

**BUILDING BOARD AGENDA
Tuesday, January 20, 2026 * 5:30 PM * Park View Room**

13600 Juneau Boulevard, Elm Grove, WI 53122

1. Roll call

Documents:

[20260120_Building Board Memo.pdf](#)

2. Review and act on meeting minutes dated January 6, 2026

Documents:

[1_6_2026dm.pdf](#)

3. Review and act on a request by Kathleen Nesseth, 12430 Stephen Pl, for an alteration

Documents:

[26-0105 ELM GROVE PLANS.pdf](#)

4. Review and act on a request by CN Builders LLC, 15170 Gebhardt Rd, for an addition

Documents:

[15170 Gebhardt Rd Master-Permit Rev.pdf](#)
[15170 Gebhardt Rd_PoS.pdf](#)

5. Review and act on a request by Sean and Renee O'Brien, 13300 Gremoor Dr, for an addition

Documents:

[Sean and Renee OBrien-Digital plan.pdf](#)
[13300 Gremoor Dr_PoS.pdf](#)

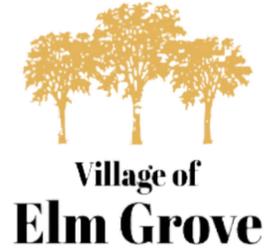
6. Other Business

7. Adjournment

Any person who has a qualifying disability as defined by the Americans with Disabilities Act who requires that the meeting or materials for the meeting has to be in an accessible location or format must contact the Village Clerk at 262-782-6700 or 13600 Juneau Boulevard by 3:00 PM Friday prior to the meeting so that any necessary arrangements can be made to accommodate your request.

NOTICE: It is possible that members of, and possibly a quorum of, other governmental bodies of the Village may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in the above notice

Memo



To: Building Board
From: Ethan Sowl, Assistant Village Manager/Zoning & Planning Administrator
Date: January 16, 2026
Re: Review of Agenda Items for January 20, 2026

Item 3. Review and act on a request by Kathleen Nesseth, 12430 Stephen Pl, for an alteration

The owner is requesting approval to make alterations to the exterior of the home as part of an interior remodel project. The exterior alterations include addition and demolition of exterior windows and a door, exterior siding replacement, and replacement of the garage door.

Item 4. Review and act on a request by CN Builders LLC, 15170 Gebhardt Rd, for an addition

The owner is requesting approval to construct a 2,598 square foot addition on the west side of the home. The project includes demolition of the existing garage and breezeway to construct the addition. The proposed addition meets setback (78' street, 20' side, 77' rear) and coverage (12.8% building footprint, 21.6% total) requirements.

Item 5. Review and act on a request by Sean and Renee O'Brien, 13300 Gremoor Dr, for an addition

The owners are requesting approval to construct a 336 square foot addition on the front of the home. The project includes expansion of the garage. The proposed addition meets setback (51' street, 20' side) and coverage (12.6% building footprint, 29.8% total) requirements.



Village of
Elm Grove

BUILDING BOARD MINUTES
Tuesday, January 6, 2026 * 5:30 PM * Park View Room
13600 Juneau Boulevard, Elm Grove, WI 53122

1/6/2026 - Minutes

1. **Roll call**

Chairman Olson called the meeting to order at 5:30 p.m.

Present:

- Chairman Olson
- Mr. Flanner
- Ms. Jackson
- Mr. Matola
- Mr. Roge
- Mr. Thedford

Absent:

- Mr. Janusz
- Ms. Stuckert

Also Present:

- Ethan Sowl, Assistant Village Manager / Zoning & Planning Administrator

2. **Review and act on meeting minutes dated November 18, 2025**

Chairman Olson stated that, under item six, it should be clarified which direction the sump pump will discharge. Additionally, in the motion to approve the landscape plan, Olson stated that "black posts" should be clarified.

Ms. Jackson made a motion to approve the meeting minutes as noted. Mr. Matola seconded. Motion passed 6-0.

3. Review and act on a request by Max and Susan Meinerz, Green Meadow – Lot 9 (13155 Green Meadow Ct), for an alteration

Chairman Olson stated that the owners previously received approval for the design of their new home in June 2025. At this time, the owners are requesting approval to change the approved roof color from Owens Corning sandcastle to peppercorn.

Susan Meinerz was in attendance to represent the request. Meinerz stated that the sandcastle color appeared to orange and that she preferred a more classic and timeless color.

Mr. Matola made a motion to approve the color change. Ms. Jackson seconded. Motion passed 6-0.

4. Review and act on a request by Bill and Joanne Drobyski, 13305 Oakhurst Dr, for an addition

Chairman Olson stated that the owners are requesting approval to construct a 340 square foot screened porch addition on the rear of the home. The proposed addition meets setback (34.6' side, 59.1 rear) and coverage requirements (~12% building footprint, ~% impervious surface).

Chet Holmes, the builder, was in attendance to represent the request.

Chairman Olson asked what the color of screen frames will be. Holmes stated that they will be beige to match the existing house. Olson asked what color the stairs and landing will be. Holmes stated they will also be beige. Olson stated that the Board typically likes to see samples of all materials and colors at the meeting.

On the south elevation, Olson stated that the screening underneath the screened porch appears to be framed, whereas on the east elevation it looks like a header board with verticals. Holmes stated that there will not be anything on the east side.

Mr. Matola asked if the screened porch is taking the place of an existing deck. Holmes affirmed that it is.

Ms. Jackson asked if it would be possible to match the panel sizes on each side of the screened porch. Holmes stated that it is not possible due to the staircase.

Mr. Matola made a motion to approve contingent upon submission of samples and update to the west elevation in plan-view. Mr. Thedford seconded. Motion passed 6-0.

5. Review and act on a request by Tom and Holly Shepherd, 1040 Katherine Dr, for an addition

Chairman Olson stated that the owners are requesting approval to construct a 750 square foot addition off the rear of the home. The proposed addition meets setback requirements and coverage requirements (6% building footprint, 15.6% impervious surface).

Tom and Holly Shepherd, owners, were in attendance to represent the request. Anna Fridiric of Nickel and Oak Design, Joe Heleniak of Kelman Homes, and Stephen Vebber of SVA&D Architects were also in attendance.

Vebber stated that the addition design is trying to pay homage to the rest of the home's design. The addition includes a prairie-style hip roof. The second story addition balances a dormer on the front side of the house. The window openings will align with those of the existing home. There will be a new entry and mud room on the east side, which adds an element to a formerly blank side of the home.

Mr. Matola asked Vebber to walk him through the roof line of the second story master addition. Vebber stated that the intent is for the new portion of the home to not be any more dominant than the existing portion. There will be a gable along the back, and the dormer has a flat roof portion that aligns to the existing ridge of the smaller gable above the living room. This creates a prairie-style appearance. The hip roof on the back creates a valley that comes to a sloped portion between the existing house and new addition so as not to touch the existing flat blade portion of the room.

Mr. Matola asked what the intent of the singular column of brick is where the flat roof connects to the addition. Vebber stated that it is existing brick and that the intent is for it to be covered.

Mr. Thedford asked if there will be any egress windows at the kitchen. Vebber stated there will be an egress window on the north side.

Mr. Thedford asked if they considered putting something above the stoop at the kitchen. Olson stated that side of the house is already within a setback anyway, so an overhang would not be possible.

Mr. Matola asked if the property is one or two lots. Assistant Village Manager Sowl stated that the legal description includes two lots, but that the property is a singular parcel. Setbacks are not an issue.

Ms. Jackson made a motion to approve. Mr. Thedford seconded. Motion passed 6-0.

6. Review and act on a request by George and Colleen Alex, 1055 Highland Dr, for an addition

Chairman Olson stated that the owners are requesting to construct a 434 square foot garage addition. The proposed addition will meet setback (20' side, 48.5' rear) and coverage (12% building footprint, 21% impervious surface) requirements.

The owners were in attendance to represent the request.

Chairman Olson stated that in these situations it is preferred to set the single garage door back from the existing garage door; however, there is not enough room on this property.

Chairman Olson asked if lighting will be added. Ms. Jackson stated that there is a light identified on the elevation. George Alex stated that all lights on the elevation will be replaced with new ones and will match.

Ms. Jackson made a motion to approve. Mr. Roge seconded. Motion passed 6-0.

7. Review and act on a request by CC Aesthetic Boutique, 13386 Watertown Plank Rd, for a business sign

Chairman Olson stated that CC Aesthetic Boutique is requesting to install a 24" x 72" (12 square feet) sign on its façade facing Watertown Plank Road. The proposed sign meets the size requirement 33 square feet including the Wine Down sign area.

Dylan Braun of Innovative Signs was in attendance to represent the request.

Ms. Jackson stated that she does not like how different the sign is from the existing Wine Down sign. Chairman Olson stated that he does not like the white sign being placed on the existing brick.

Mr. Thedford suggested that the sign should be centered above the westernmost window. The sign should be dark with white lettering.

Ms. Jackson asked what the material will be. Braun stated that the sign would be aluminum. There will not be any lighting on the sign.

Braun requested the item be tabled so he can speak with the owner about modifications to the design and location.

Mr. Matola made a motion to table the request. Ms. Jackson seconded. Motion passed 6-0.

Ms. Jackson suggested maybe including a dark border around the sign and making it an oval shape to more align with the Wine Down sign shape.

8. Review and act on a request by Jeff and Elizabeth Lyvers, 865 Morningside Ln, for an alteration

Chairman Olson stated that the owners are requesting to make alterations to the rear of the home where there is currently a deck.

Brad Hopper of Deep River Partners was in attendance to represent the request.

Hopper stated that the deck is in poor condition and would be replaced with a roof structure utilizing an existing beam and column from the deck. Additionally, the sliding door opening to the deck will be replaced with two windows and wood paneling in between. All materials and colors will match the existing home.

Chairman Olson asked what the purpose is behind the wood paneling between the new windows. Hopper stated that they did not just want a blank wall and that it plays off of the bump out on the back of the home.

Mr. Matola asked what color the panel system will be. Hopper stated it would be the same brown as the siding. Chairman Olson stated that the paneling breaks up the siding a little, which adds a nice element.

Mr. Matola made a motion to table the request. Ms. Jackson seconded. Motion passed 6-0.

9. Other Business

None.

10. Adjournment

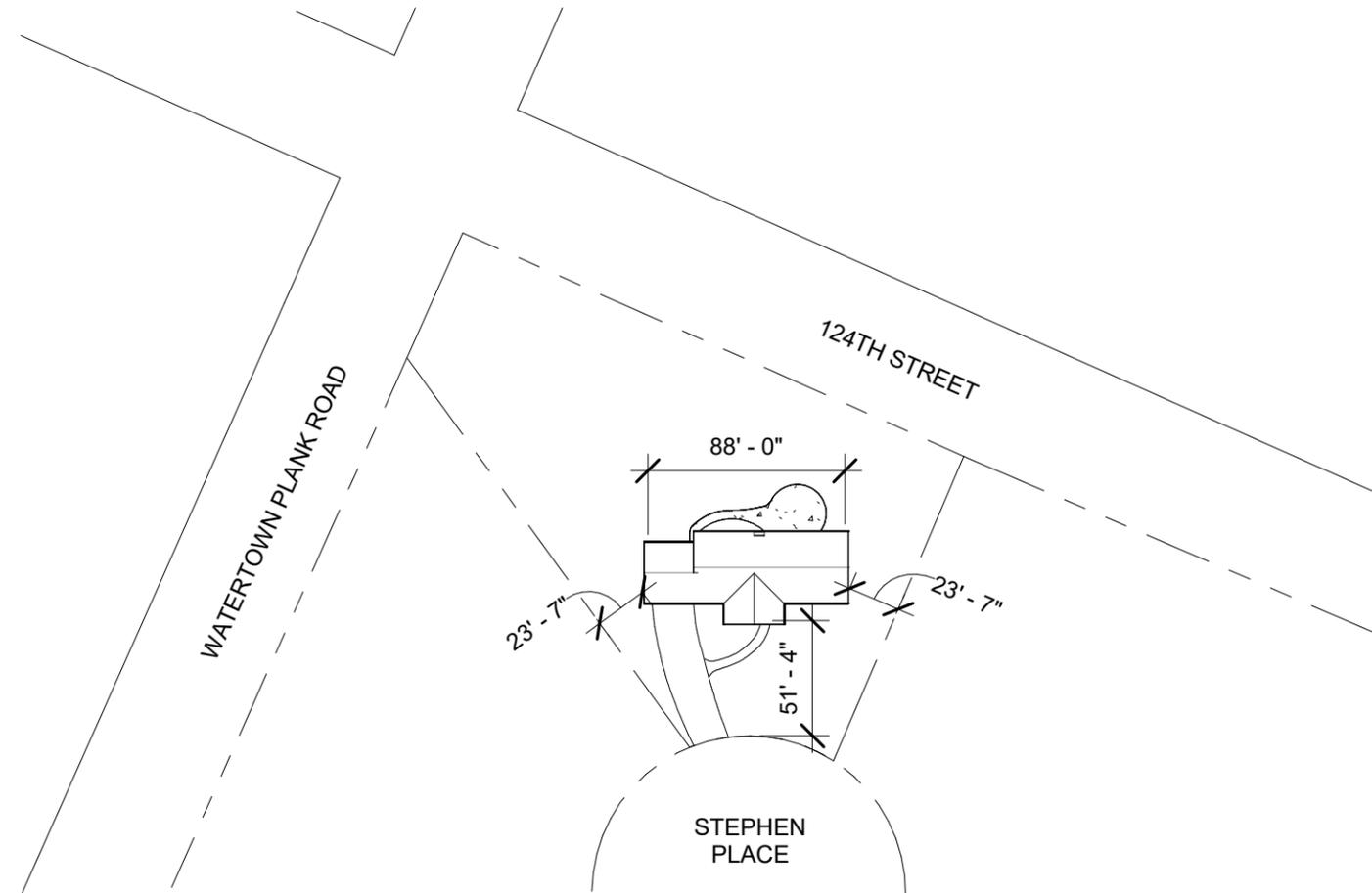
Mr. Thedford made a motion to adjourn. Mr. Flanner seconded. Meeting adjourned at 6:24 p.m.

NESSETH REMODEL

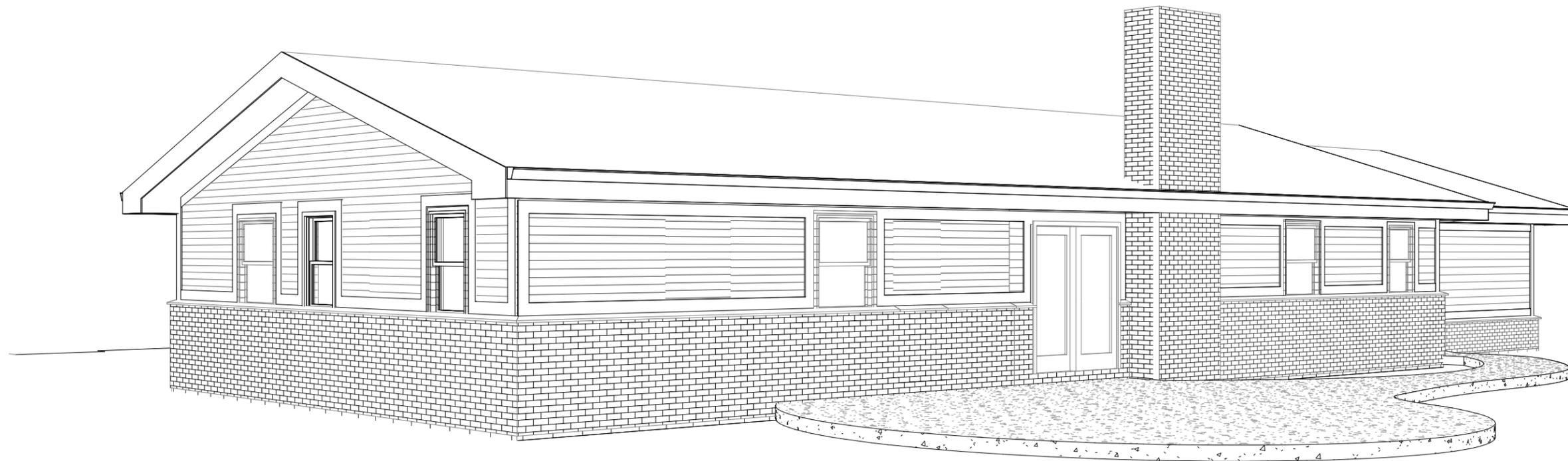
CLIENT: KATHLEEN NESSETH
 12430 STEPHEN PL.
 ELM GROVE, WI 53122
 262-827-4115

PROJECT SCOPE: INTERIOR REMODEL
 ADDITION & DEMO OF EXTERIOR WINDOWS & DOOR
 EXTERIOR SIDING REPLACEMENT
 GARAGE DOOR REPLACEMENT

REVIEW: VILLAGE APPROVAL



2 SITE PLAN
 1" = 80'-0"



1 PROPOSED EXTERIOR ELEVATION



NESSETH REMODEL

12430 STEPHEN PL.
 ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJN DESIGN
 1005 S. 56TH
 WEST ALLIS, WI 53214
 262-389-2588

CLIENT

KATHY NESSETH
 12430 STEPHEN PL.
 ELM GROVE, WI 53122
 262-827-4115

VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 80'-0"

DATE: 01/05/26

DRAWN: EJN

COVER SHEET



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NESSETH REMODEL

12430 STEPHEN PL.
ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJN DESIGN
1005 S. 56TH
WEST ALLIS, WI 53214
262-389-2588

CLIENT

KATHY NESSETH
12430 STEPHEN PL.
ELM GROVE, WI 53122
262-827-4115

VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

DATE: 01/05/26

DRAWN: Author

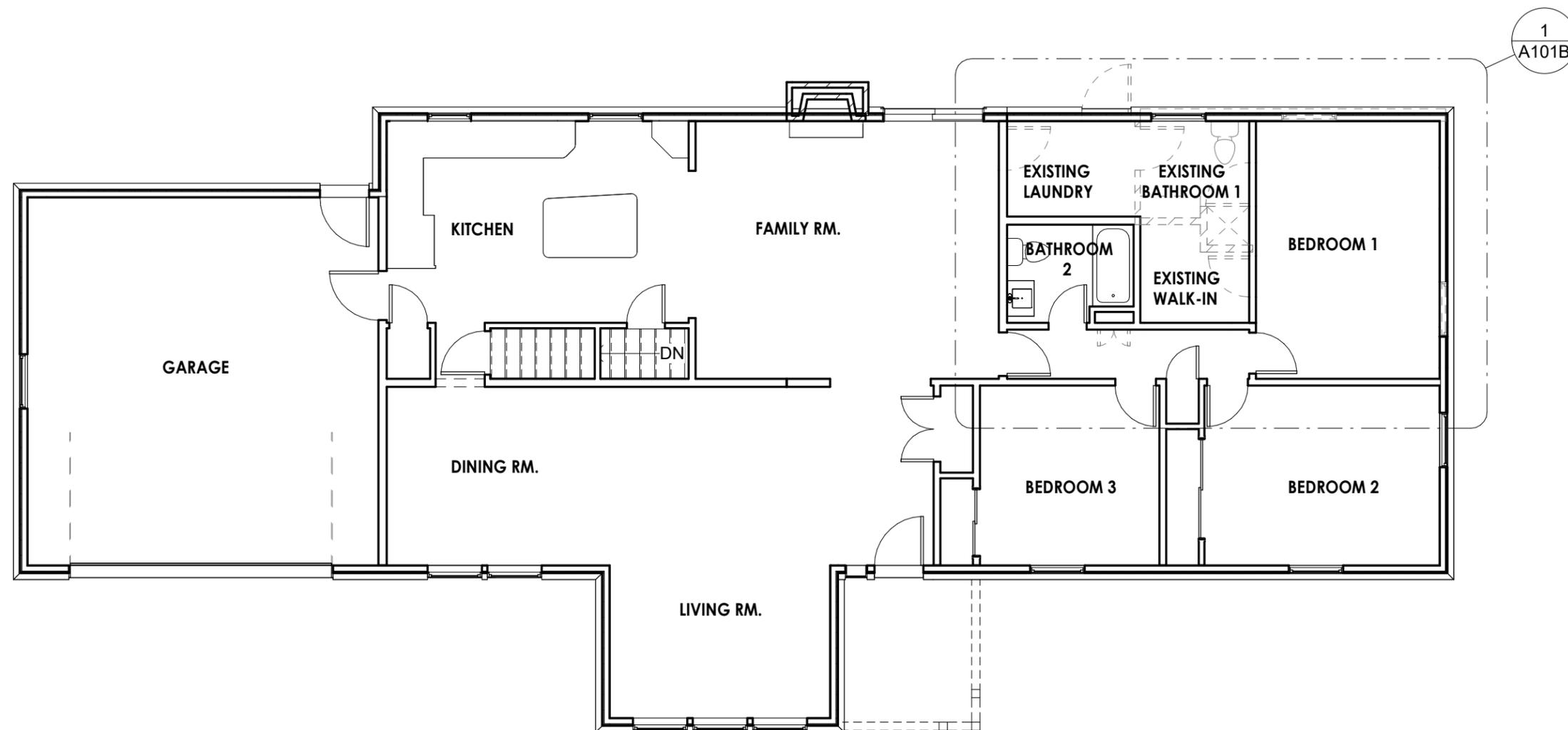
PROJECT SCOPE PLAN

A101A

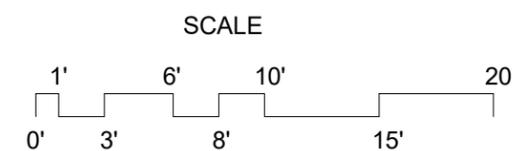


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1 DEMO PLAN
1/8" = 1'-0"





NESSETH REMODEL

12430 STEPHEN PL.
ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJN DESIGN
1005 S. 56TH
WEST ALLIS, WI 53214
262-389-2588

CLIENT

KATHY NESSETH
12430 STEPHEN PL.
ELM GROVE, WI 53122
262-827-4115

VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 3/8" = 1'-0"

DATE: 01/05/26

DRAWN: EJN

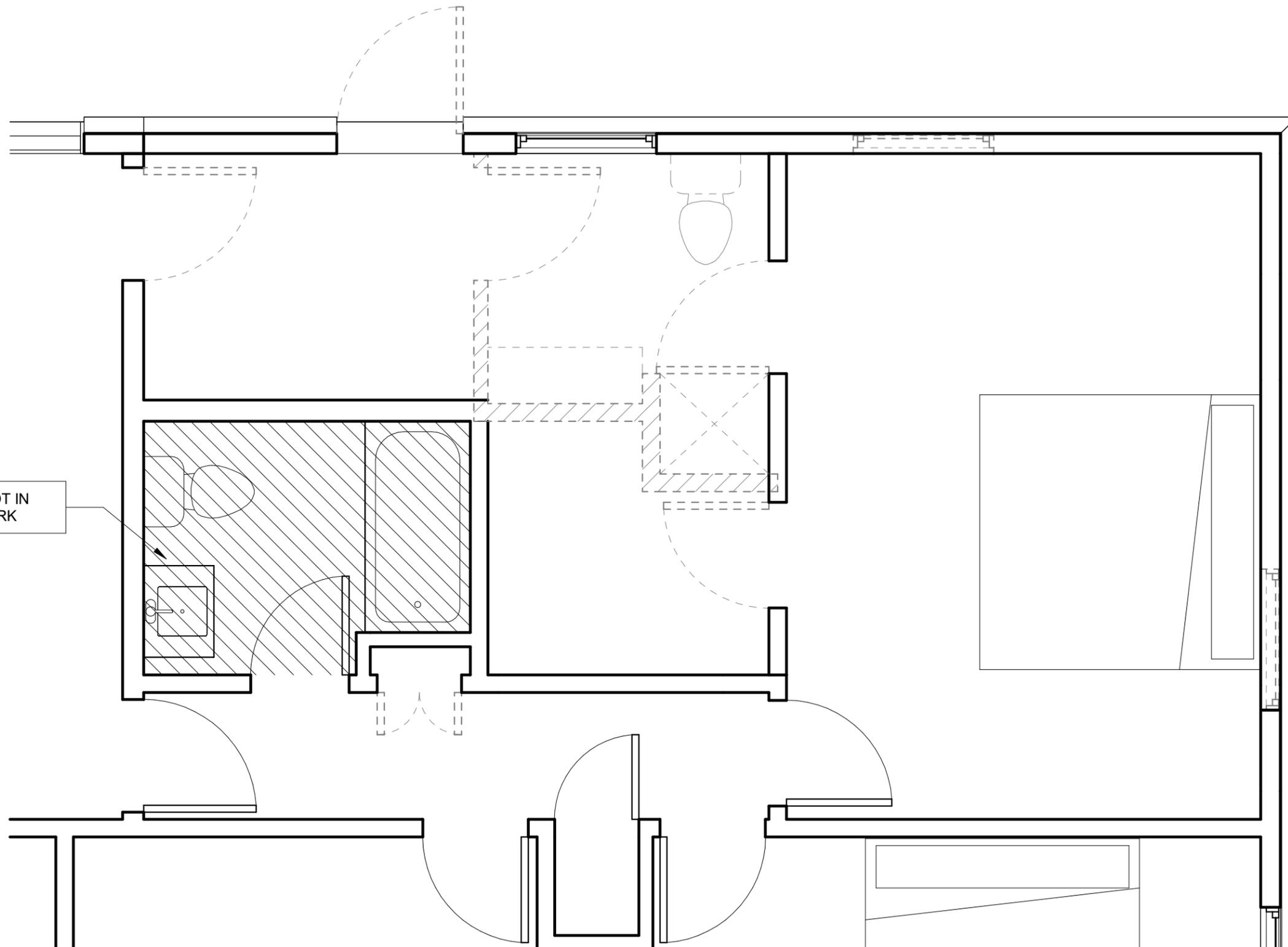
ENLARGED DEMO PLANS

A101B

EJN DESIGN

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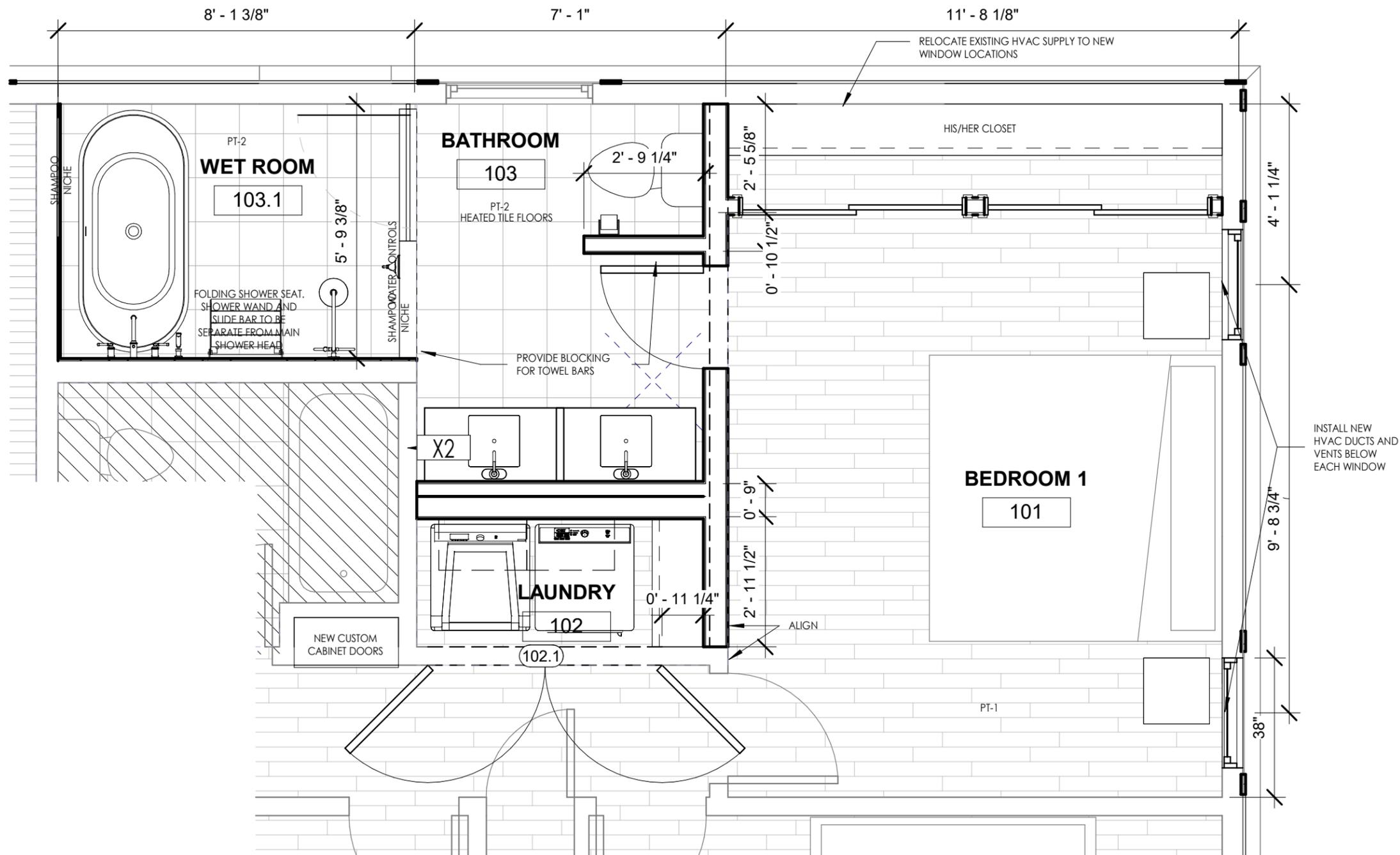
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BATHROOM NOT IN SCOPE OF WORK

1 ENLARGED DEMO PLAN
3/8" = 1'-0"





NESSETH REMODEL

12430 STEPHEN PL.
ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJN DESIGN
1005 S. 56TH
WEST ALLIS, WI 53214
262-389-2588

CLIENT

KATHY NESSETH
12430 STEPHEN PL.
ELM GROVE, WI 53122
262-827-4115

VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 3/8" = 1'-0"

DATE: 01/05/26

DRAWN: Author

ENLARGED PLANS

A101C

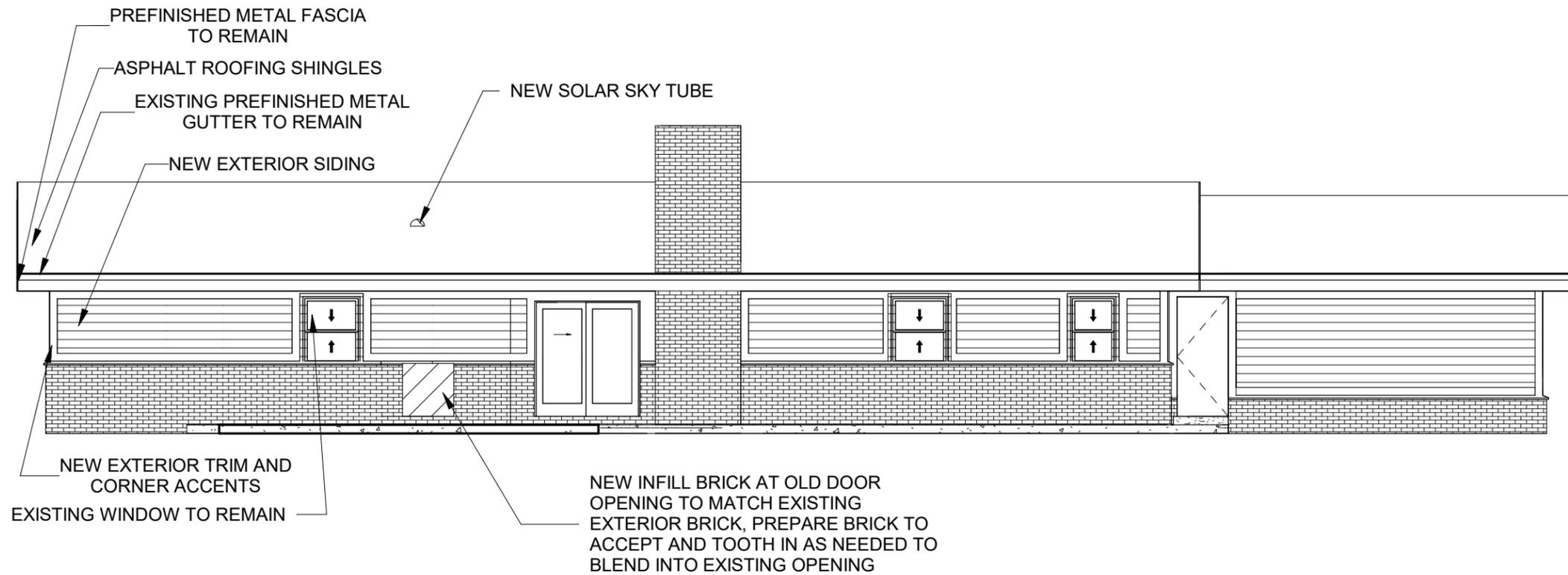
EJN DESIGN

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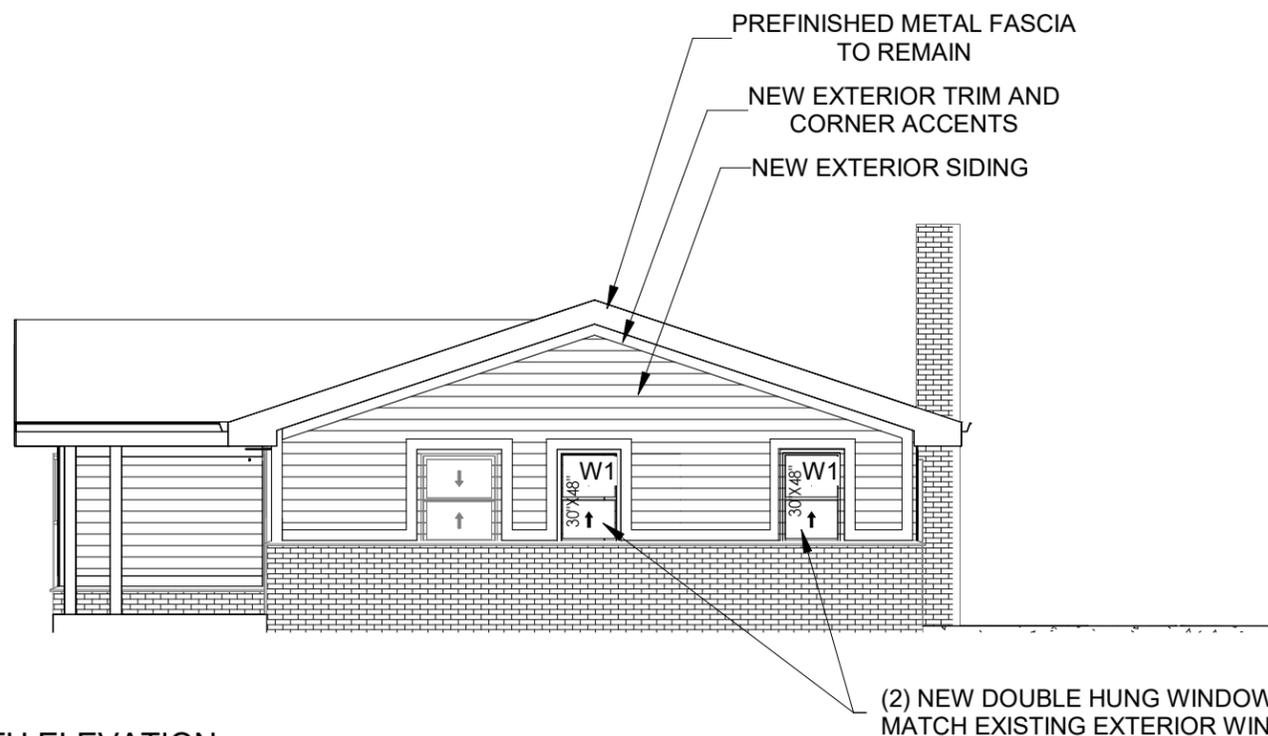
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1 ENLARGED REMODEL PLAN
3/8" = 1'-0"





2 EAST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"



NESSETH REMODEL

12430 STEPHEN PL.
ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJM DESIGN
1005 S. 56TH
WEST ALLIS, WI 53214
262-389-2588

CLIENT

KATHY NESSETH
12430 STEPHEN PL.
ELM GROVE, WI 53122
262-827-4115

VILLAGE APPROVAL

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SCALE: 1/8" = 1'-0"

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DRAWN: EJM

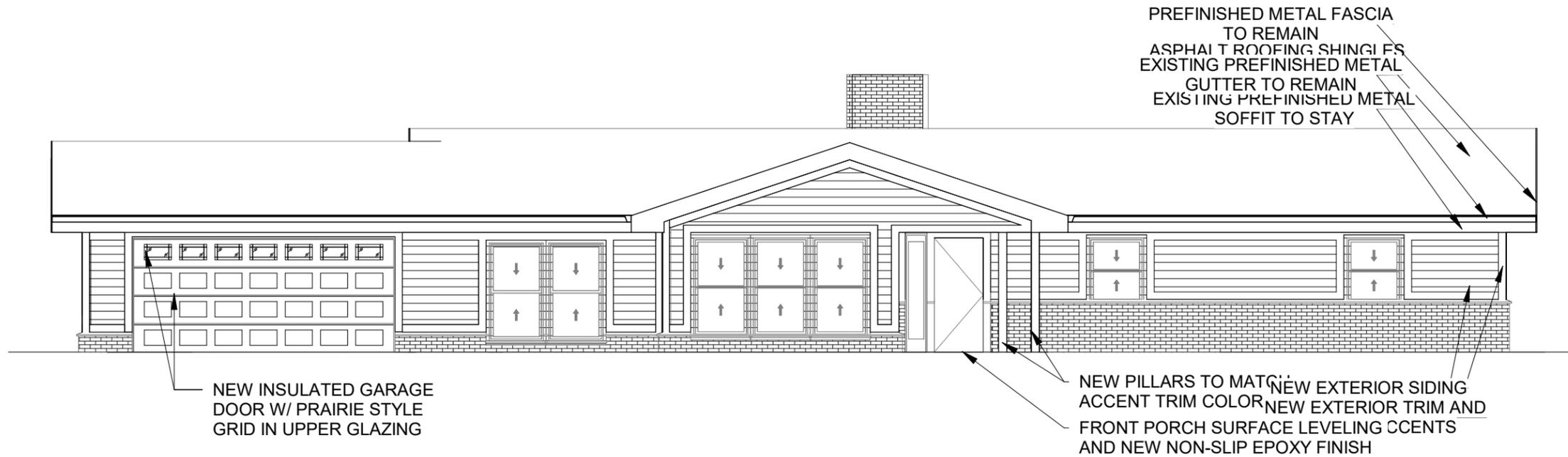
ELEVATIONS

A101E

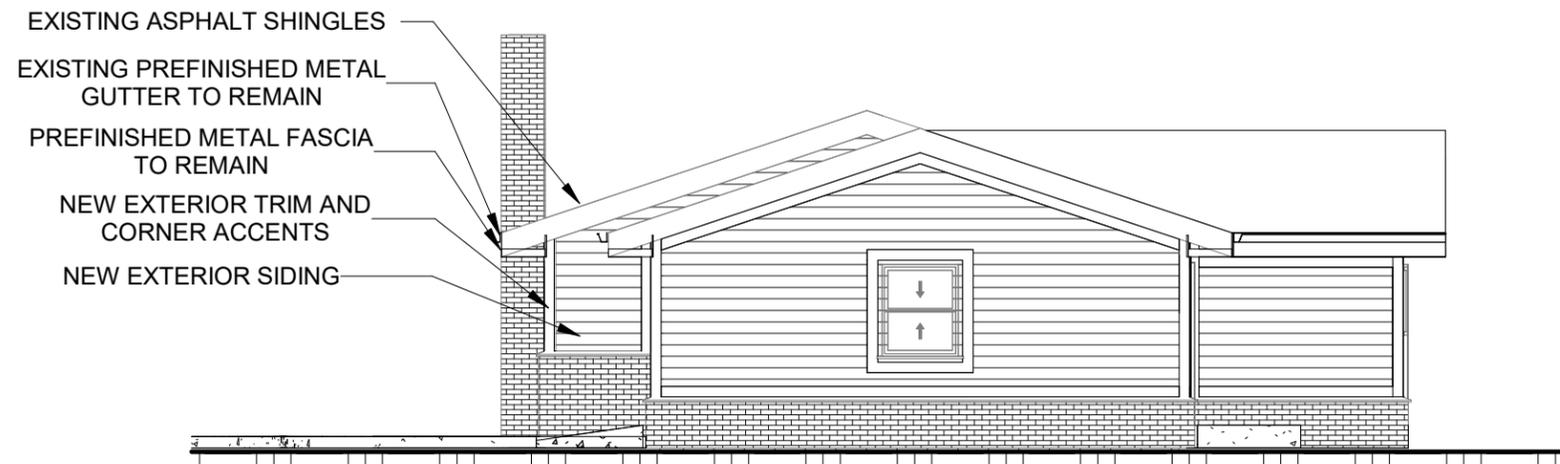
EJM
DESIGN

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② WEST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

NESSETH REMODEL

12430 STEPHEN PL.
ELM GROVE, WI 53122

PROJECT NO: 26-001

DESIGNER

EJN DESIGN
1005 S. 56TH
WEST ALLIS, WI 53214
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VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"

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DRAWN: EJN

ELEVATIONS

A101F

EJN
DESIGN

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EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Unmatched strength and lasting durability

Achieve commercial-grade strength and lasting durability for your customers' long-term return on investment. Pella Impervia products are made from our proprietary fiberglass material, the strongest material for windows and patio doors, engineered for lasting durability.¹

Revolutionary hardware

The patented Easy-Slide Operator simply slides to open, without the effort of cranking, on casement and awning windows.

• 73x more impact resistant²

Pella's fiberglass is 73x more impact-resistant than Andersen's Fibrex windows. You can trust our fiberglass products to be better equipped to stand up to a hammer misfire and other jobsite conditions.

• Proven performance

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noise.³

• Installation solutions and expertise

With 100 years in business, we've got you covered with products and installation solutions for your exact situation.

• Exceptional mulling capabilities

With both interior and exterior accessory grooves on all Pella fiberglass products, you can create larger, unique combinations specifically for your remodel or new construction project. Our extensive factory-mulled options will come preassembled, saving you time on the jobsite.

• Up-to-date color palette

Achieve your design style with up-to-date frame color options, including Black.

• Tested beyond requirements

Tested beyond industry standards and to extremes from -40°F to 180°F, our proprietary fiberglass can handle the most extreme heat and sub-zero cold.⁴ Our products are tested beyond industry standards to help ensure less maintenance with fewer callbacks.

• Durable three-way corner joints

For added strength, durability and reliable water performance, Pella Impervia products feature corner locks and sashes injected with sealant and fastened with screws.

• The confidence of a strong warranty⁵

We know your reputation matters, so we have one of the strongest warranties in the business.

Pella® Impervia®

Fiberglass windows and patio doors

Sleek profiles and more glass

Create bold designs from sleek profiles and more glass with our intentionally-designed products made from our exceptionally strong proprietary fiberglass.



Available in these window and patio door styles:



Special shape windows also available.

^{1,2,3,4,5} See back cover for disclosures.

Pella® Impervia® Double-Hung Window

Detailed Product Description

Frame

- Frame is Duracast® fiberglass composite — five-layer pultruded fiberglass material [with optional foam insulation,¹] reinforced with a Pella patented interlocking mat.
- Nominal wall thickness of Duracast fiberglass composite members is .050" to .080" thick.
- [Overall frame depth is 3" for [Block Frame] [Integral Nailing Fin] [Overall frame depth is 3-1/4" for Precision Fit].
- Frame corners are mitered, joined and bonded with corner locks and mechanically fastened with injected polyurethane adhesive.
- Block frame jambs contain factory drilled (counter-bored) installation screw holes.
- Frame has 10° slope sill.
- Optional factory-applied jamb extensions available in 4-9/16" and 6-9/16".

Sash

- Sash is Duracast fiberglass composite—five-layer pultruded fiberglass material [with optional foam insulation,¹] reinforced with a Pella patented interlocking mat.
- All sash members have mitered corners bonded with corner locks and sealed with injected polyurethane adhesive.
- Both sashes tilt to interior for cleaning.

Exterior/Interior

- Duracast fiberglass composite surfaces with powder-coat paint finish.
 - Color is [White] [Brown] [Black] [Tan] [Morning Sky Gray].
 - or —
 - Dual-color option [Brown] [Black] [Tan] [Morning Sky Gray] exterior with White interior.²

Glazing System

- Quality float glass complying with ASTM C 1036.
- 11/16" insulating glass [[annealed] [tempered]] [obscure³] [[clear] [Advanced] [SunDefense™] [SunDefense+] [AdvancedComfort] [NaturalSun] [NaturalSun+] Low-E coated, with argon]] sealed and bonded to sash.
- High altitude glazing [with argon] available.

Weatherstripping

- Fin-type pile on jambs, top rail and stile of upper sash.
- Vinyl-wrapped foam at sill on frame and bottom rail of lower sash.

Hardware

- Galvanized block-and-tackle balances connected to sash with polyester cord and concealed within the frame.
- Upper and lower sash are fully operable for ventilation.
- All fasteners are corrosion-resistant material.
- Two locks are installed on units 37" wide or greater.
- Locks are zinc die-cast, self-aligning cam action factory-installed on the interlocker [powder-coat painted [White] [Brown] [Matte Black] [Tan] [Morning Sky Gray] to match finish] [Satin Nickel] [Bright Brass] [Oil-Rubbed Bronze].

Optional Products

Screens

- InView™ Screens
 - [Half-size] [Full-size] with black vinyl coated 18/18 mesh fiberglass screen cloth complying with SMA 1201.
 - Set in aluminum frame and fitted to outside of window.
 - Supplied complete with all necessary hardware.
 - Screen frame finish is baked enamel, color to match exterior.

Grilles

- Grilles-Between-the-Glass
 - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
 - Grilles are factory prefinished [White] [Brown] [Black] [Tan] [Morning Sky Gray] to match interior and exterior finish.

Hardware

- Optional limited opening device available for field installation on vent units in [White] [Brown] [Black] [Tan] [Morning Sky Gray] foamed PVC to match interior of unit; nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.
- Optional field applied Duracast sash lift available for vent units in [White] [Brown] [Black] [Tan] [Morning Sky Gray].

(1) Foam insulation inserts are not available with clear glazing.

(2) Dual-color finish is not available on products with integral nailing fin.

(3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.



Delivering unmatched strength, engineered for lasting durability.¹

Pella's proprietary fiberglass vs. Andersen Fibrex^{2, 6, 7}
Pella Impervia products won't dent, bend or break as much as the competition.

Won't dent.
73x
more impact-resistant

Won't bend.
7.8x
stronger

Won't break.
19x
the tensile strength

Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Design Pressure	Performance Values			FL #
						U-Factor	SHGC	HVHZ	
Vent Awning	20"	17-1/2"	59-1/2"	59-1/2"	+50/-50	0.21-0.49	0.16-0.55	No	35281
Fixed Awning	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.18-0.63	No	35284
Vent Casement	17-1/2"	20"	37-1/2" ⁸	79-1/2"	+50/-50	0.20-0.48	0.18-0.55	No	35278
Fixed Casement	13-1/2"	11-1/2"	71-1/2"	79-1/2"	+50/-50	0.18-0.51	0.20-0.62	No	35284
Vent Double-Hung	17-1/2"	29-1/2"	47-1/2"	77-1/2"	LC30-LC50	0.23-0.52	0.19-0.58	No	12600
Vent Single-Hung	17-1/2"	23-1/2"	47-1/2"	77-1/2"	LC40-LC50	0.23-0.51	0.19-0.59	No	12602
Sliding Window (OX, XO)	23-1/2"	11-1/2"	71-11/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Sliding Window (XOX)	47-1/2"	17-1/2"	107-1/2"	71-1/2"	LC30-LC50	0.23-0.51	0.19-0.59	No	12604
Fixed Frame Direct Set	11-1/2"	11-1/2"	143-1/2"	143-1/2"	+50/-55	0.15-0.47	0.18-0.69	No	26584
Sliding Patio Door (One Panel)	27"	71-1/2"	50-5/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Two Panel)	59-1/4"	71-1/2"	95-1/4"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352
Sliding Patio Door (Three Panel)	91-7/8"	71-1/2"	145-7/8"	119-1/2"	+50/-50	0.20-0.49	0.19-0.59	No	39352

Window sizes available in 1/8" increments
Maximum square footage rules apply. Maximum width and height cannot exceed the maximum square footage. Special shapes available.
Two and three-panel sliding patio door configurations that are greater than or equal to 95.5" in height will come knock-down and require field assembly.
Knock-down will be optional for two and three-panel configurations until 95.5" in height.

Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass⁹ Pella Impervia products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.¹⁰



Advanced Low-E insulating dual- or triple-pane glass with argon



Advanced Comfort Low-E insulating dual-pane glass with argon



Natural Sun Low-E insulating dual- or triple-pane glass with argon



Natural Sun+ Low-E insulating dual-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon



SunDefense+™ Low-E insulating dual-pane glass with argon

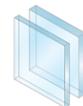
Additional Glass Options



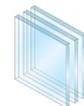
Tempered glass



Laminated (non-impact-resistant)¹¹ tinted¹² or obscure glass also available on select products



STC (Sound Transmission Class) dual-pane sound control glass¹³



Triple Pane¹⁴



Impact-resistant glass^{9,15}

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.



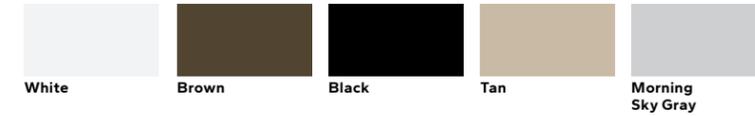
^{1, 2, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15} See back cover for disclosures.

Color & Finishes

Frame Colors

Our long-lasting powder-coat finish resists chipping and fading and meets AAMA 624, which is a highly-rated fiberglass finish that will never need to be repainted or refinished.

Solid-Color:



Dual-Color:



Window Hardware

Casement & Awning

The patented Easy-Slide Operator is a revolutionary way to operate casement and awning windows. Simply slide to open, without the effort of cranking. With precision venting technology, the window will open to an exact location. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:



Additional Finish:¹⁶



Satin Nickel

Sliding, Single & Double-Hung

Pella's cam-action lock pulls the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.



Cam-Action Lock

Color-Matched Finishes:



Additional Finishes:



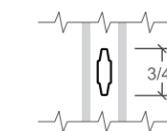
Satin Nickel

Bright Brass

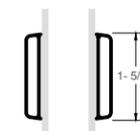
Oil-Rubbed Bronze

Grilles

Grilles are color-matched to window or patio door interior and exterior frame color.



Aluminum Grilles-Between-the-Glass ¹⁷ 3/4"

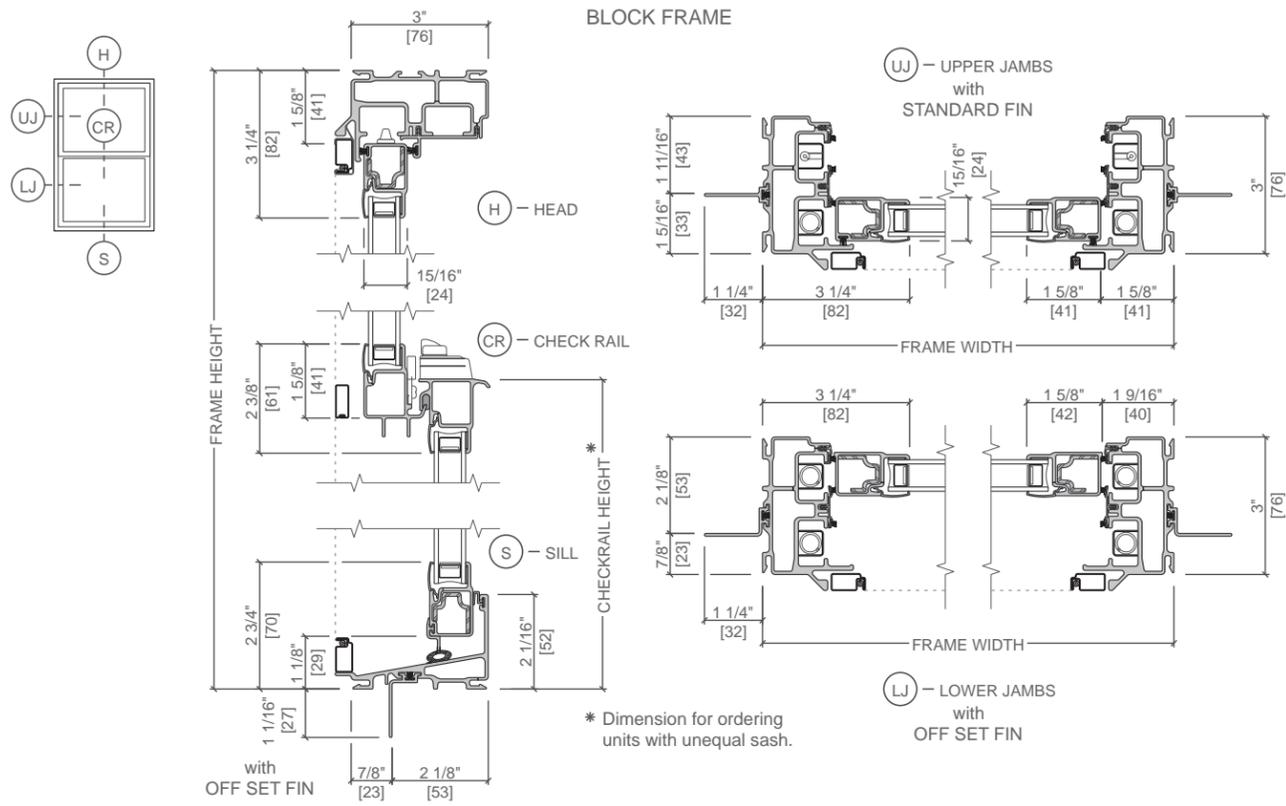


Applied Grilles¹⁸ 1-5/8"

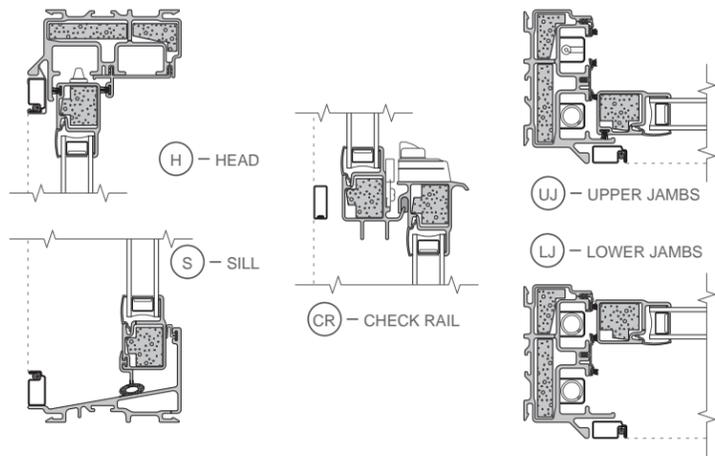
^{16, 17, 18} See back cover for disclosures.



Unit Sections

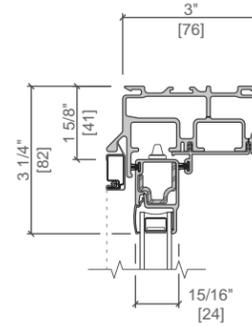


FOAM INSULATION INSERTS, (1)

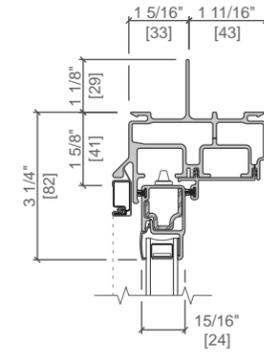


(1) Foam insulation inserts are not available with clear glazing.
 (2) Dual-color finish is not available on products with integral nailing fin.
 (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

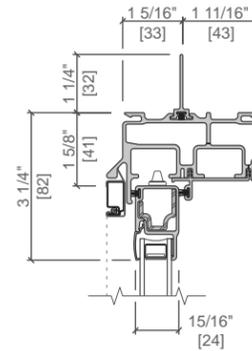
STANDARD BLOCK FRAME



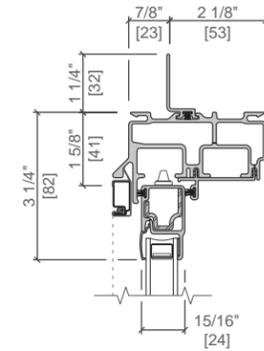
INTEGRAL NAILING FIN



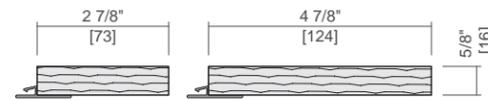
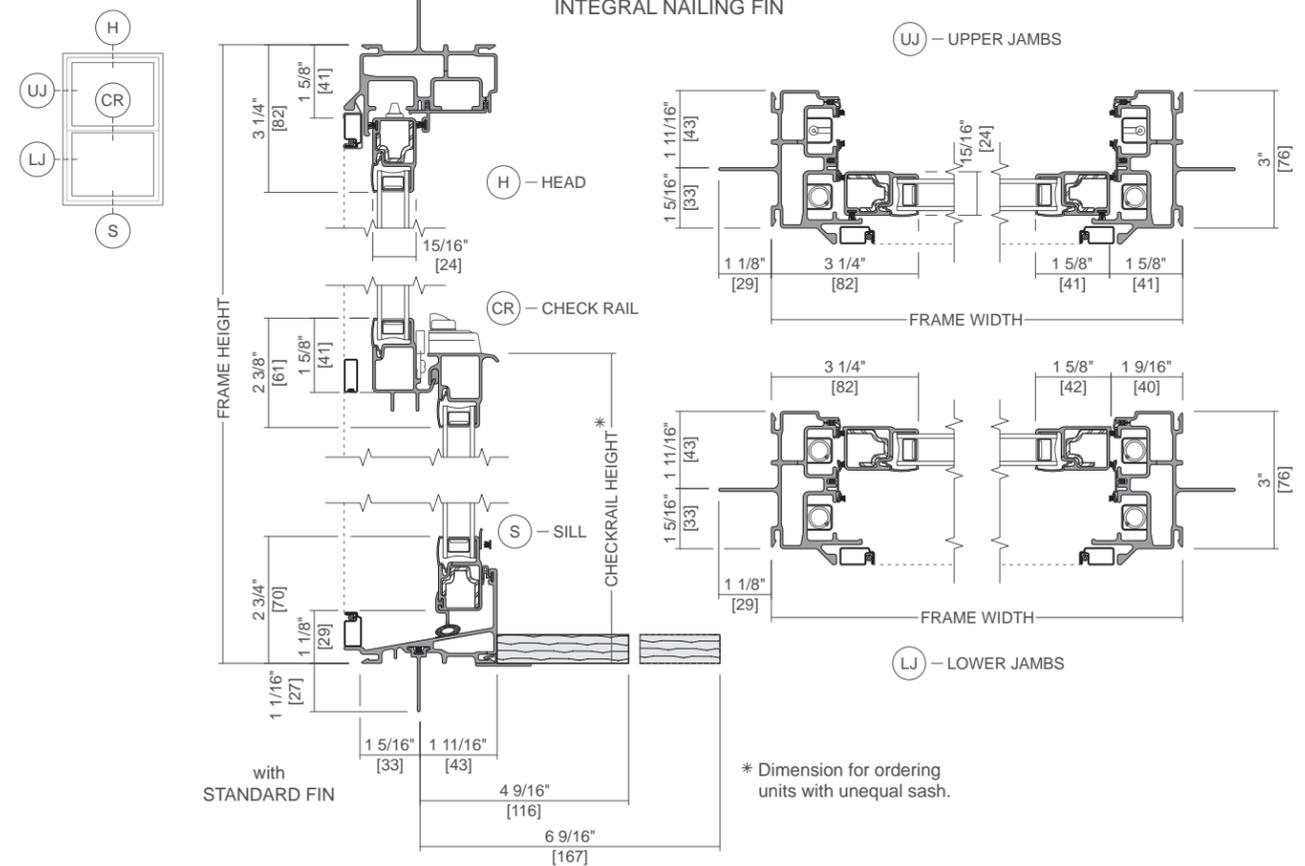
STANDARD BLOCK FRAME with STANDARD FIN



STANDARD BLOCK FRAME with OFF SET FIN



INTEGRAL NAILING FIN



4 9/16" Wall 6 9/16" Wall
 Optional Factory Applied Wood Jamb Extensions

FOUNDATION INFORMATION

- **HOUSE FOUNDATION**
8" x 8'-0" poured concrete
- **GARAGE FOUNDATION**
8" x 4'-0" poured concrete
- **PORCH/PATIO FOUNDATION (UNEXCAVATED)**
6" x 4'-0" POURED CONCRETE WALL (MIN. 4'-0" TALL)
 - WALL THICKNESS FOR REPRESENTATION ONLY MASON/CONTRACTOR TO VERIFY
 - FINAL WALL/POST FOOTING SIZE AND DEPTH DETERMINED BY CONTRACTOR
 - MASON TO LOCATE PILASTERS AND SIZE FOOTINGS PER CODE AND SOIL CONDITIONS
 - WINDOWS/DOORS TO BE SET IN CONCRETE WALL-MAKE R.O. 3" BIGGER IN WIDTH AND HEIGHT
 - BEARING WALLS TO SIT ON MIN. 16" X 8" CONT. CONCRETE FOOTINGS, STUDS @ 16" O.C.

WALL INFORMATION

- **HOUSE EXTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 6 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **HOUSE INTERIOR**
FIRST FLOOR WALL HEIGHT: 2 x 4 x 9' 1 1/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **GARAGE**
WALL HEIGHT: 2 x 6 x 10'-9 3/8" (UNLESS NOTED/SHOWN OTHERWISE)
- **STUDS @ 16" O.C.** (UNLESS NOTED/SHOWN OTHERWISE)

FLOOR SYSTEMS

- **BASEMENT**
4" CONCRETE SLAB
- **FIRST FLOOR**
12" I-JOIST @ 19.2" O.C.
- **STANDARD LOADING (PER SQ. FT.)**
40# LL, 15# DL.
- **ADDITIONAL LOADING (PER SQ. FT.) (WHEN APPLICABLE)**
10# DL FOR TILE FLOOR
13# DL FOR GYPCRETE (1.5" THICK)
20# DL FOR FIREPLACE FACE/HEARTH
25# DL FOR GRANITE/QUARTZ
 - DEFLECTION: LL=L/480, TL=L/360
 - DURATION OF LOAD: 1.00% ROOF SYSTEMS

ROOF SYSTEMS

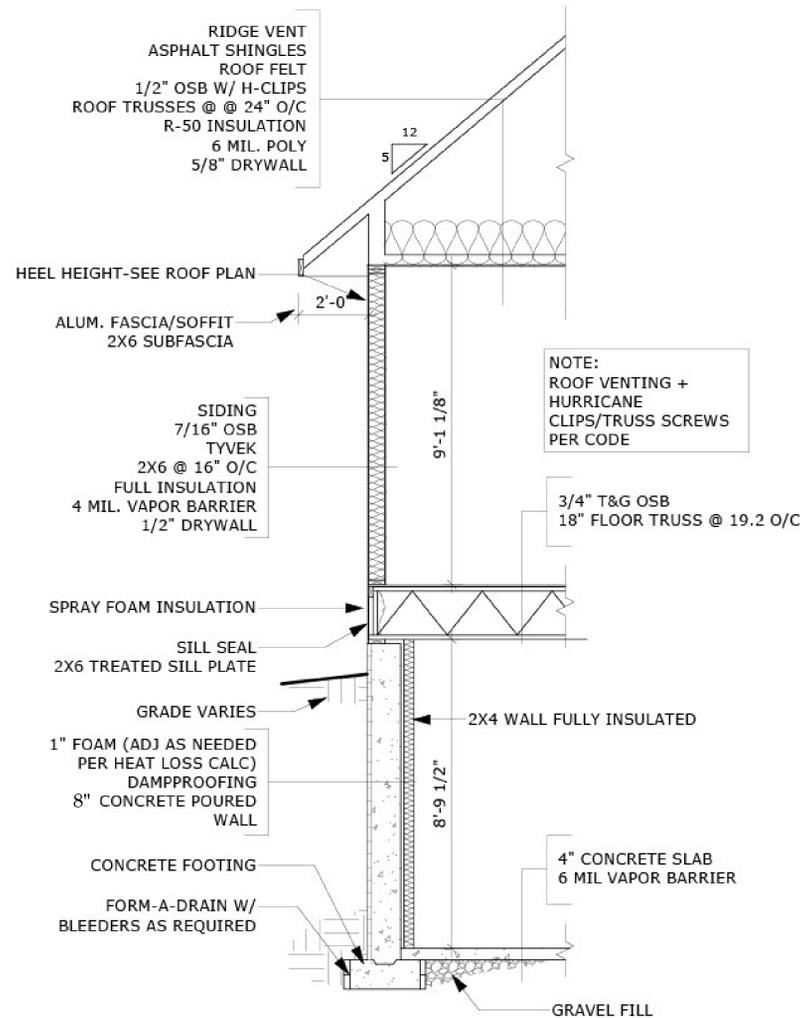
- **ENGINEERED WOOD TRUSSES @ 24" O.C.**
DESIGNED FOR: ZONE 2
- **STD. LOADING (PER SQ. FT.)**
30# TGLL, 10# TCDL, 10# BCDL
 - DEFLECTION: LL=L/240, TL=L/180
 - DURATION OF LOAD: 1.15%

HEADERS

- **STANDARD HEADER**
ALL HEADERS NOT LABELED AS LVL TO BE MIN. (2) 2X10 HEADER FOR ON-SITE (UNLESS VALUE ENGINEERED FOR OFF-SITE CONSTRUCTION)
- **TOP OF WINDOW R.O.S.**
FIRST FLOOR @ 8'-0" ABOVE SUBFLOOR (UNLESS NOTED/SHOWN OTHERWISE)
- **MINIMUM OF (2) SHOULDER STUDS AT EACH END FOR ALL OPENINGS 6'-0" AND LARGER**

GENERAL INFORMATION

- ALL DIMENSIONS ARE TO THE ROUGH STUD (UNLESS NOTED OTHERWISE)
2X6 WALLS = 5 1/2", 2X4 WALLS = 3 1/2"
- ALL DIMENSIONS ARE TO OUTSIDE OF FOUNDATION WALLS/BRICK LEDGES
- GENERAL CONTRACTOR TO LOCATE THE FOLLOWING ITEMS IN THE FOUNDATION (WHEN APPLICABLE) FLOOR DRAINS, ELECTRIC SERVICES, WATER HEATER, SUMP PIT + PUMP, FURNACE, GAS/LP LINE, BASEMENT, WINDOWS, ETC.
- ACTUAL STEPS IN FOUNDATION WALLS AND LOCATION OF WINDOW WELLS TO BE DETERMINED ON-SITE BY GENERAL CONTRACTOR
- DECK FRAMING SPECIFICATION TO MEET OR EXCEED REQUIREMENTS DEFINED WITHIN "APPENDIX B" OF THE WI UNIFORM DWELLING
- ALL CABINET LAYOUTS ARE CONCEPTUAL-CONSULT CABINET DESIGNER FOR EXACT SIZES AND LOCATIONS OF CABINETS, APPLIANCES, AND WINDOWS
- ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED/SHOWN OTHERWISE



TYPICAL WALL SECTION

1/4" = 1'-0"

IMPERVIOUS SURFACE CALCULATION

FIRST FLOOR AREA:	2,902.00 SQ FT	9.70%
GARAGE FLOOR AREA:	940.49 SQ FT	3.14%
WALK AND PORCH AREA:	213.46 SQ FT	0.71%
DRIVEWAY AREA:	2,419.66 SQ FT	8.09%

TOTAL COVERAGE AREA: 6,475.61 SQ FT
 TOTAL LOT AREA: 29,920.00 SQ FT
 TOTAL LOT COVERAGE %: 21.64%

Parcel 1098987

15170 Gebhardt Road
 Village of Elm Grove
 Waukesha County, WI

LEGEND

- 000.0 Garage Floor Grade at Door
- x 000.00 Proposed Grade
- + (000.0) Existing/Match Grade
- Direction of Drainage
- ~ BMP's for Erosion Control
- Lot Corner
- ▨ Proposed Tracking Pad
- FF Finished Floor Grade
- ⊙ Proposed Inlet Protection
- ▨ Demo Existing
- ▨ New Addition and New 3 Car Garage

Site Plan For:
 CWE Renovations
 1510 Constitution Dr.
 Brookfield, WI 54045



Mitchell D. Bauer Date
 Professional Engineer No. E-46552

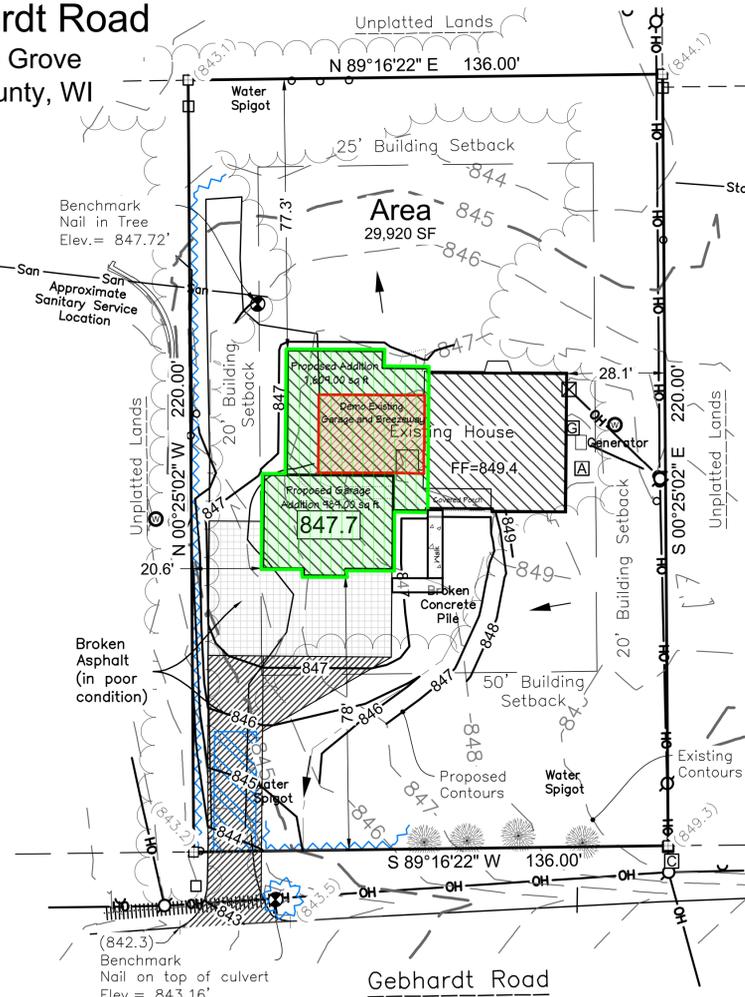


Scale 1" = 40'

Bearings are referenced to the Waukesha County Coordinates



12/22/2025 1:39 PM J:\Projects\9157cwe\dwg\Civil 3D\9157Site.dwg Printed by: mitch



Tax Key # 1098987
 Notes:

The shown location of Best Management Practice (BMP) for erosion control based upon final drainage pattern. Additional BMPs shall be placed where necessary during construction, dependent on existing site conditions.

Dimensions are to the exterior foundation wall, not including the brick ledge.

Setback Requirements
 Front: 50'
 Rear: 25'
 Sides: 20'

File: 9157Site.dwg
 Date: 12/22/2025
 Drafted By: mitch
 Sheet: 1

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	12/17/2025	DN	GARAGE SIZE

SITE PLAN

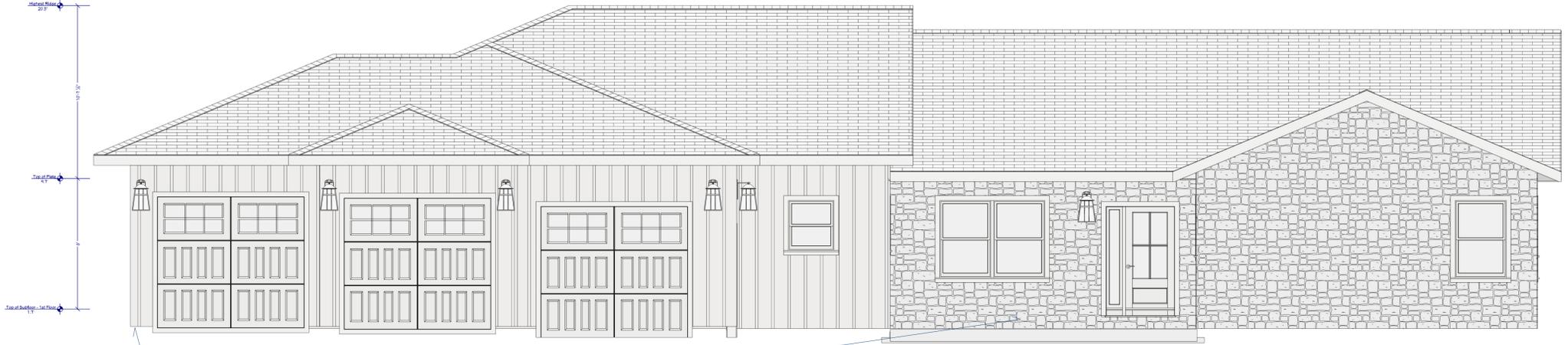
ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

CN BUILDERS LLC

DATE:
 1/13/2026

SCALE:

SHEET:



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E1 FRONT ELEVATION
1/4 IN = 1 FT



EXISTING LENON STONE TO REMAIN

E2 REAR ELEVATION
1/4 IN = 1 FT

PROPOSED:
SMART LP SIDING-BOARD AND BATTEN



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E3 WEST ELEVATION
1/4 IN = 1 FT



PROPOSED:
SMART LP SIDING-BOARD AND BATTEN

E4 EAST ELEVATION
1/4 IN = 1 FT

EXISTING LENON STONE TO REMAIN

NOTE:
-All existing limestone to remain in place-nude natural color
-Addition siding to be LP Smart siding - Shenwin Williams Charcoal color
-Garage doors to be natural wood color
-All lighting sconces to be - 3 - light matte black aluminum LED outdoor wall lantern sconce



NUMBER	DATE	REVISION BY	DESCRIPTION

ELEVATIONS

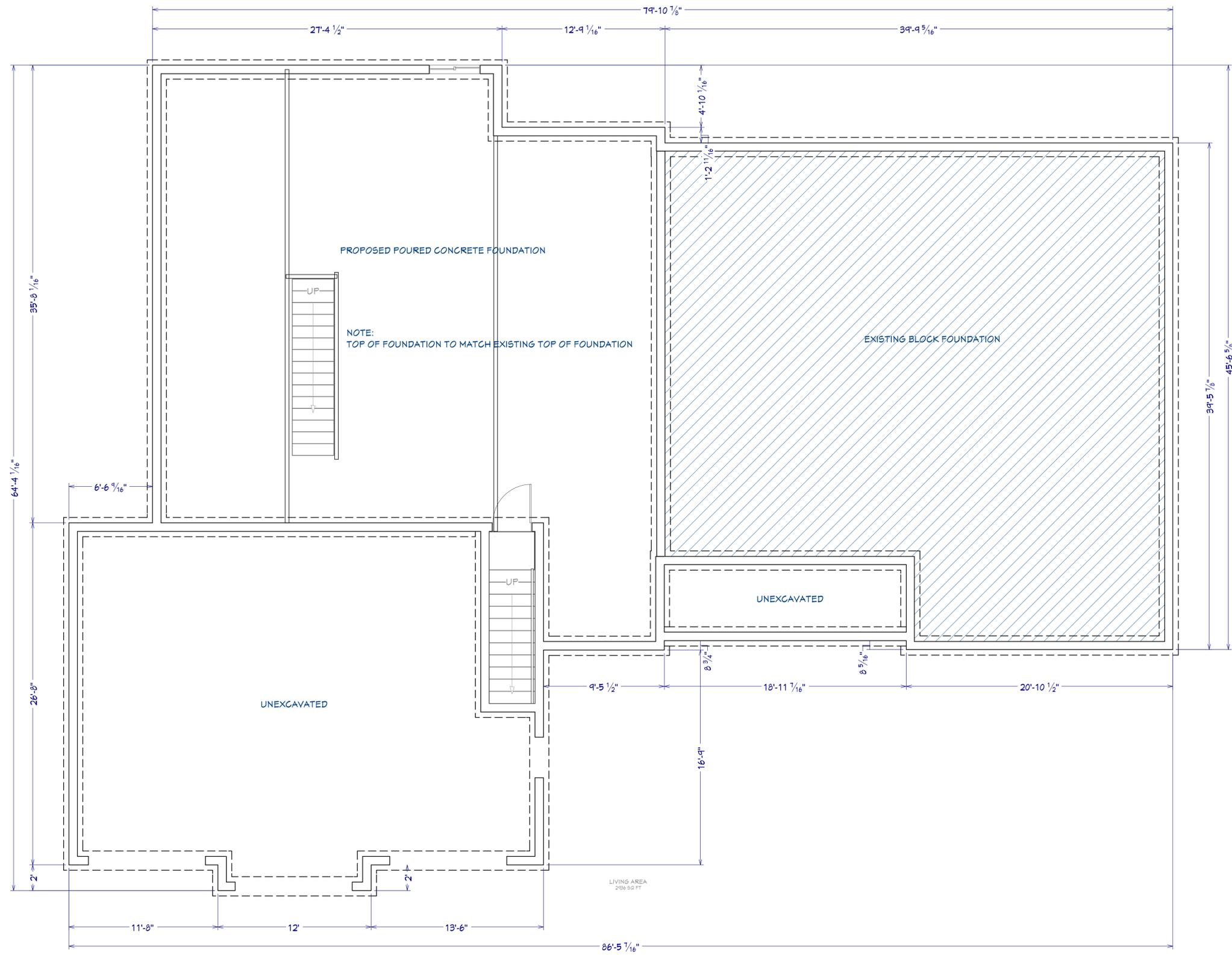
ADDITION
15170 Gebhardt Rd
Elm Grove WI 53122

DRAWINGS PROVIDED BY:
CN BUILDERS LLC

DATE:
1/13/2026

SCALE:

SHEET:
P-1



FOUNDATION
 1/4 IN = 1 FT

NUMBER	DATE	REVISION BY	DESCRIPTION

FOUNDATION

ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

DRAWINGS PROVIDED BY:
 CN BUILDERS LLC

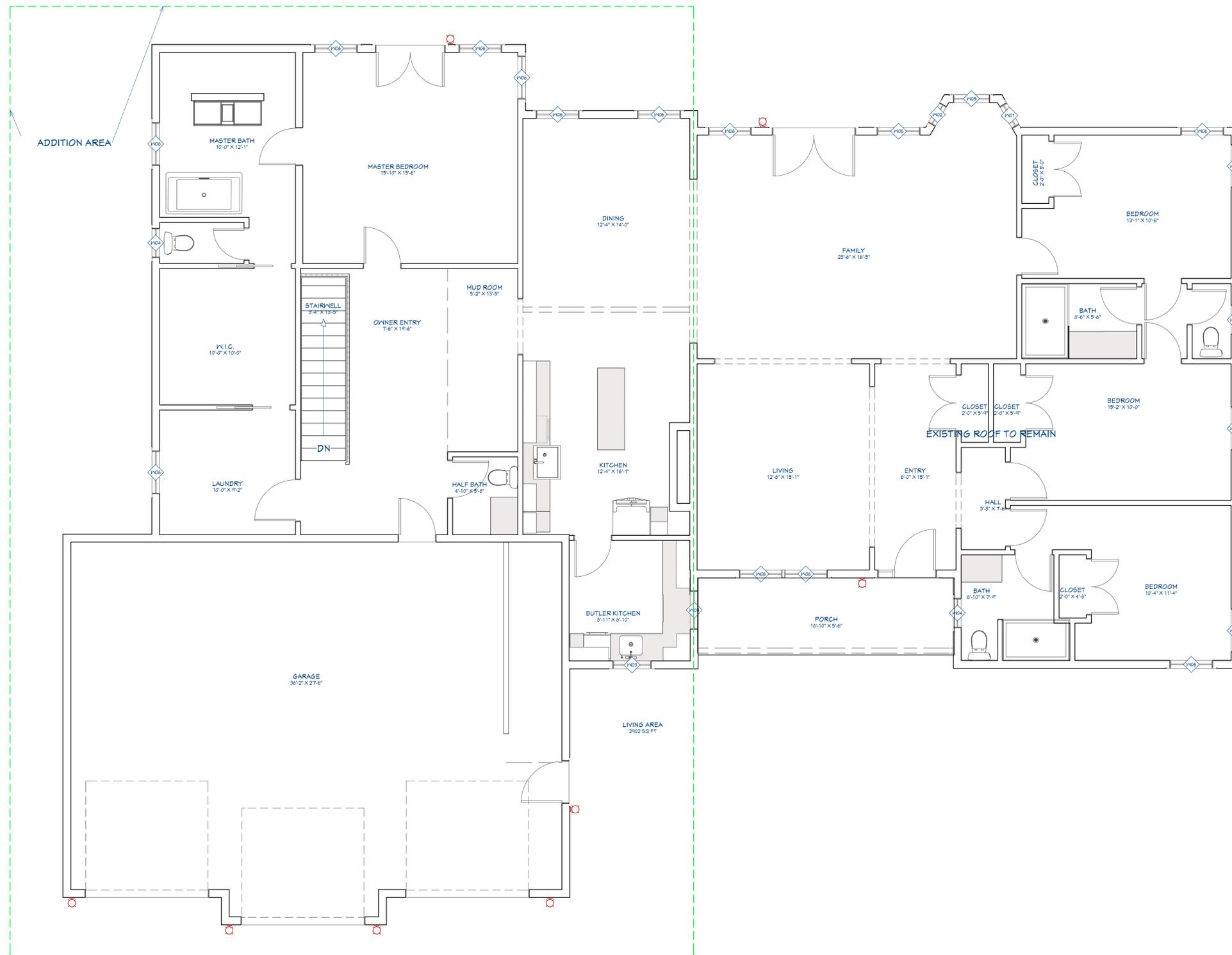
DATE:

1/13/2026

SCALE:

SHEET:

P-2



3D EXTERIOR ELEVATION	WINDOW SCHEDULE								
	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER
	W01	11040DH	1	1	11040DH	23'x49'		DOUBLE HUNG	2'x6'x26" (2)
	W02	1840DH	1	1	1840DH	20'15'16"x49"		DOUBLE HUNG	2'x6'x23'15'16" (2)
	W03	21031DH	2	1	21031DH	34'3/4"x37'3/4"		DOUBLE HUNG	2'x6'x37'3/4" (2)
	W04	2235DH	3	1	2235DH	26'3/4"x41'3/4"		DOUBLE HUNG	2'x6'x23'3/4" (2)
	W05	2840DH	1	1	2840DH	33'x49'		DOUBLE HUNG	2'x6'x36" (2)
	W06	3249DH	16	1	3249DH	38'3/4"x37'3/4"		DOUBLE HUNG	2'x6'x41'3/4" (2)
	W07	4040RS	1	0	4040RS	44'x49'	YES	RIGHT SLIDING	2'x6'x52" (2)

○ 1ST FLOOR
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

MAIN FLOOR

ADDITION
15170 Gebhardt Rd
Elm Grove WI 53122

DRAWINGS PROVIDED BY:
CN BUILDERS LLC

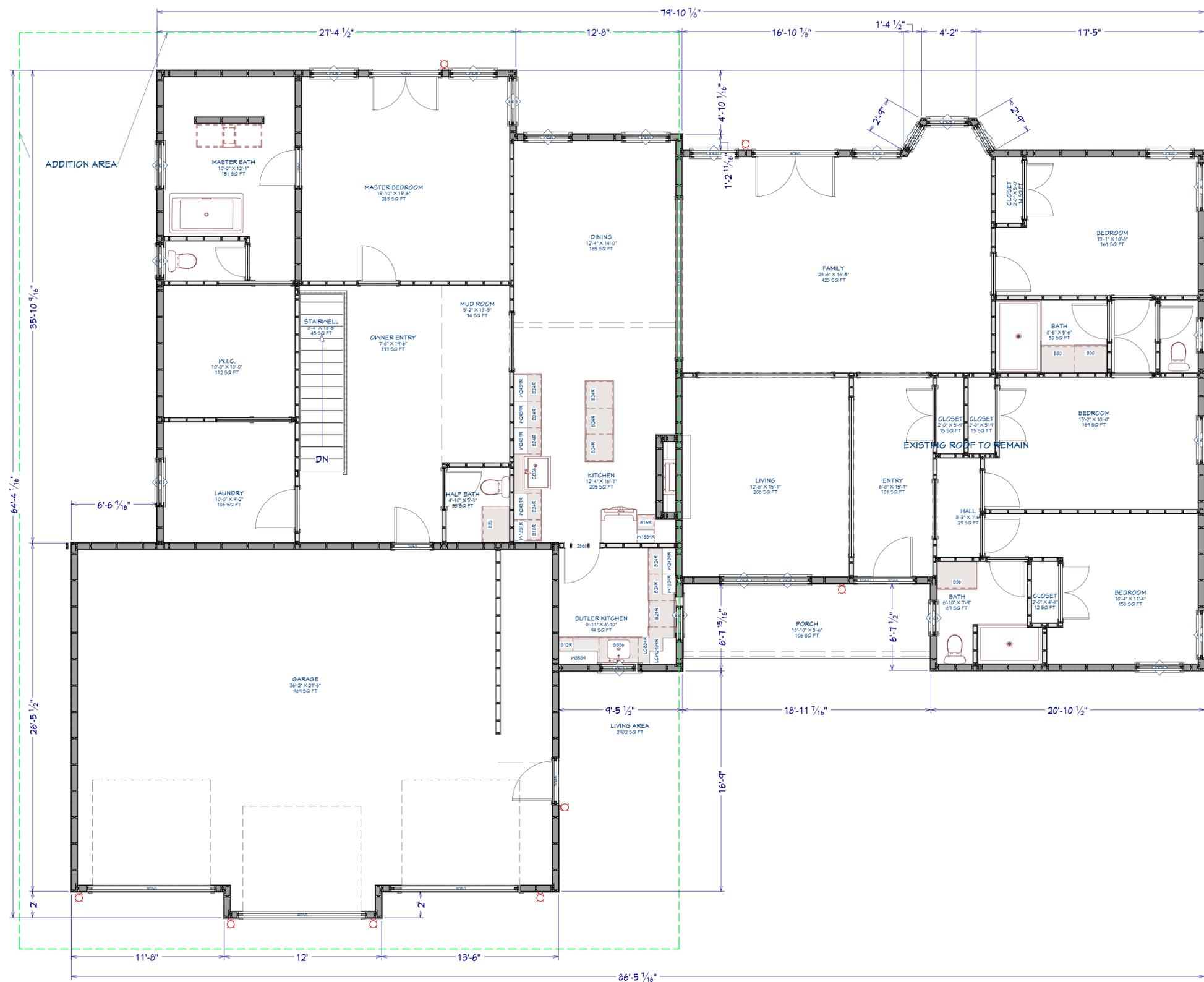
DATE:

1/13/2026

SCALE:

SHEET:

P-3



1ST FLOOR
1/4 IN = 1 FT

NUMBER	DATE	REVISION BY	DESCRIPTION

ADDITION
15170 Gebhardt Rd
Elm Grove WI 53122

FRAMING PLAN

DRAWINGS PROVIDED BY:
CN BUILDERS LLC

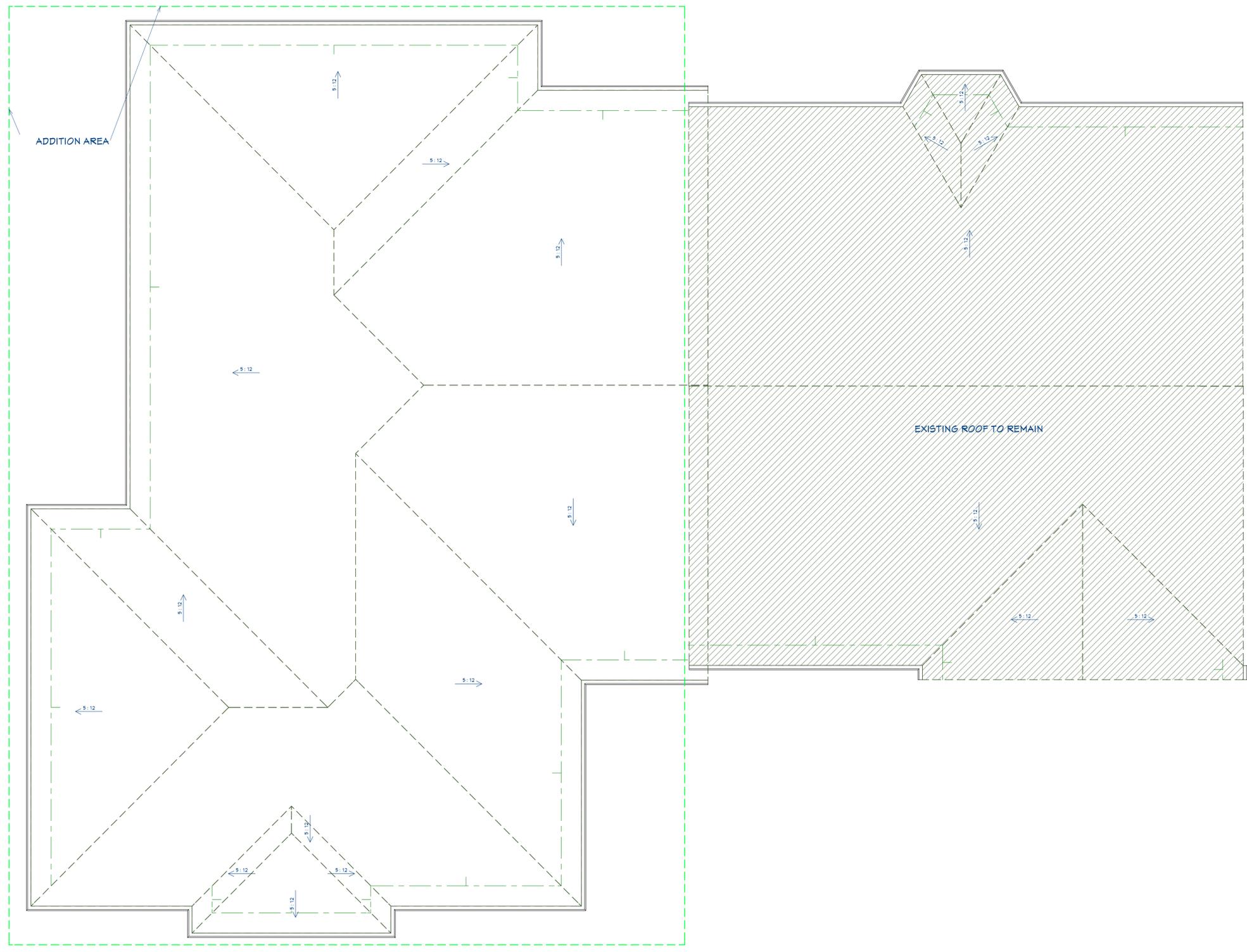
DATE:

1/13/2026

SCALE:

SHEET:

P-4



ROOF PLANS

REVISION TABLE	
NUMBER	DATE

ROOF PLANS

ADDITION
 15170 Gebhardt Rd
 Elm Grove WI 53122

DRAWINGS PROVIDED BY:
 CN BUILDERS LLC

DATE:

1/13/2026

SCALE:

SHEET:

P-5

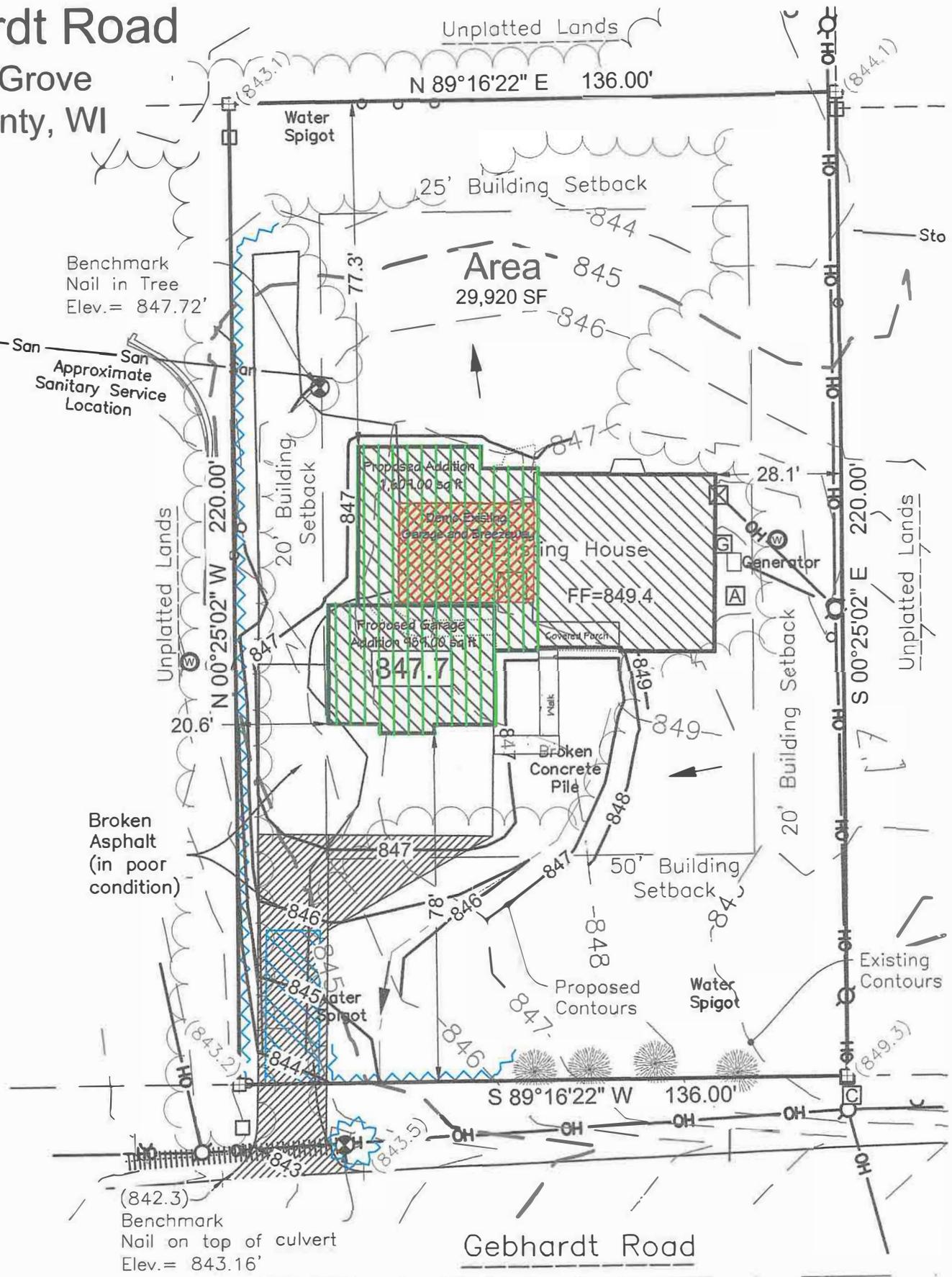
Parcel 1098987

15170 Gebhardt Road
 Village of Elm Grove
 Waukesha County, WI

LEGEND

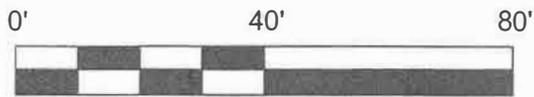
- 000.0 Garage Floor Grade at Door
- X 000.00 Proposed Grade
- + (000.0) Existing/Match Grade
- Direction of Drainage
- BMP's for Erosion Control
- Lot Corner
- Proposed Tracking Pad
- FF Finished Floor Grade
- Proposed Inlet Protection

Site Plan For:
 CWE Renovations
 1510 Constitution Dr.
 Brookfield, WI 54045



Mitchell Bauer
 2025.12.22 13:41:22-06'00"

Mitchell D. Bauer Date
 Professional Engineer No. E-46552



Scale 1" = 40'

Bearings are referenced to the
 Waukesha County Coordinates

Tax Key # 1098987
 Notes:

The shown location of Best Management Practice (BMP) for erosion control based upon final drainage pattern. Additional BMPs shall be placed where necessary during construction, dependent on existing site conditions.

Dimensions are to the exterior foundation wall, not including the brick ledge.

Setback Requirements
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 Rear: 25'
 Sides: 20'

IMPERVIOUS SURFACE CALCULATION		
LOT AREA:	29,920.00 SQ FT	
FIRST FLOOR AREA:	2,902.00	SQ FT 9.70%
GARAGE FLOOR AREA:	940.49	SQ FT 3.17%
WALK AND PORCH AREA:	213.46	SQ FT 0.71%
DRIVEWAY AREA:	2,419.66	SQ FT 8.09%
TOTAL COVERAGE AREA:	6,475.61	SQ FT 21.64%



DAVEL ENGINEERING & ENVIRONMENTAL, INC.
 Civil Engineers and Land Surveyors
 1164 Province Terrace, Menasha, WI 54952
 Ph: 920-991-1866
 www.davel.pro

File: 9157Site.dwg
 Date: 12/22/2025
 Drafted By: mitch
 Sheet: 1



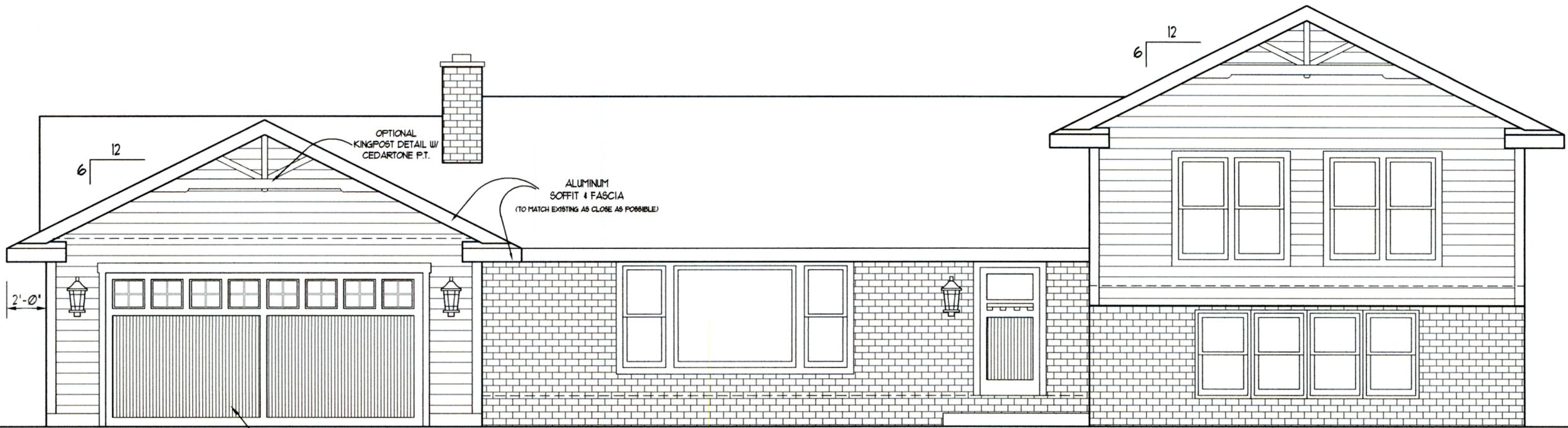
REVISIONS

FIRST FLOOR	11/26/2025
02	
ADDITION	
3000	
TOTAL SQ. FT.	

SHEET



ELEVATIONS

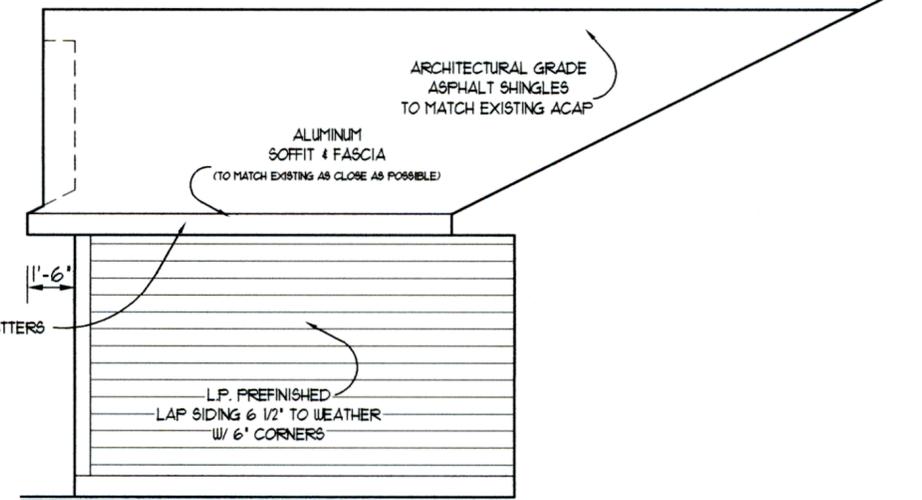


16X8 DESIGNER INSULATED OVERHEAD DR.

1
1 FRONT ELEVATION
1/4" = 1"



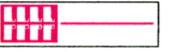
2
1 LEFT ELEVATION
1/4" = 1"



3
1 RIGHT ELEVATION
1/4" = 1"

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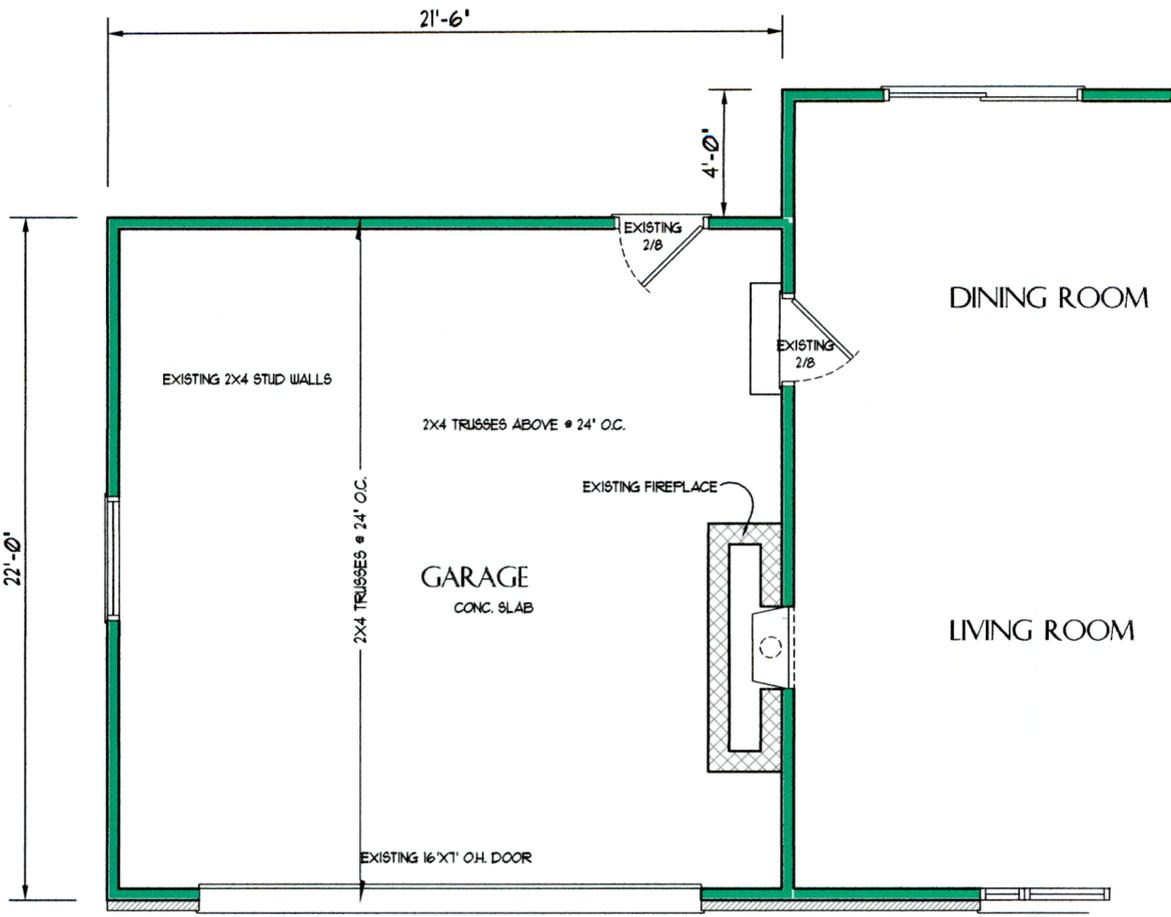
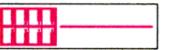
REVISIONS

FIRST FLOOR 122	11/26/2025
ADDITION 3006	
TOTAL SQ. FT.	

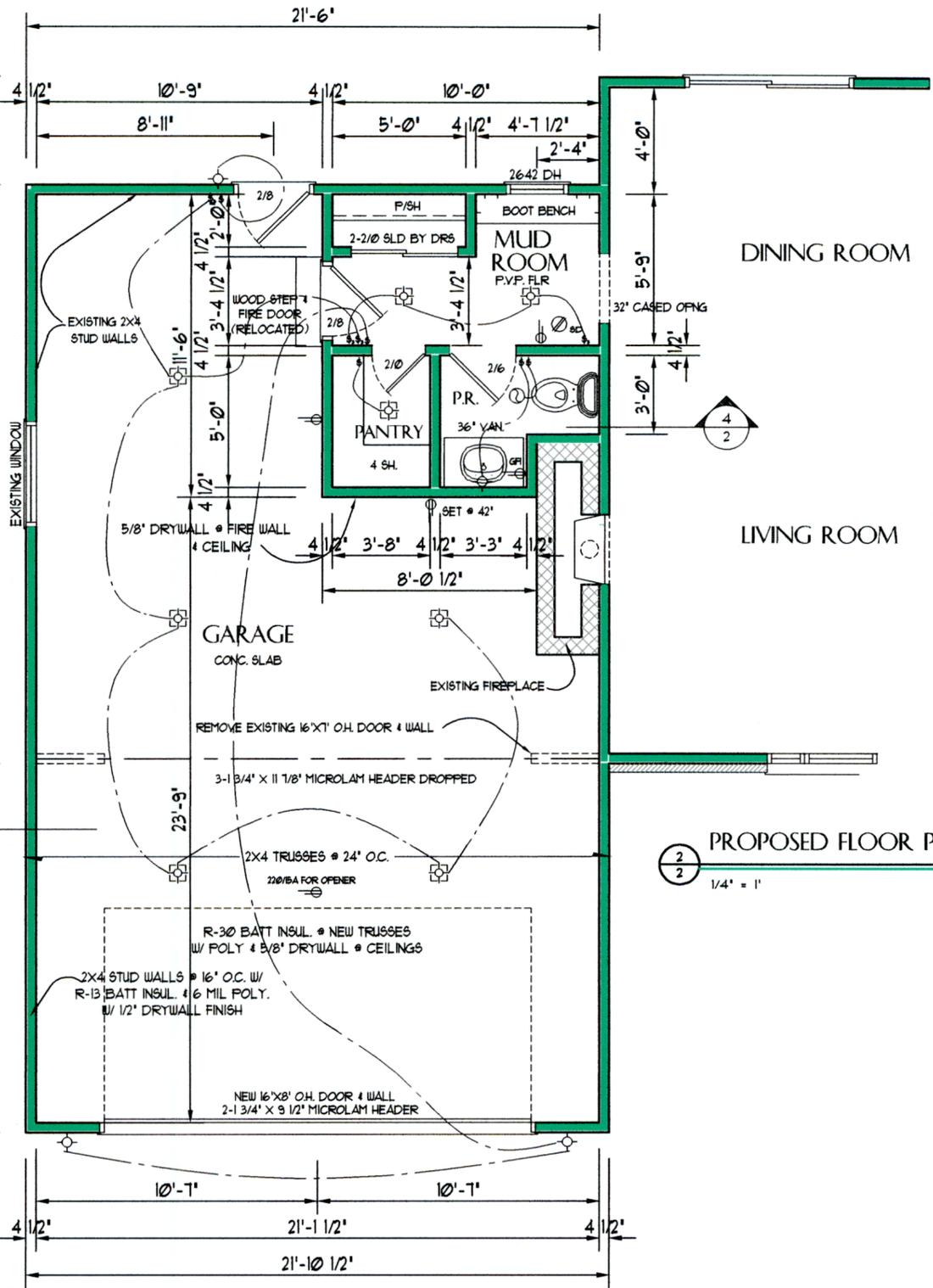
SHEET

2

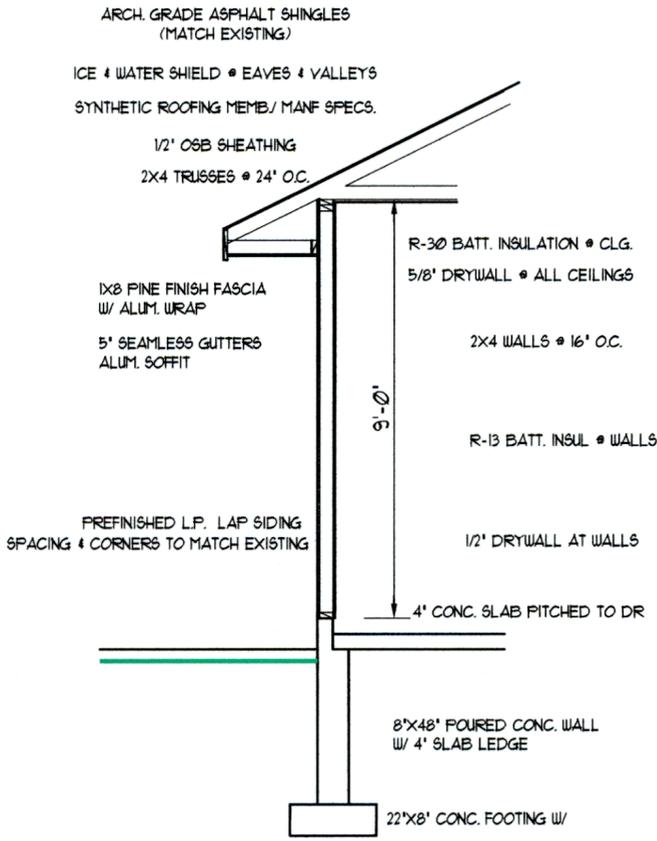
FLOOR PLAN



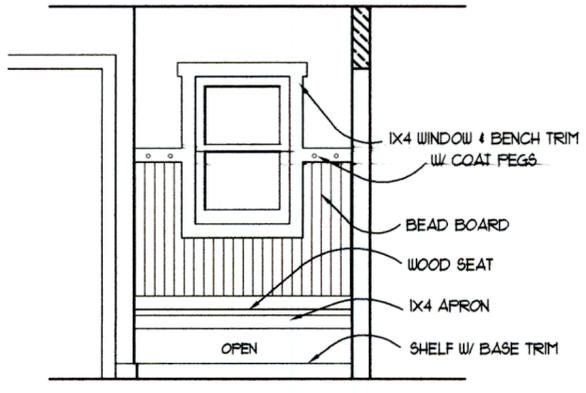
EXISTING FIRST FLOOR PLAN



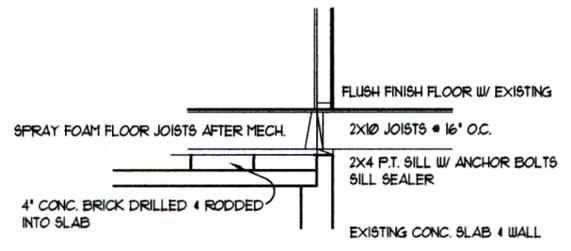
PROPOSED FLOOR PLAN



BUILDING SECTION



MUD ROOM BOOT BENCH



FLOOR SECTION

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