

# VILLAGE OF ELM GROVE

13600 Juneau Boulevard  
Elm Grove, WI 53122

## BUILDING BOARD

Tuesday, November 15, 2016 \* 5:30 PM \* Park View Room

### AGENDA

**1. Roll Call**

**2. Review and act on meeting minutes dated 11/1/16.**

*Documents:*

[BB110116dm.pdf](#)

**3. Review and act on a request by Leonardo Salado, 12800 Stephen Place, for a building alteration.**

*Documents:*

[12800 Stephen Place Alteration.pdf](#)

**4. Review and act on a request by Mike and Lynda Graff, 15140 Irene Court for a building alteration.**

*Documents:*

[15140 Irene Ct. Alteration.pdf](#)

**5. Review and act on a request by Mr. and Mrs. Jack Klein, 13205 Caroline Court, for a building alteration.**

*Documents:*

[13205 Caroline Ct. Alteration.pdf](#)

**6. Review and act on a request by Lisa and Scott Schulick, 1155 Church Street, for a building addition.**

*Documents:*

[1155 Church St. Plan Set \(Deck\).pdf](#)  
[1155 Church St. Survey \(Deck\).pdf](#)

**7. Other Business**

**8. 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

**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, November 1, 2016**

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

**1. Roll Call.**

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

Absent: Mr. Janusz (excused).

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

**2. Review and act on meeting minutes dated October 18, 2016.**

Mr. Liechty asked for the following changes to be made: Page two, paragraph six, second sentence, the word “two” should be changed to “to”; page three, item five, paragraph four, the word “window” should be inserted between “the” and “color”; under item six, the motion should read “... with the notation that the monument will be located five feet North of the walking path.”

Mr. Schoenecker motioned and Ms. Steindorf seconded to approve the meeting minutes as amended. Motion carried 7-0.

Mr. Wollersheim recused himself from the meeting at 5:33 p.m.

**3. Review and act on a request by Edward and Amy Zosel at 2075 Elm Tree Court for a new home.**

Steve Wollersheim and Chris Miracle were present before the board.

Mr. Wollersheim stated that they will just be presenting the design and site plan at this meeting and will be submitting a landscape plan at a later date.

*Review of Architecture and Design*

Mr. Wollersheim presented an overview of the design and presented sample colors and materials.

Mr. Liechty asked if the impervious surface calculations included the patio. Mr. Wollersheim said yes.

Mr. Schoenecker asked about the shingles. Mr. Wollersheim stated they will be dimensional asphalt shingles.

Mr. Matola asked if the bay windows will be stained cedar. Mr. Wollersheim said yes.

Mr. Liechty asked if the gutters and downspouts will be bronze. Mr. Wollersheim said yes.

Mr. Liechty asked if the arched dormer on the front elevation had been eliminated. Mr. Wollersheim said yes.

Mr. Liechty asked about the shroud on the chimney. Mr. Wollersheim said it will be a metal decorative shroud.

Mr. Liechty asked about the brackets on the metal roof. Mr. Wollersheim said they will be cedar.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the architecture and design as submitted. Motion carried 6-0.

#### *Review of Site Plan and Grading*

Mr. Domaszek stated that if the paver blocks are included in the impervious surface calculations, it would be over 30% and stated that they would be allowed to go over the 30% but only with a conditional use permit.

Mr. Miracle asked if that could be part of the landscape submittal. Mr. Harrigan stated that would need to be submitted to the Plan Commission for approval.

Mr. Wollersheim stated that the pitch on the south side of the property has been adjusted. Mr. Miracle stated that the slope of the entry walk and driveway have been addressed by the addition of a retaining wall and step treads up to the front entry. Mr. Miracle also added that the owners may want to add a retaining wall to the east of the patio.

Mr. Liechty and Mr. Matola expressed concern about drainage in the rear of the property. Mr. Miracle stated that a swale has been added and a pipe could also be added if needed. Mr. Liechty stated that the berm will be critical to redirect water.

Mr. Liechty asked if there will be landscaping around the well. Mr. Miracle said yes.

Mr. Liechty motioned and Mr. Schoenecker seconded to approve the site plan and grading on the condition that the concerns in the Ruekert Mielke letter be addressed and contingent upon Plan Commission approval of the impervious surface area. Motion carried 6-0.

Mr. Wollersheim rejoined the meeting at 5:53 p.m.

#### **4. Other Business**

Mr. Olson stated that the board has received a letter from Susan Retzack regarding the shed at 13425 Marquette Avenue that was approved at the September 20, 2016 building board meeting.

Mr. Domaszek stated that the building board does not have the authority to enforce deed restrictions and that the legislative committee may take this up in the future.

Mr. Harrigan noted that the siding on the shed was installed vertically instead of horizontally and he has contacted the homeowners to have that corrected.

#### **5. Adjournment**

Mr. Leichty motioned and Mr. Matola seconded to adjourn the meeting. Motion carried 7-0.

Meeting adjourned at 5:58 p.m.

Respectfully Submitted,

Carey Nelson  
Administrative Assistant



## 42" Wide Egress Window System with Corrugated Steel Window Well

**Product Specifications:**  
Dimensions: 42" Wide  
Model Number: 4913309  
Menard SKU: 4913309



### Online Availability

Ship to Home  
Not eligible for Ship to Home

### Ship to Store - Free!

Estimated arrival date 11/29/2016

**Store Availability**  
Visit a Store to Special Order

### Product Description

For those looking to finish off the basement by adding a new family room or bedroom, an egress system is a must. In the event of a fire or emergency, family members need to have the ability to escape and be safe. Egress windows are large enough to allow escapability while providing natural light in a normally dark room. The window well is maintenance free and provides long lasting comfort so you can know your family is safe. Adding the correct cover will also eliminate the risk of accidental falls into the well.

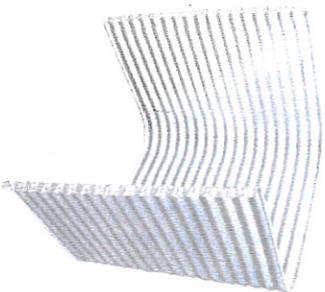
- Maintenance-free materials
- Allows point of escape
- Made In The USA
- IRC Code for minimum opening = 5.7 Square Feet
- IRC Code for minimum window opening height = 24" H
- IRC Code for minimum window opening width = 20" W
- IRC Code for wells = 9 square feet (width x depth) and 36" from window to well
- IRC Code for ladder = must be 12" W or more
- Local code may vary. Please see your local building inspector with questions regarding code requirements in your area.

**Please Note:** Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and received continuously throughout the day. Inventory last updated 11/6/2016 at 5:00am EST. Online orders and products purchased in-store qualify for rebate redemption. Rebates are provided in the form of a Menards<sup>®</sup> Merchandise Credit Check valid towards purchases at any Menards<sup>®</sup> retail store. Not valid for purchases on MENARDS.COM<sup>®</sup>.

Menards<sup>®</sup>  
5106 Menard Drive  
Eau Claire, WI, 54703, USA  
customerservice@menardsoc.com



Dedicated to Service & Quality™



## 42"W x 48"H x 36" Projection Economy Steel Egress Casement Square Window Well

Product Specifications:

Variation: Galvanized 48" H  
Dimensions: 47" W x 36" D x 48" H (with [REDACTED] outside flange)

Model Number: EC4236-48

Menard SKU: 4333664

Width: 30 - 49 inches

Height: 48 inches

### Online Availability

Ship to Home

Not eligible for Ship to Home

Ship to Store - Free!

Estimated arrival date 11/28/2016

### Store Availability

Visit a Store to Special Order

### Product Description

The Original Lux-Right Window Wells allow air, natural sunlight, egress and access into a basement or below ground level living space by acting as a structural barrier to hold back the surrounding back-fill. Lux-Right Window Wells are adaptable and can be used as protective barriers, conveyor covers and small retaining walls. They are also suitable as air conditioner retainers and egress exits. This model is made of tough 18-gauge corrugated steel, coated with G-90 zinc to ensure utmost strength and long lasting use. Combine it with a Safe-T-View cover and Life-Step egress ladder to complete the function and safety of your egress window well.

- Constructed from 18-gauge, corrugated galvanized steel for superior strength
- Economy grade steel is coated with G-90 zinc plating, resistant to rust and corrosion
- Casement square egress areawalls with 9" radius corners exceeds all other styles for maximum egress access
- Roll-formed double bead on both top and bottom edges for additional strength and safety in handling, standard on 48", 60" and 72" high
- Hug-Tight flanges securely mount at 12" centers minimum to assure structural stability
- Pre-punched flanges for easy mounting to the foundation wall
- Install using sleeve or wedge-type anchors appropriate for your foundation wall
- Meets IRC building code requirements for egress access
- 30-year limited warranty included
- Compatible with Safe-T-View covers and Life-Step egress ladders
- Proudly Made in the USA since 1885

Brand Name: St. Paul Corrugating

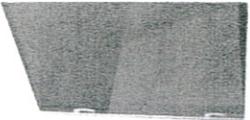
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**Northview Nominal Size 32" x 40" White Vinyl Egress Inswing Casement Window with 3/4" Hi-Performance Glass**

**Product Specifications:**

- Variation: White Vinyl
- Dimensions: Rough Opening 32-1/2" x 40-1/2"
- Model Number: NVC3240WE
- Menard SKU: 4041000
- Air Leakage (AL) Rating: .01 CFM
- Energy Star Qualified: Not Energy Star Certified
- Interior Color: White
- Exterior Color: White Vinyl
- Listing Agency Standards: Not Rated
- Frame Depth: 3 inches
- Material: PVC
- Frame Height: 40 inches
- Rough Opening Dimensions: 32-1/2 x 40-1/2 inches
- Frame Type: With Nailing Flange
- Screen Color: White
- Frame Width: 32 inches
- Screen Material: Aluminum Frame / Fiberglass mech
- Glass Type: 3/4" Lowe / Argon Insulated
- Solar Heat Gain Coefficient: 0.62
- Glazing Type: Dual Pane Insulated
- Type: Casement
- Grid Pattern: None
- U-value: 0.24
- Hardware Finish: White
- Visible Light VT Rating: Not Rated
- Hardware Type: Sash Lock
- Online Availability
- Ship to Home
- Estimated arrival date 11/16/2016.
- Pick Up at Store
- Store Availability
- 4 In-Stock \*\* at JOHNSON CREEK

**Product Description**

The Northview egress casement window is constructed of energy-efficient polyvinylchloride (PVC) which will not warp, peel or corrode and will provide years of trouble-free operation and performance. This versatile window can be installed as a right or left swing window, and its fusion-welded frame and sash corners add strength and help to prevent against air and water leakage. The manual operated window features concealed, friction adjustable hinges and die cast metal sash locks that, combined with the unique double-contact weatherstrip, create a weather-tight, secure window you can enjoy for years to come. The 3/4" perimeter nail flange makes for easy installations, or you can order the window with the nail flange removed for remodeling applications.

- Features a maintenance-free welded vinyl frame and sash
- Meets most egress requirements (check local codes)
- 3/4" Lowe argon filled hi-performance insulated glass
- Inswing casement design provides security and a weathertight seal
- Features a 3-1/4" thick frame for strength and style
- Sash can be easily removed for cleaning
- Dual metal sash locks allow for extra security
- A full screen is included for great fresh air flow
- Frame size: 32" x 40"

Brand Name: Northview

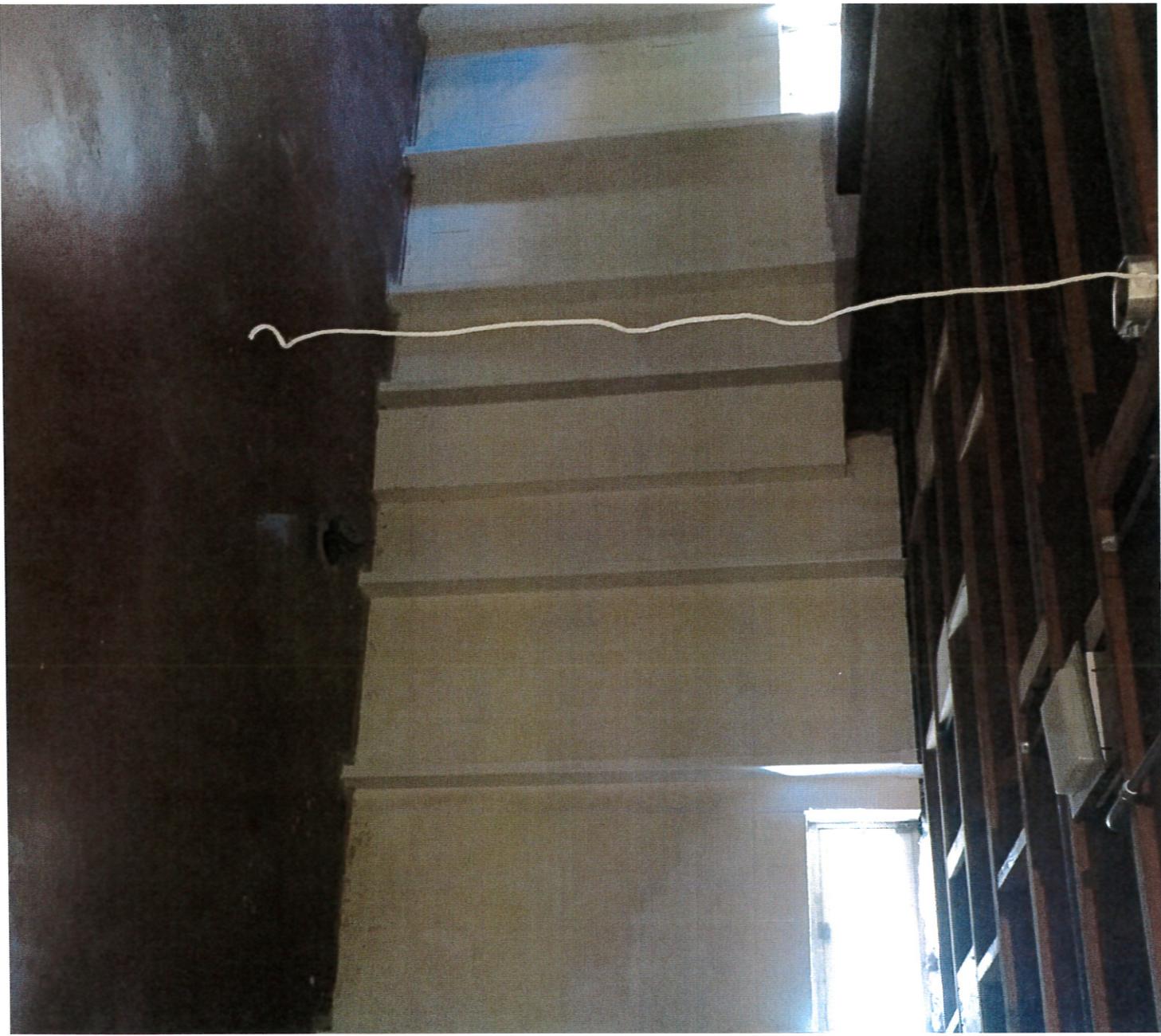
\*\* Please Note: Prices, promotions, styles and availability may vary by store and online. While we do our best to provide accurate item availability information, we cannot guarantee in-stock status and availability as inventory is sold and

**RE: Pictures basement windows**

Kroll, Angie

Sent: Monday, November 07, 2016 8:02 AM

To: Kroll, Angie

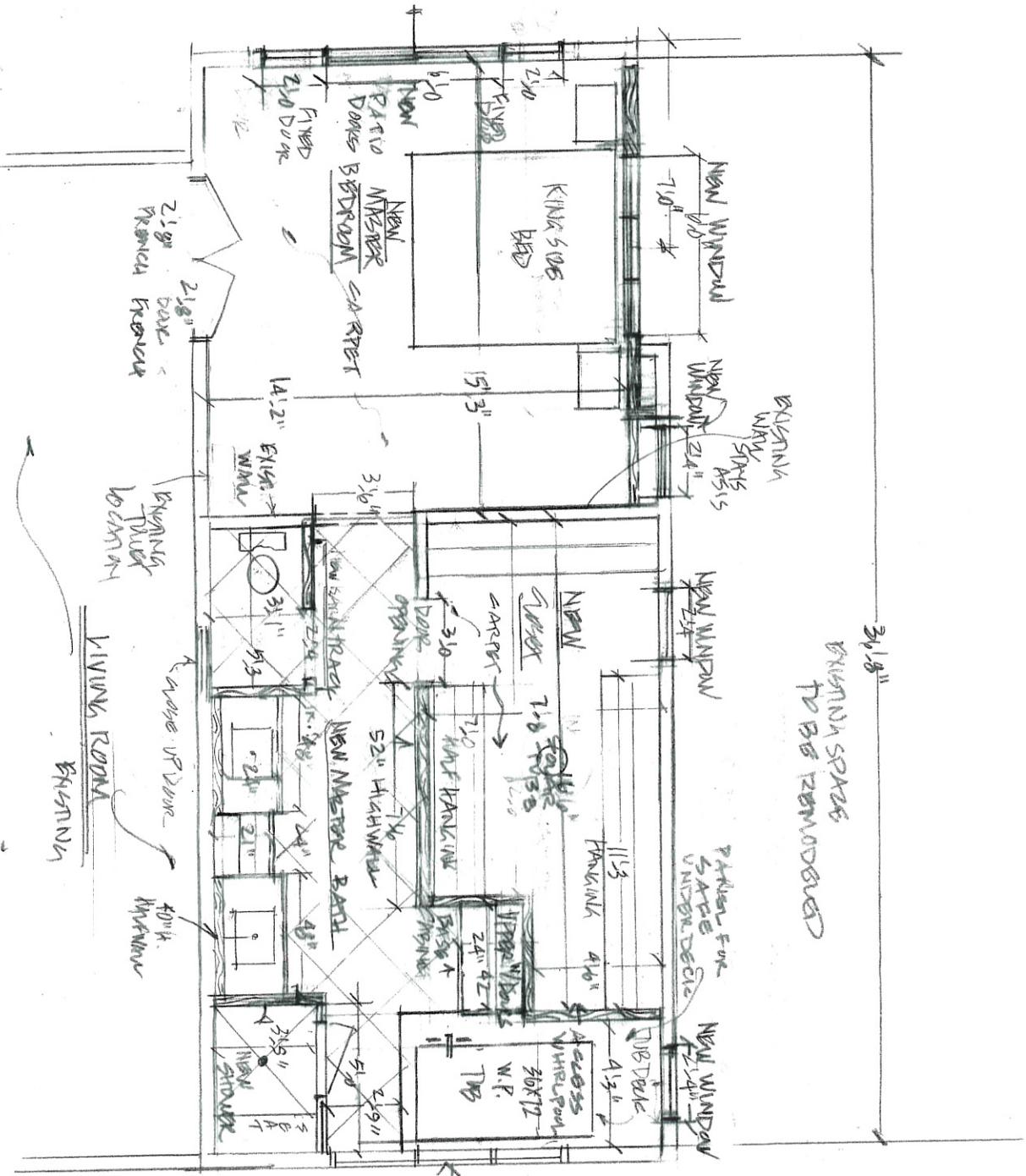






Sent from my iPhone

RECEIVED  
 NOV 01 2016  
 VILLAGE OF ELM GROVE



82 3/4" W  
 CHECK ROUGH OPENING  
 54-56 1/2"  
 MAX HT  
 24" TB DECK

FLOOR PLAN VIEW  
 NEW MASTER BEDROOM SUITE IN EXISTING SPACE  
 IN EXISTING SPACE. 14'4 1/2" - 0"  
 15'14" RENOV CT ELM GROVE, WI  
 GREAT RESIDENCE  
 INTERIOR RENOVBL  
 PAGE 1 OF 2



ROUGH CARPENTRY NOTES

Provide all labor and materials for the following items:

1- Frame new 2x4 stud walls to accommodate new windows and door at former Screen Porch.

Studs 16" O/C, 1/2" OSB sheathing, Tyvek building wrap, window/door as required,  
4x4 posts between windows/door as shown on Plan.

2- Modify existing R.O. for new window. Note that margins in Southwest corner of Dining Area to be the same. R.O. height to remain same as existing.

3- New window - No. 2 - to be custom sized to fit existing R.O.

4- Modify existing R.O. Width of existing R.O. to remain same as existing. See Details 6 and 7 on Sheet 5.

5- Portion of existing eight foot ceiling to remain. Frame new cabinet soffit per Details B/2 and 7/5.

6- Existing eight foot ceiling remains. Frame 2x4 attic closure wall from ceiling line up to new cathedral ceiling. Studs 16" O/C. See A/2.

7- Frame cathedral ceiling above island cabinet as indicated by dashed line on Plan. See B/2, 7/5, A/2, and B/2.

8- Install Velux FS-506 fixed skylight, R.O. 44 1/4"W x 45 3/4"L. Center between cathedral ridge line and cabinet soffit break point. See B/2.

9- Frame two 2x tie beams as shown on Detail C/2. At each tie beam one finished side of tie beam is to align with one finished side of the skylight lightwell directly above. See A/2.



FINISH CARPENTRY NOTES

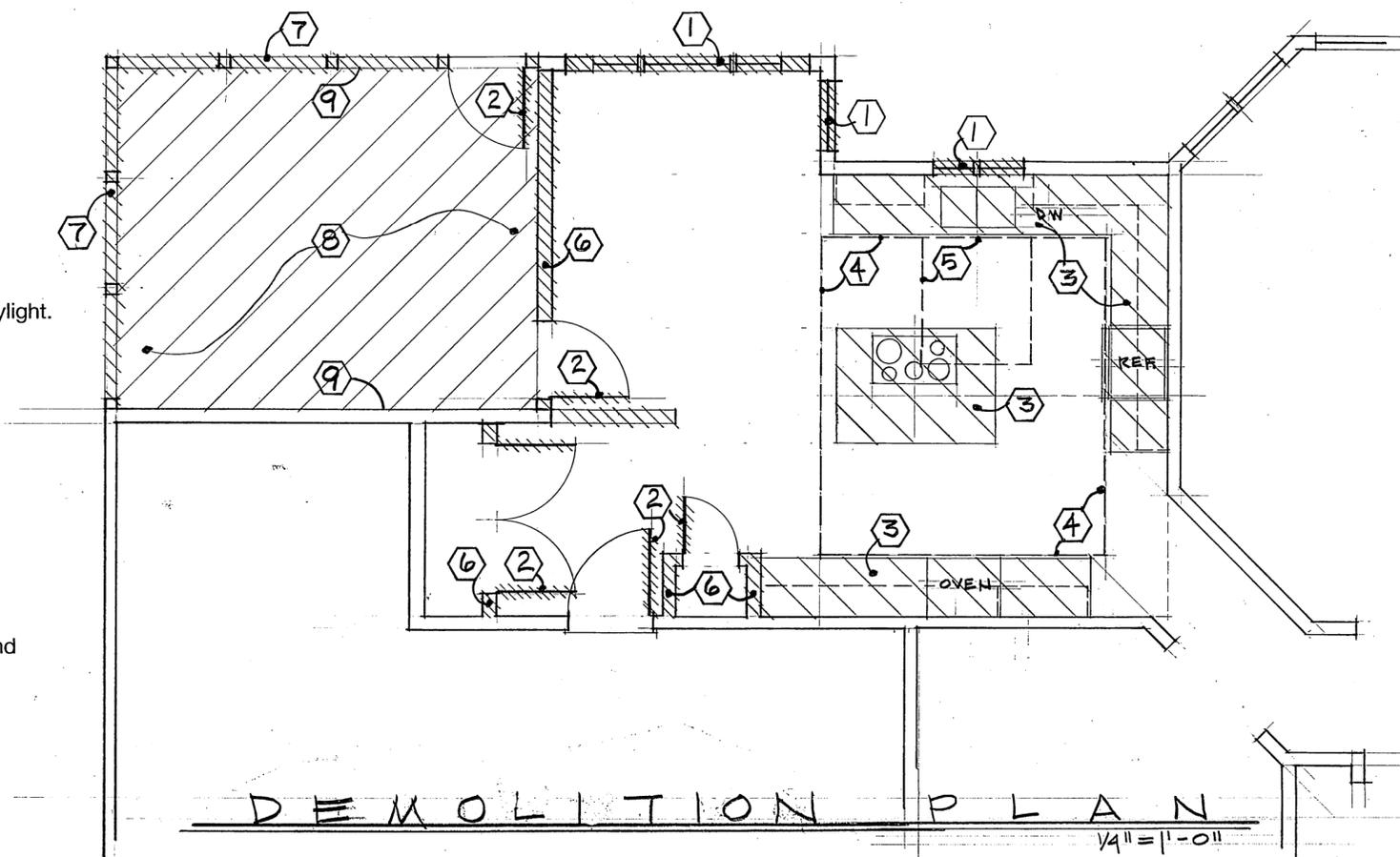
1- Furnish and install one 3'-0" X 6'-8" flush birch fire door assembly at the Kitchen Garage door, \$75.00 lock set allowance.

2- Furnish and install 3 1/2" poplar casing at all windows/doors at Kitchen and Sunroom.

3- Furnish and install 5 1/4" poplar base board and base shoe at all walls of Kitchen, Dining Area and Sunroom. Note base shoe at cabinets to be furnished and installed by cabinet maker.

4- Install only pre-finished custom run 1x6 ship lap maple at Sunroom ceiling. Ship lap maple to be provided by cabinet maker.

- 1- Remove existing window.
- 2- Remove existing door, frame and casing.
- 3- Remove existing cabinets, countertops and all related items.
- 4- Remove portion of eight foot ceiling to allow for new cathedral ceiling.
- 5- Remove portion of existing roof framing and roof deck to allow for new skylight.
- 6- Remove existing stud partitions.
- 7- Remove existing Screen Porch walls.
- 8- Remove existing Screen Porch carpet down to concrete slab.
- 9- Remove existing cedar lap siding.
- 10- Remove entire wood cathedral T.&G. ceiling to facilitate electrical work and installation of new insulation.



DEMOLITION PLAN

1/4" = 1'-0"

KLEIN RESIDENCE

Drawing Date:

10-28-16  
10-31-16  
11-9-2016

N67 W33904 Lighthouse Court

Oconomowoc, WI 53066

Phone: 262.966.2599

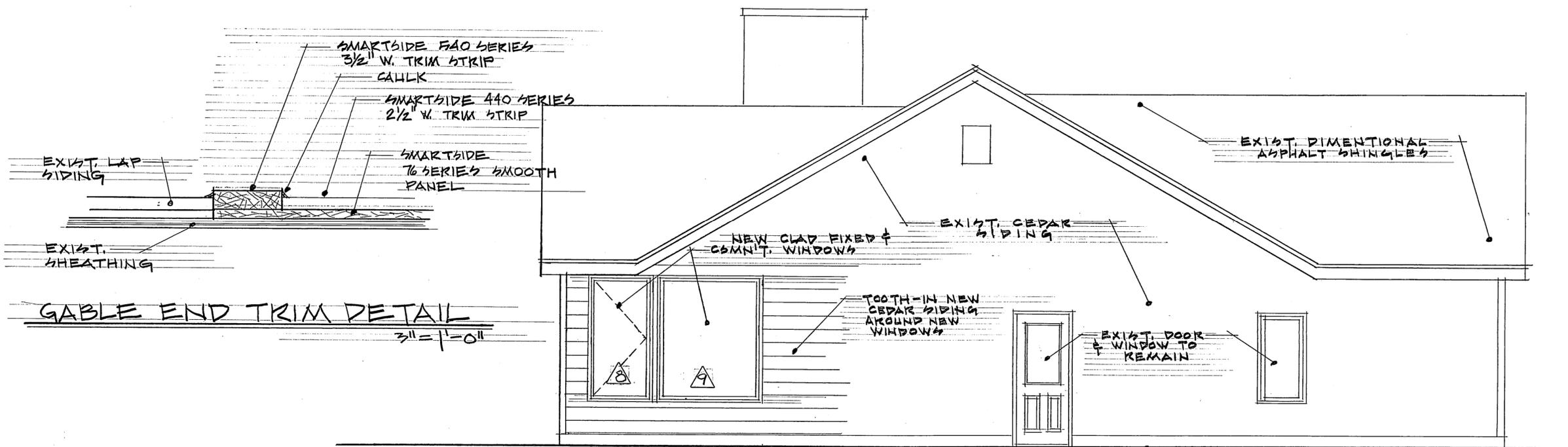
Sheet Number:

1 of 5





SOUTH/REAR ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

KLEIN RESIDENCE

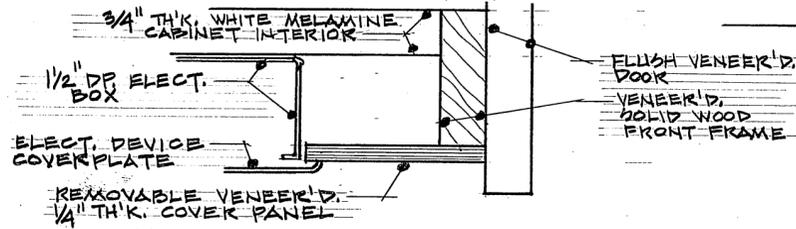
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10-31-16  
11-9-2016

N67 W33904 Lighthouse Court  
Oconomowoc, WI 53066  
Phone: 262.966.2599

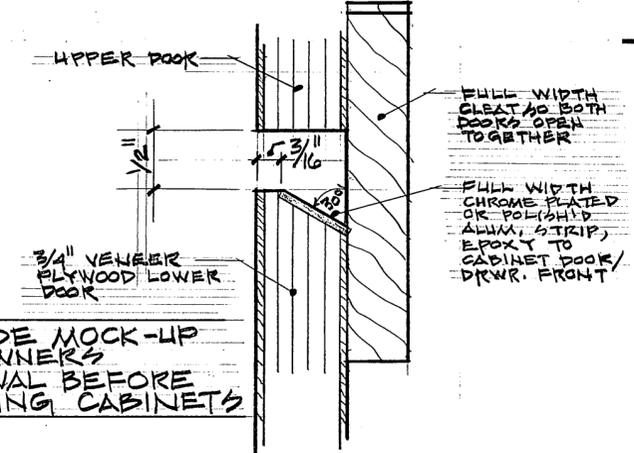
Sheet Number:  
**3** OF 5

**CABINET NOTES**

- 1- Recessed LED fixtures furnished and installed by electrician.
- 2- Adjustable glass shelves furnished and installed by cabinetmaker.
- 3- Veneer covered countertop at triangular shaped cabinet.
- 4- Veneer covered faux drawer front to accommodate duplex electrical outlet(s).
- 5- Provide narrow shelves on back of cabinet doors this upper cabinet only.
- 6- Lift-up panel above refrigerator.

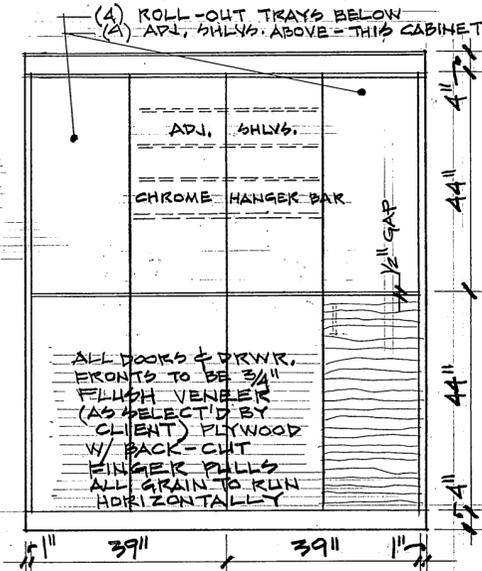
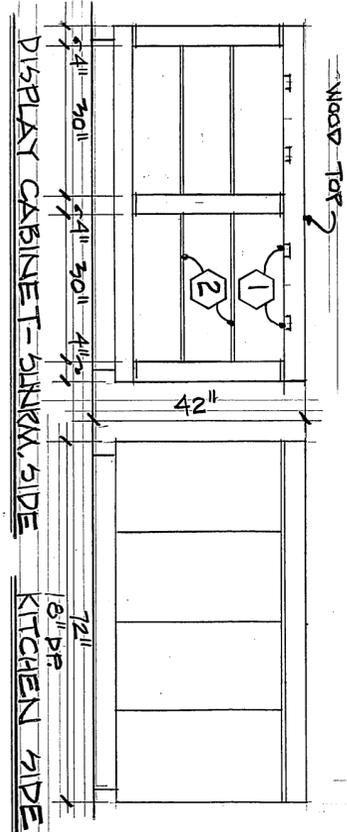


① UPPER CABINET BOTTOM

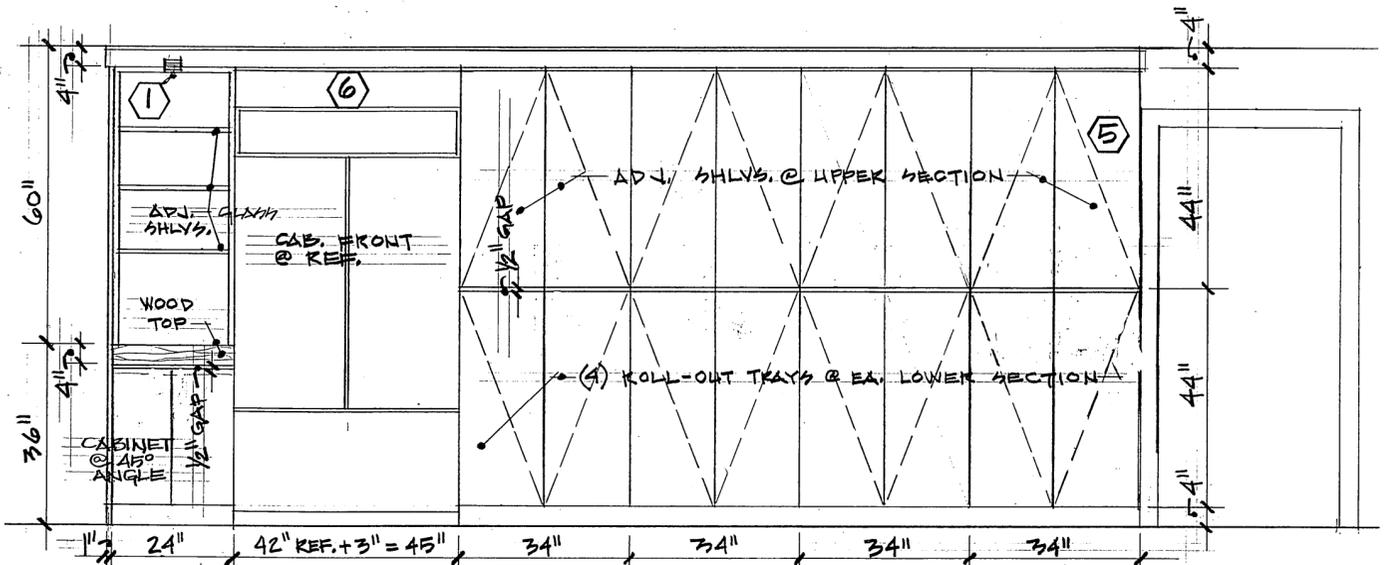


PROVIDE MOCK-UP FOR OWNERS APPROVAL BEFORE BUILDING CABINETS

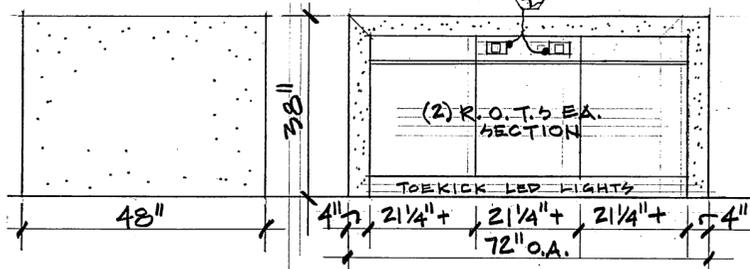
② BACK-CUT DOOR/DRWR. PULL ACTUAL SIZE



③ COAT CABINET

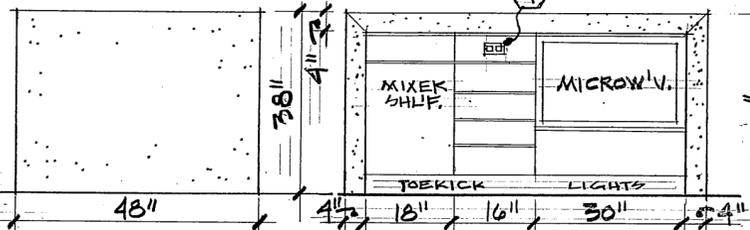


⑦ REFRIGERATOR WALL



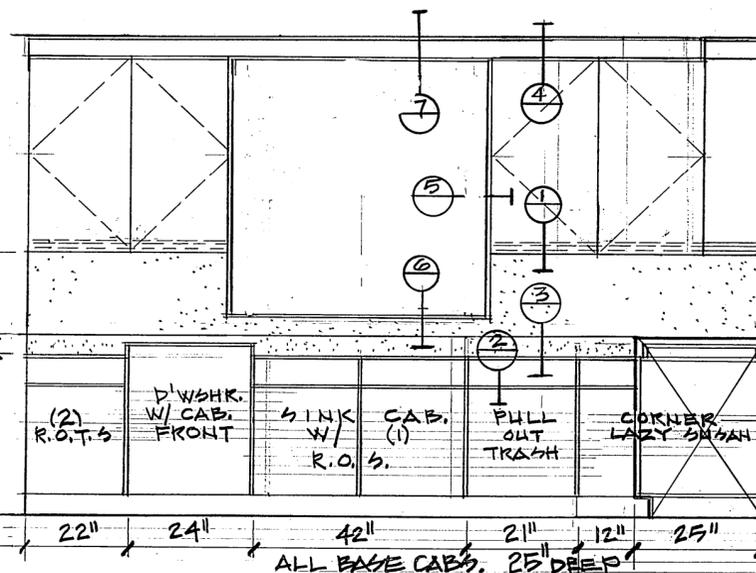
RIGHT END ISLAND-REAR

③ ISLAND END ④ ISLAND

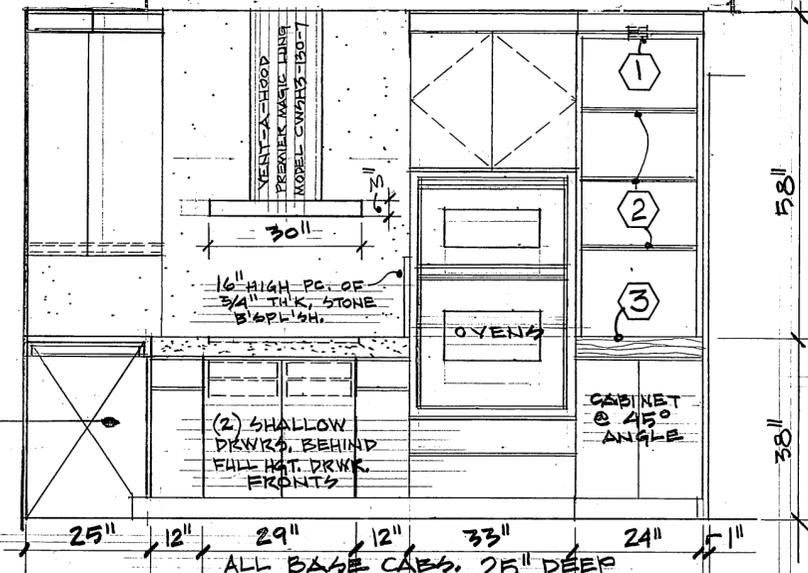


LEFT END ISLAND-FACING SINK

① ISLAND-END ② ISLAND-FRONT



⑤ SINK WALL

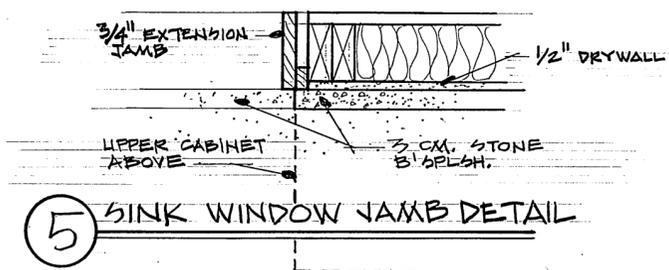


⑥ COOKTOP/OVENS

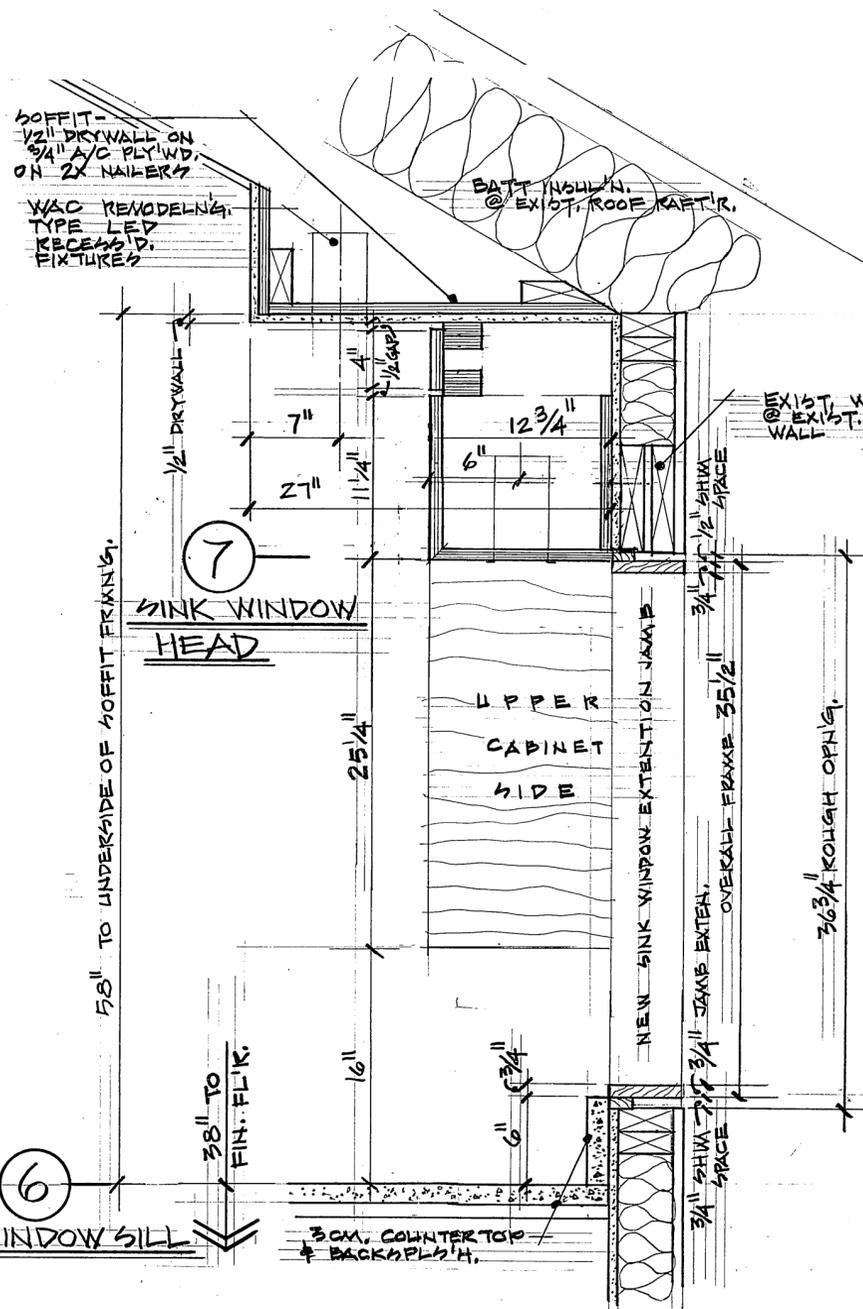
KLEIN RESIDENCE



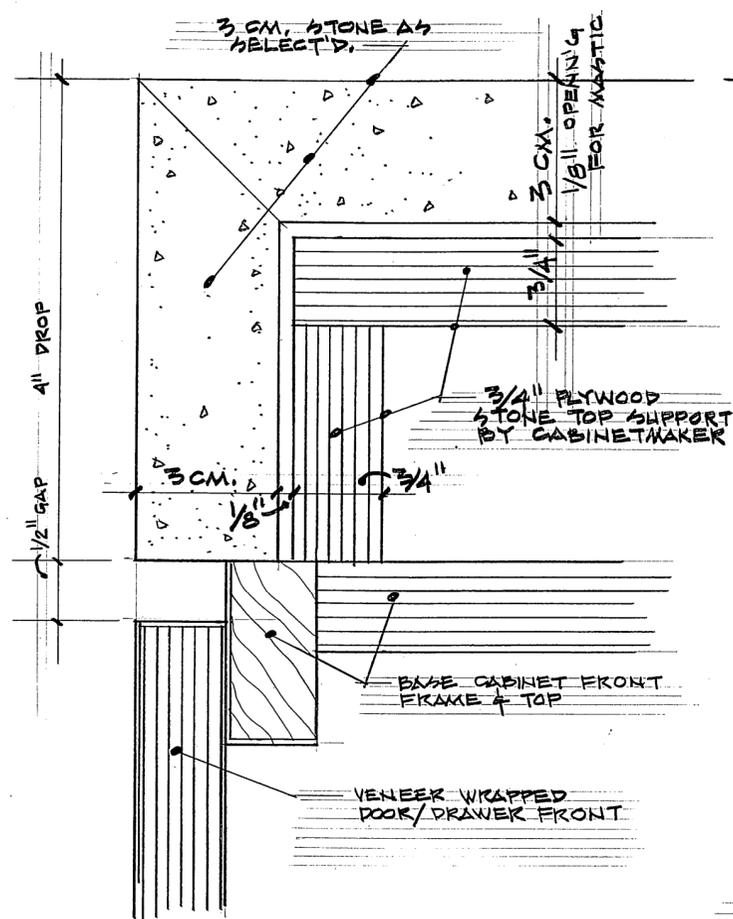
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 10-31-16  
 11-9-2016  
 N67 W33904 Lighthouse Court  
 Oconomowoc, WI 53066  
 Phone: 262.966.2599



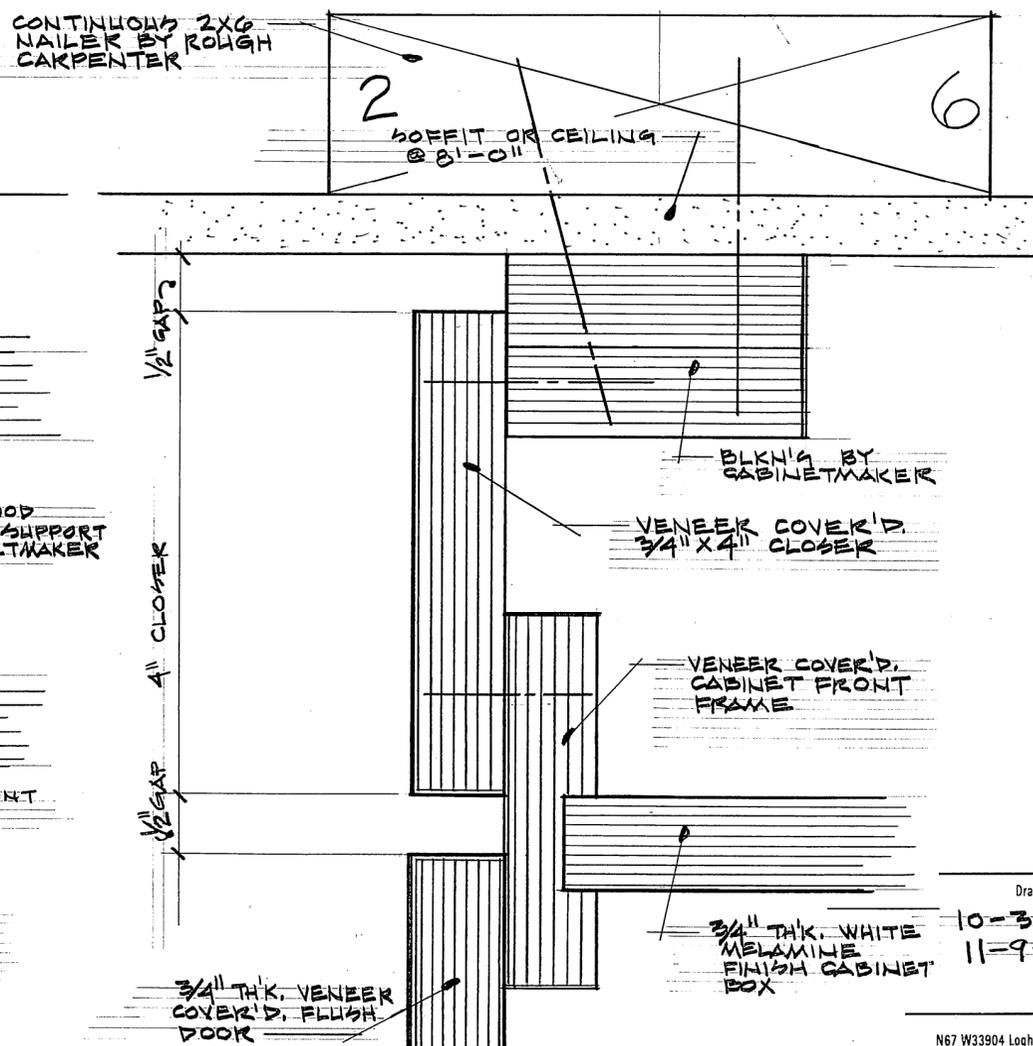
5 SINK WINDOW JAMB DETAIL



7 SINK WINDOW HEAD



3 BASE CABINET TOP FULL SIZE



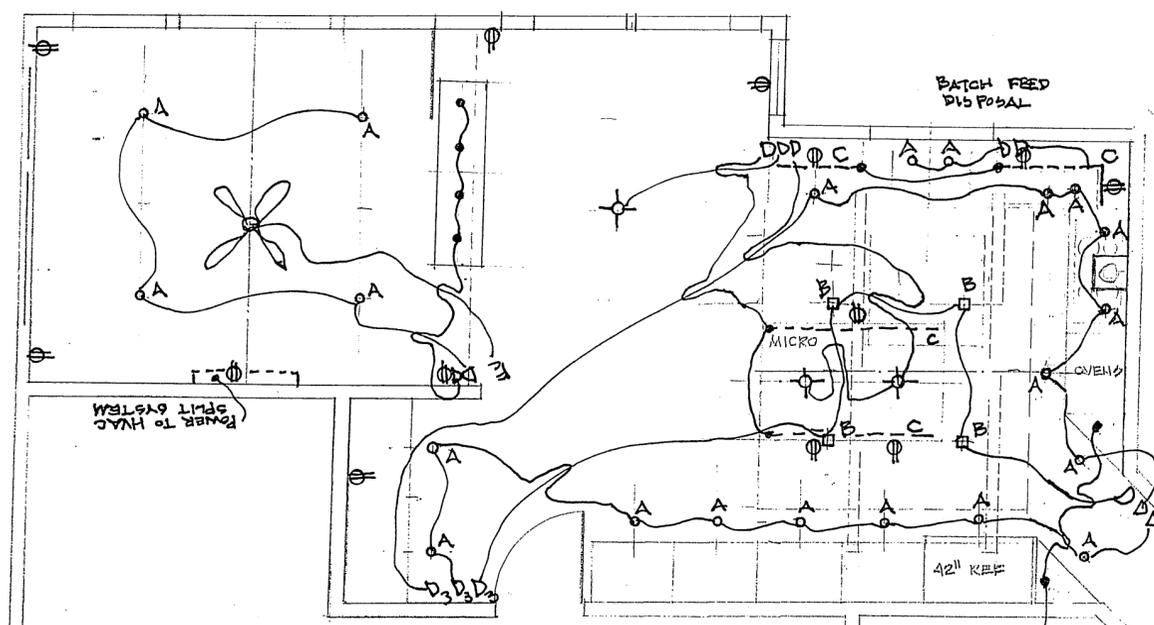
4 CABINET TO SOFFIT DETAIL FULL SIZE

KLEIN RESIDENCE

Drawing Date:  
10-31-16  
11-9-2016

N67 W33904 Lighthouse Court  
Oconomowoc, WI 53066  
Phone: 262.966.2599

Sheet Number:  
5 of 5



ALL FIXTURES DIMMABLE  
 ALL DEVICES/COVERPLATES WHITE  
 ALL LE GRANDE OUTLETS/SWITCHES SAME AS MASTER BDRM. SUITE  
 PROVIDE POWER TO ALL OWNER SUPPLIED APPLIANCES

**ELECTRICAL PLAN**

1/4" = 1'-0"

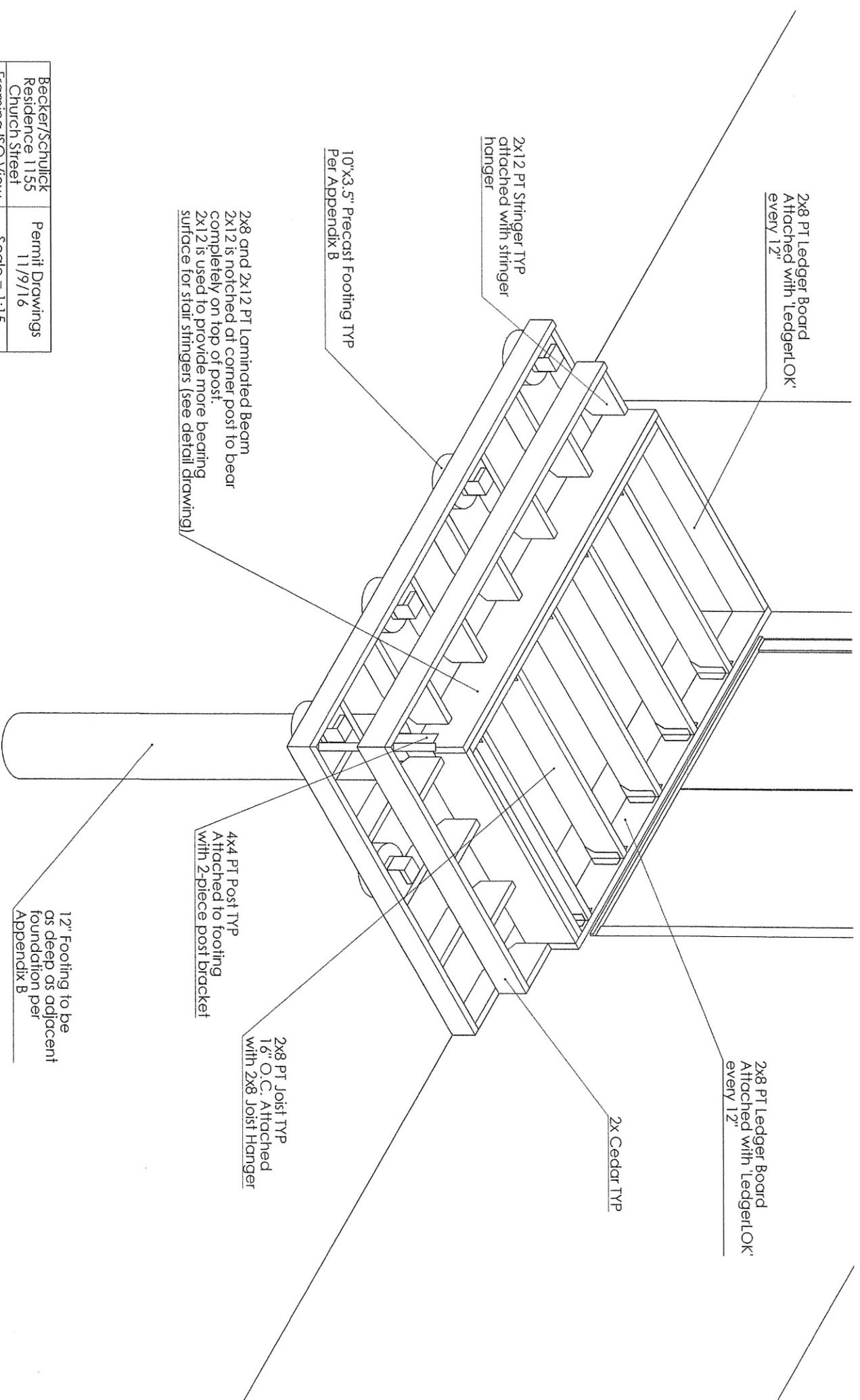
KLEIN RESIDENCE

Drawing Date:  
11-9-2016

N67 W33904 Lighthouse Court  
 Oconomowoc, WI 53066  
 Phone: 262.966.2599

Sheet Number:  
**E-1**

Becker/Schulick Residence 1155 Church Street	Permit Drawings 11/9/16
Framing ISO View	Scale = 1:15



2x8 PT Ledger Board  
Attached with 'LedgerLOK'  
every 12"

2x12 PT Stringer TYP  
attached with stringer  
hanger

10'x3.5' Precast Footing TYP  
Per Appendix B

2x8 and 2x12 PT Laminated Beam  
2x12 is notched at corner post to bear  
completely on top of post.  
2x12 is used to provide more bearing  
surface for stair stringers (see detail drawing)

4x4 PT Post TYP  
Attached to footing  
with 2-piece post bracket

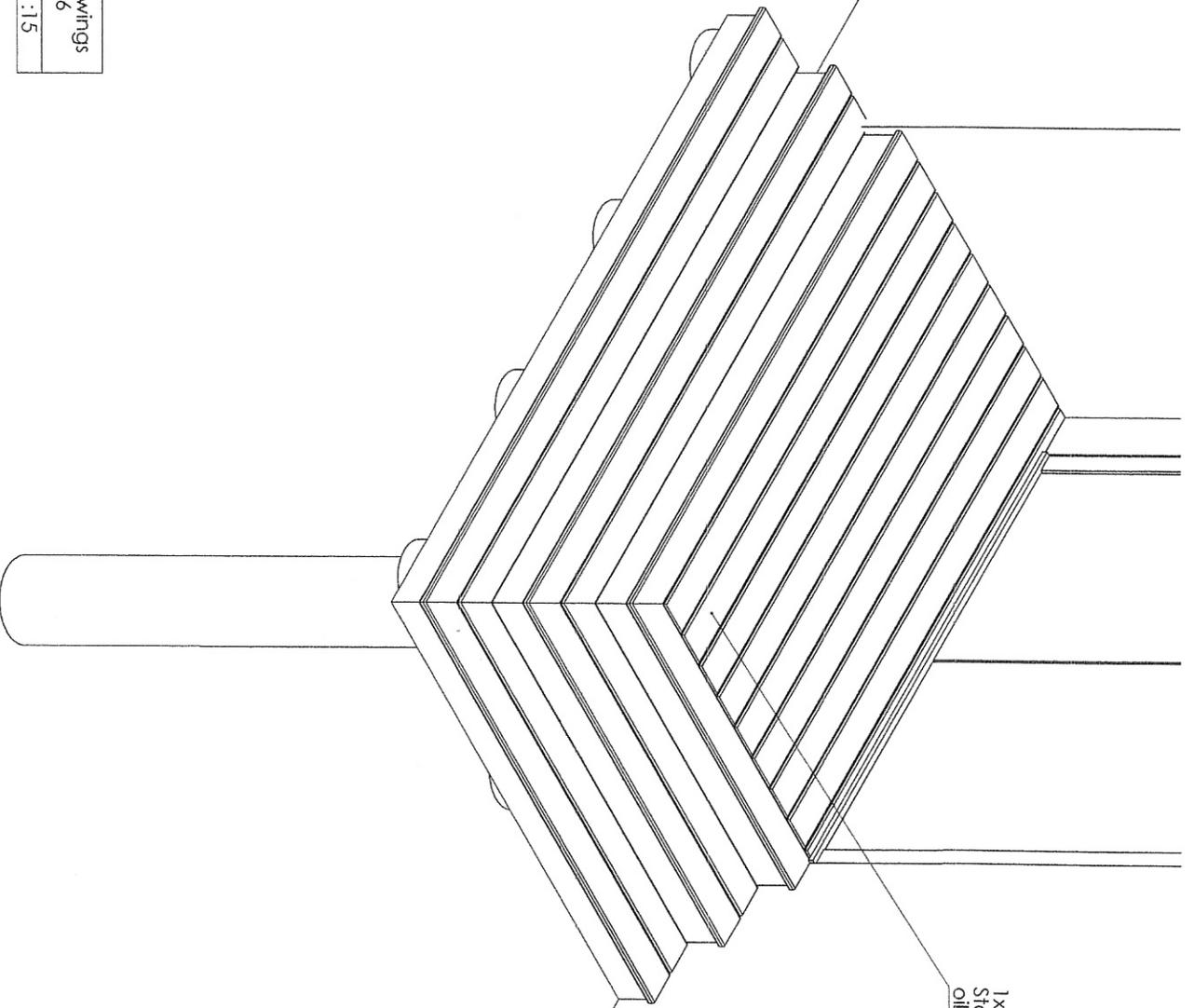
2x8 PT Joist TYP  
1 1/2" O.C. Attached  
with 2x8 Joist Hanger

2x Cedar TYP

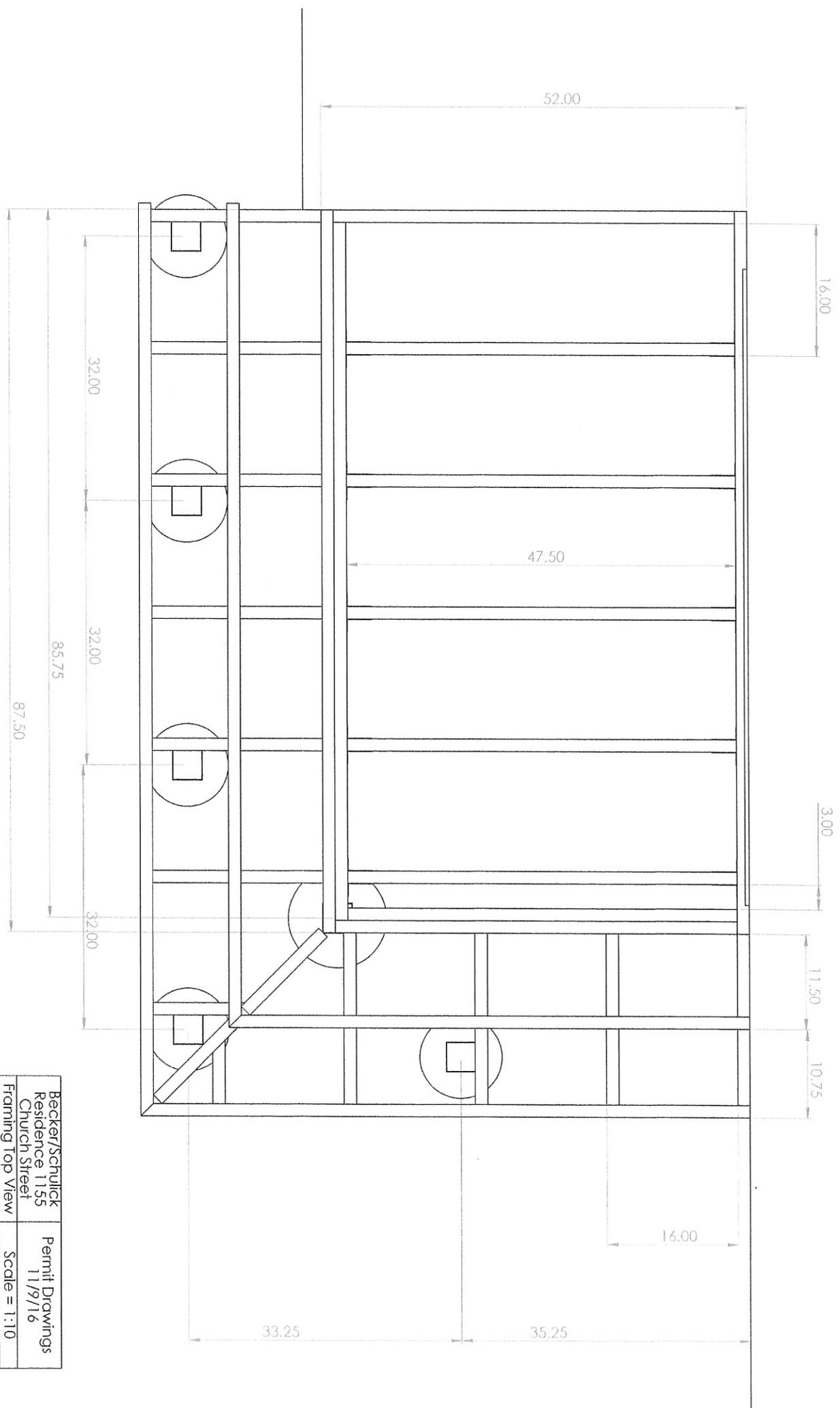
2x8 PT Ledger Board  
Attached with 'LedgerLOK'  
every 12"

12" Footing to be  
as deep as adjacent  
foundation per  
Appendix B

Becker/Schulick Residence 1155 Church Street ISO View	Permit Drawings 11/9/16 Scale = 1:15
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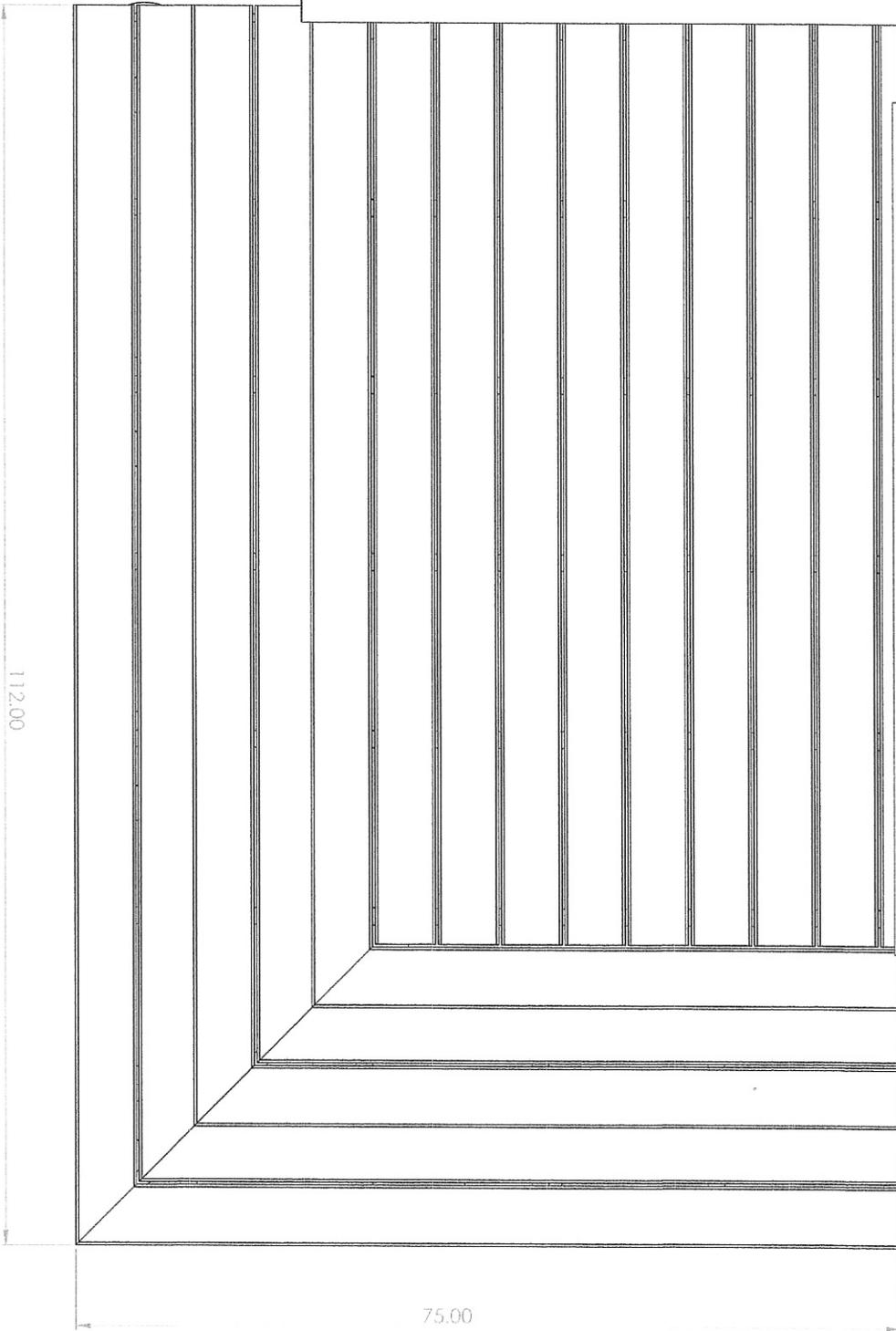


1x6 Cedar Decking TYP  
Stained with penetrating  
oil stain

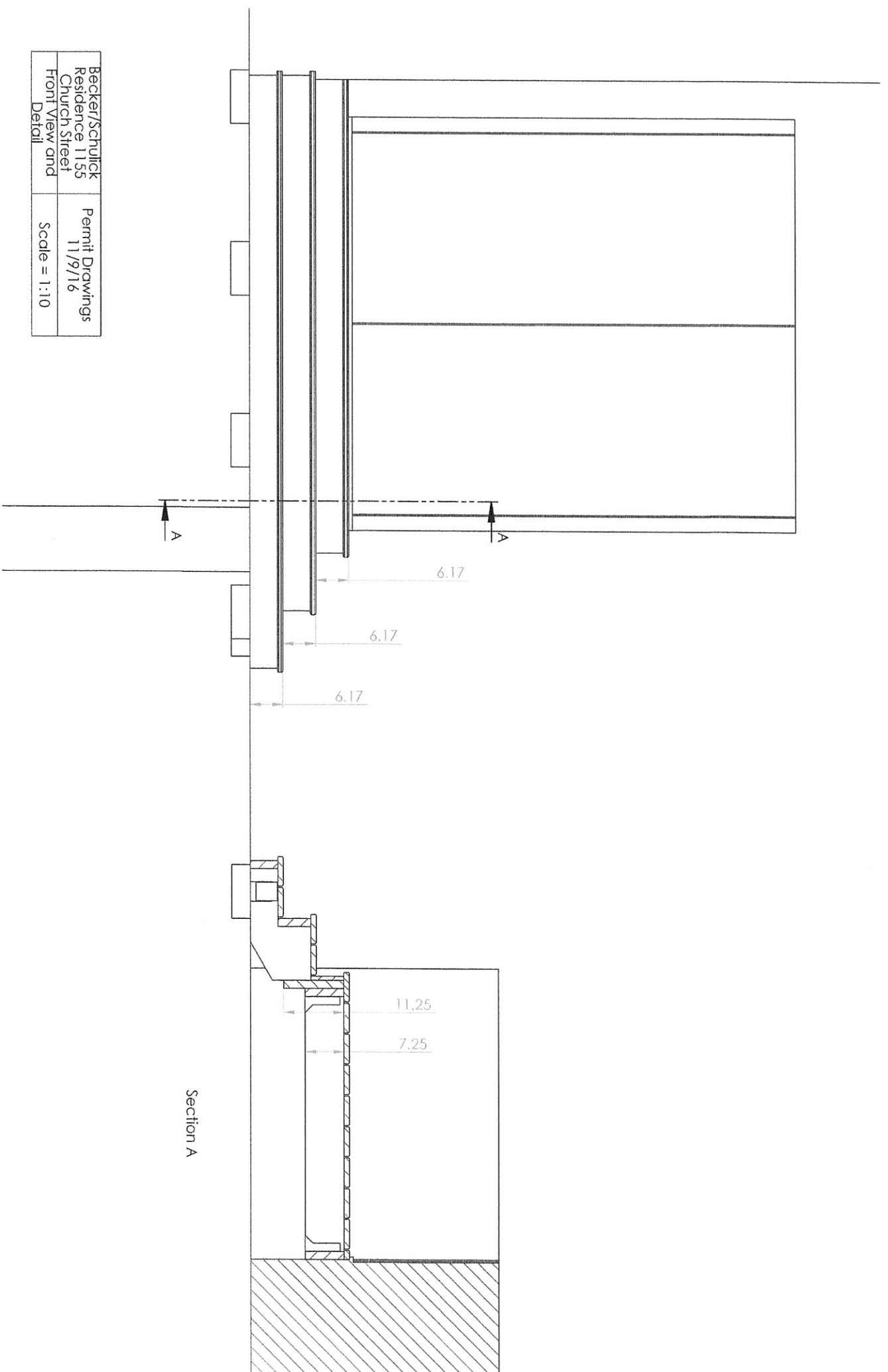


Becker/Schulick Residence 1155 Church Street	Permit Drawings 11/9/16
Framing Top View	Scale = 1:10

Becker/Schulick Residence 1155 Church Street	Permit Drawings 11/9/16
Top View	Scale = 1:10

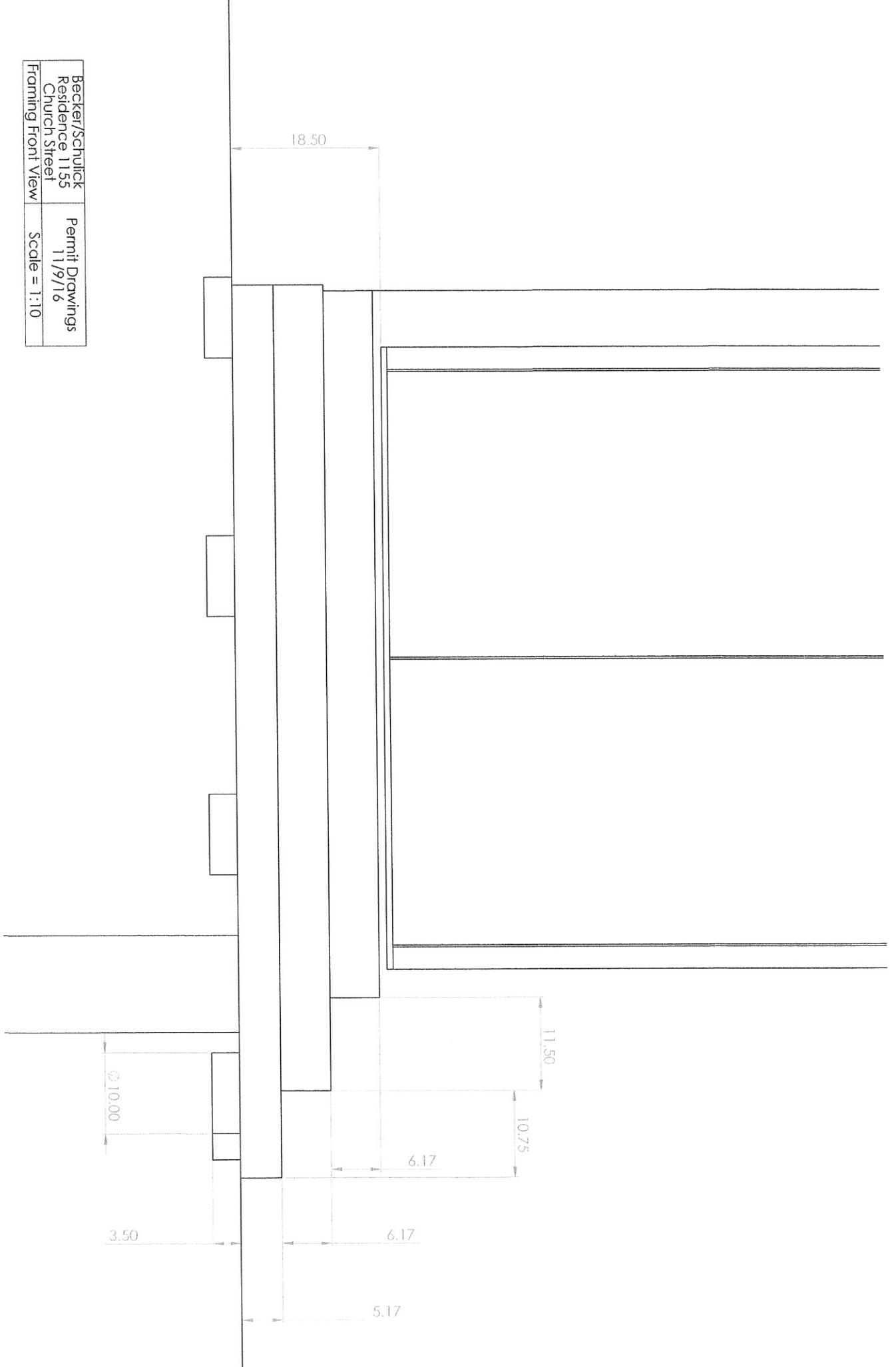


Becker/Schulick Residence 1155 Church Street Front View and Detail	Permit Drawings 11/9/16 Scale = 1:10
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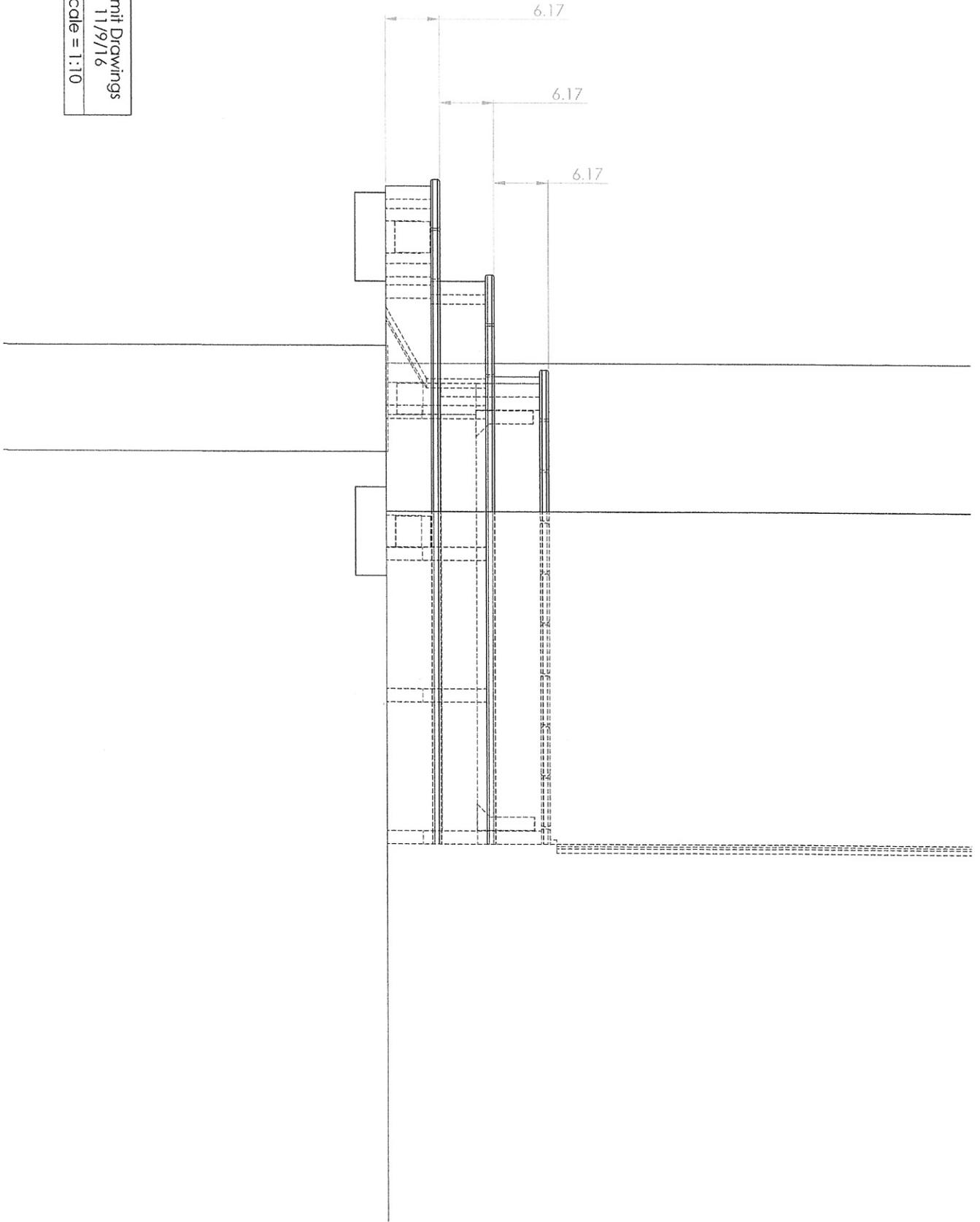


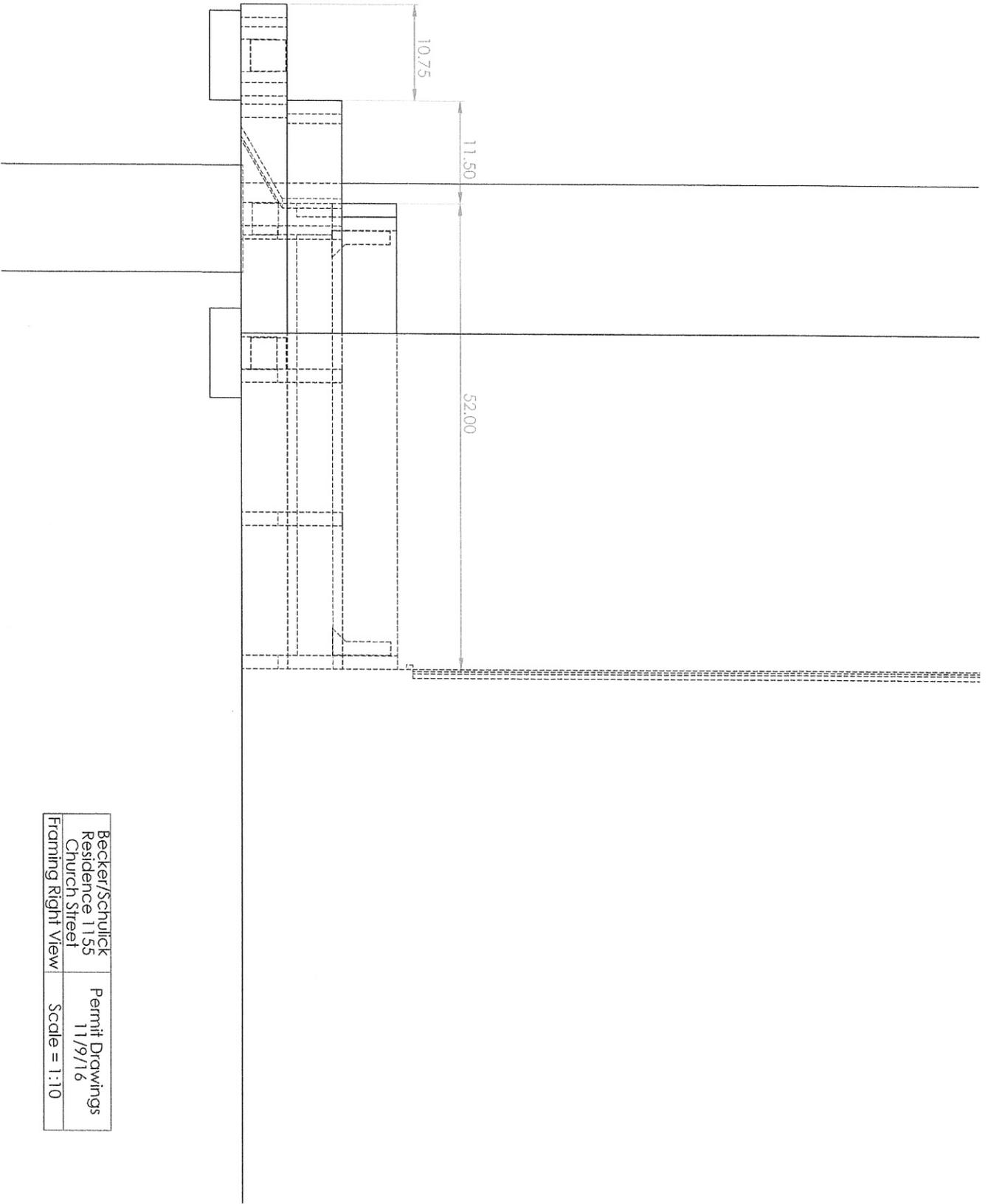
Section A

Becker/Schulick Residence 1155 Church Street	Permit Drawings 11/9/16
Framing Front View	Scale = 1:10



Becker/Schulick Residence 1155 Church Street Right View	Permit Drawings 11/9/16 Scale = 1:10
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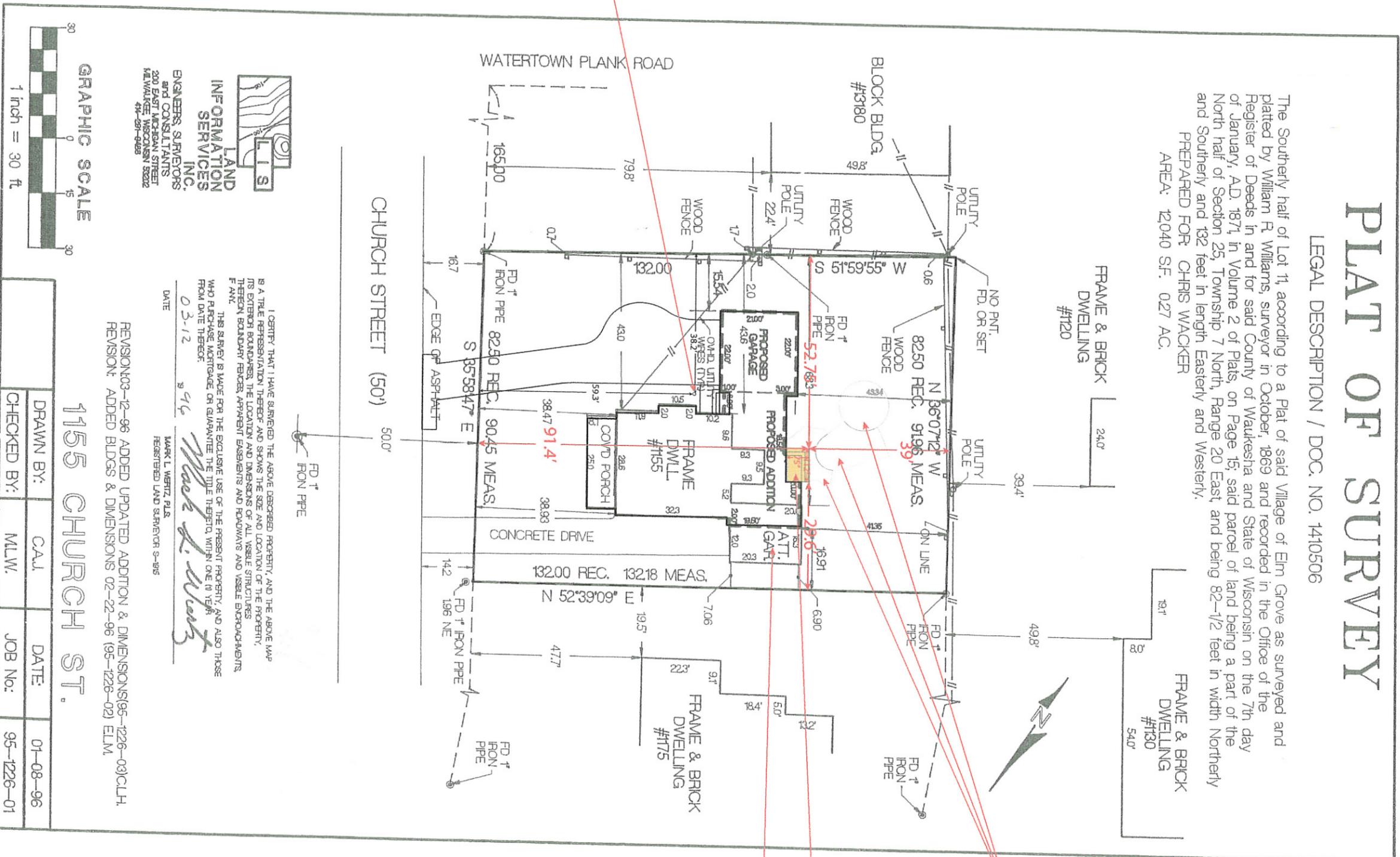
Becker/Schulick Residence 1155 Church Street	Permit Drawings 11/9/16
Framing Right View	Scale = 1:10

# PLAT OF SURVEY

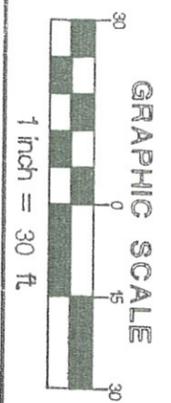
LEGAL DESCRIPTION / DOC. NO. 1410506

The Southerly half of Lot 11, according to a Plat of said Village of Elm Grove as surveyed and platted by William R. Williams, surveyor in October, 1869 and recorded in the Office of the Register of Deeds in and for said County of Waukesha and State of Wisconsin on the 7th day of January, A.D. 1871, in Volume 2 of Plats, on Page 15; said parcel of land being a part of the North half of Section 25, Township 7 North, Range 20 East, and being 82-1/2 feet in width Northerly and Southerly and 132 feet in length Easterly and Westerly.

PREPARED FOR: CHRIS WACKER  
AREA: 12040 SF. 0.27 AC.



**LAND INFORMATION SERVICES INC.**  
ENGINEERS, SURVEYORS  
and CONSULTANTS  
200 EAST MICHIGAN STREET  
MILWAUKEE, WISCONSIN 53022  
414-281-9488



**1155 CHURCH ST.**

DRAWN BY:	C.A.J.	DATE:	01-08-96
CHECKED BY:	MLW.	JOB No.:	95-1226-01

I CERTIFY THAT 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, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE MORTGAGE OR GLASBANK THE TITLE THEREIN, WITHIN ONE (1) YEAR FROM DATE THEREOF.

DATE: 03-12-96

MARK L. WERTZ, PLS.  
REGISTERED LAND SURVEYOR S-995

REVISION: 03-12-96 ADDED UPDATED ADDITION & DIMENSIONS (95-1226-03) C.L.H.  
REVISION: ADDED BLDGS & DIMENSIONS 02-22-96 (95-1226-02) E.L.M.

Total Parcel Area: 12040 SqFeet  
Total Building Area: 2192 SqFeet  
Total Impervious Surface Area (Including proposed hardscapes): 3575 SqFeet (29.7%)