



11333 N. Cedarburg Road  
Mequon, Wisconsin 53092  
Phone: (262) 236-2924  
Fax: (262) 242-9818

[www.cityofmequonwi.gov](http://www.cityofmequonwi.gov)

**INSPECTION DIVISION**

**ARCHITECTURAL BOARD MINUTES**  
**Monday, September 8, 2025**  
**6:00 PM**  
**South Conference Room**

**Minutes**

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

**Present:** Chairman Scott Reed

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

Architectural Board Liaison: Greg Golden

**2. Meeting Minutes**

Minutes from August 11, 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
1)	Dist. 5 6:00 pm	<b>New Single-Family Residence</b>	Matthew & Stephanie Niederjohn 1426 W. Falcon Drive  Subd: Highland Meadows	Contractor: Allan Builders  Architect: David Pluim
<p>Moved to Approve: <u>Apfelbach</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 with the condition that the two windows located on the front elevation (brick) should add brick rowlock sills.</p>				
2)	Dist. 6 6:05 pm	<b>Addition: Master Suite</b>	Jadon Good 1525 W. River Oaks Lane  Subd: River Oaks	Contractor: Jim Montella's Home Improvements  Architect: Jeremy Hartline
<p>Moved to Approve: <u>Irvin</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>				
3)	Dist. 7 6:15 pm	<b>Addition: Sunroom, Mudroom, Bath &amp; Garage</b>	Keenan & Kassie Quinlevan 9704 N. Range Line Road  Subd: N/A	Contractor: Platz Custom Homes  Architect: Brenda Fritsch
<p>Moved to Approve: <u>Apfelbach</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>				

4)	Dist. 7 6:25 pm	<b>Addition: Sunroom</b>	Steven Nye 10404 N. Riverview Court  Subd: North Shore Estates	Contractor: Design Group Three  Architect: Matthew Krier
<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>Addition: Master Suite</b>	Andy & Kelsey Fogel 12404 N. Madero Drive  Subd: N/A	Contractor: Wade Design & Const.  Architect: Michael Wade
<p>Moved to Approve: <u>Ehn</u></p> <p>Seconded by: <u>Irvin</u></p> <p>Recused: <u>Wade</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>Unanimous</u></p> <p>Conditions: Plans approved as submitted.</p>				

6)	Dist. 1 6:45 pm	<b>Addition: Bunker for boiler room</b>	Youseff Berrada 7421 W. Ridgeview Drive  Subd: Ridgeview	Contractor: Owner  Architect: N/A
<p>Moved to Approve: <u>Helm</u></p> <p>Seconded by: <u>Apfelbach</u></p> <p>Approved: <u>Yes</u></p> <p>Vote: <u>5-Approved, 1-Opposed (Reed)</u></p> <p>Conditions: Plans approved as submitted.</p>				

7)	Dist. 1 6:55 pm	<b>Detached Outbuilding with Living Space</b>	Robert Spector 13068 N. Fox Hollow Road  Subd: N/A	Contractor: John Sauermilch Jr.  Architect: Donald Stauss
<p>Moved to Table: <u>Reed</u></p> <p>Seconded by: <u>Apfelbach</u></p> <p>Tabled: <u>Yes</u></p> <p>Vote: <u>5-Tabled, 1-Opposed (Wade)</u></p> <p>Conditions: Plans were tabled for re-draw with material, color and windows to be consistent with residential property.</p>				

8)	Dist. 2 7:05 pm	<b>Addition: Sunroom</b>	Jim Schreiner 2633 W. Lake Isle Drive  Subd: Lakes of Ville du Parc	Contractor: Excel Custom Decks  Architect: Excel Custom Decks
<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 following condition:  1. On left elevation, the sunroom should indent approximately three inches from the existing wall to ensure that the brick ends on the inside corner.</p>				

9)	Dist. 2 7:15 pm	<b>Addition: Sunroom</b>	Todd Gordon 12404 N. Golf Drive  Subd: Woods Ville du Parc	Contractor: Great Day Improve.  Architect: Great Day Improve.
<p>Moved to Approve: _____</p> <p>Seconded by: _____</p> <p>Approved: _____</p> <p>Vote: _____</p> <p>Conditions: <b>CANCELED</b></p>				

10)	Dist. 3 7:25 pm	<b>New Single-Family Residence</b>	Veridian Homes LLC 8246 W. Bluebird Court  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:  1. On rear elevation, add one double-hung window (that matches upstairs windows) in center of garage.  2. On right elevation, add gable to match left elevation gable.  3. On right elevation, add one double-hung window on second floor (that match windows) to the left of the existing windows on plan.</p>				

11)	Dist. 3 7:30 pm	<b>New Single-Family Residence</b>	Michael Koepke 11733 N. Wauwatosa Road  Subd: Solar Heights	Contractor: Owner  Architect: ReDesign HP
<p>Moved to Approve: <u>Irvin</u></p> <p>Seconded by: <u>Helm</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. On left side of front elevation, replace brick with vertical lap siding and the gable should match the border elements found the right elevation gable.</li> <li>2. On left elevation, add two windows (that match window on plan), one window on each side of existing window.</li> </ol>				

4. **Motion to Adjourn**

District Representative Michale Wade made a motion to adjourn the meeting.  
District Representative Curtis Helm seconded the motion.

A vote was taken; vote passed unanimously.  
Meeting adjourned at 7:05 p.m.