

**DISCLAIMER – THE FOLLOWING ARE DRAFT MINUTES FROM THE BUILDING BOARD
AND ARE SUBJECT TO CHANGE UPON APPROVAL FROM THE BUILDING BOARD**

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

Tuesday, June 7th, 2022

1. Roll Call.

Present: Mr. Thedford, Ms. Raysich, Mr. Janusz, Mr. Matola and Mr. Falsetti

Absent: Chairman Olson, Ms. Steindorf, Mr. Koleski and Mr. Roge

Also present: Mr. Harrigan, Ms. Walters and applicants.

Mr. Falsetti motioned to make Mr. Matola Chair Pro Tem for the evening. Mr. Janusz seconded. Motion carried 5-0.

2. Review and act on meeting minutes dated May 17, 2022.

Mr. Falsetti motioned to approve the minutes as amended, Mr. Thedford seconded. Motion carried 5-0.

3. Review and act on a request by Danny and Wendy Dulak, 1505 Greenway Terrace, for a new Swimming pool and accessory Structure.

Danny Dulack homeowner, and Dave Thompson and Cory from Swimming pool services with were present before the Board.

Applicants are requesting approval to install a new swimming pool in the rear yard of the property. Additionally, a new pergola is requested which would have a footprint of 252 square feet. The Building Board will have to determine if the proposed size and scale of the pergola is compatible with the size of the lot, and the massing of the home.

Mr. Matola confirms the new patio is smaller than existing by about 1000 sf.

Mr. Matola confirms with Mr. Harrigan that all retaining walls are under 4ft not requiring any special consideration.

Mr. Matola asked for the maximum pergola height. The height is 10 ft. and will be 7 ft. lower than the existing pavilion.

There is electrical power to the pergola.

Mr. Thedford asked about lighting. It will be low voltage directed down.

Mr. Falsetti asked about the pergola finish. It will be clear stain on cedar.

It is noted the pergola is higher than the pool slide.

The walls are lannon stone,

There is an existing fencing on the property.

Mr. Falsetti motioned to approve the plan as submitted

Mr. Thedford stated that he feels the Village should review the section of Ordinances which pertain to the regulations for accessory structures, specifically pergolas. It appears there needs to be a revision of this section in order to allow for clear guidance as to what is dimensionally allowed. Currently, the structural dimensions are being reviewed on a lot by lot basis.

Mr. Harrigan agreed and suggested this be explored in greater detail and brought to the Board of Trustees for consideration of possible amendment.

Ms. Raysich seconded. Motion carried 5-0.

4. Review and act on a request by SJ Janis, 1135 Legion Blvd, for a new Business Sign.

Craig Lemke was present before the board

Applicants are requesting approval to install new business signage on the existing monument sign located in Juneau Boulevard. The lower sign panel which reads, "Weber Physical Therapy Group" will be removed, and replaced with both the SJ Janis Company and Weber Physical Therapy Signage.

It will be vinyl over aluminum composite material.

Ms. Raysich motioned to approve. Mr. Falsetti seconded. Motion carried 5-0.

5. Public Hearing, review and act on a request by David Wareham, 2165 Underwood Parkway, for a fence variance request

David and Jennifer Wareham were present to represent this item.

Public hearing was opened by Mr. Matola

An adjacent neighbor was here but had no comment.

Mr. Matola closed public hearing seeing no comments.

The 9 ft. height of the proposed fence is due to a drop in the land from the sidewalk into his yard were the fence is proposed.

There is headlight glare for turning cars into his house due to loss of trees by the project.

Mr. Matola is curious to the height of the other fences on North. Mr. Janusz noted that the Watertown Plank Rd fences are up on a berm but still 6 feet.

The sidewalk hides the elevation change. Only 6 ft. of the fence will be seen from the road and sidewalk. Fence doesn't present as 9 ft.

Wood composite material will be used in dark brown.

The fence will not be in the street yard on Underwood Parkway.

The west end of the fence is now closer to the west lot line but still has dog leg to the south.

The solid fence on the northern property boundary will be Trex fencing material in the *Seclusions* vertical interlocking design style. The fence would vary in height from 8' to 9'-3".

Mr. Falsetti motioned to approve with a note that Elm Grove's department of Public works verify line of sight for safe turning. A revised plan set to be submitted to Mr. Harrigan. Mr. Thedford seconded. Motion carried 5-0.

6. Review and act on a request by Mark and Julie Malloy, 1440 Legion Drive, for a home addition and alterations.

Mark Malloy was present before the Board.

Applicants are requesting approval to construct an addition onto the rear of the home as part of a kitchen renovation. Several window replacements are also included in the scope of the project.

The project will bump out an 8' by 20' area that was a garden in the past. This will square off the back corner of the home as well.

This will be a first floor addition only. No front elevation impact.

All new materials will match existing. New egress window on south elevation.

Mr. Thedford noted there are many different window styles; Could the slider center under the above window? This would be a shift of 1.5' to the north.

The homeowners are moving from casements to double hung windows.

Mr. Matola asked about new exterior lights as they weren't on the plan. There will be lighting.

Mr. Falsetti motioned to approve the plan with note of the electrical plan, sliding door change and new windows having mullions. Ms. Raysich seconded. Motion carried 5-0.

Item 7. Review and act on a request by Curtis Palicka, 1525 N. 124th Street, for a home alteration.

No one was present before the Board.

Applicant is requesting approval to replace the existing front entrance door and side window with two French side hinge two panel rectangular doors. The two existing windows above the entrance will be replaced with a direct set trapezoid double window.

No screen or storm door will be added.

Ms. Raysich asked if there was any modification to the stoop.

The Google street view confirmed the functionality won't be impacted

Mr. Matola asked how trim will be handled around the new door on both sides.

Mr. Thedford motioned to approve the plan as submitted. Mr. Falsetti seconded. Motion carried 5-0.

Item 8. Review and act on a request by Jerome Konkel, 15205 Marilyn Drive, for an accessory structure.

No one was present before the Board.

Applicant is requesting approval to construct a pergola in the rear yard of the property.

The structure would stand 10' in height, and have a footprint of 144 square feet. It is compliant for the setback requirement.

Mr. Falsetti motioned to approve the plan as submitted. Ms. Raysich seconded. Motion carried 5-0.

Item 9. Review and act on a request by Cheryl Duffrin, 1005 N. 124th Street, for a home alteration.

Cheryl Duffrin and the project manager Dwane were present before the Board.

Applicant is requesting approval to construct a new dormer on the rear of the home.

There is a dormer on the front and this will mirror it on the back.

Mr. Falsetti asked how wide the new dormer is.

1'11" will be left on each side of the dormer.

It is recommended to match the sill height of the existing dormer window.

Mrs. Raysich motioned to approve the plan and the dormer match exactly to the front of the house. Mr. Falsetti seconded. Motion carried 5-0.

10. Review and act on a request by Jim Krause, 1835 Arrowhead Court, for a new shed.

Jim Krause was present before the Board.

Applicant is requesting approval to construct a new shed in the northwestern corner of the rear yard. The shed would have a foot print of 120 square feet and would stand 9' in height.

All neighbors have approved.

The roof will be shingled to match the house. He will add fascia trim and vents for air flow. The concrete slab will be 6" extended on each side. He will match the color of the house trim.

There will be no electricity. The door will be wider than shown to allow for access.

Mr. Falsetti motioned to approve with change of windows to the sides, double door, adding vent, fascia trim and soffit trim. Mr. Thedford seconded. Motion carried 5-0.

11. Review and act on a request by Keegan and Amy Mager, 1185 Church Street, for a new shed.

Keegan and Amy Mager was present before the Board.

Applicants are requesting approval to construct a shed in the southeastern side yard of the property. The shed would stand 10' in height and have a footprint of 120 square feet. Shed will shift to the side yard and be 55' from the street.

It will have white trim, black shutters, and paint the same as the home. Shingles will match the home's roof.

No electrical to the shed.

Mr. Falsetti motioned to approve as submitted with a new poured slab with an added freeze board at the bottom. Mr. Thedford seconded. Motion carried 5-0.

12. Review and act on a request by Eric and Gina Peter, 14161 Juneau Blvd, for a home addition.

Matt from Bartelt was present before the Board.

Applicants are requesting approval to construct an addition onto the rear of the home.

This open air structure is connected by a roof and foundation therefore it is classified as an addition.

They will use cedar columns with a darker stain. The fireplace mantle is a solid cedar beam. Fan in the tray ceiling.

1X6 cedar tongue and groove on back wall vertical of the kitchen area. Range hood may be copper. It is yet to be determined if it will be copper or stained.
The Four ft. overhang of 1X4s needs engineered support.

Mr. Thedford motioned to approve as submitted. Ms. Raysich seconded. Motion carried 5-0.

13. Review and act on a request by Ben Danahar, 1800 Fairfax Drive, for a home alteration.

Ben Danahar was present before the Board.

Applicant is requesting approval to replace several existing windows on the home, and eliminate two other. As the applicant was unaware Building board approval would be required for this scope of work, the alterations have already been made on the property.

The attic window served no purpose and was removed. The kitchen window was removed as well. Window styles changed but not locations. The siding orientation was changed.

There is no trim on the new windows.

A subcommittee meeting on site with the homeowner was suggested.

Mr. Danahar requested to table to have a subcommittee meeting.

Mr. Thedford motioned to approve the request to table. Mr. Falsetti seconded. Motion carried 5-0.

14. Review and act on a request by Michele Raysich, 14420 Wisconsin Ave, for a home alteration.

Ms. Raysich recused herself.

Ms. Raysich was present before the Board.

Applicant is requesting approval for several alterations to the front breezeway entrance of the home.

The breezeway will be insulated.

Eight windows will be replaced in total. Trim will be new and match existing.

Everything will be white.

Mr. Thedford motioned to approved with an updated final kitchen window selection. Mr. Falsetti seconded. Motion carried 5-0.

15. Other Business

There was discussion to review ordinance or code change and definitions. Less ambiguity in sheds and pergolas. Open roof accessory structures. Relate to size of house or size of lot?

16. Adjournment

Mr. Falsetti motioned to adjourn. Mr. Thedford seconded. Motion carried 5-0. Meeting adjourned at 7:56 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant