

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES
Tuesday, February 4, 2003, 5:00 PM, Park View Room**

1. Roll Call

Present: Mr. Baesemann, Mr. Francois, Mr. Fronberry, Mr. Liechty, Mr. Oliveri,
Mr. Sayas, Mr. Sobczak, Mr. Valentin

Excused Absence: Ms. Dunn

Also Present: Applicants, Mr. Mikolajewski

2A. M & I Bank – 900 Elm Grove Road – Sign

Mr. Baesemann notified the Board about the Sign Sub-Committee's opinion regarding the proposed M & I Bank sign. Mr. Baesemann indicated that the Committee supported the size and appearance as proposed; however, the Committee would like to see the sign be externally illuminated. Mr. Baesemann also indicated that the Committee would like Mr. Armao to approve the final location of the sign before the permit is issued.

Mr. Ron Rogahn, Poblocki Sign, further described the proposed sign. It is to be a monument sign with a brick base to match the color of the building. The brick base will be capped with stone. The sign will be constructed of structural aluminum with routed letters that are raised away from the face. Mr. Rogahn agreed that they will resubmit the sign proposal with external illumination for Building Board review and approval, and that Mr. Armao will review and approve the location of the proposed sign prior to issuance of a permit.

Mr. Francois motioned for approval of the submitted sign proposal under the condition that the Building Board reviews and approves an amended lighting plan, and Mr. Armao reviews and approves the sign location, before a final permit is issued. Mr. Oliveri seconded. Motion carried 7-0.

2B. Mary Weinfurter – 1455 Longwood – Home Alteration

Ms. Weinfurter presented plans to convert her three-season room to a year round room of her home. The room will have overlapping vertical cedar siding to match the siding on the rest of the home. The windows will be white aluminum to match some of the existing windows on the home.

Mr. Valentin questioned if the windows should not be higher, similar to the height of windows throughout the rest of the home. Ms. Weinfurter indicated that the room is lower than the rest of the home, accounting for the window height difference.

Mr. Fronberry motioned to approve the alteration as submitted, noting the siding and windows to match, and noting that that when erected, the exterior architectural appeal and functional plan of the proposed structure will not be at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, nor at variance with the intended character of the applicable zoning district as stated in Chapter 335 Zoning, as to be likely to cause a substantial depreciation in the property values in the immediate neighborhood. Mr. Francois seconded. Motion carried 7-0.

2C. Richard and Sharon Koenings – 1705 Highland – Home Alteration

Mr. Koenings presented plans to add a second story bump-out addition onto the rear of his home. The addition will be located above a dining alcove, and the only visible exterior change will be from the west elevation due to the “horseshoe” nature of the patio. The aluminum siding of the addition will match the existing siding on the home.

Mr. Oliveri expressed concern that the first and second story windows are not in alignment. Mr. Koenings noted that the addition is not centered above the alcove, and therefore, it is not possible to have the windows perfectly aligned.

Mr. Baesemann noted that if this was on the front elevation, the alignment would be a problem, but on the rear elevation, it will not be as noticeable.

Mr. Sayas motioned for approval, noting materials to match existing, and noting that when erected, the exterior architectural appeal and functional plan of the proposed structure will not be at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, nor at variance with the intended character of the applicable zoning district as stated in Chapter 335 Zoning, as to be likely to cause a substantial depreciation in the property values in the immediate neighborhood. Mr. Oliveri seconded. Motion carried 7-0.

3. Approval of minutes from January 21, 2003

Mr. Francois noted that the word soffit is misspelled. Mr. Oliveri motioned for approval of the amended minutes. Mr. Liechty seconded. Motion carried 7-0.

4. Old Business

Mr. Oliveri updated the Building Board on the meeting that he had with Ms. Erwin on January 28, 2003 regarding her home addition proposal. Mr. Sobczak, Mr. Timothy Finke (architect), Ms. Finn, and Mr. Mikolajewski were also present at the meeting. Mr. Oliveri indicated that the meeting was productive. The Board will most likely see two different styles of windows on the home; however, Ms. Erwin expressed some interest in adding corner boards.

The Board requested Mr. Mikolajewski to research whether or not the new sign at 890 Elm Grove Road meets the approved plans. Specifically, the Board believes that a darker shade of green was approved than what is currently on the sign.

5. Adjournment

Mr. Oliveri motioned for adjournment. Mr. Fronberry seconded. Motion carried 7-0. Meeting adjourned 5:30 PM.

Respectfully Submitted,

Matthew B. Mikolajewski
Assistant Planner