

VILLAGE OF ELM GROVE

13600 Juneau Boulevard
Elm Grove, WI 53122

BUILDING BOARD

Tuesday, August 16, 2016 * 5:30 PM * Park View Room

AGENDA

1. Roll Call

Documents:

[081616 BBmemo.pdf](#)

2. Review and act on meeting minutes date August 2, 2016.

Documents:

[BB080216dm.pdf](#)

3. Review and act on a request by Frank and Lydia LoCoco at 1655 Berkshire Drive for a building alteration.

Documents:

[1655 Berkshire Dr. Plan Layout-with Elevations REVISED 6-29-16.pdf](#)

4. Other Business

5. 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 / Assistant to the Village Manager

Date: August 11, 2016

Re: Review of Agenda for Tuesday – August 16, 2016

Item 3. Review and act on a request by Frank and Lydia LoCoco, 1655 Berkshire Drive, for a building alteration.

Applicants are proposing several exterior changes to the residence located at 1655 Berkshire Drive. On the right elevation, an existing entry door next to the garage would be replaced with a double hung window. Salvaged, and new brick will be used to infill. On the rear elevation of the home, applicants are proposing removal of an existing window and replacing it with a sliding French door that will open onto the existing deck. The existing patio door on the left elevation would be removed and infilled with salvaged, and new brick. Please see the enclosed plan set and sample of materials for review.

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, August 2, 2016**

Meeting was called to order at 5:35 p.m. by Mr. Liechty.

1. Roll Call.

Present: Mr. Matola, Mr. Domaszek, Mr. Schoenecker, Mr. Wollersheim, and Mr. Liechty.

Absent: Mr. Olson, Ms. Steindorf, Mr. Janusz, Mr. Riebesehl (excused).

Also Present: Mr. Harrigan, Ms. Nelson, Applicants.

Mr. Schoenecker motioned and Mr. Wollersheim 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 July 19, 2016.

Mr. Liechty stated that on page three, fourth paragraph, last sentence, the word “if” should be changed to “it.”

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

3. Review and act on a request by John and Mary Pentler at 1020 Lone Tree Road for a building alteration.

John Pentler and Heather Brannan from Mukwonago Remodeling were present before the board.

Mr. Liechty asked if all the proposed changes were on the rear of the home. Ms. Brannan said yes.

Mr. Liechty asked if there was a door on the second level that was changed to a window and if they were planning on changing the siding to match the brick of the rest of the home. Ms. Brannan said yes.

Mr. Matola stated that there will not be any alterations to the door on the back of the sunroom even though the existing plans show that it is changing. Ms. Brannan confirmed that the sunroom door will not be changing.

Mr. Wollersheim asked if the style of windows will match the existing windows on the home. Ms. Brannan said yes.

Mr. Liechty asked if the windows will have divided lites. Ms. Brannan said yes.

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

4. Other Business

No other business.

5. Adjournment

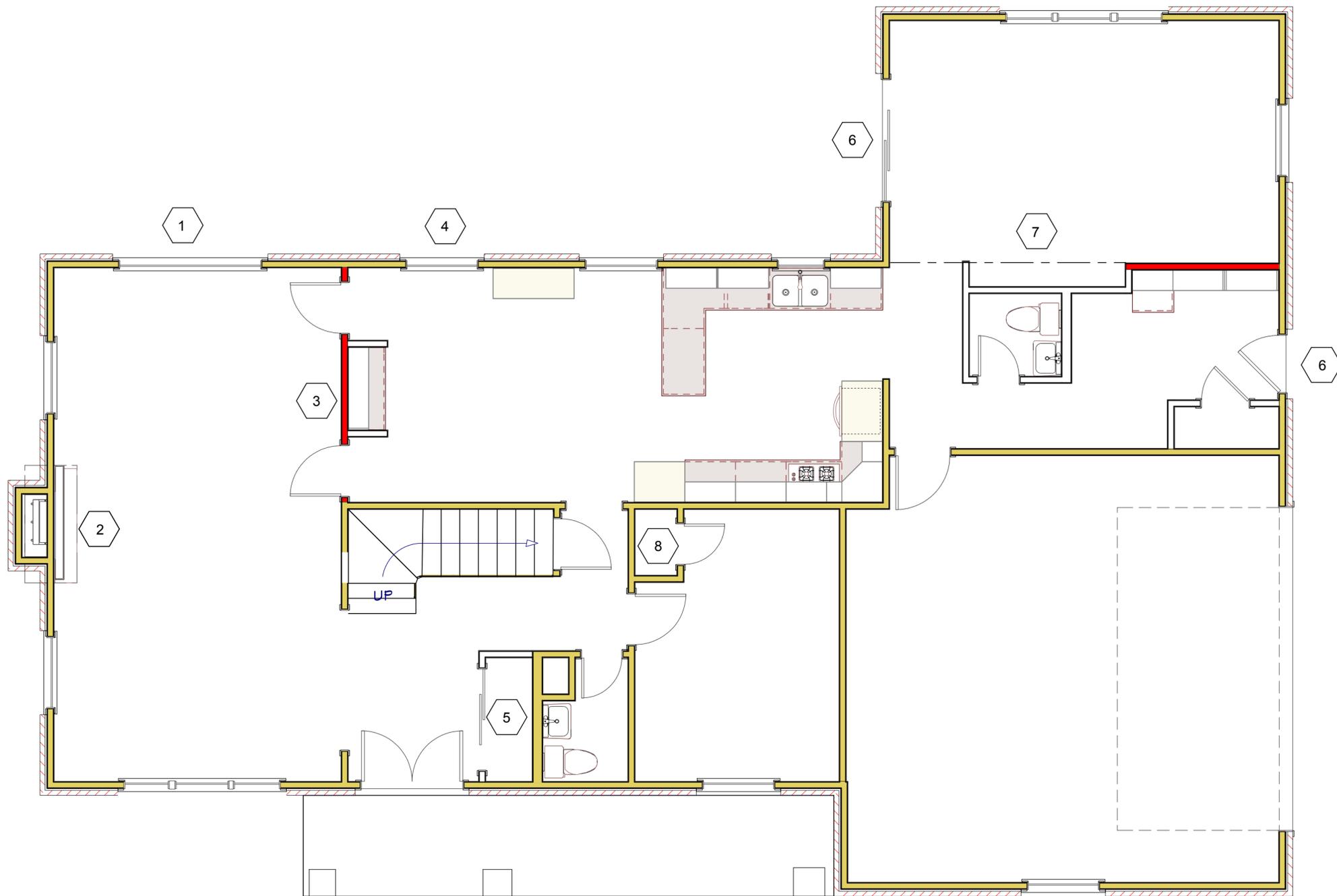
Mr. Matola motioned and Mr. Schoenecker seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 5:40 p.m.

Respectfully Submitted,

Carey Nelson
Administrative Assistant

DRAFT



LEGEND	
	EXISTING STUD WALL TO REMAIN
	EXISTING STUD WALL TO REMOVE
	LOAD BEARING WALL TO REMOVE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
1ST FLOOR DEMO PLAN

PROJECT DESCRIPTION:
LoCoCo Remodel
 1655 Berkshire Drive,
 Elm Grove, WI 53122



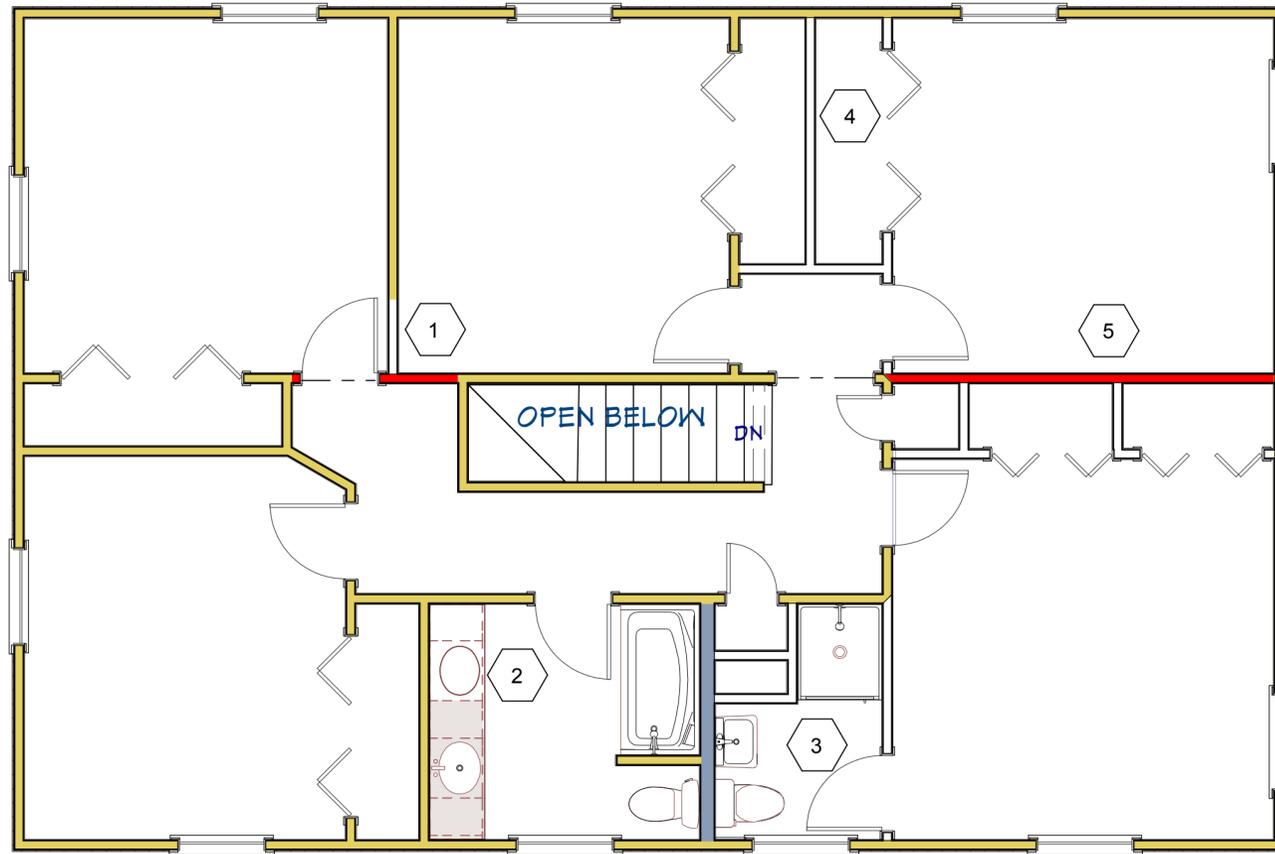
DEMOLITION NOTES

	Item removed from plan 6/29/16		Item removed from plan 4/12/16
	Remove existing hearth, mantle, and fireplace face. Keep fireplace box and doors in-tact		Remove existing doors as shown. Infill openings with new stud wall and sheathing with house wrap for temporary waterproofing.
	Remove china cabinet, salvage for use elsewhere. Install temporary shoring walls (2x4@24" O.C.) either side of load bearing wall to be removed - no more than 2' from wall being removed on either side. Demo stud walls as shown. Cap electrical and HVAC in basement for future re-work.		Remove bookcases, salvage for use elsewhere. Install temporary shoring walls (2x4@24" O.C.) either side of load bearing wall to be removed - no more than 2' from wall being removed on either side. Demo stud walls as shown. Cap electrical, plumbing and HVAC in basement for future re-work.
	Remove existing interior finishes to allow for framing for new patio door. Leave window in place until framing and temporary board up can occur.		Remove existing clothes chute in closet, including second floor.

DATE:
 06/29/16

SCALE:
 1/4" = 1'-0"

SHEET:
A-1



LEGEND

	EXISTING STUD WALL TO REMAIN
	EXISTING STUD WALL TO REMOVE
	LOAD BEARING WALL TO REMOVE

DEMOLITION NOTES

	Remove existing finishes. Install temporary shoring walls (2x4@24" O.C.) either side of load bearing wall to be removed - no more than 2' from wall being removed on either side. Demo stud walls as shown. Cap electrical for re-location.
	Remove existing vanity and sink to allow for new linen closet in bathroom. Cap vanity plumbing for relocation. Remove remaining fixtures in bathroom for replacement.
	Remove plumbing fixtures as shown. Demo stud walls as shown. Cap plumbing and electrical for re-location.
	Remove existing finishes. Demo stud walls as shown. Cap electrical for re-location.
	Remove existing finishes. Install temporary shoring walls (2x4@24" O.C.) either side of load bearing wall to be removed - no more than 2' from wall being removed on either side. Demo stud walls as shown. Cap electrical for re-location.



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**2ND FLOOR
 DEMO PLAN**

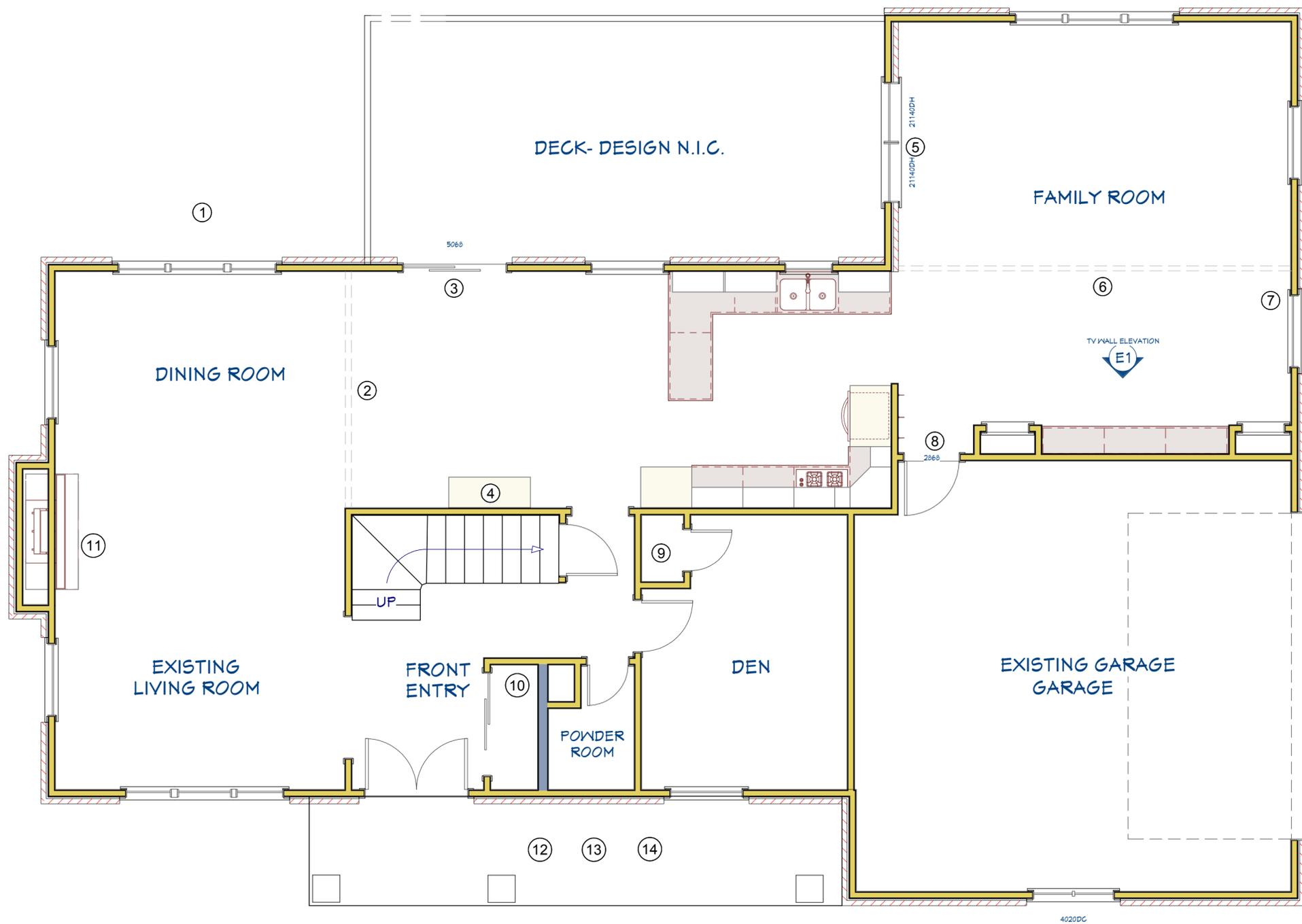
PROJECT DESCRIPTION:
LoCoco Remodel
 1655 Berkshire Drive,
 Elm Grove, WI 53122



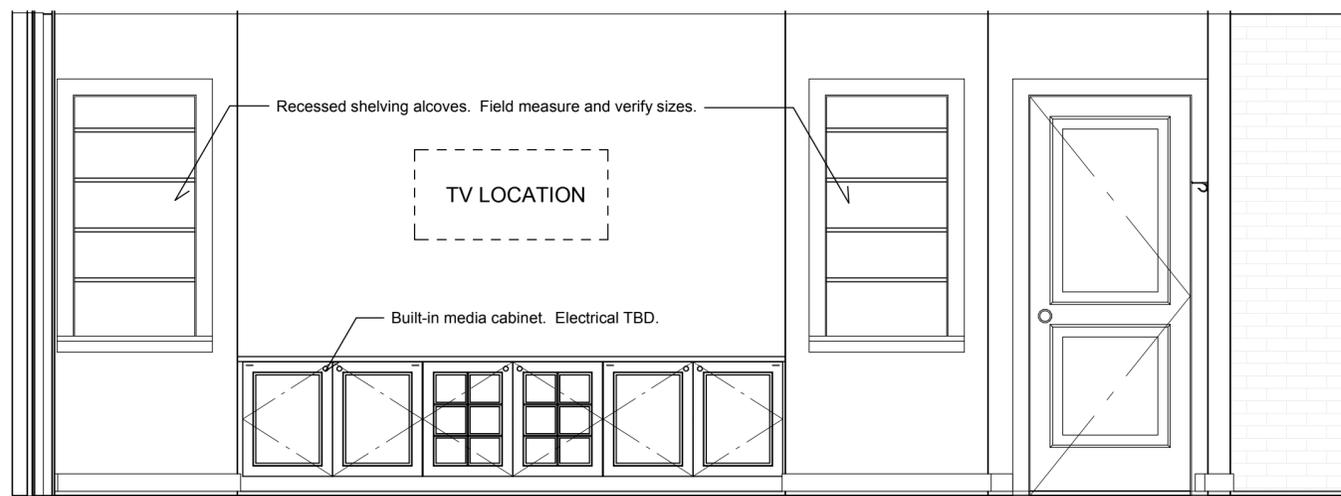
DATE:
 06/29/16

SCALE:
 1/4" = 1'-0"

SHEET:
A-2



- ### 1ST FLOOR/EXTERIOR SCOPE NOTES
- ① Item removed from plan 6/29/16. Replace windows with similar.
 - ② Verify direction of ceiling joists. Install LVL beam flush with ceiling. Install posts to basement as necessary. Sizing calcs. by supplier. Install joist hangers on all intersecting ceiling joists after install.
 - ③ Re-frame window opening to accommodate patio door. Re-size HVAC register below window and relocate as necessary. Salvage brick from new patio door location for other repairs
 - ④ Relocate pantry cabinet to shown location
 - ⑤ Frame in wall for size of new windows. Install sheathing and house wrap to match existing. Tooth in new and any salvaged brick from new patio door location to match existing.
 - ⑥ Verify direction of ceiling joists. Install LVL beam flush with ceiling. Install posts to crawlspace as necessary. Sizing calcs. by supplier. Install joist hangers on all intersecting ceiling joists after install.
 - ⑦ Frame in wall for size of new window. Infill old door opening. Install sheathing and house wrap to match existing. Tooth in new and any salvaged brick from new patio door location to match existing.
 - ⑧ Install new 20min rated fire door to garage
 - ⑨ Patch wall holes at location of abandoned clothes chute. Install closet shelf and rod.
 - ⑩ Item removed from plan 4/12/16
 - ⑪ Replace fireplace mantel and hearth per current building code. Design pending.
 - ⑫ Replace main service with 200A panel. Run main underground to pole. Work by electrician and utility company.
 - ⑬ Repair/troubleshoot yard light. Replace front porch light fixtures.
 - ⑭ Bury cable TV line by utility contractor. N.I.C.



TV WALL ELEVATION



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
1ST FLOOR PLAN

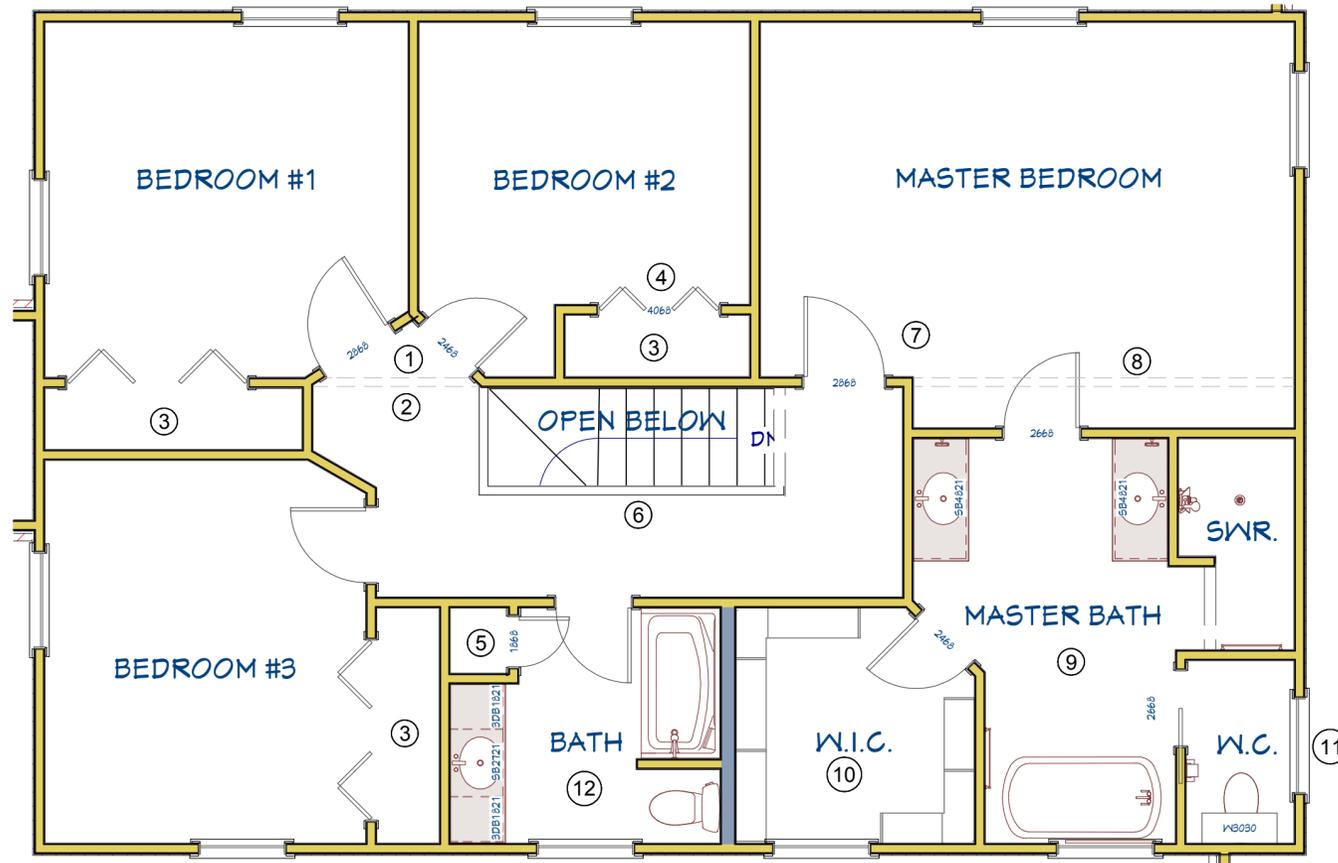
PROJECT DESCRIPTION:
LoCoco Remodel
1655 Berkshire Drive,
Elm Grove, WI 53122



DATE:
06/29/16

SCALE:
1/4" = 1'-0"

SHEET:
A-3



2ND FLOOR SCOPE NOTES	
①	Frame new stud walls as shown. New doors to match existing.
②	Verify direction of ceiling joists. Install LVL beam flush with ceiling. Install posts carried to basement as necessary. Sizing calcs. by supplier. Install joist hangers on all intersecting ceiling joists after install.
③	New closet packages in all closets
④	Frame new stud walls for closet as shown. Closet doors to match existing.
⑤	Frame in new linen closet as shown. New door to match existing. Install 4 or 5 shelves pending final design.
⑥	Remove all stair walls in upper hallway. Install balustrade system, pending selection.
⑦	Frame in new stud walls as shown. New door to match existing.
⑧	Verify direction of ceiling joists. Install LVL beam flush with ceiling. Install posts carried to basement as necessary. Sizing calcs. by supplier. Install joist hangers on all intersecting ceiling joists after install.
⑨	Frame in new stud walls as shown. New door to match existing. New plumbing fixtures, pending selection.
⑩	Frame in new stud walls as shown. New door to match existing. New closet package, pending selection.
⑪	Install obscure glass window or full blinds for privacy.
⑫	New plumbing fixtures, pending selection

GENERAL SCOPE NOTES	
①	Install new windows throughout home. Wood windows to be selected. Grid style to be selected and approved by Municipality Architectural Review.
②	New trim package throughout home. Pre-primed mdf or pine trim; includes baseboard, shoe, casing, and crown where applicable.
③	New laminate or engineered flooring on 1st floor, pending selection. 2nd floor bedrooms and stairs to be carpet. Bathroom floor to be tile or hard surface, pending selection.
④	Basement to remain same layout. Some soffits will need to be created to run plumbing for new Master Bathroom. Location and size TBD by plumbing contractor.
⑤	Landscaping and Deck Not In Contract pending consultation with Landscape Architect. Final design to be approved by owners prior to bid.

2nd Floor



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
2ND FLOOR PLAN

PROJECT DESCRIPTION:
LoCoco Remodel
1655 Berkshire Drive,
Elm Grove, WI 53122



DATE:

06/29/16

SCALE:

1/4" = 1'-0"

SHEET:

A-4



Front Elevation



Right Elevation



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
LoCoco Remodel
1655 Berkshire Drive,
Elm Grove, WI 53122



DATE:

06/29/16

SCALE:

SHEET:

A-5



Rear Elevation

Sawcut and tooth in brick at location of patio door



Left Elevation

Remove Existing patio door. Infill with salvaged and new brick

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
ELEVATIONS

PROJECT DESCRIPTION:
LoCoco Remodel
1655 Berkshire Drive,
Elm Grove, WI 53122

DRAWINGS PROVIDED BY:
kellmann
RESTORATION

DATE:
06/29/16

SCALE:

SHEET:

A-6