

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

Tuesday, July 19, 2022

1. Roll Call.

Present: Chairman Olson, Mr. Thedford, Ms. Raysich, Mr. Koleski, Mr. Matola, Mr. Falsetti, Ms. Steindorf and Mr. Roge

Absent: Mr. Janusz

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

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

2. Review and act on meeting minutes dated June 21, 2022.

Mr. Matola motioned to approve the minutes as amended, Ms. Raysich seconded. Motion carried 8-0.

3. Review and act on a request by Elmbrook School District (Pilgrim Parkway Middle School), 1500 Pilgrim Parkway, for a generator enclosure.

Rick Domack director of facilities for the district and Tom O'Brien of CG Schmidt were present before the Board.

Applicants are requesting approval to construct a generator enclosure which would extend off of the existing dumpster enclosure on the property. All materials would match the existing dumpster enclosure.

The generator will sit on a thickened concrete slab on grade.

Mr. Falsetti asked if the fuel will be diesel or natural gas.

Mr. Domack stated it will be natural gas.

There will be a prefinished metal cap to match the existing.

Mr. Matola motioned to approve the plan as submitted. Ms. Raysich seconded. Motion carried 8-0.

4. Review and act on a request by Keegan and Amy Mager, 1185 Church Street, for a window alteration.

Eric Fulsom from Weathertight and Keegan Mager the homeowner were present before the board.

Applicants are requesting approval to install a new awning window on the south elevation of the home. The new window would replace two existing casement windows.

The home has 2 existing awning windows on the SE side of the house and this new window will match the existing awning window on another home elevation.

Mr. Koleski asked if the intent is to go with awning windows on the remainder of the home going forward.

Mr. Mager stated no, but this window is split, there is a wall on the interior and this is an opportunity to get more light in those rooms.

The other double hung window on the same upper elevation has a grid. He will use mullions on future new windows on the elevation for consistency.

Mr. Fulsom of Weathertight offers to add mullions to upper of half of the awning window

Mr. Koleski motioned to approve the plan including an upper mullion as a simulated divided light. Ms. Steindorf seconded. Motion carried 8-0.

Item 5. Review and act on a request by Mike and Ashleigh Levonowich, 14530 Ridgemoor Drive, for a home addition and new pergola.

Mr. Streitenberger and the Levonowich's were present before the board.

Applicants are requesting approval to construct an addition onto the rear of the home as part of a home remodel. A new pergola would also be constructed in the rear yard of the property and would have a foot print of 10' X 16'. The pergola and home addition are compliant with the setback requirements of the Rs-1 single-family zoning district, and the total impervious surfacing for the property would equal 26%.

Mr. Roge inquired as to the roof color. Will it be the same as the brick?
Yes, he is salvaging brick and the roof will match existing.

Chairman Olson mentioned the fireplace as shown is not a masonry material. That does not fall within code. It must be a masonry like material.

Mr. Streitenberger will bring in stone material for review.

The Pergola will be cedar and stained.

Lighting at pergola is unknown and to be decided later. There will be electrical to the pergola.

The addition will have 2 lights flanking the new sliding glass door on the addition.

The addition will retain the brown overall color.

Mr. Roge motioned to approve the plan contingent on confirmation of the pergola height, the review and approval of the lights on the addition and the stone material review. Ms. Steindorf seconded. Motion carried 8-0.

6. Review and act on a request by Matt and Amy Strong, 1400 Woodlawn Circle, for a new home

John Melby with Melby Design, Matt Lutz and Caleb Vredenburg from Flatwater Homes, and the Strong's were present before the Board.

At this time, the applicants are requesting for the Board to review the architectural plans for the new home. The civil site plan is pending engineering review, and will be brought back to the Board on August 2nd.

Architectural Review only:

John presented the following materials review;

White brick on front

White lap siding with mitered corners

Brava composite roof material in natural color

Complementary aluminum gutters in dark bronze.

All metal, all glass doors in a storefront system in steel black.

All trim and windows are white.

Shutters in taupe.

Using true divided light on the windows.

Garage doors in white.

House will sit in the same spot on the site as before but, just a larger footprint. The driveway will maintain 2 entry points to the property.

True gas light fixtures on exterior; only 1 on the front and then flanking the 3 garage doors.

Mr. Koleski motioned to approve the architectural plan as submitted noting the landscape and engineering plan will be presented and reviewed at a future meeting. Ms. Steindorf seconded. Motion carried 8-0.

7. Other Business

None

8. Adjournment

Mr. Koleski motioned to adjourn. Ms. Raysich seconded. Motion carried 8-0. Meeting adjourned at 6:28 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant