

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

BUILDING BOARD

Tuesday, June 7, 2016 * 5:30 PM * Park View Room

AGENDA

1. Roll Call

Documents: [060716 BBmemo.pdf](#)

2. Review and act on meeting minutes dated May 17, 2016.

Documents: [BB051716dm.pdf](#)

3. Review and act on a request by Joel and Sarah Nack at 14280 Woodlawn Circle for a revised landscape plan.

Documents: [Revised Landscape Plan 14280 Woodlawn Circle.pdf](#)

4. Review and act on a request by Mary Jane Jorgensen at 1935 Fairfax Drive for a new deck and patio door.

Documents: [1935 Fairfax Dr..pdf](#)

5. Other Business

6. Adjournment

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk, Mary S. Stredni, at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice

Memo

To: Building Board
From: Thomas Harrigan, Zoning & Planning Administrator
Date: June 3, 2016
Re: Review of Agenda for Tuesday – June 7, 2016

Item 3. Review and act on a request by Joel and Sarah Nack at 14280 Woodlawn Circle for a revised landscape plan.

Applicants are requesting approval of a revised landscape plan. Due to spatial and shading restrictions on the north east corner of the property, it is unlikely the Vanderwolf's Pine species will flourish in the proposed densities. This portion of the property will require screening from 14200 Woodlawn Circle. Please see the enclosed revised landscape plan for alterations throughout the property.

Item 4. Review and act on a request by Mary Jane Jorgensen at 1935 Fairfax Drive for a new deck and patio door.

Applicant is requesting approval of a new deck and French patio door for the side yard of the home. The deck is in compliance with all setback requirements and there are no impervious surface issues. The applicant has designated the western portion of the parcel as a side yard by completion of a Corner Lot Development Agreement. The patio door will replace an existing window and will complement existing windows. Please see the enclosed plans and materials list.

DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD

**BUILDING BOARD
MEETING MINUTES
Tuesday, May 17, 2016**

Meeting was called to order at 5:30 p.m. by Mr. Liechty.

1. Roll Call.

Present: Mr. Schoenecker, Mr. Wollersheim, Mr. Domaszek, Mr. Liechty, and Ms. Steindorf

Absent: Mr. Olson, Mr. Matola, Mr. Janusz, and Mr. Riebesehl (excused)

Also Present: Mr. De Angelis, Mr. Harrison, Ms. Nelson, Applicants.

Mr. Domaszek motioned and Mr. Schoenecker seconded to approve Mr. Liechty as chair pro-tem in the absence of Mr. Olson. Motion carried 5-0.

2. Review and act on meeting minutes dated May 3, 2016.

Mr. Schoenecker motioned and Mr. Wollersheim seconded to approve the meeting minutes as submitted. Motion carried 5-0.

3. Review and act on a request by CR Best Properties at 1265 Woodside Lane for a new deck and patio door.

Ron Strickland of CR Best Properties was present before the board.

Mr. De Angelis confirmed that the deck meets all setback requirements.

Mr. Liechty asked about the height of the deck. Mr. Strickland stated it is 2.5 feet high.

Mr. Liechty asked if there was a window underneath the deck and if they had planned on using any skirting. Mr. Strickland stated that it is currently a glass block window located underneath the deck and that they did plan on skirting. Mr. Strickland stated that there are a number of windows in the basement to provide light.

Mr. Liechty asked about the number of steps and if a railing was needed. Mr. Strickland stated that they had planned on two steps and did plan on using a railing even if one was not required.

Mr. Schoenecker asked if they had planned to continue the new siding all the way around the home. Mr. Strickland said yes.

Mr. Wollersheim asked if there would be new masonry. Mr. Strickland said yes that they would be using a type of cement product.

Mr. Liechty asked about the deck materials. Mr. Strickland presented samples and stated they would be leaving the material natural.

Mr. Schoenecker asked about exterior lighting. Mr. Strickland stated that there will be a decorative light on the side by the stairs. There will not be any sort of spotlight. Mr. Liechty stated that the board just wanted to make sure there would be no light shining on to the neighboring properties.

Mr. Schoenecker motioned and Mr. Wollersheim seconded to approve plans as submitted. Motion carried 5-0.

4. Review and act on a request by Christopher and Karen Elwing at 14250 Applewood Court for a shed.

Christopher and Karen Elwing were present before the board.

Mr. Liechty asked if they would be using horizontal or vertical siding. Mr. Elwing stated that the exterior is a vertical painted plywood material. Mr. De Angelis stated it is T1-11 plywood siding.

Ms. Elwing stated that it is a pre-built shed.

Mr. Liechty asked if it would be placed on a concrete slab. Ms. Elwing said yes.

Mr. Liechty asked if they had thought about using horizontal siding to match the home. Ms. Elwing said the only material they had found was vinyl and they did not want to use that.

Mr. Wollersheim asked if the color scheme would match the home. Ms. Elwing said yes, it will be white with black trim and presented photos of sample colors.

Mr. Liechty asked if they shingles would be black. Ms. Elwing said yes.

Mr. Wollersheim asked if they had planned on adding the flower boxes shown in the submitted plans. Ms. Elwing said yes, if the shed comes with them.

Mr. Liechty asked if they had planned on adding oakleaf hydrangea. Ms. Elwing said yes, on the North side and that they should grow to 6 ft. in height. Mr. Liechty asked if they would have enough sun. Ms. Elwing stated that she was not sure but she chose them for their height.

Ms. Steindorf asked for confirmation that the neighbors had approved, particularly the Campbells as the shed would be visible from their driveway. Ms. Elwing said yes, they have approved the shed.

Mr. Liechty asked if they would be adding the cupula included in the plans. Mr. Elwing said no.

Mr. Liechty asked if there would be vents on the side. Mr. Elwing said yes and they also have the option of a ridge vent. Mr. Wollersheim added that gable end vents would also be an option.

Mr. Liechty asked if there were any windows on the North side. Mr. Elwing said no.

Mr. Schoenecker asked if they will be levelling the flower bed where the shed will be located. Mr. Elwing said yes that it will be level.

Mr. Schoenecker motioned and Mr. Wollersheim seconded to approve plans as submitted. Motion carried. 5-0.

5. Other Business

Mr. De Angelis introduced Tom Harrigan, the new Zoning and Planning Administrator and Assistant to the Village Manager. Mr. Harrigan stated that he looked forward to working with everyone in the future. The board welcomed Mr. Harrigan.

Mr. Domaszek asked if there was currently anything on the agenda for the next meeting. Ms. Nelson stated that the Village had not received any submittals for the June 7th meeting.

Mr. Schoenecker asked for an update on the setback issues brought up in the May 3rd meeting for the proposed deck at 695 Park Circle. Mr. De Angelis stated that there was no variance needed as the replacement deck met the setback requirements of the planned development.

Mr. Schoenecker asked for clarification regarding the procedure for following up on any applicants whose plans were approved with contingencies. Mr. De Angelis stated that depending on what it is, it would either be reviewed by the Village Manger and Zoning and Planning Administrator or the building inspector and that the plans are notated with the changes.

Mr. Liechty asked what the procedure was if the plans were approved contingent on issues brought up in the Ruekert & Mielke letters. Mr. De Angelis stated that the Village would not issue a permit until those issues had been addressed.

Mr. Schoenecker asked if landscaping was approved was there any procedure to follow up on it long term. Mr. De Angelis said no.

8. Adjournment

Mr. Wollersheim motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 5:49 p.m.

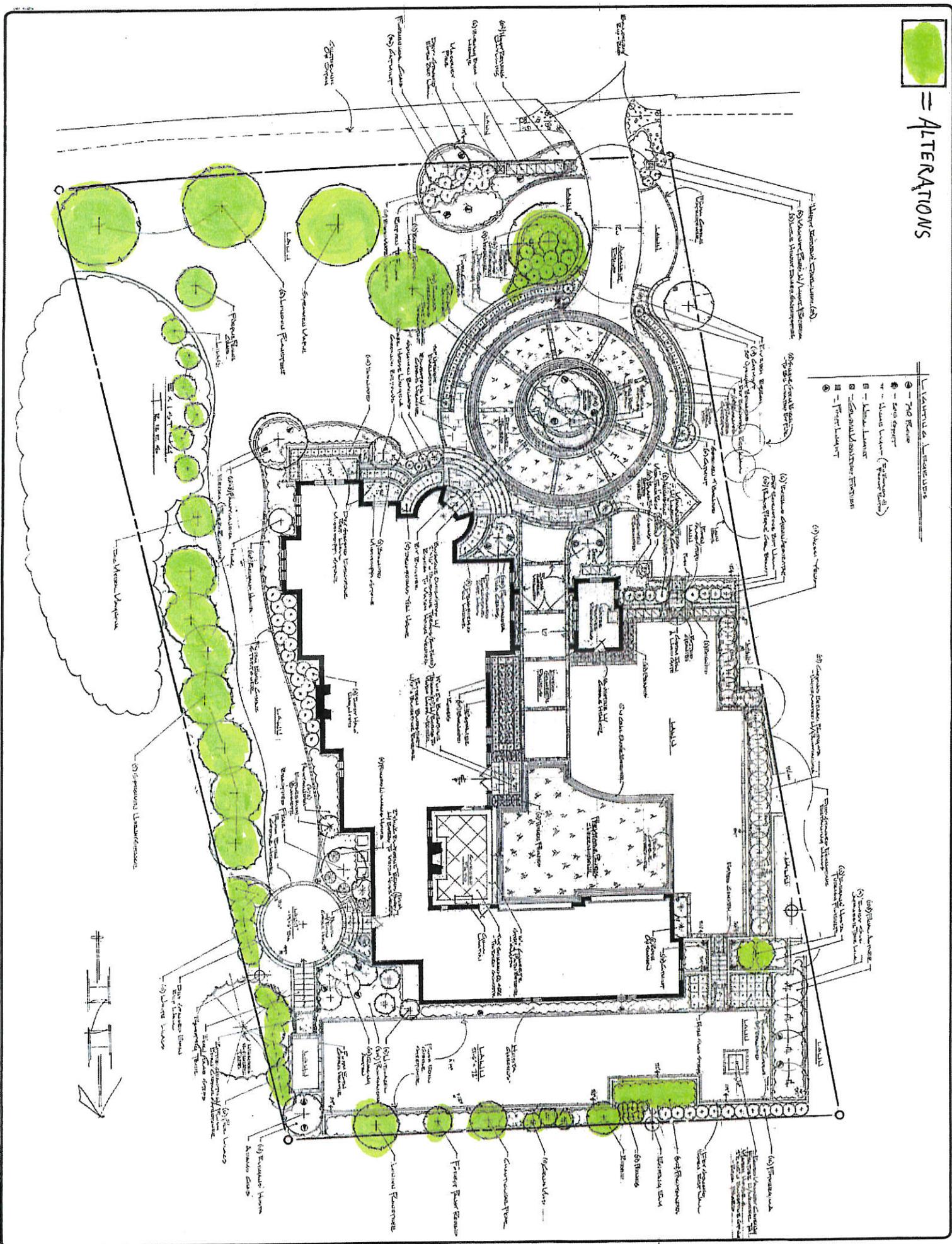
Respectfully Submitted,

Carey Nelson
Administrative Assistant

DRAFT

 = ALTERATIONS

- LAWN & LANDSCAPE
- ① - 740 Radius
 - ② - Sawtooth
 - ③ - Round Lawn (Radius 40')
 - ④ - Round Lawn
 - ⑤ - Semi-circular Lawn
 - ⑥ - Planting



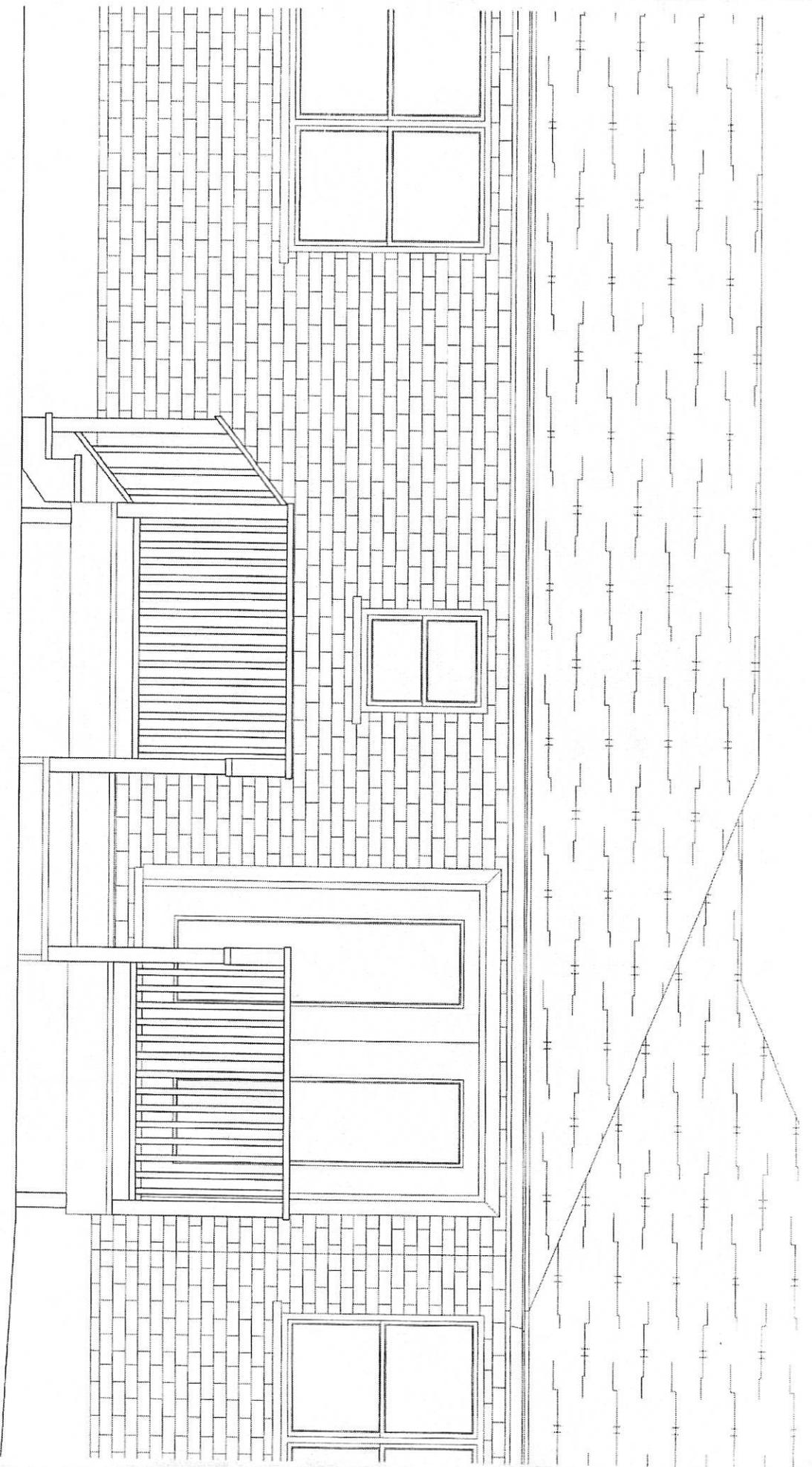
01-21-14	21
02-04-14	21
03-18-14	21
07-22-14	21
08-27-14	21
09-10-14	21

THE NACK RESIDENCE
14280 WOODLAWN CIRCLE
ELM GROVE

FLAGSTONE
ARCHITECTS
14280 WOODLAWN CIRCLE
ELM GROVE, WI 53120
TEL: 414.461.1414
WWW.FLAGSTONEARCHITECTS.COM

SCALE
1/8" = 1'-0"

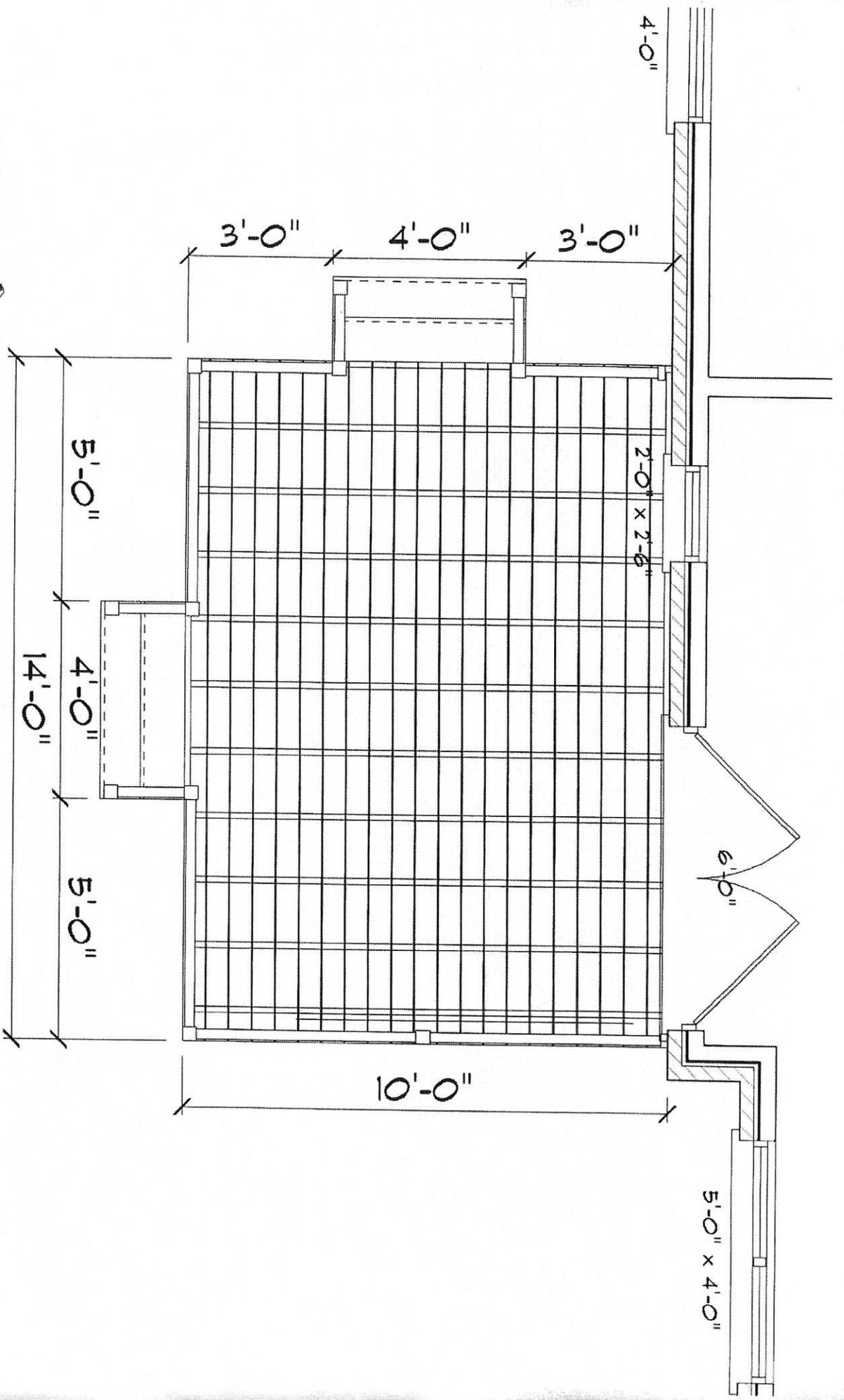
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03-18-14	21
07-22-14	21
08-27-14	21
09-10-14	21



1935 Fairfax Dr., Elm Grove

Updated Deck Layout (6/3/16)

NOTE: All exposed deck and railing material to be natural Red Cedar (No exposed green treated material!)

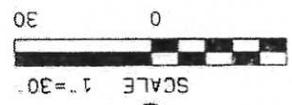
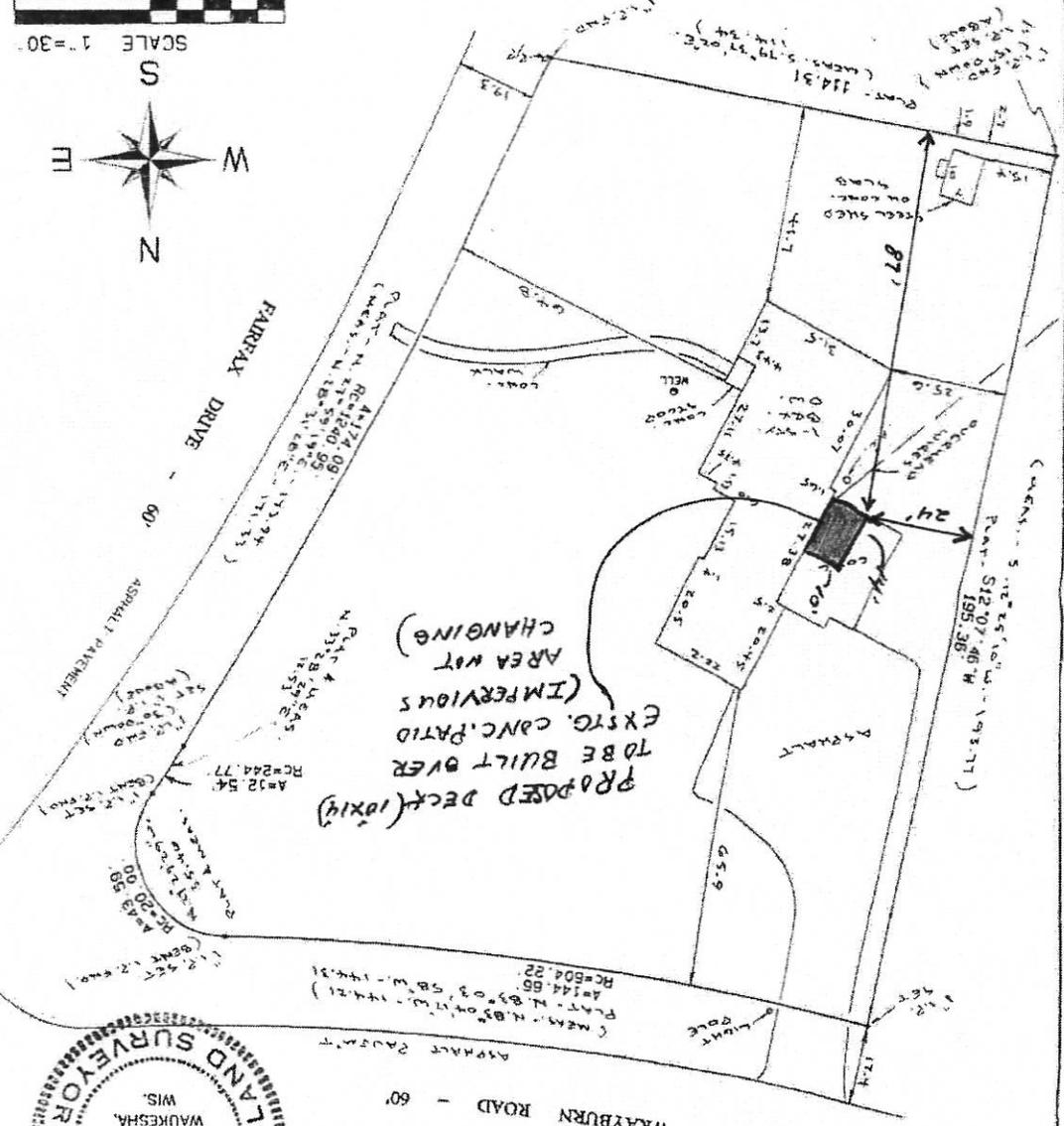


1935 Fairfax Dr., Elm Grove
 (Updated Deck Layout)

CUOKKANEN & ASSOCIATES, INC.
 BUILDING SURVEYS
 LAND DIVISIONS
 910 ELM GROVE RD.
 ELM GROVE, WISCONSIN 53122
 PHONE: 782-8690
 FAX: 782-1770

PREPARED FOR: Margaret F. Bielefeld /
 Marie G. Aicher
LOCATION: 1935 Fairfax Drive (Village of Elm Grove)

DESCRIPTION OF PROPERTY
 Lot 8 in Block 4 in FREDRICK MANOR, being a subdivision of part of the Northeast 1/4
 and the Southeast 1/4 of the Northeast 1/4 of Section 24, Township 7 North, Range 20 East,
 Village of Elm Grove, Waukesha County, Wisconsin.



SURVEY CERTIFICATE
 I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF
 AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS
 OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACH-
 MENTS, IF ANY.
 THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE
 WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERE TO WITHIN ONE (1) YEAR FROM DATE HEREOF.

Dated at this 9th day of SEPTEMBER, 1999

Surface Water Drainage Plan (not needed)

Drainage runoff will not be affected since the deck is to be built on top of an existing concrete patio.

Landscaping Plan (not needed)

Since a small deck (10 x 14) is all that is being added to this residence, the landscaping is not going to change. The deck is to be built on top of the existing patio.

