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**INSPECTION DIVISION**

**ARCHITECTURAL BOARD MINUTES**  
**Monday, May 12, 2025**  
**6:00 PM**  
**Lower-Level Conference Room**

**Minutes**

**1. Call to Order, Roll Call:**

**Present:** Chairman Scott Reed

Members at Large: Paul Apfelbach, Michael Wade, Tom Irvin,  
Janet Ehn

Architectural Board Liaison: Greg Golden

**2. Meeting Minutes**

Minutes from April 14, 2025, meeting were approved by Vice-Chairman Paul Apfelbach and seconded by District Representative Michael Wade.

Minutes passed unanimously.

### 3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
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1)	Dist. 7 6:00 pm	<b>Shed</b>	Scott & Linda Greenlees 1432 W. County Line Road  Subd: N/A	Contractor: Owner  Architect: Charles H. Western
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Moved to Approve: Irvin  
 Seconded by: Reed  
 Approved: Yes  
 Vote: Unanimous

Conditions: Plans approved as submitted with the following conditions:  
 1. Add two windows on east elevation towards outer edges.  
 2. Shed windows must match house windows.

2)	Dist. 7 6:10 pm	<b>Front Portico changes &amp; New Pavilion</b>	Fred & Ashley Robertson 4234 W. Hilands Court  Subd: Gazebo Hills	Contractor: JDF Builders  Architect: KCB Architects
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Moved to Approve: Apfelbach  
 Seconded by: Wade  
 Approved: Yes  
 Vote: Unanimous

Conditions: Plans approved as submitted.

3)	Dist. 8 6:20 pm	<b>Addition: Family Room, Kitchen &amp; Mudroom</b>	Tom & Colleen Fuller 308 W. White Oak Way  Subd: Ravine Farms	Contractor: Earthrite Construction  Architect: Brenda Fritch
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Moved to Approve: Reed  
 Seconded by: Irvin  
 Approved: Yes  
 Vote: Unanimous

Conditions: Plans approved as submitted.

4)	Dist. 1 6:30 pm	<b>New Single-Family Residence</b>	Leroy & Lori Haueser 12589 N. Wauwatosa Road  Subd: N/A	Contractor: Mikkelson Builders  Architect: Fred Dahms, Jr.
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

5)	Dist. 1 6:35 pm	<b>New Single-Family Residence</b>	Mitch & Megan Hulbert 10523 W. Hawthorne Farms Ln  Subd: Hawthorne Farms	Contractor: James Craig Builders  Architect: James Craig Builders
<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"> <li>1. Remove all grids from front elevation windows for consistency on house.</li> <li>2. Add two louvers on rear gables to match front elevation gables.</li> <li>3. Add masonry beltline on all four elevations as marked up on Architectural Board plans.</li> </ol>				

6)	Dist. 1 6:40 pm	<b>New Single-Family Residence</b>	Adam & Rachel Loomans 12980 N. Highgate Court  Subd: Highgate	Contractor: Victory Homes of WI  Architect: David Plum
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Ehn</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

7)	Dist. 2 6:45 pm	<b>New Single-Family Residence</b>	Eugene & Alla Bychkovsky 3721 W. Club Circle  Subd: The Green at Mequon	Contractor: Victory Homes of WI  Architect: David Plum
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

8)	Dist. 3 6:50 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 10609 N. Tree Sparrow Drive  Subd: The Enclave	Contractor: Veridian Homes LLC  Architect: Veridian Homes
<p>Moved to Table: <u>Irvin</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>No</u></p> <p>Vote: <u>4-1 (Reed opposed)</u></p> <p>Conditions: Plans Tabled for redraw: Resubmit for more aesthetic consistency on rear and side elevations to match front elevation in design and materials.</p>				

9)	Dist. 3 6:55 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 8211 W. Skylark Drive  Subd: The Enclave	Contractor: Veridian Homes LLC  Architect: Veridian Homes
<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>				

10)	Dist. 3 7:00 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 8191 W. Skylark Drive  Subd: The Enclave	Contractor: Veridian Homes LLC  Architect: Veridian Homes LLC
<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 with the condition that a window should be added to the second floor on the right elevation to mirror the window on the far corner, same elevation.</p>				

11)	Dist. 3 7:05 pm	<b>Re-Submittal: New Single-Family Residence</b>	Veridian Homes LLC 10592 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>Apfelbach</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as re-submitted.</p>				

12)	Dist. 4 7:10 pm	<b>New Single-Family Residence</b>	Bonnilake/Fred Bersch 9809 N. Cedarburg Road  Subd: N/A	Contractor: Hillcrest Builders  Architect: Hillcrest Builders
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Reed</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>4-5 (Apfelbach opposed)</u></p> <p>Conditions: Plans approved as submitted with the condition that a window is added to the right elevation, left of garage door to match the two windows on the same side.</p>				

13)	Dist. 4 7:15 pm	<b>New Single-Family Residence</b>	Korndorfer Homes LLC 9954 N. Migratory Lane  Subd: Swan Ridge Farms	Contractor: Korndorfer Homes  Architect: SHP Design
<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.</p>				

14)	Dist. 4 7:20 pm	<b>New Single-Family Residence</b>	Redford Builders LLC 9401 W. Huntington Drive  Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc.  Architect: Espire Homes, Inc.
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

15)	Dist. 4 7:25 pm	<b>New Single-Family Residence</b>	Espire Homes, Inc. 9931 N. Migratory Lane  Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc.  Architect: Espire Homes, Inc.
<p>Moved to Approve: <u>Reed</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

16)	Dist. 4 7:30 pm	<b>New Single-Family Residence</b>	Redford Builders LLC 9951 N. Cygnet Court  Subd: Swan Ridge Farms	Contractor: Espire Homes, Inc.  Architect: Espire Homes, Inc.
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

17)	Dist. 5 7:35 pm	<b>New Single-Family Residence</b>	Andrew Shoemaker Lot #22 in Highlands Meadow  Subd: Highland Meadows	Contractor: Allan Builders  Architect: David Plum
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Apfelbach</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

18)	Dist. 5 7:40 pm	<b>New Single-Family Residence</b>	Melinda Froncois 2790 W. Cassel Lane  Subd: N/A	Contractor: TBD  Architect: Frederick Dahms
<p>Moved to Approve: <u>Wade</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 with the condition that three box-windows are added to the garage wall on rear elevation to match the three box-windows on the front elevation.</p>				

19)	Dist. 7 7:45 pm	<b>Re-Submittal: Detached Garage</b> (Tabled at 4/14/25 AB Meeting)	Felix & Marina Raykh 9706 N. Sunset Lane  Subd: Rangeline Estates	Contractor: Owner  Architect: NA
<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 with the following conditions:</p> <ol style="list-style-type: none"> <li>1. Add window to south elevation to match the west elevation with shutters.</li> <li>2. Add a brick beltline to all four elevations to match the brick (or as closely as possible) on the existing home.</li> </ol>				

#### 4. Motion to Adjourn

Vice-Chairman Paul Apfelbach made a motion to adjourn the meeting.  
Chairman Scott Reed seconded the motion.

A vote was taken; vote passed unanimously.

Meeting adjourned at 7:25 p.m.