

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

**Wednesday, September 23, 2021**

Meeting was called to order at 5:41 PM by Chairman Olson.

**1. Roll Call.**

Present: Chairman Olson, Mr. Domaszek, Mr. Thedford, Mr. Matola, Mr. Falsetti, and Mr. Janusz

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

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

**2. Review and act on meeting minutes dated September 8th, 2021.**

Mr. Thedford motioned and Mr. Falsetti seconded to approved minutes as amended. Motion passed.

**3. Review and act on a request by Tracy Isonhart, 14200 Heatherwood Court, for a revision to a previously approved home addition.**

Andy Mueller and Lilly Bear of Bear Sunrooms were present before the board.

This revision allows for centering the sunroom with the existing top two windows on the rear elevation of the home. The sunroom will be located on a concrete slab.

Mr. Matola asked if the pitch of the sunroom roof will match the pitch of the door overhang to the right of the sunroom.

Mr. Mueller indicated the sunroom unit is already ordered, but he will try to match the pitch as best he can.

On the left roof side how will new roof match to overhang?

Mr. Mueller stated the corner piece will come up and the wall will rise up to meet the new roof line.

Mr. Falsetti motioned to approve the plan. Mr. Thedford seconded. Motion passed. 6-0

**4. Review and act on a request by David and Heather Tanner, 955 Lone Tree Road, for a home addition.**

Heather Tanner was present before the board.

Chairman Olson noted the proportions of the proposed dormers are better than the previous submission.

The dormer width is reduced from 6 ft. to 5 ft. and the windows now match the lower window size.

Mr. Thedford motioned to approve the plan as submitted. Mr. Falsetti seconded. Motion passed 6-0.

**5. Review and act on a request by Mark and Susan Irgens, 14265 Juneau Blvd, for a modified new home landscaping plan.**

Mark Irgens was present (virtually) before the board. Deep River Partners was also represented.

Perimeter Landscape was presented

Chairman Olson asked about landscape lighting.

There will be landscape lighting around the yard as previously approved.

Mr. Matola motioned to approve the plan as submitted. Mr. Falsetti seconded. Motion passed 6-0.

**6. Public Hearing, review and act on a request by Michael and Claudia Roedl, 13355 Braemar Drive, for a new shed.**

Chairman Olson opened the public hearing. Seeing no members of the public in attendance for comment, Chairman Olson closed the Public Hearing.

Mike Cowan, the general contractor was present before the Board.

Chairman Olson asked about the shed positioning and proposed location.

The homeowner was trying to stay away from a sump pump drainage area and prefers the shed be located closer to the garage and driveway for access purposes.

Mr. Thedford asked if the house and shed will match in color.

Mr. Cowan confirmed.

Chairman Olson asked about the trim type.

It will be cedar trim on all corners.

There will be fascia and soffits.

Chairman Olson recommended that the shed is it dressed up a bit since it is close to the road and visible. Any windows facing the road should have shutters installed.

The shed door is on the south and will be hidden by the yard.

Mr. Matola asked if there are plans for venting for air flow and release of moisture.

The builder stated it was not planned but he can install a ridge vent.

Mr. Matola asked if there is any power to the shed.

No power is planned to the shed.

Mr. Falsetti inquired about a concrete slab.

Yes, a 5 inch slab is planned.

Mr. Matola motioned to approve the plan set with a notation that the shed will have corner boards, and shutters on the east side. Mr. Falsetti seconded. Motion passed 6-0.

#### **7. Review and act on a request by Warren Barnett Interiors, 13100 Watertown Plank Road, for a building alteration.**

Mr. Janusz recused himself.

Mike Bachman and the project manager David Kaiser were present before the board.

Mr. Bachman needs access to both levels of the building to move furniture in. The sizes of pieces won't fit through the existing staircase turn. A steel door is proposed on the south elevation of the Building.

Chairman Olson suggested the door match the existing door to the left in brown on the southern elevation with a similar height and appearance (panels & windows) and false transom window above.

Mr. Falsetti asked if they will add a sidewalk to that door.

Yes, a sidewalk is planned.

Mr. Thedford motioned to approve the plan with the door paneled with 4 lights and a paneled false transom above and similar height opening as to the existing door to the left. Mr. Matola seconded. Motion passed 5-0.

### **8. Review and act on a request by Amy Sobczak, 14860 Jolenta Lane, for a home alteration.**

Amy Sobczak and her husband Mark were present before the board.

Sample stone and colors were provided at the meeting.

Chairman Olson asked if the intent is an exact same window look.

Ms. Sobczak explained no windows will be replaced but paint color will be the same on window trim and mullions.

Chairman Olson asked if the black will be on garage doors and utility entrance.

Ms. Sobczak confirmed.

The lighting fixtures will be copper.

The entry doors will be stained. The garage door will be black but not seen from the road. The rear doors will be one of the greyish taupe colors used elsewhere on the home.

Mr. Thedford noted that the stone and revere paint color are very monochromatic.

Ms. Sobczak confirmed that was her intent, the hope is to bring more verticality with the color palate as the home is a very expansive ranch.

Mr. Thedford motioned to approve as submitted. Mr. Falsetti seconded. Motion passed 6-0.

### **9. Other Business**

None

### **10. Adjournment**

Mr. Thedford motioned to adjourn, Mr. Matola seconded.

Meeting adjourned at 6:38 P.M.

Respectfully Submitted,

Diane Walters  
Administrative Assistant