

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

Thursday, June 8th, 2023

1. Roll Call

Present: Chairman Olson, Ms. Stuckert, Ms. Raysich, Mr. Roge, Mr. Falsetti, Mr. Thedford

Absent: Ms. Steindorf, Mr. Janusz, Mr. Matola

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

Chairman Olson called the meeting to order at 5:31 P.M.

2. Review and act on meeting minutes dated May 16th, 2023.

Mr. Falsetti motioned to approve the minutes as corrected. Ms. Raysich seconded. Motion passed 5-0.

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

Mr. Caleb Vredenbregt of Flatwater Homes LLC and Andy from Flagstone 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. The applicants came before the Building Board on May 16th, 2023 for a review of a landscaping plan; however, the item was tabled in order for the applicants to provide a more detailed plan.

Chairman Olson noted this plan covers what was discussed at the last meeting and satisfies the additional detail that the Building Board was looking for.

Mr. Thedford motioned to approve the proposal as submitted. Mr. Falsetti seconded. Motion passed 5-0.

Mr. Roge arrived at 5:40 P.M.

4. Review and act on a request by Katie Wolters, 13955 Grant Place, for a home alteration.

Mr. Shawn Moore of Moore Custom Solutions, LLC was present before the Board to represent the request.

Applicant is requesting approval for multiple exterior changes as part of a home renovation. The applicant is proposing to install a patio door, replace an existing 3'x5' window with a 3'x3' window, and replace an existing 3'x3' window. The applicant is not proposing any changes with the siding or shutter style and will be matching new siding to existing.

The applicants are coming to the Building Board for approval following the completion of this project as the applicants were unaware the project required Building Board review and approval.

Mr. Thedford asked for clarification on the stoop color. Mr. Moore noted that it is dark grey.

Mr. Falsetti motioned to approve the proposal as submitted. Ms. Stuckert seconded. Motioned passed 6-0.

5. Review and act on a request by Joseph Zechlinski, 14180 Juneau Boulevard, for a home addition.

Mr. Peter Wells of Wells Design was present via Zoom and the homeowners were present before the Board to represent the request.

Applicant is requesting approval for a remodel and expansion of an existing garage as well as an expansion of their kitchen and an upper-level bedroom. The applicants intend to match all new materials to existing. However, they are proposing a standing-seam metal roof for the low-pitched dormers on the west side of the new addition. The plans provided by the applicant do show a replacement of an existing screen porch; however, this aspect of the project has been postponed by the homeowners at this time. This addition complies with all applicable setback and impervious surface requirements. These plans have been reviewed and approved by the Indian Hills Estates Board of Directors.

Mr. Wells explained that the roof of the new addition will match the roof of the existing structure.

Mr. Olson inquired if there were material samples provided. Mr. Wells stated they do not have material samples.

Mr. Falsetti noted that the provided elevations are not correct on several drawings and need to be corrected.

Mr. Olson noted it seems the home is changing from colonial appearance to farmhouse. The Board concurred that overall the elevations are in stylistically in conflict.

Mr. Thedford noted that he sees this plan as an upgrade from the existing structure but does not feel the rear of the home relates to the front of the home.

Ms. Raysich noted there are only shutters on the front elevation of the home.

Mr. Wells stated that shutters could be added to the window above the garage to add consistency as you turn the corner to the side elevation.

The Board was in agreement that some details from the front elevation could be continued to the side elevation that faces the street so that the style is more consistent.

Mr. Falsetti stated that he likes the design but would like samples to be provided.

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

1. The applicant should provide a full materials color palette including samples of siding, brick, doors, trim, light fixtures, and paint
2. The following changes be made to the west elevation/garage
 - a. Add shutters to the garage window
 - b. Return eave detail at both ends of the gable on the garage
 - c. Raise brick to match the height on the front elevation
 - d. Wrap the brick along the west elevation and around on to North elevation until it meets the single-car garage plane
3. Updated plans should be submitted to staff for review and approval.

Mr. Falsetti seconded. Motion passed 6-0.

6. Review and act on a request by Mark and Amy Sobczak, 14860 Jolenta Avenue, for a new shed

The homeowners were present before the Board to represent the request.

Applicant is requesting approval for a 14' x 8' x 8'10" shed to be located in their rear yard. The proposed shed is in height and size compliance and is indicated to be painted and shingled to match the existing home. The shed is proposed to be located inside of setback areas; however, per Section 335-88(c)[4] of the Village Code, an applicant can present written consent of such location of the shed from each adjoining neighbor to which the structure shall be visible at any time during the year. The applicants have provide written consent from their neighbors to the north who this shed would be visible to.

Ms. Sobczak explained that there is an elevated berm behind the area and the tracks are lower.

The homeowners provided material samples.

Ms. Raysich motioned to approve the proposal as submitted. Mr. Thedford seconded. Motion passed 6-0.

7. Public Hearing, review and act on a request by Nick and Carrie Sgarlata, 14730 Juneau Boulevard, for a fence variance request.

Ms. Sgarlata, the homeowner, was present before the Board to represent the request.

Applicants are requesting approval to construct a 4' tall open fence in the backyard of their property. The applicants are requesting to construct the fence approximately 70' forward of the rear property line of their home which will be at variance with Section 335-88D(8)(g)[3][d] of the Village Code regulating fencing and requires a Public Hearing and Building Board consideration. The Village sent letters notifying the adjoining neighbors of the Public Hearing and I have not received any written comments.

Chairman Olson opened the Public Hearing.

Seeing no comments, Chairman Olson closed the Public Hearing.

Ms. Gehl noted that no written comments were received by staff prior to the meeting but the homeowner of 14655 Crestwood Court stopped into the office of Ms. Gehl and stated she was in support of the proposal.

Ms. Sgarlata explained that her and her husband are foster parents and are requesting the fence for safety reasons for a child with special needs. Ms. Sgarlata noted that the way her lot is configured creates a very large front/side yard and a very small rear yard. There is an existing play structure and retaining wall in the rear yard which further restricts where a fence could be installed.

Mr. Thedford stated that he feels the lot is very unique in the fact that it does not face a public street.

Ms. Stuckert noted that she feels this is a reasonable request given the circumstance of the family.

Mr. Olson inquired if the fence will be squared off on the corners.

Ms. Sgarlata stated she has been in contact with a fence contractor who will prepare a more formal fence location.

Mr. Olson requested that Ms. Sgarlata submit those formal plans when they are created.

Mr. Thedford motioned to approve the proposal as submitted. Ms. Stuckert seconded. Motion passed 6-0.

Ms. Raysich exited the meeting at 6:43 P.M.

8. Public Hearing, review and act on a request by McKenzie and Dan Gobis, 1610 Lindhurst Drive, for a fence variance request.

Ms. Jane Page, the contractor, and Ms. McKenzie Gobis, the homeowner, were present before the Board to represent the request.

Applicants are requesting approval to construct a garden fence in the backyard of their property. The applicants are requesting to construct a 4' tall garden fence which will be at variance with Section 335-88D(8)(g)[1] of the Village Code defining garden fences as, "any structure in the nature of a Fence, which defines the boundary of a garden or planting bed, does not exceed 36 inches in height and is intended to be used to impede access by wildlife to the planted area". As a result, this fence variance request requires a Public Hearing and Building Board consideration. The Village sent letters notifying the adjoining neighbors of the Public Hearing and I have not received any written comments.

Chairman Olson opened the Public Hearing.

Seeing no comments, Chairman Olson closed the Public Hearing.

Ms. Gehl noted that no written comments were received by staff prior to the meeting.

Ms. Page passed out supplemental photos for the Building Board to review.

Chairman Olson read building board minutes from June 3rd, 2021 to refresh the Board on a similar request for a fence was made by the homeowners of 1700 Village Court.

Ms. Page noted that the fence is meant to be very aesthetic and will be a treated cedar. The posts will be in 3-4 feet of concrete.

Mr. Roge noted that he is in support of the fence but because it is proposed in a very visible side yard he feels there should be some sort of landscaping or screening.

Mr. Roge motioned to approve the proposal as submitted with the addition of screening to extend the full height of the fence on the street-facing side. Mr. Thedford seconded. Motion passed 5-0.

Item 9. Review and act on a request by Jay and Lynn Golembiewski, 705 Meadow Lane, for a home addition.

Mr. Jay Golembiewski, the homeowner, Mr. Matt Retzak of Bartelt Remodeling, and Mr. Kyle Kohlmann of Seasonal Services were present before the Board to represent the request.

Applicants are requesting approval to construct a new garage addition to the home. With the new addition, the property would have 29.89% impervious surfacing. This property is zone Rs-1. In the Rs-1 zoning district accessory structures, including private garages, are permitted accessory uses provided; however, that the principal dwelling structure was constructed with an attached garage at least 440 square feet in size. However, such private garages shall be directly connected with the main structure, either by common wall, portico, porch or similar connection, roofed over, said roof to be connected to the roof or walls of the main dwelling structure. It is important to note that the proposed garage is proposed to connect to the main structure with an arbor structure; however, this would not be entirely roofed over as required by Code.

Mr. Retzack explained that this structure is being proposed as additional garage space and that it will not be used as a living quarters. It is proposed to have electric and gas but will not have plumbing.

Mr. Olson noted that what was submitted does not seem to comply with provisions of the Code. Mr. Roge was in agreement that the current proposal does not seem to meet the Code requirements.

There was significant discussion about different ways to modify the proposed plan to make it compliant with the Code.

Ms. Stuckert noted that the proposed structure matches the principal structure very nicely but it clearly is at variance with the Code.

Mr. Retzak requested to table this discussion in order for the applicants to submit an updated proposal taking into consideration the Boards' comments.

Ms. Stuckert motioned to accept the request of the applicant to table the discussion. Mr. Falsetti seconded. Motion passed 5-0.

10. Other Business

Ms. Gehl noted that the regularly scheduled Tuesday, July 4th Building Board meeting will be moved to Thursday, July 6th at 5:30 P.M.

The Board has requested that staff research ordinances of other surrounding communities related to garden fence regulations. The Board also shared that they would like to begin an overall review of the fence ordinance in the fall.

11. Adjournment

Mr. Falsetti motioned to adjourn. Ms. Stuckert seconded. Motion passed 5-0.

Meeting adjourned at 7: 44 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant