

February 22, 2023

Ms. Katherine Gehl
Zoning and Planning Administrator/Assistant Village Manager
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122

Re: School Sisters of Elm Grove Redevelopment Building Board Amendment Submittal

Dear Katherine,

The Village of Elm Grove Building Board approved on July 22, 2021, the design associated with the redevelopment of the School Sisters of Notre Dame property, now named Caroline Heights Apartments (the "Previous Approval"). The design has progressed since that approval, and we are respectfully requesting the Building Board's consideration at the March 7, 2023, meeting of the design changes described herein.

The changes proposed do not alter the quality of the development. Many of the changes are like-kind exchanges of materials.

Windows

The Building Board's original action included the approval of Anderson 100 series windows throughout the development, including a small percentage of divided light windows. We are requesting approval of a Marvin fiberglass window for all windows. The Marvin windows have a black exterior frame similar to the Anderson windows. However, Anderson windows are the only full-divided-light windows in the marketplace. We are requesting the approval of the Marvin fiberglass windows without divided lights. Although Marvin provides a faux-divided light option, we do not believe this aesthetic is consistent with the quality of the design of this apartment community.

The primary driver of this request is the long-term performance of the Marvin product. We believe the fiberglass window will provide a superior performance over time versus the vinyl/wood fiber composite Fibrex material of the Anderson window. In addition, the thinner frame profile of the Marvin window provides a larger viewing pane for our residents.

Balcony Railings

The Building Board's original action included approval of horizontal pickets for the balcony rails. We are requesting approval of a vertical picket for the balcony rails to remove the ability for children to easily climb the rails and endanger themselves. Although we do not anticipate many children living at Caroline Heights, there could be a significant number of children visiting their grandparents.

Balcony Decks

The Building Board's original action included approval of an aluminum-extruded deck. We are requesting approval of a wood deck with 4x10 support members and edge trim. The design of this balcony provides an aesthetic consistent with the natural materials used on the building with the thicker support members and edge trim enhancing the appearance of the balconies.

Courtyard Stoops

The Building Board's original action included approval of stone patio stoops on the courtyard side of Buildings 1 and 2 to delineate the private and public spaces of the courtyards. We are requesting approval of replacing these stone stoops with landscaping to create the private-public delineation. We have retained the stone patios on the Watertown Plank Road and interior road sides of the buildings, maintaining this aesthetic on the public sides of the buildings. We believe the landscaping delineation is consistent with the natural aesthetic of the courtyard areas. The landscaping delineation has been well-received by residents at several our communities.

Stone Veneer

The Building Board's original action included the approval of the Halquist – Princeton masonry veneer. We are requesting the approval of Lemke Stone Sawed Lannon Buff Splitface with Sawed Rustic Gold. We were able to find a stone that is locally quarried with a very similar aesthetic. Although like-kind exchanges do not require Building Board approval, we are presenting the selection to you for completeness of this submission.

Lap Siding

The Building Board's original action included the approval of James Hardie Aspyre Artisan Lap Siding on the building veneer. We are requesting approval of the Hardie Plank Lap Siding because the Aspyre product has been discontinued.

Landscaping

The landscaping changes were primarily along the internal roads. The removal of XX trees eliminated some conflicts with underground utilities and opened up space to reduce interference between parked cars and the landscaping. The spacing between trees along the internal roads was changed from 25 feet on center to 40 feet on center, maintaining the character of the plant buffer between vehicular use areas.

On the internal courtyards for buildings 1 and 2, some shrubs were removed due to their location on top of the green roof. Shrubs were substituted with ornamental grasses to provide delineation between the common-area courtyard and the private patios.

The perennials were previously spaced at 1' on center which would have led to overcrowding. The proposed 2' spacing will allow the plants to spread out naturally and will not compete with each other. In two growing seasons, the spacing between plants will be negligible.

Thank you for your consideration of these changes.

Sincerely,



Phillip Aiello
President | Chief Operating Officer

cc: Neil Palmer
Dave DeAngelis