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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES
Monday, April 14, 2025
6:00 PM
Lower-Level Conference Room

Minutes

1. Call to Order, Roll Call:

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, Tom Irvin, Janet Ehn, Anthony LaGalbo,
Ann Scherzinger

Architectural Board Liaison: Greg Golden

2. Meeting Minutes

Minutes from March 10, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Tom Irvin.

Minutes passed unanimously.

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
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1)	Dist. 5 6:00 pm	New Single-Family Residence	Gerald & Karen Splittgerber 12360 N. Lake Shore Drive Subd: N/A	Contractor: Lakeside Development Architect: Lakeside Development
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Moved to Approve: Irvin
 Seconded by: Scherzinger
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved with the following condition:

1. Add lattice to left side on the left elevation to balance windows and breakup siding.

2)	Dist. 5 6:05 pm	Addition: Screen Porch	Gregory & Susan Bach 12641 N. River Forest Circle Subd: River Forest Park	Contractor: 20/20 Construction Architect: Kelly C Frazier Design
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Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

3)	Dist. 5 6:15 pm	Exterior Changes	Lauren Hoke 11650 N. Shorecliff Lane Subd: Shorecliff Park	Contractor: Owner Architect: William Feldman Studio
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Moved to Approve: Irvin
 Seconded by: Scherzinger
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

4)	Dist. 6 6:25 pm	New Single-Family Residence & Detached Garage	Vladislav & Molly Melnikov 10490 N. Pine Tree Circle Subd: Eschrich Park	Contractor: Owner Architect: Kerry Sutton
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Moved to Approve: Apfelbach
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.
 Note: Letter from neighbor (John Lapinski & Helena Pycior) about sump pump drainage concerns was brought to the attention of the owners and should be addressed by the City Engineering Department.

5)	Dist. 6 6:35 pm	New Single Family Side by Side Condominiums & Detached Garage	Eastbrook Drive LLC 11405-11433 W. Eastbrook Dr. Subd: Eastbrook Place	Contractor: Eastbrook Drive LLC Architect: A.D.S.
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Moved to Approve: Reed
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted for 5-Condominium buildings and detached garage with the following condition:
 1. Add a window to rear elevation of detached garage to be consistent with other sides.

6)	Dist. 6 6:45 pm	New Single Family Side by Side Condominium	Martin & Gail Komisar David & Sari Kramer 11682/11984 N. Aster Woods Circle Subd: Aster Woods	Contractor: Lakeside Dev. Architect: Lakeside Dev.
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Moved to Approve: Apfelbach
 Seconded by: Irvin
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

7)	Dist. 7 6:50 pm	New Detached Garage	Felix & Marina Raykh 9706 N. Sunset Lane Subd: Range Line Estates	Contractor: Owner Architect: N/A
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Moved to Table: Reed
 Seconded by: Apfelbach
 Approved: No
 Vote: Unanimous

Conditions: **Tabled for redesign to incorporate materials and design to emulate the house.**

8)	Dist. 8 7:00 pm	Addition	Rick & Patty Cohen 320 E. Ravine Drive Subd: Michivue	Contractor: Lakeview Remodeling Architect: KCB Architects
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Moved to Approve: LaGalbo
 Seconded by: Scherzinger
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

9)	Dist. 1 7:10 pm	New Single-Family Residence	Ben & Amanda Uher 12070 W. Bonniwell Road Subd: Majestic Meadows South	Contractor: Aspen Homes Architect: Aspen Homes
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Moved to Approve: Reed
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

10)	Dist. 1 7:15 pm	Exterior Changes	Choua & Lee Her 11401 W. Mequon Road Subd: N/A	Contractor: Turnkey Homes Architect: Turnkey Homes
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Moved to Approve: Reed
 Seconded by: Apfelbach
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

11)	Dist. 1 7:25 pm	Addition	Dale & Lori Moeller 14111 N. Cedarburg Road Subd: N/A	Contractor: Chuck & Chase Cont. Architect: Bill Hahn
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Moved to Approve: Irvin
 Seconded by: Reed
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

12)	Dist. 1 7:35 pm	New Single-Family Residence	Keajen Properties LLC 3651 W. Pine View Court Subd: Riverland Estates	Contractor: Anderson Homes LLC Architect: Anderson Homes LLC
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Moved to Approve: Apfelbach
 Seconded by: Ehn
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

13)	Dist. 1 7:40 pm	New Single-Family Residence	Lee & Kathryn Katsikos 13775 N. Pine View Court Subd: Riverland Estates	Contractor: Anderson Homes LLC Architect: Anderson Homes LLC
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Moved to Approve: Apfelbach
 Seconded by: LaGalbo
 Approved: Yes
 Vote: Unanimous

Conditions: Plans approved as submitted.

14)	Dist. 2 7:45 pm	New Single-Family Residence	Michael Perlewitz 3640 W. Club Circle Subd: The Green at Mequon	Contractor: Michael James Design Build Architect: Fritsch Design LLC
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Moved to Approve: Irvin
 Seconded by: Reed
 Approved: Yes
 Vote: Unanimous

Conditions: Plans dated 3/23/25 that were submitted to the meeting did not meet zoning requirements. Therefore, the Board approved the plans as submitted with the stipulation that finalized plans dated 4/7/25 will be zone compliant.

15)	Dist. 3 7:50 pm	Addition	Chris & Nicky Wunsch 8402 W. Hillview Drive Subd: Solar Heights	Contractor: Larson Home Ext. Architect: Draftsmith
<p>Moved to Approve: <u>Apfelbach</u></p> <p>Seconded by: <u>LaGalbo</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted with the condition that double-hung windows with grids are used for consistency throughout.</p>				

16)	Dist. 3 8:00 pm	Addition	Michael & Kelly Grebe 11417 N. Spring Avenue Subd: N/A	Contractor: WI Craftsman LLC Architect: Wade Weissmann & HB Design
<p>Moved to Approve: <u>Apfelbach</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans (Both Architect Sets) approved as submitted.</p>				

17)	Dist. 3 8:10 pm	New Single-Family Residence	Veridian Homes LLC 10592 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Reed</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted with the following conditions:</p> <ol style="list-style-type: none"> 1. Add two horizontal windows on the lower-level basement area on right elevation. 2. Add one double-hung window on left elevation first floor, far left side to match double-hung window above. 				

18)	Dist. 3 8:15 pm	New Single-Family Residence	Veridian Homes LLC 10600 N. Tree Sparrow Drive Subd: The Enclave	Contractor: Veridian Homes LLC Architect: Veridian Homes LLC
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Scherzinger</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

19)	Dist. 4 8:20 pm	Addition: Garage	Jared & Amie Verba 10107 N. Meadow Lane Subd: Cedar Acres	Contractor: Farmington Woodworks Architect: Matt Lehn
<p>Moved to Approve: <u>Apfelbach</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved with the following conditions:</p> <ol style="list-style-type: none"> 1. All garage doors framed to match. 2. Windows to change from sliders to double-hung for consistency throughout. 				

20)	Dist. 4 8:30 pm	New Single-Family Residence	Tim O'Brien Homes 9773 N. Migratory Court Subd: Swan Ridge Farms	Contractor: Tim O'Brien Homes Architect: Tim O'Brien Homes
<p>Moved to Approve: <u>Apfelbach</u></p> <p>Seconded by: <u>LaGalbo</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

21)	Dist. 4 8:35 pm	Exterior Changes	Jason & Kate Stuewe 10808 N. Cedarburg Road Subd: N/A	Contractor: Owner Architect: Owner
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

4. **Motion to Adjourn**

District Representative Janet Ehn made a motion to adjourn the meeting.
District Representative Anthony LaGalbo seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:47 p.m.