

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

Monday, May 17th, 2021

Meeting was called to order at 5:31 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson, Mr. Falsetti, Mr. Koleski, Mr. Thedford, Mr. Janusz,

Present via Video Conference: Mr. Matola

Absent: Mr. Domaszek, Ms. Steindorf, Mr. Roge

Also present: Mr. Harrigan, and applicants.

2. Continued review and discussion on the redevelopment proposal for the School Sisters of Notre Dame Campus, 13105 Watertown Plank Road.

Eric Ponto of Engberg Anderson, and Philip Aiello of the Mandel Group were present before the Board.

Mr. Ponto recapped comments made by the Board members at previous meetings related to a request to see renderings looking east down Watertown Plank Road. Mr. Ponto presented several new renderings from this vantage point.

Mr. Koleski asked how the deck protrusions from the Building are being de-emphasized.

Mr. Ponto stated this is an evolving discussion on how the outdoor spaces can be made part of the language of the living rooms so that they do not appear “tacked” onto the building.

Mr. Thedford questioned if accessibility has been taken into consideration, specifically related to the proposed garden walls which have steps to accommodate the change in grade.

Mr. Ponto stated that all buildings are connected by an accessible corridor which has two access points for any unit within the building.

Mr. Koleski asked if any changes are being explored to Notre Dame and Maria Hall.

Mr. Ponto noted that at this time, only the window sill height on the first floor existing windows of Maria hall are being studied. The intention being to create a garden wall entrance effect that would drop in grade and allow for additional living units in that space.

A 3-D fly around model of the proposed development was presented to the Building Board.

Chairman Olson asked why some windows have two mullions.

Mr. Ponto commented the definition of the windows are less traditional by not have the mullions. Wherever there is wood and the bay windows in the living rooms, the divided lights are incorporated to there is a consistent language there.

Mr. Thedford opined that the use of stone at the base of the buildings is a nice break-up of the white clap board.

Chairman Olson asked if the windows on the side elevations of building three have been studied to make the white center gap between the windows a similar color of the windows so they appear as one cohesive piece,

Mr. Ponto stated this end of building three will require additional attention (east elevation).

Chairman Olson asked if there will be exterior lighting on the buildings.

Mr. Ponto stated there will only be lighting on the ground floor conditions, not above. There will be a nighttime rendering of the buildings, although these are difficult to model correctly.

Mr. Thedford opined that the front elevations of buildings one and two on Watertown Plank Road now appears to have too much stone incorporated. This detracts from the rest of the buildings, and the special balance of materials in the previous versions appears to have been lost.

Rick Reineke, of RES Landscape Architects, presented the proposed landscape plan to the Board.

Mr. Reineke noted there are three objectives with this proposed landscaping plan.

1. Storm water management.
2. Ecological uplift.
3. Aesthetically pleasing qualities which transitions from formalized features to a more naturalized landscape toward the southern portion of the campus.

Mr. Reineke presented the landscaping plan.

Mr. Reineke noted there will be a total of 172 trees removed from the campus, those are identified in red on the landscaping plan. These trees are identified as invasive species, undesirable, or in the way of new construction.

Mr. Falsetti asked if the “evergreen wall” will be planted with deer resistant species.

Mr. Reineke confirmed these will be mostly cedar and Austrian pines. RES prides their work on using mostly native, or friendly native species.

After removal of the identified 172 trees on the campus, there will be a net gain of 200 additional trees on the campus than before the project began.

Mr. Matola commented that it may be helpful for residents to have some kind of a comparison of the proposed plantings to those which exist around the Village pond and the former American Legion Post property (storm water detention area).

Mr. Falsetti asked what plantings will be located at the property boundary which is immediately adjacent to the St. Mary's cemetery.

Mr. Reineke stated this area will require additional study, and will be revisited for improved plantings.

Mr. Falsetti thanked Mr. Reineke for his attention to this detail, specifically investigating more plantings in this area that will provide additional screening.

3. Other Business

None

4. Adjournment

Mr. Falsetti motioned to adjourn, Mr. Koleski seconded.

Meeting adjourned at 7:46P.M.

Respectfully Submitted,

Tom Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager