



BUILDING BOARD MINUTES
Tuesday, November 18, 2025 * 5:30 PM * Park View Room
13600 Juneau Boulevard, Elm Grove, WI 53122

11/18/2025 - Minutes

1. Roll call

Chairman Olson called the meeting to order at 5:30 p.m.

Present:

- Chairman Olson
- Mr. Matola
- Ms. Jackson
- Mr. Roge
- Mr. Thedford

Absent:

- Mr. Janusz
- Ms. Stuckert
- Mr. Flanner

Also Present:

- Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator

2. Review and act on meeting minutes dated November 4, 2025

Chairman Olson stated that additional language should be added to item three clarifying that the conversation about gutters also referenced the downspouts. Under item four, Olson clarified in the motion that onsite subcommittee approval was allowed. Under item five, Olson stated that there was discussion about the screened in porch but that it was not reflected in the minutes. Under item six, Olson noted that both John and Mary Riemer were in attendance. Under item ten, Olson stated that he recalled there being

more discussion about the design of the house and asked staff to review the recording and add additional detail.

Mr. Matola made a motion to approve the minutes. Mr. Thedford seconded. Motion passed 5-0.

3. Review and act on a request by GMD Homes LLC, 1635 Highland Dr, for an alteration

Chairman Olson stated that the owner is requesting approval to add an egress window and remove an old window. The Board previously approved a window/door project at the November 4th meeting.

Dwayne Setzer, owner, was in attendance to represent the request.

Mr. Matola asked if Building Board review is required for egress windows. Assistant Village Manager Sowl stated that he was unsure but would verify in the future.

Mr. Matola made a motion to approve the alteration. Mr. Roge seconded. Motion passed 5-0.

4. Review and act on a request by Tim and Erin Bludau, 1280 Blue Ridge Blvd, for an alteration

Chairman Olson stated that the owner is requesting approval to replace an existing balcony on the rear elevation.

Tim Bludau, owner, was in attendance to represent the request.

Mr. Matola asked if the sub-structure is being redone. Bludau stated that the deck is currently being supported by cross beams. Two 6x6 piers will replace the cross beams on the new deck.

Chairman Olson asked if the only thing that will be in the slate gray color is the floor decking, with the remainder of the deck being white. The owner stated that is correct and that the house is remaining white.

Mr. Thedford made a motion approve the alteration. Ms. Jackson seconded. Motion passed 5-0.

5. Review and act on a request by by Scott and Susan Meinerz, 1095 Red Barn Ln, for a new home design

Chairman Olson stated that the applicants received approval of the site (plat of survey, grading) and landscape plans to construct a new home on Lot 8 of the Red Barn subdivision on September 16th. The architectural design was also approved contingent upon approval of the following items at a subsequent meeting:

- *Details on the thickness/height of the portico will come back for evaluation.*
- *The vertical aluminum panel system will not line up with the corner of the reveals.*
- *Review the height of the two windows on the rear elevation at the bathroom so that they align with other windows on that elevation.*

On October 15th, the Building Board approved the vertical aluminum panel system alignment updates except for at the kitchen, where the vertical joints should align and continue above the eyebrow. The motion also moved to approve the update to the height of the windows at the rear (bathroom) elevation. The thickness/height of the portico was not approved at this meeting.

Since the last meeting, a subcommittee was held whereby Olson worked through the portico element with the development team. A revised construction set has since been provided for review.

Additionally, Olson stated that a copy of a letter dated November 16, 2025, written by six of the surrounding property owners has been provided to the Building Board, expressing concerns over the overall home design, specifically the portico element.

Matt Spude, architect for Miller Marriott, was in attendance. Spude stated that the whole portico band element has been reduced down by a factor of 12 inches (overall height is now 24 inches).

Mr. Matola stated that the cover rendering makes the portico appear much larger than it actually is; the angle makes it look like the height of the portico mirrors the band above the house across from it. Mr. Thedford clarified that the band scales downward when looking from the house, across the garage, and to the portico. Chairman Olson stated that the Board has been asking to reduce the size of the portico since August, adding that this has now been accomplished. The portico now feels less empowering when compared to the rest of the elevation; the pieces are working much better together. Thedford added that seeing more stone above the thinner portico adds softness to the elevation.

Julia Romeser, 1090 Red Barn Ln, stated that the portico element does not function as one. Porticos provide shelter, whereas this one does not have a function. Chairman Olson stated that there are two other homes in Elm Grove where you drive under something similar to this design; however, they are more traditionally designed homes. Olson stated that this home represents a modern contemporary look that is very different from the neighborhood, but not in a negative way. Mr. Matola stated that one of the beauties of Elm Grove is that there is no singular architectural style each home must comply to and that, in this case, the owners did not want a garage prominent home, hence the introduction of the portico element.

Mr. Thedford made a motion to approve the updated construction set as submitted. Mr. Matola seconded. Motion passed 5-0.

6. Review and act on a request by Brian and Lucelina Badura, 12805 Stephen Pl (Red Barn Lot 3), for a new home.

Chairman Olson stated that the owners are requesting approval to construct a new home on Lot 3 of the Red Barn subdivision.

Andrew Poeppel, architect for Miller Marriott, was in attendance. Poeppel stated that this home has a mid-century California ranch feel to it.

Mr. Matola asked if there are six-inch corner boards on the horizontals. Poeppel stated there will not be corner boards and that the corners will all be mitered.

Chairman Olson clarified if the painted wood brackets will be in the iron ore color. Poeppel stated that the brackets would be stained cedar.

Chairman Olson asked how far the wood comes out at the recess for the front door. Poeppel stated that it ends at the inside step and aligns with the overhang above. Olson asked if the eave is changing planes as depicted on the front elevation. Poeppel clarified that the plane is not changing.

Mr. Thedford asked how the retaining wall is being finished. Poeppel stated that the wall will have a brushed finish to match the pavers.

Mr. Matola, referring to the rear elevation, asked why the siding is vertical to the left of the vertical stained cedar siding. Poeppel stated that it plays off the front elevation with the vertical siding above the front door.

Mr. Thedford stated that the lighting plan shows lights above the garage doors. Poeppel stated that the lights are meant to go on the sides. Thedford then asked about lighting of the deck. Poeppel stated that there would be some lights on the columns and the stairs. The lights would be inward facing.

Transitioning conversation to the landscape plan, Chairman Olson asked what the material at the front door area would be. Poeppel stated that it would be brushed concrete as opposed to the dark material identified on the plan. The patio in the back will be permeable pavers.

Mr. Thedford asked if there will be any remaining existing trees on the lot. Poeppel stated that there would not be. Brian Badura, owner, stated that the existing trees on the lot are not in good health. Mr. Matola asked if staff could verify with the Village Forester the species and state of the tree to be removed in the front of the lot. Badura stated that the tree would not be able to be pruned back far enough for it to survive with the proposed footprint of the home.

Chairman Olson pointed out that there is minimal landscaping being proposed along the north side of the home. Badura stated that a revised landscape plan will be developed with a more detailed north side of the lot.

Transitioning conversation to the grading plan, Chairman Olson asked how the proposed sump pump location will ultimately discharge towards the street. Sowl stated that he would clarify this with the Village Engineer. *Following the meeting, Sowl confirmed the following with the Village Engineer: Village ordinance specifies that, whenever a property has a road ditch, it is preferable for the sump pump to discharge towards the ditch (212-23). This is why you see the sump pumps always discharging towards the front in Green Meadow Court and Red Barn Ln. However, the properties along Stephen Pl that have been reviewed thus far do not have a road ditch, including Red Barn Lot 3. In this case, the Engineer has asked the developer to modify the grading plan and survey so that the sump pump discharges to the side and into the shared swale with Lot 4.*

Mr. Thedford made a motion to approve the site plans as submitted, confirming the proper location for the sump pump as determined by the Village Engineer. Ms. Jackson seconded. Motion passed 5-0.

Mr. Thedford made a motion to approve the landscape plan upon the condition that a revised plan come back to the Board identifying all species, sizes, removal of the black posts, and a more detailed north side of the property. Ms. Jackson seconded. Motion passed 5-0.

Mr. Thedford made a motion to approve the architectural drawings contingent upon the following:

- **The two brackets on the southeast corner are to be stained and not painted.**
- **The retaining wall will be concrete in a brushed finish.**
- **The sconces at the garage will be vertically oriented and will occur at all three sides and not overhead. Spacing will be equal between the two doors.**
- **Lighting at the deck will face inward.**
- **The construction set (A2.0) does not depict the roofline as rendered.**
- **The front door color will be merlot.**

Mr. Matola seconded. Motion passed 5-0.

7. Adjournment

Mr. Thedford made a motion to adjourn. Ms. Jackson seconded. Meeting adjourned at 6:43 p.m.