

VILLAGE OF ELM GROVE
BOARD OF APPEALS
Thursday, February 23, 2017 * 5:00 p.m.

1. Roll Call
Present: Chairman Barry Book, Jacobson, Giampietro, and Frank Lorenz. Puchner arrived at 5:08 p.m. John Allen and John Finerty excused.
Village Clerk Mary Stredni, Zoning/Planning Administrator Tom Harrigan, and Village Attorney de la mora.

2. Minutes
Jacobson and Lorenz moved and seconded to approve the October 20, 2016 minutes. Motion carried.

3. Consideration, hearing, and action on appeal for variance request – 13505 Lannie Ct
Ms. Stredni swore in Harrigan and David Preece, contractor for applicant Joan Cave.

Preece testified that the height of the basement ceiling is 7' to 7 ½' which is the minimum required by the Wisconsin Uniform Dwelling Code. The Wisconsin Uniform Dwelling Code is applicable to homes built since June 1, 1980, but the Village has adopted Code to apply to any additions and/or alterations to homes built before June 1, 1980. Therefore a variance is required in order to do any alteration.

Preece plans on using ceiling tiles which will hang in grids; 3 ½ inches is needed below the floor joists. This will make the ceiling height 6'8" which is below the minimum required. Book inquired how much of the basement will be finished. Preece testified about 1/3 of the basement. Lorenz asked if there would be a bedroom. Preece stated no. Clarified the home was built in 1963.

Puchner arrived.

Preece clarified that special materials were being used in the basement, which do no mold like regular dry wall does.

As there were no other questions, Chairman Book closed the hearing.

4. Convene into closed session
By roll call vote at 5:11 p.m. the Board convened into closed session pursuant to Wis. Stats. §19.85(1)(a) to deliberate the above referenced quasi-judicial hearings.

5. Reconvene into open session
The Board reconvened into open session at 5:15 p.m. Chairman Book stated that the Board has voted to approve the variance

6. Adjourn
Jacobson and Lorenz moved and seconded to adjourn at 5:16 p.m. Motion carried.

Respectfully submitted,

Mary S. Stredni, Village Clerk