

VILLAGE OF FOX POINT  
BUILDING BOARD MINUTES  
February 5, 2016

A meeting of the Building Board was held in Schwemer Hall, 7200 N. Santa Monica Blvd., on Friday, February 5, 2016 at 7:45 A.M. Those present included:

Michael West  
Michael Casper  
Gerald Hussin

Scott Miller, Building Inspector

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.

**Approval of the minutes of the January 8, 2016 Building Board meeting.**

On a motion of Gerald Hussin, seconded by Michael West, and unanimously carried, the Building Board approved the minutes of the January 8, 2016 meeting.

**Brad and Hani Weckwerth, 8565 N. Manor Lane, proposed changes to the plans that were approved by the Building Board at their December 4, 2015 meeting.** It was the consensus of the Building Board to approve the changes to the home as depicted in the application.

**Andy and Kara Ramer, 8203 N. Gray Log Lane, proposed kitchen and dining room renovation and mud room 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 a site plan or survey showing the location of the proposed mudroom addition.
- 2) The applicant providing the Village with a code compliant footing/foundation plan.
- 3) The applicant providing the Village with revised drawings that show the depth of the crawl space.
- 4) The applicant providing the Village with revised drawings that show that a code compliant drain tile system will be provided around the perimeter of the mudroom addition.
- 5) The applicant providing the Village with revised drawings that show that insulation will be provided as required by code.
- 6) The applicant providing the Village with revised plans that show that a vapor barrier system will be provided as required by code.
- 7) The applicant providing the Village with revised plans that include construction details showing that this project will be built in compliance with Village code.

**Chuck Strand, 7114 N. Lake Drive, proposed new retaining wall and patio reconstruction.** It was the consensus of the Building Board to approve this application subject to the Director of Public Works/ Village Engineer providing the Building Inspector with a certificate which indicates that, in his opinion, the footings and method of construction and materials are adequate from an engineering standpoint to serve the purpose for which such retaining wall is being built and adequate provision is made for the flow of surface and percolating water.

**Thomas Weickardt, 8321 N. Greenvale Road, proposed new residence and attached garage.**

The Building Board asked the Building Inspector if this is a buildable lot. The Building Inspector said that this lot is nonconforming because it does not comply with the width and area requirements of the Village code. The Building Inspector said that he consulted with Village Attorney, Eric Larsen, concerning this issue. The Building Inspector said that he received a correspondence from the Village Attorney which is dated August 21, 2007 and it indicates that this is a buildable lot and the lot size and width non-conformities of the lot do not present a need for a variance.

The Building Board asked the Building Inspector if he felt that the application is complete. The Building Inspector said that the application is missing information which is required by code. The Building Inspector said that, in his opinion, the application is preliminary in nature and the applicant is most likely seeking conceptual review and approval of their project at this time. The Building Inspector said that a completed application should include the following additional information/approvals:

- 1) A survey which depicts all of the required information.
- 2) Lot coverage information.
- 3) Building height information.
- 4) Complete building sections.
- 5) Construction details that depict all of the required information.
- 6) A framing plan.
- 7) Heat loss calculations.
- 8) An erosion control plan.
- 9) A grading and drainage plan.
- 10) Wall bracing information.
- 11) Egress window information.
- 12) Door and window sizing information.
- 13) Firewall and fire door information.
- 14) Plans which identify the existing and proposed grades.

The architect that designed the home, Jeff Van Loon, attended the meeting and answered questions with respect to this project. Mr. Van Loon described the home he designed for this site. Mr. Van Loon said that as far as fill actives are concerned, they are planning on using the soils from the excavation of the basement and only a small amount of top soil would need to be brought in to this site to complete

the grading. Mr. Van Loon said that he can provide all of the necessary information the Building Inspector is requesting at a future meeting but he said that he would like the Building Board to approve the conceptual design of the home at this meeting so that this project can move forward.

Gerald Hussin said that he is opposed to approving the conceptual design of this project at this meeting. Mr. Hussin said that he feels that the application should include siding and brick samples along with color chips of the proposed exterior finishes.

It was the consensus of the two remaining Building Board members to approve the conceptual design of the home at this meeting and to require the applicant to come back to the Board for final approval of this project when the application is complete. The Building Board said that for final approval of this project, the application must address all of the issues/concerns that were identified by the Building Inspector and they must also provide the Board with more information with respect to the exterior finishes of the home as has been requested by one of the members of the Board.

**Adjourn.**

On a motion of Michael West, seconded by Gerald Hussin, and unanimously carried, the Building Board adjourned at 8:36 A.M.

Respectfully Submitted,

Scott Miller  
Building Inspector  
Village of Fox Point