard requirements and zoning regulations. The Building Board reviews plans from an architectural design prospective and is guided by provisions in the code. The principal provision is that plans for new construction, or an addition, shall not be so varied nor so similar to either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district established by this chapter or any provisions, etc... so as to cause a substantial depreciation in the property values of the neighborhood within the applicable district. The Board reviews plans to determine whether they are out of line with existing architecture, or if they are so similar to, as to not allow cookie cutter houses that are all identical, side by side. The Board considers architectural style, color, and materials of adjacent and nearby buildings. Materials and color shall be durable and harmonious with each other and with other buildings in the neighborhood. New construction and additions to existing homes should be consistent with other homes in the neighborhood. Specific note – Buildings shall be designed to compliment and enrich the substantially colonial revival character of the Village. Building components, massing, materials, textures and colors shall be consistent with this character.

Request of Tony & Sue Arneson of 704 Butternut to remodel the exterior of their home, add a garage, and add a second floor addition. Tony & Sue Arneson appeared to present the project. Tony Arneson advised the Board that the plans that they submitted have changed. The project includes updating the house, including electrical, plumbing, and remodeling the exterior. Bill Montalbano of Mazomanie is the architect. They would like to add definition to the front of house with white siding and black shutters, add

natural stone, redo chimney, bring stone around to the back of house, add a screened porch, change the garage to a 2 ½ car garage, add stucco, change roof from gable to hipped with tile. All windows will change to casement – 2 over 3.

No plans were submitted for the garage. It will have the same look as the house.

Member James Carpenter commented that it would be helpful to have more color in the drawings and to have more complete plans to include north and rear elevation views.

Chairman Eric McLeod said that the plans are very attractive. Specific, detailed plans will need to be submitted next month.

Members Bill Levy and Mary Duff added that they would need to see side and back elevations.

Member Helen Bradbury commented on the front porch being too informal.

Chairman Eric McLeod summarized the requirements for the next meeting to include:

- More specific plans
- Refine elements in the plans
- Specific garage plans
- Adjacent property views
- Colors, material samples of the stone, stucco, roof tiles, shingles, and shutters
- Photos

Request of Tom & Abby Wallhaus of 43 Burrows road to remodel and add an addition to their home. Tom & Abby Wallhaus appeared to present the plans. The plan is to add a front porch, reusing all stone, the change to the front will be to replace windows, Pella casement, wood frames will be painted off white, front porch will have wood pillars and the roof will match the existing roof.

Back – Existing sunroom will be bumped out 4 feet on the bottom half with new French doors off the dining room, remodel bedroom, add a bathroom and closet. Extend living room. All windows will be replaced except the ones that were replaced six years ago.

First floor – Will be bumped out 4 feet, new doors to back yard, sunken 2 steps to living room, new front door, add shower to powder room.

Second floor – Bath #3 replace fixtures, update, bedroom #3 new window, paint
Bedroom #2 is currently a bathroom, will make it into a new master bedroom.

Stone – reusing all stone in the back – new stone will go on park side.

Chairman Eric McLeod stated that all the windows will be new except for the ones that were changed six years ago.

The front door will be wood, with a clear storm door.

A motion was made by Member James Carpenter and seconded by Member Mary Duff to approve the plans as submitted with the stipulation to re-use the stone. Motion carried, with Member Helen Bradbury voting in the negative.

Moved to item #7.

Request of Ellen Johnson of 3 Bayside drive to construct a new home. Don Richards appeared to present the project. He explained that the fence will be 4 ½ feet with black vinyl coating and will be covered with a lot of landscaping. The fence will extend the entire perimeter of the lot. Guests will have a private entrance. The home will be one story with an 18-foot roof height, above grade level. Photos were distributed.

Member William Levy questioned whether the proposed home follows the architecture of the neighborhood.

Member Helen Bradbury was in agreement, adding that the fence seems excessive.

William Shelton of 7 Bayside Drive expressed concerns about the fence and trees that will be affected.

Chairman Eric McLeod summarized three letters that were received from the neighbors. Laura & Denis Vogel of 4 Bayside Drive asked in their letter a series of questions regarding setbacks, composition and color of materials, fence issues, height of house and whether the site plan is an accurate depiction of the lot. Chris Gilmore of 37 Old Shore Road questioned in his letter the architectural style of the home, the issue of a one-story ranch, the garage location and fence issues. William Shelton of 7 Bayside Drive also submitted a letter.

Member William Levy would like to see a different style of architecture submitted for this property to better fit the neighborhood.

Member Mary Duff stated that the plans do nothing to preserve the character of the Village.

Colonial revival was discussed.

Member Helen Bradbury raised the issue of preserving trees.

Chairman Eric McLeod advised the Board that there are no restrictions on the removal of trees.

It was noted that landscape plans need to be submitted with building plans.

Ellen Johnson said that it was their intent to keep as many trees as possible.

Chairman Eric McLeod stated that this was a preliminary design review, and that the current code doesn't allow for approval of a tear down and new home in one meeting.

Member Helen Bradbury stated that she feels that the fence is way overdone

Ellen Johnson stated that the main access to the home is on the Burrows Park side, and that security was an issue.

Ellen Johnson's son spoke regarding the fence. The fence may not be needed in the front. Security is an issue on the park side, and the back yard needs a fence for the pool.

Chairman Eric McLeod summarized the project.

Concerns about the design not conforming to the code and that it is not consistent with surrounding homes.

One story house appropriate

Tearing down current home is appropriate

Plans must be approved for the new house before a razing permit is issued.

The Board asks that the plans be modified to be more consistent with neighboring homes.

Member William Levy said that the colonial look is dominant on the block.

Member James Carpenter said that the garage is not seen from the street. He has concerns about the project including the home being one story, the fence, and lighting for security.

Chairman Eric McLeod said that the plan doesn't compliment or enrich colonial revival. He suggested looking for a compromise to better fit the neighborhood. Raising the pitch of the roof may help the appearance of the home. Involve neighbors and members of the board in the process of submitted and generating new plans.

Member Warren Dailey departed the meeting.

Request of Tim & Nancy Hausmann to construct a new home at 1175 Farwell Drive. Tim and Nancy Hausmann appeared to present their plans. Tim Hausmann gave background on the home. Renovations or rehab were not considered. Floors not level, porch problem, foundation issues and outdated features. Intent is to build a new home that has a French Country flavor with a three-car garage. The home will be stone or brick on all sides and will be 4,500 square feet. They would like the home to fit into the neighborhood.

Chairman Eric McLeod addressed a major issue that has come up, that being a sewer easement. The Board can't approve a new home that sits upon the sanitary sewer easement.

Building Inspector Fred Walling read from the Plumbing Code of the State of Wisconsin - No building shall be built upon the sewer lateral.

Member James Carpenter noted that no site plan was received.

Dave Hull explained that the existing home encroaches on the line of the 10-foot easement. He said that they could create a carport, pull the garage back, and avoid the easement. Looking at a detached garage is also an option. Dave noted that there is an MG & E gas line utility easement on the property as well. They will negotiate with MG & E to see if there is an alternative with that easement.

Tim Hausmann reviewed the issues regarding the project. The building lot narrows, there is a fence that has dense foliage that would be removed to get a feel of openness. Two willow trees will be removed to open the view to the lake. To achieve the French country style, they could lower the roof pitch on the sides of the home.

Jeremy Crane, current owner of 1175 Farwell Drive commented on the 50-foot roofline on the lakeside.

Dave Hull spoke regarding the options for making the plan work with the easements, pulling the home forward ten feet and moving the garage.

Jeremy Crane submitted a letter to the Board. He also stated that he didn't necessarily agree with tearing down the home, and addressed concerns about the view from the lake and the mass of the home.

Frances Crane expressed concerns regarding the shoreline and setbacks.

Chief Tim Krueger stated that the current code is not as clear as the new code is, regarding maintaining views of the lake. He said if there is no view-shed currently, none would be required after a teardown and rebuilding of a home.

Chairman Eric McLeod summarized the process of approval, the easement issue, and the lack of plans that would satisfy the issue of the easement. At the next meeting, the Board will need plans that deal with the issue of the easement, where the house will be located, views from neighbors, and massing. He said that the architectural style is fine.

Member Helen Bradbury stated that the Zoning Board deals with easement issues.

Chairman Eric McLeod said that the next step should be to present new plans to Fred to see if they meet all the technical issues of the process.

A motion was made by Member William Levy and seconded by James Carpenter to adjourn. Motion carried unanimously.

Respectfully submitted,

Rene Dopkins
Court Clerk

