

THE CITY of *Altoona*

AMENDED

TO MEMBERS OF THE AD HOC KNOLLWOOD RESTRICTIVE COVENANT REVIEW COMMITTEE:

There will be an Ad Hoc Knollwood Restrictive Covenant Review Committee Meeting on **Thursday, July 22, 2021 at 2:00 p.m.** held in the Council Chambers at Altoona City Hall, 1303 Lynn Avenue, Altoona, WI.

Agenda:

1. Call Meeting to Order.
2. Roll call.
3. Discuss/consider approval of minutes of the September 14, 2017 Ad Hoc Knollwood Restrictive Covenant Review Committee meeting.
4. Discuss/consider approval of a fence as submitted by Nick Weber for their property located at 1603 Glades Drive (parcel #201-2241-01-000).
5. **Discuss/consider approval of a privacy fence in the backyard as submitted by Jay Jackson for his property located at 1220 Edgewood Drive (parcel #201-2232-05-000).**
6. Miscellaneous Business and Communications.
7. Adjournment.



Cindy Bauer
City Clerk

Dated July 20, 2021

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's Office at 715-839-6092 with as much advance notice as possible.

RESTRICTIVE COVENANT REVIEW COMMITTEE
September 14, 2017

(1) Call meeting to order

The meeting was called to order at 5:00 p.m. by Mayor Brendan Pratt, chairman.

(2) Roll call

Members present: Brendan Pratt, Joel Creydt, James Jolley, Bruce Thielen and Joshua Clements

Also present: Cindy Bauer, City Clerk

(3) Discuss/consider approval of minutes.

Joel Creydt pointed out at the bottom of first page regarding the comment made by Mayor Blackburn "Mayor Blackburn commented that each time they come before the board they are creating exceptions". Creydt mentioned that fences aren't an exception; they were allowed in the original covenants.

Motion by Creydt/Jolley to approve the minutes of the November 10, 2014 Committee Meeting. Thielen and Clements abstained. **Motion carried.**

(5) Discuss/consider approval of a fence as submitted by Pat and Jamie Peloquin for their property located at 1419 Edgewood Drive (parcel #201-2237-05-000).

City Planner Joshua Clements explained that Pat and Jamie Peloquin installed a fence located at 1512 Edgewood Drive. Clements distributed pictures of the property where the house is located and where the proposed fence is installed. Clements commented that they were in compliance with the fence, however, they did not obtain a fence permit. The only difference is a chrome-colored fence, not the brown or green color as others have been approved by.

Pat and Jamie Peloquin were present to explain the purpose of a fence.

Member Creydt clarified previous meetings where fences have been approved or disapproved. The purpose of the covenants is to protect the entire neighborhood. Considerations from the Committee members were based on the following: How does it fit in the neighborhood? Fences that have been approved with color have special exceptions where they are seen more visible. Colored fence makes it less noticeable to be seen up close.

Motion by Thielen/Creydt to approve the fence on the basis that the fence is inconspicuous from the front and is harmonious with the neighborhood and not disruptive to the aesthetics based on the proposed changes as written in the covenants. **Motion carried.**

(4) Review Restrictive Covenants of the Knollwood and Knollwood II Subdivision with possible action.

The Committee discussed the Restrictive Covenants. City Planner Clements explained that the original Restrictive Covenants were recorded on July 25, 1984. An appointment of Successor Developer, being the City of Altoona was recorded on September 21, 1987. Proposed changes were made by the Committee on 8/4/2008 to have recorded, but the recording was not acceptable by the County at that time whereas the listing of all lots and blocks were not listed on the proposed recording. Clerk Bauer noted the proposed changes at that time at the 8/4/2008 meeting.

Question before the committee; is the covenants enforceable? Staff to check with legal counsel if the covenants are enforceable and if the covenants can be removed? No action at this time.

(6) Miscellaneous Business and Communications.

None.

(7) Adjournment.

Motion by Thielen/Jolley to adjourn at 5:45 p.m. **Motion carried.**

Minutes transcribed by Cindy Bauer, City Clerk

PLANNING DEPARTMENT

1603 Glades Drive - Fence

2021 July 16

TO: Knollwood Restrictive Covenants Committee

FROM: Joshua Clements AICP, City Planner & Zoning Administrator

CC: Cindy Bauer, City Clerk
Nicholas Weber, Owner

RE: Proposed Fence, 1603 Glades Drive
Parcel 201224101000

The City has received materials from Nicholas Weber, 1603 Glades Drive, for a screening fence at his property located at 1603 Glades Drive. The intent is to enclose the rear yard. The illustration is attached. The information provided by the owner appears to be consistent with Altoona Municipal Code. Due to the Knollwood Restrictive Covenants and the City's duty as the administrator of that agreement, installation of the fence requires review and approval by this Committee.

The illustration on the following page approximately reflects the proposed location of the fence in relation to adjoining properties.

The Restrictive Covenants state:

5. Fences/Walls.

No fences/walls of any type shall be constructed on any lot until after the height, type, design and approximate location thereof shall have been approved in writing by the developer. The question as to height or elevation of any wall shall be measured from the existing elevation of the property at or along the applicable points or lines.

Thank you



Joshua Clements, AICP
City Planner / Zoning Administrator



Above: 1603 Glades Drive, spring 2020 Eau Claire County aerial image. The red line indicates approximate location of proposed fence per information provided by the owner.

H S FENCE COMPANY LLC

E 16720 Lincoln Drive
FALL CREEK, WI 54742-9507
Ph. 715-225-8779
Fax 715-877-1777

Proposal / Contract

Date	Estimate #
6/22/2021	4780

Customer Information

Nick Weber
1603 Glades Drive
Altoona, WI 54720

Building Contractor Registration ID
1128235

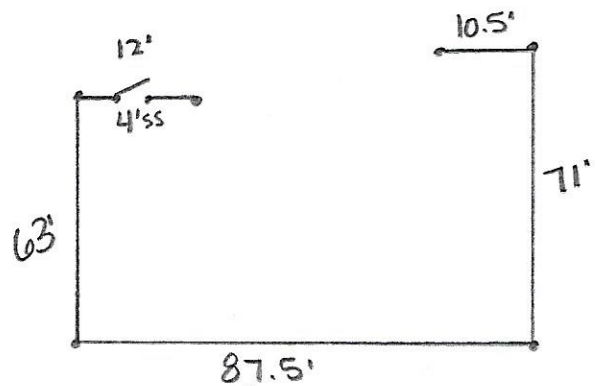
www.hsfencewi.com

Residential Customers: Contract must be signed and sent to the above address with a half down payment, unless otherwise specified in this contract. Once the above is received, H S Fence Co. will perform the necessary steps.

Project Description

Furnish and Install 244' of 6' high white vinyl fence in a SB9 style. Fence is to have 1- 4' ss gate with post stiffener. Posts are to be of back fill construction. Framework is to be in accordance with specification sheet.

Total- \$11,963.00



H S Fence agrees to guarantee the above fence to be free of defects in workmanship for one year. H S Fence assumes the responsibility of having underground public utilities located and marked; although H S Fence will not be responsible for any damage caused by the customer directing H S Fence to dig in the immediate vicinity of marked utilities. H S Fence assumes no responsibility for any damage caused to unmarked private lines, unmarked sprinkler lines, or any other unmarked buried objects. H S Fence may assist you the customer in determining where the fence shall be erected, but H S Fence will in no way assume responsibility concerning property lines or guarantee their accuracy. The customer shall be responsible for obtaining any permits and complying with any regulations. H S Fence assumes the responsibility to install the agreed fence upon reception of a signed contract along

with a half down payment. H S Fence must receive a signed contract and half down payment within 15 days of salesperson's signature or H S Fence assumes the ability to adjust contract amounts due to fluctuating material and labor costs. H S Fence assumes the right to charge a restocking fee of 25% to any canceled contract. Final billing will reflect actual footage of fencing constructed and work performed. Partial billing for work completed or materials delivered to the site may be invoiced at weekly intervals. Full payment, along with any additional charges, is due upon completion of installation of the agreed fence. A finance charge of 1.5% per month will be applied to all accounts that are not paid within 10 days of completion. All materials will remain property of H S Fence Co. until all invoices pertaining to the job are paid in full. You, the customer, agree to pay the prices set in the proposal according to the terms specified

Contract Amount: \$ _____

50% Down Payment \$ _____

Amount Due \$ _____

Accepted by H S Fence Company

Approved and Accepted by Customer

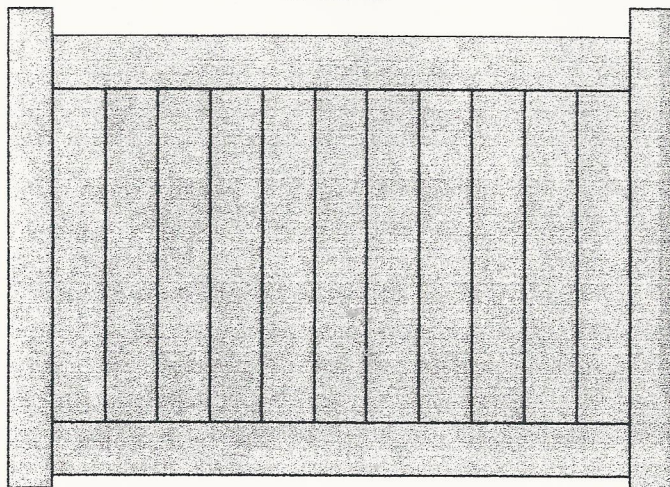
Handwritten signature: [Signature] 06/22/21

HS Fence Company

From the ordinary to the extraordinary

We do Fence

SB9



Specifications:

Standard Heights:	72"
Post Spacing:	6' or 8' on center
Picket Options:	1" x 6" 1" x 6" No space between pickets
Rails:	$1\frac{1}{2}" \times 5\frac{1}{2}"$ Top rail = 1" x 6" .095 wall Bottom rail = 1" x 6" .095 wall $1\frac{1}{2}" \times 5\frac{1}{2}"$
Posts:	72" Fence = 5" x 5" x 9' .150 wall
Cap Options:	Specialty Caps - Extra Charge (Flat standard, included in material price)

Requested approval to erect fence in the back yard of 1220 Edgewood Dr

Jay Jackson <jjjacks53@live.com>

Mon, Jul 19, 2021 at 7:51 PM

To: "joshuac@ci.altoona.wi.us" <joshuac@ci.altoona.wi.us>, "cindyb@ci.altoona.wi.us" <cindyb@ci.altoona.wi.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Joshua,

We would like to request approval from the covenant board meeting on July 22nd at 2 pm to erect a privacy fence along the back lot line at 1220 Edgewood Dr. The privacy barrier between our property and Knollwood Village of large mature evergreen trees was removed by Knollwood Village and much smaller trees of approximately three to four feet high and widely spaced apart were planted in their place. In the past, we have had a very private back yard and now we do not use the back yard due to the loss of privacy.

We would like to erect a vinyl maintenance-free privacy fence along the back lot line between our property and theirs to restore the privacy in our back yard. The fence would run the width of our backyard of approximately 50 feet.

Please feel free to contact me with any questions you may have.

Jay J Jackson

1220 Edgewood Dr

Altoona, WI 54720

715-839-9420

Sent from [Mail](#) for Windows 10