

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

Tuesday, May 16th, 2023

1. Roll Call

Present: Chairman Olson, Mr. Janusz, Mr. Matola, Ms. Stuckert, Ms. Raysich, Ms. Steindorf, Mr. Falsetti, Mr. Thedford

Absent: Mr. Roge

Also present: Ms. Gehl, Ms. Walters, and Applicants

Chairman Olson called the meeting to order at 5:30 P.M.

2. Review and act on meeting minutes dated May 2nd, 2023.

Mr. Falsetti motioned to approve the minutes as corrected. Ms. Raysich seconded. Motion passed 7-0.

Mr. Matola arrived at 5:32 P.M.

3. Review and act on a request by Tri-North Builders, 13320 W Bluemound Road, for an alteration.

Mr. Andrew Schoenherr and Mr. Brent Arnold of Tri-North Builders were present before the Board to represent the request.

Applicants are returning before the Building Board following their previous review and approval for the reconstruction of a condominium due to a structure fire. Following their approval the builders have run into supply issues for certain materials. As an alternative the applicant is proposing to use 7" siding for the exterior of the condo building instead of the originally approved 8" siding. The color would remain the same as the originally approved siding.

Mr. Falsetti inquired why the patio door on the north elevation is highlighted on the plans. Mr. Schoenherr explained that how it is presented is different than what was originally approved because the grade has now been brought up to mirror the grade on the other side of the building. It will now be an at-grade patio rather than the previously approved deck with railing.

The applicants also noted that the revised plan shows the use of Terra Cotta Caps at the top of the chimney to match the existing development's chimneys.

Mr. Falsetti motioned to approve the plan as submitted. Ms. Steindorf seconded. Motion passed 8-0.

4. Review and act on a request by Anna Ratas, 1035 Highland Drive, for an alteration.

Mr. Joe Klein of SJ Janis Company, Inc. was present before the Board to represent the request.

Applicant is requesting approval for a revised plan which was conditionally approved at the April 18th, 2023 Building Board meeting. Approval of the previously submitted plan was contingent upon the applicant updating and providing north and south elevations which show Board & Batten siding where proposed and the applicant updating their plans to reflect the proposed build over of the new roof. The applicant was asked to submit those revisions to staff for approval; however, the applicant is requesting an alteration to that previously approved proposal. The change includes removing the hip roof above the garage. This being done because the roof is failing and they have to replace all the framing and structure. Moreover, because they are replacing all the framing, they are changing it from a hip roof to a gable, because it was the only hip roof on the house and the rest are all gables. They feel it makes it a more cohesive appearance.

Mr. Olson noted that the proposed roof changes look much better than the previously approved design.

Mr. Klein clarified that the gable ends will be vertical Board and Batten.

Mr. Matola asked if the north and south elevation siding will be the same size. Mr. Klein noted that they will be the same size.

Mr. Thedford motioned to approve the plan as submitted. Ms. Steindorf seconded. Motioned passed 8-0.

5. Review and act on a request by Matt and Amy Strong, 1400 Woodlawn Drive, for a landscaping plan.

Mr. Caleb Vredenbregt and Mr. Matt Lutz of Flatwater Homes LLC were present before the Board to represent the request.

Applicants are requesting approval for a landscaping plan for their property which was approved by the Building Board for an architectural review on July 19th, 2022 and for a Civil Site Plan on August 2nd, 2022. Those approvals were made contingent on the applicants submitting a landscaping plan for future review.

Mr. Vredenbregt provided samples of three types of hardscape materials that will be used for paver material, the retaining wall, and landscaping curve.

Mr. Vredenburg explained that pavers will be used near the front door and by the back walkout and upper grass terrace.

Mr. Vredenburg also explained that the driveway will be asphalt and will have a concrete apron. Ms. Olson confirmed with Mr. Vredenburg that the driveway will not be outlined with any curbing.

Mr. Vredenburg explained that existing trees are shown on the plan and will remain. There will be a mix of taller uprights and boxwoods at the front of the home. Ground cover plants and Tina Crabs will also be used.

Mr. Vredenburg noted that all electrical equipment will be on three (3) concrete pads noted in the plan and will be shaded with Junipers.

The Board was in agreement that they would like a revised plan submitted which includes more detail and identifies the name and location of each plant being used.

Mr. Vredenburg requested to table this discussion in order to submit an updated landscaping plan taking into consideration the Boards' comments.

Ms. Steindorf motioned to accept the request of the applicant to table the discussion. Mr. Matola seconded. Motion passed 8-0.

6. Review and act on a request by Calvin and Maretta McMullen, 1980 Westmoor Terrace, for an addition.

Mr. Nick Griswold with Royal Builders and Mr. Calvin McMullen, the homeowner, were present before the Board to represent the request.

Applicants are requesting approval for a home addition to extend their family room, to create a new great room, and to extend their upper-level master bedroom. With the new addition, the property will have a 6.67% building footprint and 11.82% of total impervious surfacing and complies with all other zoning requirements. The applicants are proposing to install horizontal LP Smart siding and the shutters will be raised panel. The roof will be matched to existing.

Mr. Matola asked if the overhang will be removed from the front elevation. Mr. Griswold explained that the front of the home will remain as existing. The submitted plans are incorrect and will be corrected to show the brick remaining.

Mr. Griswold also explained that the bay window will not have brick dividers and the revised plans can be submitted to correct this.

The Board discussed whether shutters should remain. The Board was in agreement that the shutters are okay to remain where there is siding. The Board also felt that shutters

could be removed where there is brick; however, they would give the applicant the option to have shutters on the brick on both the right and rear elevation if they desired.

Mr. Griswold stated that the plans are incorrect and the window will have mullions on top and will be clear glass on bottom.

Mr. Griswold provided samples of the proposed siding, shutters, and windows.

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

1. Front Elevation
 - a. Correct detail of bay window to remove brick divider
 - b. Correct elevation to show brick where it will be remaining
 - c. Eliminate the shutters near the two (2) windows shown on right side of the elevation
 - d. Eliminate the shutters near the two (2) lower-level windows shown in the center of the elevation
 - e. Remove mullions on bottom of all windows
 - f. Correct front door detail to match existing
2. Left Elevation
 - a. Remove mullions on bottom of all windows
 - b. Reduce the height of the left upper-level window to match all other windows on the upper-level
3. Right Elevation
 - a. The applicant has the option to remove the shutters on the brick if they are also removed from the brick on the rear elevation
4. Rear elevation
 - a. The applicant has the option to remove the shutters on the brick if they are also removed from the brick on the right elevation
 - b. Correct sizing and location of all windows
 - c. Remove mullions on bottom of all windows
 - d. Match the height of all upper-level windows to match all other windows on the upper-level
 - e. Update basement windows to match current
 - f. Note the color of the garage door in the plans
5. Updated plans should be submitted to staff for review and approval.

Ms. Steindorf seconded. Motion passed 8-0.

7. Review and act on a request by St. Mary's Visitation Parish and School, 1260 Church Street, for an addition.

Mr. Michael Sobczak and Mr. Jason Puestow from Plunkett Raysich Architects, LLP were present before the Board to represent the request.

Applicant is requesting approval for an addition of an Adoration Chapel on the southwest corner of the existing church building. The applicant has been approved for an amended Plan of Operation for this expansion of their existing space.

Mr. Sobczak explained that the entrances to the Adoration Chapel will be on the west and east sides and the Chapel will seat about 30 people. All materials for the Adoration Chapel will match the existing church. The proposed copper areas will age naturally. Mr. Sobczak noted that the landscaping plan shows that two (2) trees will be coming down, one (1) which is dead.

Mr. Sobczak also explained that there is no signage proposed for the face of the structure and all stained glass will match the pallet of the existing stained glass on the church. A wood-look door to match the wood doors on the existing church will be used for the entrance of the Adoration Chapel.

Mr. Thedford inquired if the applicants were considering the use of bollards. Mr. Sobczak noted that they are considering to install bollards along the circle the pathway creates and they will be bronze.

Mr. Falsetti motioned to approve the proposal as submitted. Ms. Steindorf seconded. Motion passed 8-0.

8. Other Business

The normally scheduled Tuesday, June 6th Building Board meeting has been moved to Thursday, June 8th, at 5:30 P.M. The normally scheduled Tuesday, July 4th Building Board meeting will be moved to Thursday, July 6th at 5:30 P.M.

9. Adjournment

Mr. Falsetti motioned to adjourn. Ms. Raysich seconded. Motion passed 8-0.

Meeting adjourned at 6:35 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant