



11333 N. Cedarburg Rd.
Mequon, WI 53092
Phone: 262-236-2914
Fax: 262-242-9655

www.ci.mequon.wi.us

Office of the City Clerk

BOARD OF APPEALS
Thursday, May 6, 2021
6:00 PM
Virtual Meeting

Agenda

ELECTRONIC MEETING NOTICE: Pursuant to the current recommendation of the CDC limiting the size of public gatherings and the various federal and state orders implementing that recommendation, and to help protect our community from the Coronavirus (COVID-19) pandemic, this meeting will be held virtually through the GoToMeeting platform with each member accessing the meeting remotely. Citizens may also join the meeting online or by phone.

Please go to <https://global.gotomeeting.com/join/717264325> to join the meeting online or call into the meeting by telephone by dialing 1-877-309-2073 and enter access code 717-264-325.

WRITTEN PUBLIC COMMENTS may be submitted in advance of the meeting. Written comments should be directed to the City Clerk's Office at least 2 hours prior to the meeting by email at cfochs@ci.mequon.wi.us or addressed to the intended committee. Written public comment may also be deposited in the drop box at City Hall on 11333 N. Cedarburg Road, Mequon at least 2 hours prior to the meeting. Comments received timely will be forwarded to all members of the body for their consideration.

VERBAL PUBLIC COMMENTS and PUBLIC HEARING APPEARANCES will be accepted only from members of the public who register in advance. Registration shall be made by sending an email to City Clerk Caroline Fochs at cfochs@ci.mequon.wi.us or by leaving a message at 262-236-2912 no later than 2 hours prior to the meeting.

Reasonable accommodations will be made for those citizens who are unable to attend the meeting in the methods identified above upon at least two hours' notice. Notice can be given to the City Clerk's Office at 262-236-2914.

- 1) Call to Order, Roll Call
- 2) Approve meeting minutes of April 1, 2021

3) Hear evidence concerning; debate, deliberate and decide the request of:

a) Applicant: David and Jean Johnson

Owners: David and Jean Johnson

Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by David and Jean Johnson appealing the Architectural Board decision of April 12, 2021 to reject the submitted plans for the accessory structure at 3330 W. Freistadt Road.

4) Adjourn

Dated: April 22, 2021

/s/ Kathleen Massey, Chairman

.....
Notice is hereby given that a quorum of other governmental bodies may be present at this meeting to present, discuss and/or gather information about a subject over which they have decision-making responsibility, although they will not take formal action thereto at this meeting. Any questions regarding this agenda may be directed to the City Clerk's Office at 262-236-2914, Monday through Friday, 8:00 AM – 4:30 PM.

**draft**

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Office of the City Clerk

**BOARD OF APPEALS
Thursday, April 1, 2021
6:00 PM
Virtual Meeting**

Minutes

1) Call to Order, Roll Call

Chairman Massey called the meeting to order at 6:06 PM.

Present:

Chair Kathleen Massey
Vice Chair William Komisar
Board Member Lori Kornblum
Board Member Ramona Larson
Board Member Joseph Russell
Board Member Thomas Flanagan -- **Absent**
Board Member Robert Stern -- **Absent**

Also present: City Attorney Brian Sajdak, City Clerk Caroline Fochs, Assistant Community Development Director Jac Zader, City Inspector Mike Hadley, David and Jean Johnson, press and interested public.

Chairman Massey explained the rules of virtual meeting per Mayor Wirth's Proclamation. There were no timely notices received in advance for the public comment.

All parties appearing before the Board of Appeals were sworn.

2) Approve meeting minutes of October 1, 2020

It was determined that the following changes should be made to the September 3, 2020 meeting minutes. Member Komisar motioned and voted AYE. Members Kornblum and Larson abstained since they were not present at the September 3rd meeting.

RESULT: **Approved with Amendments [Unanimous]**
MOVED BY: Board Member Komisar
SECONDED BY: Board Member Massey

Attachment: Johnson_Draft minutes_04-01-21 (6174 : BOA meeting minutes of April 1, 2021)

AYES:	Massey, Komisar
ABSTAIN:	Kornblum, Larson, Russell

3) Hear evidence concerning; debate, deliberate and decide the request of:

Appellants: David and Jean Johnson
 Owners: David and Jean Johnson
 Appeal: Opportunity will be afforded to all interested in being heard concerning the petition by David and Jean Johnson requesting a variance from Sections 58-238(c), 58-238(j) and 58-416(c) of the Mequon Code of Ordinances in order to decrease the offset of the property line and increase the allowable square footage of an accessory structure at 3330 W. Freistadt Road.

Hearing no objection, Chairman Massey opened the public hearing.

There were no written public comments received in advance of this meeting. Chairman Massey stated the appeal.

Chief Inspector Hadley stated that the appellants are requesting to build a 36' x 56' accessory structure within the existing footprint but with an offset of 10 feet from the east lot line. The original structure collapsed due to heavy snow. Current code would allow them to build an 800 square foot accessory structure with a 20-foot offset. The appellants' appeal did not provide any practical difficulty or hardship unique to the property, however, staff does recognize that the proposed changes are more in tune with our current code than the original structure. That stated, staff is in favor of approving the variances.

Assistant Community Development Zader additionally stated that Municipal Code 58.62 (d) of the Chapter 58 Zoning Code, rebuilding or damaged or destroyed legal conforming structures is pertinent to this case. Since the original structure collapsed the appellants have the right to rebuild in the same footprint and the same size. The Johnsons are proposing a smaller structure in the original footprint.

City Attorney Sajdak stated that the Board has the ability to interpret the code. The Board's decision today would be recounted to future committee discussions on review of Code 58.62 (d). If the Board grants the variance to build a new structure the City cannot reverse that decision in the future.

The appellant Jean Johnson stated that home is 150 years old, the shed has been on the property 50+ years prior to its collapse in February. While they understand they could have proposed to build a structure the exact size of the original structure, they are choosing to stay in the footprint but built a new structure one-third smaller. The proposed structure is much more appealing aesthetically.

Motion to close the public hearing.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Kornblum
SECONDED BY: Board Member Komisar

AYES: Massey, Komisar, Kornblum, Larson, Russell

Board discussion ensued:

- No harm to anyone in rebuilding as proposed.
- Neighbors approve of the proposed changes.
- Staff recommends approval of the variance since the proposed structure complies more with the ordinance than the old structure did.
- Current ordinance Section 58.62 (d) is vague and unclear.

Motion to approve the variances to build a 36' x 56' accessory structure within the existing footprint with an offset of 10 feet from the east lot line.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Kornblum
SECONDED BY: Board Member Russell

AYES: Massey, Komisar, Kornblum, Larson, Russell

4) Adjourn

Motion to adjourn at 6:44 PM.

RESULT: Approved by Voice Acclamation [Unanimous]
MOVED BY: Board Member Komisar
SECONDED BY: Board Member Russell

AYES: Massey, Komisar, Kornblum, Larson, Russell

Respectfully Submitted,
Kathy Andrykowski
 Administrative Assistant

BOARD OF APPEALS ADMINISTRATIVE APPEAL APPLICATION

CITY OF MEQUON, WISCONSIN

Applicant: David & Jean Johnson Address: 3330 W. Freistadt Rd.
City/zip: Mequon, WI 53092

Owner: (same) Address: (same)
City/zip: _____

Contact Person/Name: Jean Johnson

Phone Number: 262-424-3483 (cell) Email: jeandave@wi.rr.com
262-242-5068 (home)

TO THE BOARD OF APPEALS:

The above hereby requests an appeal to a decision made by:

Architectural Board Decision - To deny plans
(please list the City Department or Board/Commission/Committee whose decision you are appealing)

APPLICANT MUST PROVIDE:

Application form

✓ \$215 filing fee

1 copy each of the following documents

- ✓ 1. Copy of denial letter if any, or a description of the denial
- ✓ 2. Letter explaining the reason for the appeal

FOR OFFICE USE ONLY

Receiving Officer: <u>Carol Jh</u>	Received Date: <u>4/15/21</u>
Parcel #: <u>140-131-400-100</u>	Hearing Date: <u>5/6/2021</u>
Zoning District: <u>R-3</u>	Receipt #: <u>3379-0034</u>
Alderman & District #: <u>Ald. Strzelczyk, Dist #1</u>	Published: <u>4/22/2021</u>

- c: Notice of scheduled hearing to DISTRICT ALDERPERSON, OWNER(S) OF RECORD as listed in the Office of the Assessor and all parcels in the City of Mequon as per state statute and City of Mequon Communication Policy.

April 15, 2021

Mequon Board of Appeals Administrative Appeal

Re: Replacement of shed at 3330 W. Freistadt Rd., Mequon, WI

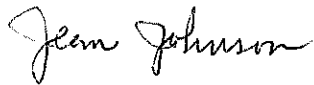
We would like to replace our 50+ year old metal shed (72' x 45') that was destroyed by the weight of the snow with a new smaller metal shed (56' x 36'). It will be in the middle of the same footprint as the old one and be much more attractive than the old one.

The shed is located in the rear of our property and barely visible from the road. As we are surrounded by the River Club golf course on all 4 sides they are our only neighbors. They have a metal shed, dumpsters, gas pumps, etc. near our lot line. They are in total agreement with us replacing the shed (see attached letter).

We were previously approved by the Board of Appeals and the Landmark Commission.

We are anxious to move forward as the items we were able to save are sitting out on our driveway. We have no garage.

Thank you for your consideration.



David and Jean Johnson

April 9, 2021

City of Mequon, Architectural Board
11333 N Cedarburg Rd.
Mequon, WI 53092

Re: Replacement of 45 ft x 72 ft shed at
3330 W. Freistadt Rd, Mequon, WI

To Whom It May Concern,

"The River Club of Mequon" owns property bordering 3330 W. Freistadt Rd on all sides.

We have no problem with the owners replacing their 45.5 ft by 72 ft shed destroyed by snow damage with a 36ft by 56 ft shed anywhere within the footprint of their destroyed shed. It can be up to 2 ft. from our lot line.

Sincerely,

Donald T. Pallen
River Club of Mequon

Attachment: Exhibit 1 Application (6175 : BOA Packet May 6, 2021)



11333 N. Cedarburg Rd 60W
Mequon, WI 53092-1930
Phone (262) 236-2925
Fax (262) 242-9655

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INSPECTION DIVISION

April 13, 2021

Dave & Jean Johnson
3330 W Freistadt Rd
Mequon, WI 53092

Dear Mr. & Mrs. Johnson

I am writing regarding the building permit application for the detached garage at 3330 W Freistadt Rd Drive. The plans submitted for the proposed garage was denied at the April 12, 2021 Architectural Board Meeting. Per the City of Mequon's Ordinances:

Sec. 58-40(f)

Appeal. Any person aggrieved by a decision of the architectural board shall have the right to appeal such decision to the board of appeals provided such appeal is filed with the city clerk within seven working days after an architectural board decision.

It is my understanding based on your submittal of a building permit for the garage you are requesting commencement of this process.

Please remember the following information if you decide to request a variance:

The board of appeals shall have the following powers as provided in Wis. Stats. § 62.23(7)(e):

To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official or body in the administration or enforcement of this chapter. Except in the case of a hearing de novo in a contested case, if a party in a hearing before the board of appeals shall offer or request leave to offer evidence or information which was not or could not reasonably have been presented to the administrative official from whose order, requirement, decision, or determination the appeal is taken, the board of appeals shall remand the matter to the administrative official to consider such new facts or material and make a redetermination in the matter.

I have enclosed an application for the Board of Appeals which should be returned to the City Clerk with a check for \$215.00.

If you have any further questions, feel free to call me at 262-236-2925 during normal business hours.

Respectfully,

Mike Hadley

Mike Hadley
Building Inspections Supervisor

MH/KH

Enclosure

cc: City of Mequon City Clerks Office

Attachment: Exhibit 1 Application (6175 : BOA Packet May 6, 2021)





New Shed



new shed



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Department of Community Development: Inspections Division

MEMORANDUM

To: Board of Appeals
From: Mike Hadley, Building Inspections Supervisor
Date: April 20, 2021
Subject: Johnson Appeal for property located at 3330 W Freistadt Road

Background: The appellant was in front of the Architectural Review Board (Board) on April 12, 2021 seeking approval to replace an old metal structure with a new one, since the old one collapsed. The Board denied the proposed structure on the basis that metal buildings do not belong in residential zoning districts and a more suitable design could be submitted with the use of materials more conducive to residential use.

The site is zoned R-3/PUD/FFO and located on 1.25 acres. The property is a designated local landmark. The design of the structure was reviewed and approved by the City's Landmark Commission.

Appeal

The appellant is appealing the Architectural Review Board's decision to deny replacing a metal for metal structure.

Per Section 58-40(f) of Chapter 58, Zoning Code, any person aggrieved by a decision of the architectural board shall have the right to appeal such decision to the board of appeals provided such appeal is filed with the city clerk within seven working days after an architectural board decision.

According to the code, the purpose of the Architectural Review Board is as stated in Exhibit.

The applicant's appeal, requests approval to replace their damaged metal structure with like material on the basis that the River Club golf course are their only neighbors on all 4 sides and that their metal structure is located next to the golf courses metal maintenance buildings. River Club has submitted a letter in favor of the replacement structure.

Staff feels a precedence will not be set in this case because of the following.

- Property is adjacent to a commercial property. For reference I have included a 2020 aerial map GIS view.
- Rebuilding a damaged structure that was originally metal.
- Property is a listed landmark since 1985 and the submitted building design was approved by the Landmark's Commission.
- Building size is like other buildings in R-1 which have been approved with metal.

Staff Recommendation

Staff recommends approval of the appeal.

Exhibit 1

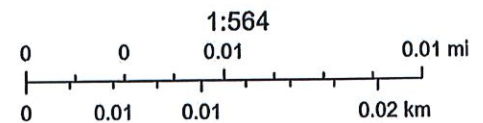
(a) Purpose. In order to promote the general welfare, good order and prosperity of the city and to ensure that the physical environment of the city be developed in such a manner as will provide for the maximum degree of aesthetic satisfaction through the preservation and enhancement of the natural and architectural beauty of the city, the city has deemed it necessary to exercise regulation over the architecture and appearance of buildings or structures which are constructed, altered, relocated, added to, remodeled or placed within the City of Mequon. The architectural board, (hereinafter referred to as the board) has been created for the purposes of exercising its powers and to perform its duties in conformance with and consistent with the dictates of this section. The creation of the board is not intended to impose a pattern of regimented style or to promote a given architectural style; but is intended to provide for the harmonious and aesthetically pleasing development of the city in such a way as will promote and enhance the value of existing single family and plex residential structures and buildings and to prevent the construction, alteration or remodeling of single family and plex residential structures or buildings which would be inconsistent in terms of style, design, size, location, orientation and/or materials presently existing within close proximity to the proposed building or structure.

City of Mequon



4/21/2021, 7:26:25 AM

Parcels	Tax Parcel	Highways
 Road Reservation	 Historical Parcel Lines	 US Highway
 Road Right-of-Way	Local Roads	 State Highway
 Condominium	 Private Road	 County Road
 Gap	 Town/Public Road	 Ramp
 Overlap		 Railroad Centerline



Kathleen Andrykowski

From: Caroline Fochs
Sent: Thursday, April 22, 2021 10:23 AM
To: Kathleen Andrykowski
Subject: FW: Appeal by Dave & Jean Johnson (3330 W Freistadt Rd) of the Architectural Board on April 12, 2021

Please include in packet.

From: Scott Reed <reedscott80@gmail.com>
Sent: Thursday, April 22, 2021 10:08 AM
To: Caroline Fochs <cfochs@ci.mequon.wi.us>
Subject: FW: Appeal by Dave & Jean Johnson (3330 W Freistadt Rd) of the Architectural Board on April 12, 2021

Here is the Board's response to the appeal.

Scott

Sent from Mail for Windows 10

From: Scott Reed
Sent: Wednesday, April 21, 2021 3:52 PM
To: Scott Reed
Subject: Appeal by Dave & Jean Johnson (3330 W Freistadt Rd) of the Architectural Board on April 12, 2021

To: The City of Mequon Board of Appeals
From: City of Mequon Board – Scott Reed - Chairman

My apologies for not being able to attend the May 6, 2021 meeting of the City of Mequon Board of Appeals. I am travelling and am not able to participate virtually. This process is very important, and I wanted to outline the Architectural Board's reasons for denying the residents application.

The Johnson's application was to replace a collapsed structure on their residential lot with a 56 foot by 36 foot pole and steel barn. Their application was denied by the Board because the building did not meet the City of Mequon Architectural Guidelines.

Firstly, the proposed barn/shed did not use any design elements, materials or compatibility with the existing residence. Our Guidelines state:

Materials must be compatible with those of the residence. Generally, metal sheds are strongly discouraged.

There was no effort to emulate and complement a beautiful stone and sided structure that is represented in the main house.

Secondly, this a residential neighborhood. It is the Board's responsibility to ensure that proposed structures, whether new construction, additions, or outbuildings are compatible with the nature of the neighborhood. As our Guidelines state:

The several elevations of the home must be consistent with one another and compatible with existing homes in the neighborhood and the natural features of the lot and surroundings in order to avoid disharmony and the appearance of haphazard development.

Attachment: Exhibit 4 ARB Chair email (6175 : BOA Packet May 6, 2021)

The Board feels that the applicant could achieve the end use they desire in a design that achieves that compatibility with the existing area. The applicant stated that this building will replace a metal building that collapsed. That however, is immaterial. What we now have is a "blank slate" to put a complimentary structure where the prior building was. The applicant also stated that they are surrounded by golf course. That is not an issue for the Board. Our Guideline clearly state:

The fact that there are no adjacent neighbors or that the property is or will be bordered by trees or berm does not diminish the need for continuity on all elevations of the structure.

Thirdly, the Board objected to the size of the structure in relation to the residence on the same lot. It is too big for that lot. As our Guidelines tell us:

The size of storage sheds must reflect residential usage, not that of a commercial application. Materials must be compatible with those of the residence.

And while the primary focus is on new construction, the Guidelines provide insight to managing size of structures:

The Architectural Board will evaluate the proposed dwelling's size, placement and orientation in relation to: • Neighboring homes; • The lot, including its shape, and other natural features.

The applicant had stated that the Planning Commission and the Landmarks Commission had approved this submission. That is a non issue. Both bodies looked at this submission from their perspective. Our Board looked at this submission from the standpoint of our guidelines and how the submission meets them. And they did not.

This could be a beautiful storage facility that the Johnsons design to be compatible and to emulate an adjacent 150 year old stone and wood sided residence. If the structure was "right sized", the additional construction expense may be mitigated.

The decisions we make today to protect our residential neighborhoods, are ones we will have to look at for the next 30+ years. We don't need a steel pole barn. We can do better.

Sincerely,

Scott Reed
Chairman
Mequon Architectural Board

Sent from Mail for Windows 10

Attachment: Exhibit 4 ARB Chair email (6175 : BOA Packet May 6, 2021)



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INSPECTION DIVISION

Name: _____ Application #: _____

MEQUON ARCHITECTURAL BOARD GUIDELINES FOR RESIDENTIAL STRUCTURES

The goal of the City of Mequon and its Architectural Board is the protection and enhancement of the beauty, appeal and value of the City's housing. While aesthetics to some extent are a matter of personal preference, building exteriors are also part of the public realm and affect the overall ambience of the community. The Board has, out of its long experience in reviewing design proposals, identified a number of recurrent issues and themes for which it is felt that guidelines are appropriate. There are enduring principles and themes, which will help insure harmonious, balanced, compatible and neighborhood-enhancing residential development. In applying these guidelines, the Board exercises judgment and discretion in looking for excellence in design.

In an effort to assist the home designer/builder, the principals and standards by which the Architectural Board will review designs and plans are set forth below.

Zoning Requirements

The Building Inspection department will review the plans for compliance with the dimensional and other technical requirements of the zoning and building codes. This will include the critical dimensions of the proposed structure, i.e., building height, setbacks and side offsets; lot coverage, and minimum square footage.

General

The several elevations of the home must be consistent with one another and compatible with existing homes in the neighborhood and the natural features of the lot and surroundings in order to avoid disharmony and the appearance of haphazard development. City of Mequon Code of Ordinances Sec. 58-40(c)(1).

A proposed dwelling should not be so similar in design, materials, style or exterior appearance to existing neighboring homes that excessive monotony is created. City of Mequon Code of Ordinances Sec. 58-40(c)(2).

Siting of the home on the lot should not impair the lot's natural beauty; it must respect the physical attributes of the lot and of the neighborhood. One must attempt to eliminate or minimize loss of trees and vegetation, or alteration of natural topography. City of Mequon Code of Ordinances Sec. 58-40(c)(4) and 58-641.

Submission Requirements

The following are required to be submitted to the Inspections office at City Hall prior to the design proposal being placed on the Architectural Board agenda:

C:\Users\cfochs\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\GYI28CWR\Arch Bd Guidelines.docx

Attachment: Exhibit 5 ARB Guidelines (6175 : BOA Packet May 6, 2021)

- Application form;
- Scale and dimension drawings;
 - For addition plans, the addition must be highlighted on the drawings to easily distinguish it from the existing structure;
 - All elevations must show accurate dimensions and a clear description of proposed materials;
- Site plan, including driveway if applicable;
- For additions, 3 sets of photographs of the existing structure which show the area of the home at which the addition is proposed.

Roof Geometry

The minimum acceptable roof pitch will be 6/12; however, it is recommended that roofs be pitched more steeply, at 8/12. Generally, all roof pitches on a dwelling should be the same.

All roof designs will be reviewed as they relate to the overall design of the home.

Size, Proportions, and Scale

Certain zoning code standards, relating to minimum square footage and maximum lot coverage, regulate the size of a proposed structure. However, the Architectural Board is also concerned with the size of a proposed home. It is conceivable that a proposed structure will conform to the technical dimensional provisions of the zoning code, and yet be objectionable from an aesthetic standpoint.

The Architectural Board will evaluate the proposed dwelling's size, placement and orientation in relation to:

- Neighboring homes;
- The lot, including its shape, and other natural features.

Equally important are the proportions and scale of the proposed structure.

Consistency of Elevations

All sides of the structure should exhibit design continuity. Where brick, stone or stucco is used together with cedar on the front elevation, and the brick, stone or stucco is the predominant material, roughly the same proportion of veneer and cedar should be designed into the other elevations affecting an architecturally correct balance.

A design which incorporates an accent material such as stone, brick or stucco on the front elevation only, may be permitted if it is used sparingly and only to establish a focal point of interest to the design of the structure.

Houses which feature shutters or divided lite windows as design elements should have them on all four elevations. When a specific style or design of window or trim is presented on one elevation, it should be repeated on all elevations, including the garage.

The fact that there are no adjacent neighbors or that the property is or will be bordered by trees or berm does not diminish the need for continuity on all elevations of the structure.

Painted flues, vents, gutters, downspouts, flashing and the like are encouraged to match the color of the architectural component from which they project.

Building Façade

It is important that exterior details such as shutters, corner boards, quoins, cupolas, wing walls, cornice returns, gable vents, fanlights, wide trim boards, lintels, sills, cornices, etc., be designed into the plans together with the other design features.

The design should incorporate the use of strong vertical and/or horizontal reveals, offsets, and three-dimensional detail between surface planes to create shadow lines and break up flat surface areas. If large blank surfaces are proposed, they should serve some compelling design purpose, and the design should incorporate mitigating features to enrich the appearance of the structure and provide a sense of scale at ground level that is inviting to the observer.

Enhancements such as masonry treatments must not terminate at an outside corner. Window and other trim treatments should be consistent on all elevations. Compatible framing, sills, lintels and keystones should be employed.

The size and location of windows and doors should be balanced and consistent on each elevation, and this should be borne in mind when placing windows in rooms.

Materials

All natural building materials are strongly encouraged. Synthetic siding/trim materials will be considered based upon quality and appearance.

Acceptable roofing materials include:

- Cedar shake
- Slate
- Fiberglass shingles
- Concrete shingles
- Tile
- Dimensional asphalt shingles

Masonry chimneys will generally be required. Cedar chimneys may be considered if integral to the design of the structure, and compatible with surrounding homes.

Additions

The design, scale, architectural features, and materials for an addition must be closely tied to and reflective of the existing structure. As with new construction, addition designs require submission of scale drawings with dimensions and materials conspicuously noted. One set of photos of the existing house must be submitted with the working drawings of the addition. (See Submission Requirements above.)

Storage Sheds and Detached Accessory Structures

The size of storage sheds must reflect residential usage, not that of a commercial application.

Materials must be compatible with those of the residence. Generally, metal sheds are strongly discouraged.

CITY OF MEQUON ARCHITECTURAL BOARD

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DRAFT

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INSPECTION DIVISION

ARCHITECTURAL BOARD MINUTES

Monday, April 12, 2021

6:30 PM

Via Teleconference GoToMeeting

Minutes

1. Call to Order, Roll Call

Present: Chairman Scott Reed

Members at Large: Paul Apfelbach, John Mikkelson

Aldermanic District Members: Anthony LaGalbo, Jason Dozark, Curtis Helm

Building Inspector: Mike Hadley

2. Meeting Minutes

Minutes from the March 8, 2021 meeting were approved by Chairman At-Large, Scott Reed and seconded by Architect At-Large, John Mikkelson.

3. Application Submittals:

No.	Alder. District /Time	Type of App	Owner(s) / Project Address	Contractor
1)	Dist. 4 6:30 pm	Addition: Enclosed Porch	John & Laura Leszczynski 8440 W. Highlander Drive Subd: Highlander Estates	Cont: Rustic Retreats Arch: Owner
Moved to Approve: _____ Seconded by: _____ Approved: _____ Vote: _____ Conditions: _____ CANCELED				

2)	Dist. 5 6:40 pm	New Single-Family Residence	Koben & Debbie Miceli 2348 W. Saddlebrook Lane Subd: Saddlebrook Park	Cont: Regency Builders Arch: Steve Wollersheim
Moved to Approve: _____ Seconded by: _____ Approved: _____ Vote: _____ Conditions: _____ CANCELED				

3)	Dist. 7 6:45 pm	Addition: Second Floor	Tim & Amy Damon 3030 W. Donges Bay Road Subd: Wey Acres	Cont: Owner Arch: Meg Baniukiwicz
Moved to Approve: <u>Mikkelson</u> _____ Seconded by: <u>Dozark</u> _____ Approved: <u>Yes</u> _____ Vote: <u>Unanimously</u> _____ Conditions: Plans approved as submitted with the condition that a metal roof should be installed.				

4)	Dist. 8 6:55 pm	Addition: First & Second Floor	Kane Harvey 729 W. San Jose Drive Subd: Bonnie Lynn Highlands	Cont: Entech Builders Arch: Drexel Building Supply
Moved to Approve: <u>Mikkelson</u> _____ Seconded by: <u>Dozark</u> _____ Approved: <u>Yes</u> _____ Vote: <u>Unanimously</u> _____ Conditions: Plans approved as submitted with the following conditions: 1. Add shutters to windows on addition except for small laundry room window. 2. Move windows on left elevation addition to allow for shutters.				

5)	Dist. 8 7:05 pm	Addition: Attached Garage	Drake & Jennifer Zortman 11027 N. Lake Shore Drive Subd: N/A	Cont: Owner Arch: Owner
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that shutters be added to all windows (where possible).				

6)	Dist. 8 7:15 pm	New Single-Family Residence	David & Judy Eager 10298 N. Wildwood Court Subd: Wildwood Preserve	Cont: Regency Builders Arch: Regency Builders
Moved to Approve: <u>LaGalbo</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				

7)	Dist. 1 7:20 pm	Inground Swimming Pool & Cabana	Curt & Tammy Trau 13071 N. West Shoreland Dr. Subd: N/A	Cont: Owner Arch: Pool Works, Inc.
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that grids are added to all double hung windows.				

8)	Dist. 1 7:30 pm	Outbuilding	Dave & Jean Johnson 3330 W. Freistadt Road	Cont: Morton Building, Inc.
			Subd: N/A	Arch: Morton Building, Inc.
Moved to Deny: <u>Reed</u> Seconded by: <u>Mikkelson</u> Approved: <u>Submitted Plans Denied</u> Vote: <u>Unanimously</u> Conditions: Plans denied as submitted. Homeowner has the option of resubmitting to Architectural Board with new plans showing material (not metal) that is consistent with the Guidelines for a residential property or apply to the Board of Appeals for approval.				
9)	Dist. 1 7:40 pm	Detached Garage	Adam & Kathryn Meltzer 8616 N. Bonniwell Road	Cont: Coach House Homes
			Subd: N/A	Arch: Hundt Architecture
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>Apfelbach</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the condition that the window grids match the existing structure..				
10)	Dist. 1 7:50 pm	New Single-Family Residence	John Alden & Oscar Dromin 12837 N. Highgate Court	Cont: Trustway Homes, Inc.
			Subd: Highgate	Arch: Michael Kuhr
Moved to Approve Foundation Only: <u>Reed</u> Moved to Table Structure: <u>Reed</u> Seconded by: <u>Mikkelson</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans were tabled for redraw but were approved for footings and foundation only.				

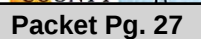
11)	Dist. 1 7:55 pm	New Single-Family Residence	Michael & Ann Regenfuss 13420 N. Silver Fox Drive Subd: Fox Farms	Cont: Lakeside Development Arch: Lakeside Development
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>LaGalbo</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
12)	Dist. 1 8:00 pm	New Single-Family Residence	Michael E. Van Treeck 12765 N. Rotary Park Court Subd: N/A	Cont: Demlang Builders, Inc. Arch: Demlang Builders, Inc.
Moved to Approve: <u>Reed</u> Seconded by: <u>Dozark</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the following conditions: 1. Remove stone beltline from front and east elevation. 2. Stone focal point on front elevation bump-out/gables only, with stone dying at inside corners. 2. Window grids consistency throughout.				
13)	Dist. 1 8:05 pm	New Single-Family Residence	Anderson Homes LLC 13774 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC
Moved to Approve: <u>Mikkelson</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the following condition: 1. Brick to be added on the east elevation around lower-level windows (recreation area) and dying on inside corners.				

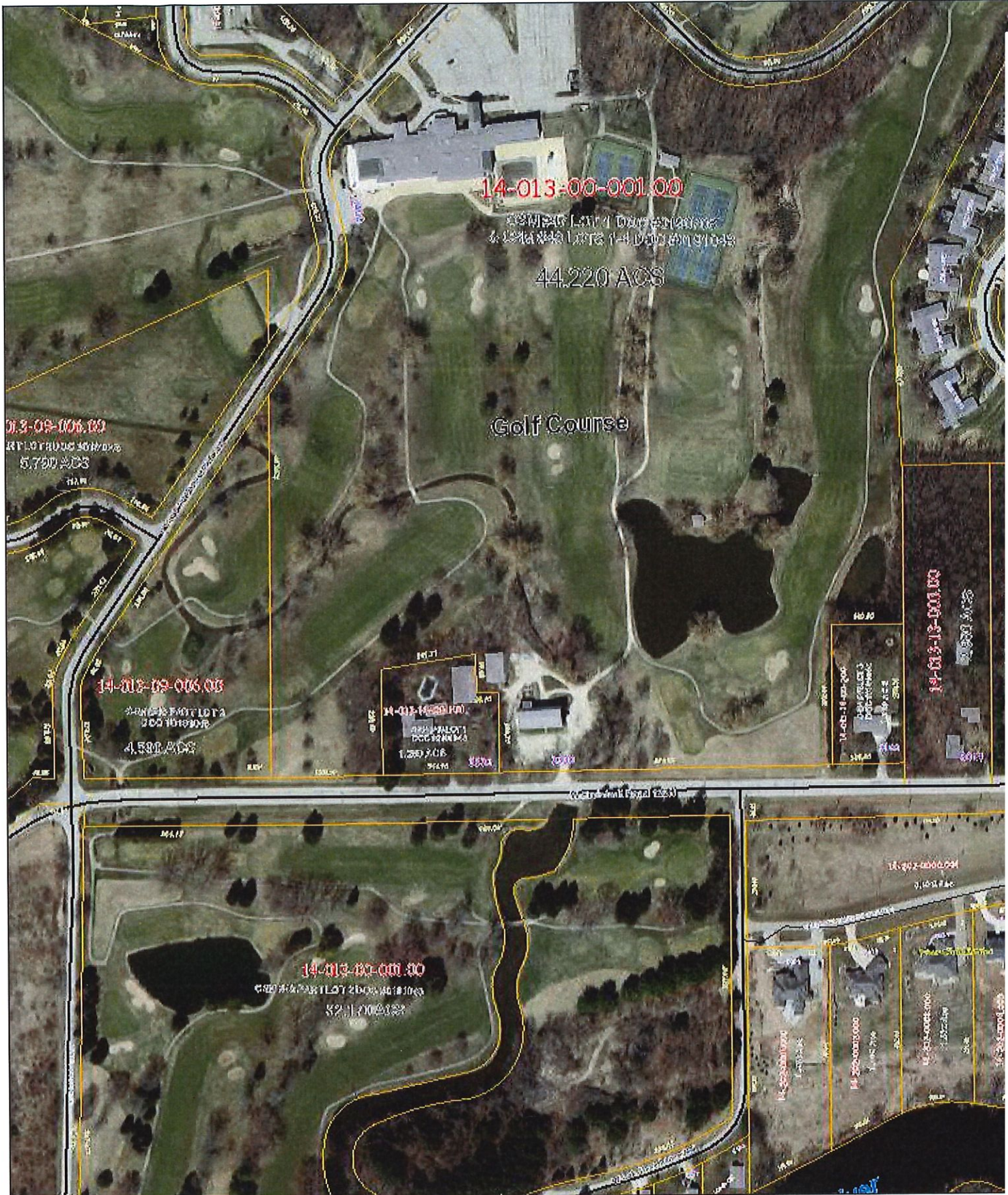
14)	Dist. 1 8:10 pm	New Single-Family Residence	Anderson Homes LLC 13853 N. Pine View Court Subd: Riverland Estates	Cont: Anderson Homes LLC Arch: Anderson Homes LLC
Moved to Approve: <u>Apfelbach</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted with the following conditions: 1. Add stone beltline on front elevation left of the fireplace. 2. Add stone beltline on entire north elevation. 3. Add stone beltline on entire west elevation except on the master bedroom bump out. 4. All stone should dye on inside corners.				
15)	Dist. 3 8:15 pm	Addition: Second Floor	Justin & Terri Black 11851 N. Ridgeway Avenue Subd: Solar Heights	Cont: Gabor Design Build Arch: Bryan Wick
Moved to Approve: <u>Dozark</u> Seconded by: <u>Reed</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Plans approved as submitted.				
16)	Dist. 5 8:25 pm	Re-Submittal: New Single-Family Residence	Jonathan Omer 2049 W. Martin Way Subd: Bonniwell Trace	Cont: Kingfogl Construction Arch: Kingfogl Construction
Moved to Approve: <u>Helm</u> Seconded by: <u>Mikkelson</u> Approved: <u>Yes</u> Vote: <u>Unanimously</u> Conditions: Re-submitted plans approved.				

4. Action:

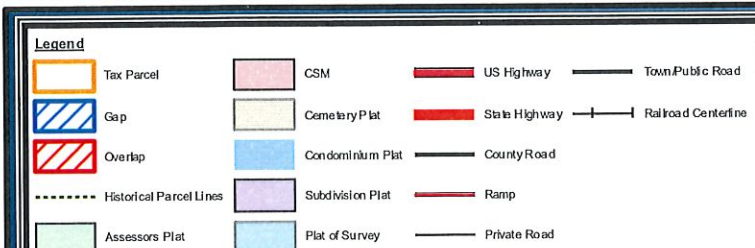
District Three Representative, Jason Dozark made a motion to adjourn
 Architect At-Large, John Mikkelson seconded the motion
 A vote was taken; vote passed unanimously

Meeting adjourned at 8:25 p.m.





Attachment: Exhibit 7 Aerial (6175 : BOA Packet May 6, 2021)



Product of the LAND INFORMATION OFFICE

3/15/2021, 11:58:25 AM

3/15/2021, 11:58:25 AM

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mi

Packet Pg. 28

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation.