

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

Tuesday, December 1, 2020

Meeting was called to order at 5:31 PM by Chairman Olson.

1. Roll Call.

Present: Chairman Olson (via Video conference), Mr. Thedford (via Video conference), Mr. Koleski (via Video conference), (Via Video conference), Ms. Steindorf (via Video Conference), Mr. Liechty (via video conference), Mr. Matola (via video conference), Trustee Domaszek, in person

Absent: Mr. Janusz

Also present: Mr. Harrigan, and applicants.

2. Review and act on meeting minutes dated 11/17/2020.

Mr. Liechty motioned and Mr. Matola seconded to approve the November 17, 2020 minutes as amended. Motion carried 7-0.

3. Public Hearing, review and act on a request by Michael Janusz, 13050 Lee Court for a fence variance.

Mr. Janusz was present before the board.

Chairman Olson opened the Public Hearing. Seeing no one in attendance, Chairman Olson closed the Public Hearing.

Mr. Koleski asked what the solid fence will be constructed with.

Mr. Janusz stated it will be a solid Cedar fence.

Mr. Liechty asked if there would be any gates on the 6' solid fence.

Mr. Janusz stated there will be no gates.

Mr. Matola asked if there would be an 8' jog in the fence in the north western corner of the yard.

Mr. Janusz explained the jog will accommodate a drainage ditch which is located in that area of the yard.

Mr. Matola opined the fence proposal is consistent with other solid fence approvals which required variances, and were also located adjacent to North Ave (County Highway).

Mr. Matola motioned to approve the fence variance request as submitted. Mrs. Steindorf seconded. Motion carried 7-0.

4. Review and act on a request by Horizon Development (Elm Grove Heights), 13400 W. Bluemound Road, for real estate signs to exceed 12 square feet in area pursuant to §335-48(c)[1].

Phil Schultz, of Horizon development, was present before the Board.

Mr. Harrigan explained the proposed feather flags exceed the maximum height allowance for real estate signs. Therefore the Building Board will only be able to review and take action on the proposed banner sign.

Mr. Liechty asked if the Board would be able to impose a “sunset” duration which the banner sign may be posted on the property.

Mr. Harrigan indicated the Board may impose a time duration on the banner approval.

Mr. Koleski opined the proposed feather signs are tasteful in design.

Mr. Schultz explained the initial thought of Horizon Development was that the massing of the new building would generate leasing interest as people drive by on Bluemound Road. Due to the pandemic, lease rates have been extremely low. Therefore, they are requesting to exceed the 12 square foot banner requirement per Village Code.

Mr. Matola noted that each of the proposed feather flags are larger in size than the proposed banner sign. Perhaps the feather flags, if proposed for a variance from the Board of Appeals, should no larger than 2’ wide and 12’ in height. This would allow the feather portion of the sign to be 10’ in height, and extend out of the ground an additional 2’.

Mr. Matola motioned to approve item #1 to be hung on the balcony of the building, which the existing banner is located. The new banner will be 12’ X 3’. A recommendation is being made to the Board of Appeals to allow Horizon Development to approve three feather flags at a size of 12’ maximum height and 2’ wide. Additionally, the banner sign, and feather flags if approved by the Board of Appeals, shall be removed from the property when the building reaches 75% occupancy, or on December 31st, 2021, whatever occurs first. If an extension is required, the matter shall return to the Building Board. Mrs. Steindorf seconded. Motion carried 7-0.

5. Item New Business

None.

6. Adjournment

Mr. Liechty motioned to adjourn and Mr. Matola seconded. Motion carried 7-0. Meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager