



Village of  
**Elm Grove**

**BUILDING BOARD MINUTES**  
**Tuesday, January 20, 2026 \* 5:30 PM \* Park View Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

1/20/2026 - Minutes

1. **Roll call**

Assistant Village Manager Sowl called the meeting to order at 5:30 p.m.

**Present:**

- Mr. Matola, Chair Pro Tempore
- Mr. Flanner
- Ms. Stuckert
- Mr. Thedford

**Absent:**

- Chairman Olson
- Mr. Roge
- Ms. Jackson

2. **Review and act on meeting minutes dated January 6, 2026**

Mr. Thedford provided edits to the motion under item eight, clarifying the motion was to approve, not to table the request.

**Ms. Stuckert made a motion to approve the minutes as noted. Mr. Flanner seconded. Motion passed 4-0.**

3. **Review and act on a request by Kathleen Nesseth, 12430 Stephen PI, for an alteration**

There was no one in attendance to represent the request, therefore the item was moved to the end of the agenda.

The Committee still reviewed the drawings and discussed the project, identifying a need for further clarification on the extent of the siding and windows. Additionally, the Board requested samples of proposed colors. Assistant Village Manager Sowl stated that he would relay this information to the property owner.

**Ms. Stuckert made a motion to table the request. Mr. Flanner seconded. Motion passed 4-0.**

**4. Review and act on a request by CN Builders LLC, 15170 Gebhardt Rd, for an addition**

Mr. Matola stated that the owner requests approval to construct an addition on the west side of the home. The project includes demolition of the existing garage and breezeway to construct the addition. The proposed addition meets setback (78' street, 20' side, 77' rear) and coverage (12.8% building footprint, 21.6% total) requirements.

Dan Nkitovic of CN Builders was in attendance.

Mr. Matola asked if Mr. Nkitovic was open to modifying the new roof on the front elevation to be a gable-style to match the other side. Nkitovic stated that the whole roof is being re-roofed and that he could modify the style if necessary.

Mr. Matola stated that the feature of the front elevation as currently designed is the middle garage door and asked if something could be done to make it the front entry. Mr. Thedford suggested that the two easternmost garage doors be in the same plane with the westernmost one being proud. Additionally, Thedford suggested bringing the roof line up and modifying to be a gable-style. Matola suggested having the two outer garage doors being in the same plane instead. Mr. Nkitovic stated that, in an effort to make the front entry the main feature, he could adjust the roof on the east side to be a hip-style and install a column to the west of the front door. Nkitovic stated that he would then leave the side west of the column as currently designed.

Mr. Matola asked if the Board was comfortable with the clear split between siding and stone on the design. Matola suggested to bring a 2-foot stone wrap in between the garage doors and terminate it at the far west corner of the home.

Mr. Matola discussed the fit and placement of the smaller window on the west elevation. Ultimately, the Board recommended adding an additional window in between the smaller window and the larger window to the south.

Mr. Matola asked if Mr. Nkitovic had a siding color sample available. Mr. Nkitovic displayed a sample of the Sherwin Williams charcoal for observation. Nkitovic also shared a sample of the exterior lighting being proposed. Mr. Matola stated that a secondary palate review may be helpful inclusive of a stone sample.

**Mr. Thedford made a motion to approve the footprint for the project, but to table the design review (this will allow the applicant to seek an early-work permit to demolish the existing portion of the home to be removed and to install footings). The motion included the following design recommendations:**

- **E1 Front Elevation**
  - **Bring the two westernmost garage doors forward.**
  - **2-foot stone wrap in between garage doors.**
  - **Removal of easternmost gable, replace with hip-style.**
  - **Add column west of front entry.**
  
- **E3 West Elevation**
  - **Terminate 2-foot stone wrap at southern corner.**
  - **Add window in between smaller window and southernmost larger window.**

**Ms. Stuckert seconded. Motion passed 4-0.**

**5. Review and act on a request by Sean and Renee O'Brien, 13300 Gremoor Dr, for an addition**

Mr. Matola stated that the owners are requesting approval to construct a 336 square foot addition on the front of the home. The project includes expansion of the garage. The proposed addition meets setback (51' street, 20' side) and coverage (12.6% building footprint, 29.8% total) requirements.

John Richart, contractor, and Sean O'Brien, owner, were in attendance.

Mr. Thedford asked if the sconce light next to the front door on the drawings is actually on the home [After reviewing Google street view, there is not a sconce light at the front entry but there is a recess light.] Richart stated that they are not proposing adding a sconce light there.

Mr. Matola asked if the cedartone kingpost detail would be replicated on the addition to match the existing gable. Richart stated that this is the intent if possible. Mr. Matola stated that the gable finishes should match. Additionally, Matola noted that the front and garage door colors should match.

**Mr. Thedford made a motion to approve the request with the following notes:**

- **The sconce light adjacent to the front entry on the drawings will be removed.**
- **A cut sheet of the proposed sconce lighting will be provided to the Village office.**
- **The garage and entry door colors will match.**
- **The gable finishes will match.**

**Mr. Flanner seconded. Motion passed 4-0.**

#### **6. Other Business**

None.

#### **7. Adjournment**

Mr. Thedford made a motion to adjourn the meeting. Mr. Flanner seconded. Motion passed 4-0. Meeting adjourned at 6:24 p.m.