

**Minutes**  
**Village of Maple Bluff Building Board**  
**Tuesday, May 14, 2019 5:15 p.m.**  
**Village Center – 18 Oxford Place**

Members Present: Chair Eric McLeod, Kristine Jaeger, Kent Johnson, Jenny Kuehn, Nancy Thayer-Hart and Carl Vieth.

Member Absent: Renee Riviere.

Others Present: Kent Johnson from Johnson Design, Ebba Hjerststedt of 15 Harbort Drive, Michael Anderson from Waterstone, Gregg Fergus of 45 Fuller Drive, Larry Taff from TZ of Madison, Ken & Eileen Sabroff of 532 N. Sherman Avenue, Biz Johnson of 35 Paget Road, Jeff Quinn & Kristen Carreira of 220 Kensington Drive, Richard & Erin Rieser of 42 Fuller Drive, Brigitte Burke owner of 305 Del Mar Drive, Walter Stewart and Pam Hanson-Stewart of 17 Harbort Drive, Isaac Showaki of 705 Lakewood Blvd., Blaine Renfert of 61 Fuller Drive, Clerk/Treasurer Sarah Danz, Chief Tim Krueger and Deputy Clerk Rene Dopkins.

**Approval of Agenda:** A motion was made by Kent Johnson and seconded by Jenny Kuehn to approve the agenda as presented. Motion carried.

**Approval of Minutes dated April 9, 2019:** A motion was made by Carl Vieth and seconded by Jenny Kuehn to approve the minutes with the following amendment by Carl Vieth - Item number 11 on the April 9, 2019 agenda: Request of EMI – 480 N. Sherman Avenue. **Discussion included the decision to not recommend gables in the back of the building.** Motion carried.

**Citizen comment on any subject other than items on the agenda:** None.

**Request of Ebba Hjerststedt of 15 Harbort Drive for the following projects: gas fireplace insert, driveway addition, patio, garage siding, and play structure:** Ebba Hjerststedt appeared to present the projects. Paver stones will be added to the driveway to connect the driveway with the front walk. Paver stones will also be used to make a small patio in the front of the house. The siding surrounding the garage will be changed to stone. A play structure has been placed in the back yard for two active boys. Setbacks and height restrictions were discussed. Walt Stewart of 17 Harbort Drive stated that he and his wife do not support the play structure, there was no prior notice and it is too obtrusive at its present location, and would like to see it moved further east and north by the house. Safety concerns were mentioned about the proximity to Burrows Park. Ebba will consider moving the play structure. A motion was made by Kristine Jaeger and seconded by Nancy Thayer-Hart to approve the plans as presented. Motion carried.

**Request of Gregg Fergus of 45 Fuller Drive for the following projects: parking pad, patio and retaining wall:** Gregg Fergus and Kent Johnson appeared to present the projects. Kent stated that some grading will be done so that the retaining wall will not be as tall and that the parking pad meets code.

Questions about the parking pad included how many parking spots will it accommodate, will it be used as a sports court, will there be sufficient screening/landscaping, and can it be moved closer to the

garage. A motion was made by Kent Johnson and seconded by Carl Vieth to approve the plans as presented with more landscaping around the parking pad. Comments: Richard and Erin Rieser, neighbors across the street stated they are opposed to the parking pad as it is visible from their second floor windows and that doesn't comply with village ordinances. Village Clerk Sarah Danz distributed highlighted copies of the code. Zoning Administrator Tim Krueger stated that he stands by his decision that the parking pad complies with village ordinances.

Biz Johnson, Pam Van Ryzin, Blaine Renfert and Larry Taff expressed their concerns regarding the parking pad.

Gregg Fergus stated that he is sensitive to the concerns of neighbors and will make the landscaping around the parking pad beautiful.

A motion was made by Nancy Thayer-Hart and seconded by Kent Johnson to separate the items of the proposal; one being the patio, the other the parking pad. Motion to approve the plans as presented pertaining to the patio. Motion carried. A motion was made by Jenny Kuehn and seconded by Carl Vieth to approve the parking pad as presented. Motion failed. A motion was made by Kristine Jaeger and seconded by Carl Vieth to approve the plans for parking pad, moving it approximately 8' closer to the garage, with increased landscaping. Motion carried, 3-2.

Appeal information was given to Richard Rieser.

**Request of Marissa Lowenthal of 705 Lakewood Blvd. to build a fence:** Isaac Showaki appeared to present the project. Isaac stated that the fence will be black metal, with two gates and will go around the back yard. A motion was made by Kristine Jaeger and seconded by Nancy Thayer-Hart to approve the plans as presented. Motion carried.

**Request of Jeff Quinn and Kristen Carreira of 220 Kensington Drive to build a fence:** Kristen Carreira appeared to present the project. Kristin shared the plans with neighbors. She passed out copies of the proposed fence and examples of privacy fences in her neighborhood. Ken & Eileen Sabroff stated their objections to the fence along the back of the property. The six foot privacy fence in back is a problem for them as their property lines don't match, they stagger. Eric McLeod stated that the code is clear regarding visual openness and discouraging privacy fences. A motion was made by Kristine Jaeger and seconded by Nancy Thayer-Hart to approve a 4' picket fence for the perimeter of the back yard. Motion carried.

**Request of Molly Lahr of 309 New Castle Way to build a fence:** Larry Taff appeared to present the project. The fence is needed to contain two small dogs. The owner would prefer a brown chain link fence. Kristine Jaeger stated that the Building Board shy's away from approving chain link fences. Larry said that neighbors were contacted and were ok with chain link, and that no fencing can be seen from the street. Second choice is a four foot black metal fence. A motion was made by Kent Johnson to approve the plans for a four foot chain link fence. Motion failed for want of a second. A motion was made by Carl Vieth and seconded by Jenny Kuehn to approve a four foot black metal fence. Motion carried.

**Request of Brigitte Burke of 305 Del Mar Drive to remodel the home to include a garage addition and new driveway:** Brigitte Burke and Michael Anderson appeared to present the project. The exterior of the home will be completely remodeled with a red cedar stone base, and Marvin windows. The orientation of the driveway will be changed. Neighbors Troy and Alyssa Oleck questioned the height of garage making it as low as possible to preserve their view of the golf course.

A motion was made by Kent Johnson and seconded by Carl Vieth to approve the plans as presented.  
Motion carried.

A motion to adjourn was made by Kristine Jaeger and seconded by Carl Vieth. Motion carried.

Respectfully submitted,

Rene Dopkins  
Deputy Clerk