

**VILLAGE OF ELM GROVE
BUILDING BOARD
MEETING MINUTES
Tuesday, December 16, 2003, 5:00 PM, Parkview Room**

As Amended, January 6, 2004

1. Roll Call

Present: Mr. Baesemann, Mr. Campbell, Ms. Dunn, Mr. Francois, Mr. Liechty,
Mr. Sayas, Mr. Sobczak, Mr. Valentin

Excused Absence: Mr. Oliveri

Also Present: Applicants, Mr. Mikolajewski

2A. William and Elaine Wolters – 1900 Westmoor Terrace – Addition

Mr. Sobczak was recused for this item because he is a neighbor of the Wolters.

Mr. Dale Ketterhagen, builder, and William and Elaine Wolters were present.

Mr. Baesemann reminded the Board that the addition had been approved at a previous meeting; however, the Wolters added two skylights and enclosed a front porch, both of which had not been approved by the Building Board. Likewise, two changes are proposed for the north and south elevation of the addition. The south elevation of the addition is proposed to now include a full view door and a window. A third window will be added to the north elevation of the addition; however, the height of all three windows will be reduced and the applicant no longer desires to include a trellis as originally required by the Building Board.

Mr. Liechty noted acceptance of the new skylights and addition on the front elevation; however, Mr. Liechty indicated that the north elevation needed additional architectural elements to break-up the length of the façade.

Mr. Francois noted the position the windows on the east façade of the addition are not drawn accurately. They should be elevated in the drawing. Mr. Ketterhagen agreed that the top of all of the windows would be seven feet above the floor, consistently around the addition.

The Board appeared in general agreement about the modifications that were made to the front elevation of the home; however, the Board had a lengthy discussion with the applicant regarding the north elevation of the proposed addition. Several Board members insisted that a trellis or other architectural element be included on this side of the home. Ms. Wolters insisted that the addition as proposed did not negatively impact their property or other properties in the neighborhood.

The applicant requested to table the item until the end of the meeting so that they could consider some of the recommendations requested by the Board. Mr. Liechty motioned

to table the item until the end of the meeting. Mr. Valentin seconded. Motion carried 6-0, with Mr. Sobczak recused.

2B. John and Nancy Puchek – 14750 Lata Vista Drive – New Home

Mr. John Atkinson, builder, and Mr. Puchek presented plans for the construction of a new home. The roofing will be dimensional shingles in a barkwood color. The exterior treatment will include taupe Hardiplank siding and brown brick. The windows will be a sandstone color, the garage door will be taupe, the soffits will be taupe, and the gutters will be a heather color.

The Board and the applicant discussed adding brick to the chimney and continuing the brick band around to the sides of the home. The Board and applicant also discussed adding a double fascia board to the gables on the front elevation of the structure.

Mr. Campbell motioned to approve the colors, materials, and architecture of the proposed home, noting the following changes:

- On the east elevation the brick belt will be carried around from the front of the home to the point on the east elevation where the master bedroom is located.
- On the west elevation the brick belt will be carried around from the front of the home, through the space between the garage doors, to the point on the west elevation where the utility room is located.
- The chimney will be a masonry veneer, using brick identical to that found on the rest of the home.

Mr. Campbell noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable 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. Liechty seconded.

Discussion. Mr. Francois noted that double fascia should be used on the two front gables. Mr. Campbell amended his motion accordingly. Mr. Liechty seconded the amended motion. Motion carried 6-0. Revised drawings were requested.

Discussion turned to grade, placement, stormwater drainage, and landscaping. Mr. Baesemann indicated the grade of the proposed home appeared to be too low and that raising the home would improve stormwater drainage around the structure. Mr. Puchek noted that the grade of the new home is identical to that of the existing structure, and Mr. Puchek did not believe that drainage was going to be a concern because the lot naturally drains from the west to the east. The Board decided that the Village Engineer should review the grade of the home, and that if anything, they would prefer to see the home elevated.

The Board and Mr. Puchek discussed the landscaping plan, and the Board requested that additional landscaping be included along the east elevation of the master bedroom.

Mr. Liechty motioned to approve the position of the home as submitted, the landscaping of the home as submitted with the addition of at least two vertical plantings in front of the east master bedroom elevation, and the grade and stormwater drainage around the home per recommendation of the Village engineer, with approval of the final grade and stormwater drainage plan required by the Building Board before issuance of a permit. Mr. Francois seconded. Motion carried 6-0.

Discussion turned the proposed shed. The shed will utilize materials and colors to match those found on the home. The shed will be 150 square feet and less than ten feet in height. Mr. Puchek submitted letters signed by the adjoining neighbors supporting construction of the shed within the required side setback area.

The Board and applicant agreed that vertical cedar siding will be used on the doors of the shed, and that there will be no windows on the shed doors or the shed itself. The Board noted that there is already a substantial amount of arbor-vitae planted along the west and north property line and the Board requested the applicant to plant arbor-vitae that is currently at least four feet tall on the east side of the shed.

Mr. Liechty motioned to approve the shed as proposed, noting the following:

- No windows will be included on the shed door and the door will be constructed of vertical cedar siding.
- Four feet tall arbor vitae will be planted along the east side of the shed.

Mr. Liechty noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable district as stated in Chapter 335, Zoning, as to be likely to cause a substantial depreciation in the property values in the immediate neighborhood. Ms. Dunn seconded. Motion carried 6-0.

Ms. Dunn was excused for the remainder of the meeting to attend another meeting. Mr. Sobczak returned.

3. Approval of minutes from December 3, 2003

Mr. Sayas motioned to approve the minutes as submitted. Mr. Campbell seconded. Motion carried 6-0.

2A. Revisited

Mr. Liechty motioned to reopen discussion of Item 2A. Mr. Sobczak seconded. Motion carried 6-0. The Wolters and Mr. Ketterhagen were present.

The applicant noted in red the correct size and location of windows on the addition. No additional architectural elements were added to the north façade of the addition. Mr. Francois noted that the door on the south elevation should also be raised 18 inches to be correctly depicted, and the windows on the east elevation should be centered on the ridgeline.

Mr. Francois motioned to approve the proposal as submitted and updated in red, including all elements of the addition (redrawn windows, raised south elevation door, and centered east elevation windows), and the skylights and addition on the front of the home. Mr. Francois noted that in accordance with Code of Ordinance Section 7-1 & 7-4, when erected the exterior architectural appeal and functional plan of the proposed structure will not be so at variance or so similar to the exterior architectural appeal and functional plan of structures under construction or existing in the immediate neighborhood, or so at variance with the intended character of the applicable 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. Sayas seconded. Motion carried 3-2, with Mr. Liechty and Mr. Valentin voting no and Mr. Sobczak abstaining.

4. New Business

Mr. Mikolajewski distributed a list of the Building Board meeting dates for 2004 and requested the Building Board members to mark their calendars accordingly. Mr. Mikolajewski distributed a list of Village residents who have been appointed to the Community Development Authority.

5. Old Business

Mr. Mikolajewski distributed a proposed revision to Code of Ordinance Section 7-1 and 7-4, drafted by Mr. de la Mora. The Board agreed to discuss the language further at their next meeting.

6. Adjournment

Mr. Liechty motioned for adjournment. Mr. Francois seconded. Motion carried 7-0. Meeting adjourned 7:15 PM.

Respectfully submitted,

Matthew B. Mikolajewski
Assistant Planner