

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

**Thursday, June 24th, 2021**

Meeting was called to order at 5:33 PM by Chairman Olson.

**1. Roll Call.**

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

Absent: Mr. Domaszek, Mr. Roge, Mr. Falsetti

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

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

Eric Ponto reviewed renderings of the plans for Notre Dame and the rear elevation of Maria Hall. He noted in past discussions there was a recommendation for a similar look to buildings one and two. They'll bring in elements and detail of buildings 1 and 2 to find middle ground. A continuation of the Limestone base appearance will run across the backside of Maria Hall.

Mr. Ponto explained they will add simple lines of new cornice across the top to reflect on the existing old cornice picking it up in a modern way. The new Maria Hall construction re-clads existing elements of the current structure. Current below grade areas will be used as garden apartments.

On the street side of Maria Hall there are high sills and the area below grade will be utilized as garden apartments with below grade patios.

Chairman Olson asked for confirmation they are not adding on to the back of the building.

Mr. Ponto confirmed.

Mr. Koleski asked how they are modifying the back of Maria Hall.

Mr. Ponto explained they are cladding the existing columns.

Mr. Matola asked if there are any thoughts to bring in the arch structure to Maria Hall.

They did look at this as an option, but the vertical columns on Maria Hall do not match the column size of Notre Dame.

Mr. Koleski asked Mr. Ponto to describe the top floor of Maria Hall.

Mr. Ponto said it will be recessed back and the top floor is intended to be units as well. There is more glass used for a brightening effect inside of the units.

Mr. Koleski asked Mr. Ponto to talk to the height.

Mr. Ponto noted that Maria Hall steps up at different areas. The top floor moves out 2-3 feet from existing brick wall.

Mr. Koleski inquired to the location of the mechanicals.

The plans are to conceal them in the middle and tucked back so they are not visible from the street or top floors of other units. Additionally, they will be placed over the corridors to minimize noise in units.

Elevators will be moved slightly to enlarge them for modern firefighting emergency equipment.

Mr. Thedford asked about lobby areas.

Mr. Ponto explained they will be opened up and they will re-grade the entry area. It is a grand space inside with a wooden staircase. Resident amenities and leasing space are there as well.

Mr. Aiello mentioned that they looked at using the front area (Watertown Plank side) as a main entrance but the south side is better utilized and functions better as an entry.

Mr. Thedford asked for confirmation that the floor plates align.

Mr. Ponto confirmed they do.

Mr. Koleski asked for the garden wall height on the Watertown Plank side.

Mr. Ponto noted is it 3 ft. below grade.

Mr. Thedford asked about entry doors on the Watertown Plank side.

Mr. Ponto indicated the entry doors will match windows as they exist. They will give all brick and limestone a good cleaning, they will reuse and salvage brick as needed but most old brick will not be similar. Railings on the back side of Maria Hall will be infilled with Plexi Glass to meet the 4" spacing code.

Ms. Steindorf asked if they could bring the arch to Maria Hall.

Due to the thinness of Maria Hall it would feel foreign and like an applied element. Mr. Matola asked if the top band of Maria Hall could have the detail of Notre Dame.

Mr. Ponto explained it is planned to use unique materials, dark stone brick or simple metal panels, and vertical concealed downspouts.

All but one Maria Hall units will have outdoor space. Notre Dame units will not have outdoor spaces.

Parking is under building 2 and connects to Maria Hall near the leasing office and main entrance.

Mr. Koleski asked about trash handling.

The units put their trash in a chute on their floor. On trash day the bins are wheeled out for pick up.

On building 3 a new architectural option shows white vs black mulls.

The Board recommends using black mulls between the windows on building 3 only.

At the pool, a garden wall pass-through conceals mechanicals and rest rooms. An added trellis feature would give the wall some softness or other options to soften.

Next steps;

Over the course of the next week a final package of still shot renderings will be prepared and delivered to the Village in anticipation of a Building Board vote on 22<sup>nd</sup> of July.

There will be a Public Comment session at the Plan Commission meeting on July 28th.

All Building Board members will come in to view the packet of still shots at Village Hall in the Reinders Room with feedback to be finished by July 8<sup>th</sup>.

This will give Mandel and Engberg Anderson time between the 9<sup>th</sup> and the 14<sup>th</sup> to have the final packet to the Village by the 15<sup>th</sup> for distribution to the Board members prior to the meeting on the 22<sup>nd</sup> of July.

### **Other Business**

None

### **10. Adjournment**

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

Meeting adjourned at 7:35 P.M.

Respectfully Submitted,

Diane Walters  
Administrative Assistant