

VILLAGE OF FOX POINT
BUILDING BOARD MINUTES
December 1, 2017

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, December 1, 2017 at 7:45 A.M. Those present included:

Jeff Weber
Del Wilson
Mike West

Scott Miller, Building Inspector
Eric Larson, Village Attorney

Notice of the meeting was provided to the North Shore Now and to all others as required by State open meeting laws and posted on the official bulletin boards.

The Village Attorney, Eric Laron, said the meeting should begin by having the Building Board members select a chairmen. Del Wilson made a motion to select Mike West to chair the meeting. The motion was seconded by Jeff Weber. With all Building Board members voting “aye” and none of the members voting “nay,” the motion carried.

Approval of the minutes of the November 10, 2017 Building Board meeting.

On a motion of Del Wilson, seconded by Jeff Weber, and unanimously carried, the Building Board approved the minutes of the November 10, 2017 meeting.

7950 PW LLC, 7950 N. Port Washington Road, proposed changes to the uniform sign format. It was the consensus of the Building Board to approve the changes to the uniform sign format which pertain to the proposed building signage for Children’s Hospital of Wisconsin.

Steve Rozansky and Debra Brenagan, 7644 N. Beach Drive, proposed bathroom addition. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with revised drawings which show that safety glass will be provided in the bathroom windows as required by code.
- 2) The applicant providing the Village with engineering data which shows that the beams, columns and foundation systems will comply with the structural provisions of the Village code.
- 3) The applicant providing the Village with lot coverage information which shows that this project complies with the Village’s open area requirements.
- 4) The applicant providing the Village with documentation showing that attic ventilation will be provided as required by code.

Nicholas Ruiz, 164 E. Bradley Road, proposed remodeling which includes changes to the exterior of the home. It was the consensus of the Building Board to approve this application.

Floyd Real Estate LLC, 7308 N. Crossway Road, proposed remodeling which includes changes to the exterior of the home. It was the consensus of the Building Board to approve this application subject to the following conditions:

- 1) The applicant providing the Village with a section drawing of the egress window installation which shows that it will be installed in compliance with Village code.
- 2) The applicant providing the Village with additional information showing that the new bedroom windows will comply with the Village's 8% glazing requirement.

Jim and Libby Wigdale, 6424 N. Lake Drive, proposed changes to the plans that were approved by the Building Board at their October 13, 2017 meeting. It was the consensus of the Building Board to approve these changes subject to the following conditions:

- 1) The applicant providing the Village with a revised survey which shows that the garage addition will comply with the Village's 20'00" side yard setback requirement.
- 2) The applicant providing the Village with lot coverage information showing that this project complies with the Village's open area requirements.
- 3) The applicant providing the Village with a revised building section drawn through the north building addition.
- 4) The applicant providing the Village with engineering data which shows that the beams and columns are properly sized.

Sheikh Iqbal Ahamed, 7500 N. Mohawk Road, proposed new additions to the home (Tabled at the August 18, 2017 meeting). It was the consensus of the Building Board to table this application because of the following reasons:

- 1) The application does not include a code compliant survey showing that the proposed additions will comply with Village setbacks.
- 2) The drawings do not show that this project will comply with the insulation requirements of the Village code.
- 3) The application does not include any documentation showing that the major structural members are properly sized.
- 4) The application does not show that a code compliant fire door will be provided between the house and attached garage.
- 5) The application does not clearly show that code compliant egress windows will be provided in the new second story bedroom.
- 6) The application does not show that the bedroom windows comply with the Village's 8% glazing requirement.

- 7) There are apparent discrepancies in the drawings and they do not appear to be accurately dimensioned.

Mandel Group, 217 W. Dunwood Road (a.k.a. the Dunwood School Property), proposed new construction.

Ian Martin, Vice President of Development for the Mandel Group, addressed the Board at this time. Mr. Martin said that there are not any significant changes to the plans that went before the Building Board at their March 31, 2017 meeting. Mr. Martin said that they are proposing a 103 unit development and they are contemplating adding a vestibule addition to the eastern most portion of the buildings at some point in the future. Mr. Martin said that he is aware that there is a resubmittal process that they would need to go through should they decide to go ahead with the vestibule additions.

Jim Shields, HGA Architects, addressed the Board at this time. Mr. Shields said that the buildings will comply with the Village's 35'00" height limitation and they are of an embedded cottage design which he feels is compatible with the residential homes nearby. Mr. Shields said that he made some design changes to the club house building to address the Board's concerns at their previous meeting. More specifically, Mr. Shields said that he added a gable roof to the building in order to break-up the roof line. Mr. Shields said that he kept the 3-story buildings as far away as possible from the homes on Dunwood Road.

Chairman West asked if there was anyone in attendance that would like to comment about this project at this time.

Rob Williams said that he is a member of St Eugene's Buildings and Grounds Committee and he would like to speak on behalf of St Eugene's Church. Mr. Williams expressed concerns about the appearance of the structure adjacent to St. Eugene's parcel. A letter from the Very Reverend Paul B. R. Hartmann was also presented and received.

Judy Shirley, 8235 N. Mohawk Road, said that her only concern pertains to how construction equipment will access the site. Mrs. Shirley said that she would like all construction equipment to enter and leave the site from North Port Washington Road. She said that she is against any construction equipment entering or leaving the site from East Dunwood Road.

Del Wilson said that he would like to see additional landscaping along the south façade of building C. Also, Mr. Wilson said that he would be against changing the color scheme of the buildings.

Chairman West asked the Village Attorney if he can amend the motion attached to his memorandum of December 1st, to address the issue of substantial changes to the plans and if a provision can be added to address the landscaping issues along the south side of the project.

Attorney Larson revised item #2 of the decision to address the substantial changes issue and he added a new paragraph #4 to require additional landscaping along the south side of building C, and read those changes to the Board.

Chairman West said that a motion is in order pursuant to section 19-9(A) of the Village of Fox Point Code as attached to Mr. Larson's Memorandum dated December 1, 2017 and as amended by the additions of the examples of the substantial changes in the decision item #2 and addition of #4 of the decision relating to plantings along the south property line. Del Wilson said that he is in favor of the motion and said "so moved." Jeff Weber seconded the motion. With all of the members voting "aye" and none of the members voting "nay," the motion carried and the project was approved. A copy of the motion as amended and adopted is attached hereto and incorporated herein.

Adjourn.

On a motion of Jeff Weber, seconded by Del Wilson, and unanimously carried, the Building Board adjourned at 9:40 A.M.

Respectfully Submitted,

Scott Miller
Building Inspector
Village of Fox Point