

**VILLAGE OF ELM GROVE  
BUILDING BOARD  
MEETING MINUTES**

**Tuesday, April 18, 2023**

**1. Roll Call**

Present: Mr. Roge, Mr. Koleski, Mr. Falsetti, Mr. Janusz, Mr. Thedford, and Mr. Matola

Absent: Chairman Olson, Ms. Raysich, and Ms. Steindorf

Also present: Ms. Gehl and Applicants

Noting the absence of Chairman Olson, Mr. Falsetti motioned to nominate Mr. Koleski as pro-tem Chair. Mr. Thedford seconded. Motion passed 5-0.

Mr. Koleski called the meeting to order at 5:30 P.M.

**2. Review and act on meeting minutes dated April 5, 2023**

*Mr. Matola arrived at 5:31 P.M.*

Mr. Falsetti motioned to approve the minutes as corrected. Mr. Matola seconded. Motion passed 6-0.

**3. Review and act on a request by Better Cowork, 12500 W. Bluemound Road, for an alteration**

Mr. Alex Simic, the business owner, was present before the Board to represent the request.

Applicant is requesting approval for a revised plan which was conditionally approved at the March 7<sup>th</sup>, 2023 Building Board meeting. Approval of the previously submitted plan was contingent upon the applicant modifying the pergola features to have blunt cuts at the ends and to have black brackets, updating the renderings to reflect a cable system railing with black posts, incorporating additional lighting in the entryway, and the applicant providing various pergola stain samples for the Building Board to consider. The applicant has made the aforementioned changes to the design. Please see the enclosed plan set for review.

Mr. Simic explained that he has submitted a revised rendering based on the comments made by the Building Board at the March 7<sup>th</sup>, 2023 meeting. He explained that these changes include changing the edges of the pergola to have a blunter cut, adding lighting in the front entryway, updating the second-level railing to be a cable system railing with black posts, and altering the stain of the pergolas. Mr. Simic brought samples for potential pergola stain. The Board thought the originally presented color was too light,

so Mr. Simic provided a darker color, Fawn, stain sample which would be the darkest color offered by the manufacturer. Mr. Simic also brought a middle color, Butternut, stain sample. Mr. Simic would prefer the Butternut stain. The Board was in agreement that Butternut should be the stain that is used for both pergolas.

Mr. Falsetti asked about footbridge. He noted that it is currently posted as “keep off” and wondered if it was being updated, painted, and/or re-stained. Mr. Simic stated that it will be updated and re-stained.

Mr. Thedford noted that the current proposal for the pergola has chamfer edges rather than a pure 90 degree cut. He asked the Building Board for their thoughts. Mr. Simic noted that his architect preferred a little bit of an angle for aesthetic purposes. Mr. Matola stated he was okay with the current proposal.

Mr. Koleski asked if both pergolas will be the same design and color. Mr. Simic stated yes.

Mr. Falsetti motioned to approve the proposal as submitted on April 3<sup>rd</sup>, 2023 with the use of a Butternut stain on the pergolas and the front walkway to be stained. Mr. Janusz seconded. Motion passed 6-0.

#### **4. Review and act on a request by Better Cowork, 12500 W. Bluemound Road, for new business signage**

Mr. Alex Simic, the business owner, was present before the Board to represent the request.

Applicant is requesting approval for the following new business signage: an LED aluminum cabinet with white lexan faces and reflective vinyl on the existing ground sign along Bluemound Road and an aluminum channel with backer panel above the front entryway. Please see the enclosed plan set for review.

Mr. Simic stated that there is an existing sign on Bluemound Road that will be used. They are not proposing to change the shape or design. The panels are just being updated to reflect the new company name and to include the property address.

Mr. Simic stated that the logo will be illuminated, but the property address will not. The signage proposed for the building is being added to identify the front entrance of the building. Mr. Simic noted that the renderings are incorrect and the logo will actually be on the “second” level of the building, above the pergola.

Mr. Matola asked if the spacing shown on the renderings has been verified. Mr. Simic stated yes.

Mr. Matola noted that the actual scale of the brick may necessitate a resizing of the logo to accommodate the space. Mr. Matola would like the sign to remain below the top of coping and above the first row of brick.

Mr. Simic stated the aluminum on the base of the monument sign will be the only part that is painted.

Mr. Matola motioned to approve the proposal as submitted, noting the building signage should not extend over the building coping and should remain above the bottom row of brick. Mr. Thedford seconded. Motion passed 6-0.

#### **5. Review and act on a request by Geddy Krueger, 15295 Gebhardt Road, for a home alteration**

Mr. Geddy Krueger, the homeowner, was present before the Board to represent the request.

This item was tabled at the April 5<sup>th</sup>, 2023 Building Board meeting so that the applicant could present a modified proposal to the Building Board. The applicant is proposing a few minor exterior changes as part of a home renovation. The applicant is proposing to relocate a lower-level window to accommodate a new kitchen layout. The applicant is also proposing to replace and resize an upper-level window on the rear elevation to accommodate the roof pitch of the home. The Building Board requested that the applicant re-submit plans that provide various options for the upper-level window relocation/resize. Please see the enclosed plan set for review.

Mr. Krueger explained that he tried various options for the upper-level window based on the Building Boards' comments at the previous meeting but ultimately chose to keep the upper-level window the same width as the other upper-level windows and eliminate the bottom panels of the previously proposed window in order to accommodate casing details on the interior of the home. Mr. Krueger noted that shrinking the window would force the window to be moved all the way over in the interior and there wouldn't be room to accommodate casing.

Mr. Matola believes the proposal tonight looks better than the originally proposed design.

Mr. Koleski asked Mr. Krueger if the shutters will be removed. Mr. Krueger stated yes, they will be removed from entire home.

Mr. Koleski asked if other windows will be replaced. Mr. Krueger stated yes, they will be replaced but will be the same style and grid pattern as existing.

Mr. Thedford motioned to approve the relocation of the kitchen window as originally submitted on April 5<sup>th</sup>, 2023 and to approve the newly proposed window design as submitted on April 18<sup>th</sup>, 2023. Mr. Falsetti seconded. Motion passed 6-0.

**6. Review and act on a request by Anna Ratas, 1035 Highland Avenue, for a home alteration**

Mr. Joe Klein, the contractor, was present before the Board via Zoom to represent the request.

Applicant is requesting approval for a change in their roof design as part of a home remodel. The current rear of the home has two roof types and two roof pitches. The original main roof is a 7:12 pitch at the end onto a flat roof with a .125:12 pitch. The proposed roof would be from the existing ridge to the existing exterior of the home to cover both existing roof conditions. The new shingles will be Slateline English Gray Designer Laminated Architectural. The applicant is also proposing to install three (3) fixed deck mounted velux skylights on the rear side of the home. Additionally, an existing small octagonal window on the west elevation is being removed and infilled with siding to match existing. Please see the enclosed plan set for review.

Ms. Gehl stated that the applicant has provided the proposed roof sample before the meeting.

Mr. Klein stated that the current roof is flat membrane and it stops about a foot below the existing skylight. The proposal is to take the full roof up to the current top ridge, matching both ridges. Mr. Klein stated that a slight gable on the south end will be Board & Batten and infilled. An octagonal window on the west elevation will be removed and a new exposed gable around the corner from that window will be removed. Pewter gray is the proposed roof color. Mr. Klein stated the current roof line on rear gable will tie into new roof and will have a ridge coming down.

Mr. Koleski asked about siding along all elevations. Mr. Klein stated that there will be new horizontal Board & Batten siding on the north and south gables. Mr. Matola noted that this element should be added to the north elevation in the renderings.

Mr. Klein stated that the 2 existing skylights will be eliminated and there will be 3 fixed skylights added, 2 in the living room and 1 in laundry, which will be flat glass with anodized black trim. All 3 skylights will be the same in height and size.

Mr. Matola stated the south elevation rendering should be updated to show the current horizontal member of the gutter and a section of Board & Batten that will added as a result of the roof line extending out.

Mr. Matola motioned to approve the proposal with the following conditions of approval:

1. North and south elevation updated to detail the addition of Board & Batten siding
2. Detail the build over of the current flat roof

3. All final plans should be submitted to staff for review

Mr. Thedford seconded. Motion passed 6-0.

**7. Review and act on a request by The Good Feet Store, 15280 W. Bluemound Road, for new business signage**

Mr. Kelly Hanaway, Milwaukee Sign Company, was present before the Board to represent the request.

Applicant is requesting approval for the following new business signage: an Internal Red LED aluminum channel letter sign above the front entryway, an Internal Red LED aluminum a channel letter sign on the side of the building, and two (2) backlit polycarbonate panels with translucent vinyl on the monument. Please see the enclosed plan set for review.

Ms. Gehl stated that all proposed signs meet current code requirements based on staff review.

Mr. Roge stated he could not recall whether signage is allowed on the east side of the building. Mr. Thedford noted that previous signs have been approved on east elevations.

Mr. Kelly stated The Good Feet Store will be moving into where Firehouse Subs previously was located. The front sign will be over front entrance and the sign on the east elevation will be above the existing windows. The Good Feet Store has branding guidelines that are followed for the design of the signage.

Mr. Matola asked if the sign on the east elevation needs to be illuminated, stating that there are homes that would have a view of it. He stated that he believes there are signs currently on that side of the building but he does not recall if they are illuminated.

Mr. Koleski also inquired if it is permitted to illuminate on east elevation facing towards residential.

Ms. Gehl stated that the Code permits the Building Board to approve the type and amount of illumination but would look into previous signage proposals that were approved by the Building Board for these spaces.

Mr. Matola feels the signage facing Bluemound Road meets requirements for front elevation but would like clarification on the allowance of size and illumination for the signage on the east elevation.

Mr. Hanaway stated the new panels proposed for the monument sign will be the same size as the Firehouse Subs.

Mr. Matola asked why the bottom panel was being used. Mr. Roge stated this is usually decided with lease agreement.

Mr. Matola asked Mr. Hanaway if there is design proposed for the front windows and/or doors. Mr. Gehl stated that she had not received proposals from the business for this but will check with the applicants if anything is being proposed and will also verify if this has to be reviewed by the Building Board.

Mr. Thedford asked about the logo font for the monument signs and said it appears different than what was proposed for the building signage. Mr. Hanaway stated this was an error in the rendering and the font will be matched to the signage on the elevations.

Mr. Matola asked why the signage is not "The Good Feet Store". Mr. Hanaway was not sure why the signage is proposed as "Good Feet". He thought it may be related to the company branding guidelines.

Mr. Matola stated that the Board would like to see The Good Feet Store logo tie into the rest of the signage on the building. They would also like clarification as to whether the signage should be "Good Feet" or "The Good Feet Store". He also requested that staff verify if the signage on the east elevation can be illuminated. The logo fonts for the building signage and monument signage should be updated to match. Any proposals for window and/or door designs should be presented to the Board. Mr. Koleski stated that it would be helpful to have the franchisee present at the next meeting.

Mr. Hanaway requested to table this discussion in order to submit an updated proposal taking into consideration the Building Boards' comments and staff clarification.

Mr. Matola motioned to accept request of the applicant to table the discussion. Mr. Roge seconded. Motion passed 6-0. Ms. Gehl noted that she will verify all findings with the applicant.

## **8. Other Business**

Mr. Koleski noted that this will be his last Building Board meeting. A new trustee representative will be nominated.

## **9. Adjournment**

Mr. Matola motioned to adjourn. Mr. Falsetti seconded. Motion passed 6-0.

Meeting adjourned at 6:41 P.M.

Respectfully Submitted,

Katherine Gehl  
Assistant Manager/Zoning & Planning Administrator