



BUILDING BOARD AGENDA
Tuesday, February 3, 2026 * 5:30 PM * Park View Room
13600 Juneau Boulevard, Elm Grove, WI 53122

1. Roll call

Documents:

[20260203_Building Board Memo.pdf](#)

2. Review and act on meeting minutes dated January 20, 2026

Documents:

[1_20_2026dm.pdf](#)

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

Documents:

[CC Aesthetic Sign Plan.pdf](#)
[REVISED_CC Aesthetic Sign Plan.pdf](#)

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

Documents:

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

5. Review and act on a request by Chase and Sarah Seufzer, 2050 Mount Kisco Dr, for an alteration

Documents:

[2050 Mount Kisco_Elevation Photos \(1\).jpeg](#)

2050 Mount Kisco_Elevation Photos (2).jpeg
2050 Mount Kisco_Elevation Photos (3).jpeg
Replaced Windows.jpeg
Pella Window Proposal.pdf

6. Review and act on a request by David Ellis, 14755 Juneau Blvd, for a shed alteration

Documents:

14755 Juneau_POS.pdf
14755 Juneau_Shed Elevations.pdf
Existing Shed Photos (2).jpeg
Existing Shed Photos (3).jpeg
Existing Shed Photos (4).jpeg
14755 Juneau-neighbors signatures 1.13.26.pdf

7. Review and act on a request by Mark and Julie Steinhafel, 13670 Park Circle S., for an alteration

Documents:

13670 Park Cir S_Drawings.PDF
13670 Park Cir S_Windows and Door.pdf

8. Other Business

9. 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 29, 2026
Re: Review of Agenda Items for February 3, 2026

Item 3. Review and act on a request by CC Aesthetic Boutique, 13386 Watertown Plank Rd, for a business sign

CC Aesthetic Boutique is requesting to install a 13.7 square foot sign on its façade facing Watertown Plank Road. The proposed sign meets the size requirement of 33 square feet for the Watertown Plank Rd-facing façade (including the Wine Down sign area).

[Village sign ordinance allows one square foot of sign area per one linear foot of building frontage. The building's frontage is approximately 33 feet. Wine Down's sign facing Watertown Plank is 19.25 square feet. In total, the building's sign area facing Watertown Plank is 33 square feet.]

Item 4. Review and act on a request by Kathleen Nesseth, 12430 Stephen Pl, for an alteration

The owner requests 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 5. Review and act on a request by Chase and Sarah Seufzer, 2050 Mount Kisco Dr, for an alteration

The owners previously received permits to complete an extensive interior remodel where 2 (two) walls were removed, the living room was raised, and the kitchen was remodeled. Additionally, two windows were replaced on the back of the home.

The project requires retroactive consideration, specifically for the newly installed windows. The owners have stated that they intend to replace the remainder of the windows in the near future.

Item 6. Review and act on a request by David Ellis, 14755 Juneau Blvd, for a shed alteration

In the fall of 2025, the Village contacted the owner in regard to reconstructing the shed on their property without a permit. By this point, the shed reconstruction was underway. The owner cooperated with the Village, weatherproofed his progress, and subsequently filed for a permit and Building Board review.

The owner is now requesting approval to reconstruct the shed. It has since been identified that the shed location is within the 50' street yard setback (39'). The owner obtained signatures from abutting properties to which the shed is visible, satisfying Village ordinance's exemption from this requirement. Additionally, the old shed was identified to be larger than 150 square feet (maximum size per Village ordinance). The owner's plans identify that the new shed will be 138 square feet.

Additionally, the property is compliant with impervious surface requirements (~27%).

Item 7. Review and act on a request by Mark and Julie Steinhafel, 13670 Park Circle S., for an alteration

The owner requests approval to replace a 2 (two) double hung window unit with new inswing french doors on the west elevation. Additionally, a guardrail balcony will be installed.



Village of
Elm Grove

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

13600 Juneau Boulevard, Elm Grove, WI 53122

1/20/2026 - Minutes

1. **Roll call**

Assistant Village Manager Sowl called the meeting to order at 5:30 p.m.

Present:

- Mr. Matola, Chair Pro Tempore
- Mr. Flanner
- Ms. Stuckert
- Mr. Thedford

Absent:

- Chairman Olson
- Mr. Roge
- Ms. Jackson

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

Mr. Thedford provided edits to the motion under item eight, clarifying the motion was to approve, not to table the request.

Ms. Stuckert made a motion to approve the minutes as noted. Mr. Flanner seconded. Motion passed 4-0.

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

There was no one in attendance to represent the request, therefore the item was moved to the end of the agenda.

The Committee still reviewed the drawings and discussed the project, identifying a need for further clarification on the extent of the siding and windows. Additionally, the Board requested samples of proposed colors. Assistant Village Manager Sowl stated that he would relay this information to the property owner.

Ms. Stuckert made a motion to table the request. Mr. Flanner seconded. Motion passed 4-0.

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

Mr. Matola stated that the owner requests approval to construct an 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.

Dan Nkitovic of CN Builders was in attendance.

Mr. Matola asked if Mr. Nkitovic was open to modifying the new roof on the front elevation to be a gable-style to match the other side. Nkitovic stated that the whole roof is being re-roofed and that he could modify the style if necessary.

Mr. Matola stated that the feature of the front elevation as currently designed is the middle garage door and asked if something could be done to make it the front entry. Mr. Thedford suggested that the two easternmost garage doors be in the same plane with the westernmost one being proud. Additionally, Thedford suggested bringing the roof line up and modifying to be a gable-style. Matola suggested having the two outer garage doors being in the same plane instead. Mr. Nkitovic stated that, in an effort to make the front entry the main feature, he could adjust the roof on the east side to be a hip-style and install a column to the west of the front door. Nkitovic stated that he would then leave the side west of the column as currently designed.

Mr. Matola asked if the Board was comfortable with the clear split between siding and stone on the design. Matola suggested to bring a 2-foot stone wrap in between the garage doors and terminate it at the far west corner of the home.

Mr. Matola discussed the fit and placement of the smaller window on the west elevation. Ultimately, the Board recommended adding an additional window in between the smaller window and the larger window to the south.

Mr. Matola asked if Mr. Nkitovic had a siding color sample available. Mr. Nkitovic displayed a sample of the Sherwin Williams charcoal for observation. Nkitovic also shared a sample of the exterior lighting being proposed. Mr. Matola stated that a secondary palate review may be helpful inclusive of a stone sample.

Mr. Thedford made a motion to approve the footprint for the project, but to table the design review (this will allow the applicant to seek an early-work permit to demolish the existing portion of the home to be removed and to install footings). The motion included the following design recommendations:

- **E1 Front Elevation**
 - **Bring the two westernmost garage doors forward.**
 - **2-foot stone wrap in between garage doors.**
 - **Removal of easternmost gable, replace with hip-style.**
 - **Add column west of front entry.**

- **E3 West Elevation**
 - **Terminate 2-foot stone wrap at southern corner.**
 - **Add window in between smaller window and southernmost larger window.**

Ms. Stuckert seconded. Motion passed 4-0.

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

Mr. Matola stated that 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.

John Richart, contractor, and Sean O'Brien, owner, were in attendance.

Mr. Thedford asked if the sconce light next to the front door on the drawings is actually on the home [After reviewing Google street view, there is not a sconce light at the front entry but there is a recess light.] Richart stated that they are not proposing adding a sconce light there.

Mr. Matola asked if the cedartone kingpost detail would be replicated on the addition to match the existing gable. Richart stated that this is the intent if possible. Mr. Matola stated that the gable finishes should match. Additionally, Matola noted that the front and garage door colors should match.

Mr. Thedford made a motion to approve the request with the following notes:

- **The sconce light adjacent to the front entry on the drawings will be removed.**
- **A cut sheet of the proposed sconce lighting will be provided to the Village office.**
- **The garage and entry door colors will match.**
- **The gable finishes will match.**

Mr. Flanner seconded. Motion passed 4-0.

6. Other Business

None.

7. Adjournment

Mr. Thedford made a motion to adjourn the meeting. Mr. Flanner seconded. Motion passed 4-0. Meeting adjourned at 6:24 p.m.



CC AESTHETIC BOUTIQUE

13386 WATERTOWN PLANK RD, ELM GROVE, WI 53122



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



Qty: 1

24 in.



72 in.

Customer

CC Aesthetic Boutique

Date Project Manager

11/3/2025 Dylan B.

Order # Designer

ISI - 16068 Ashlee K.

Materials & Specifics

Storefront Sign
 - 1/8" White Dibond
 - Cut vinyl graphics w/ lam

Colors

- Oracal 751-070 Black
- Oracal 751-081 Light Brown

Revisions

- Revision 1:
- Revision 2:
- Revision 3:
- Revision 4:

Before:



After:





CC AESTHETIC BOUTIQUE

13386 WATERTOWN PLANK RD, ELM GROVE, WI 53122



21700 DORAL ROAD
WAUKESHA WI 53186
262.432.1330
www.innovative-signs.com



Option A:

Sqft: 13.72



Option B:



Customer

CC Aesthetic Boutique

Date	Project Manager
01/14/2026	Dylan B.
Order #	Designer
ISI - 16068	Ashlee K.

Materials & Specifics

Storefront Sign
 - 1/8" White Dibond
 - Cut vinyl graphics

Colors

- Oracal 751-070 Black
- Oracal 751-081 Light Brown
- Oracal 751-010 White

Revisions

Revision 1:

Revision 2:

Revision 3:

Revision 4:

Option A:



Option B:

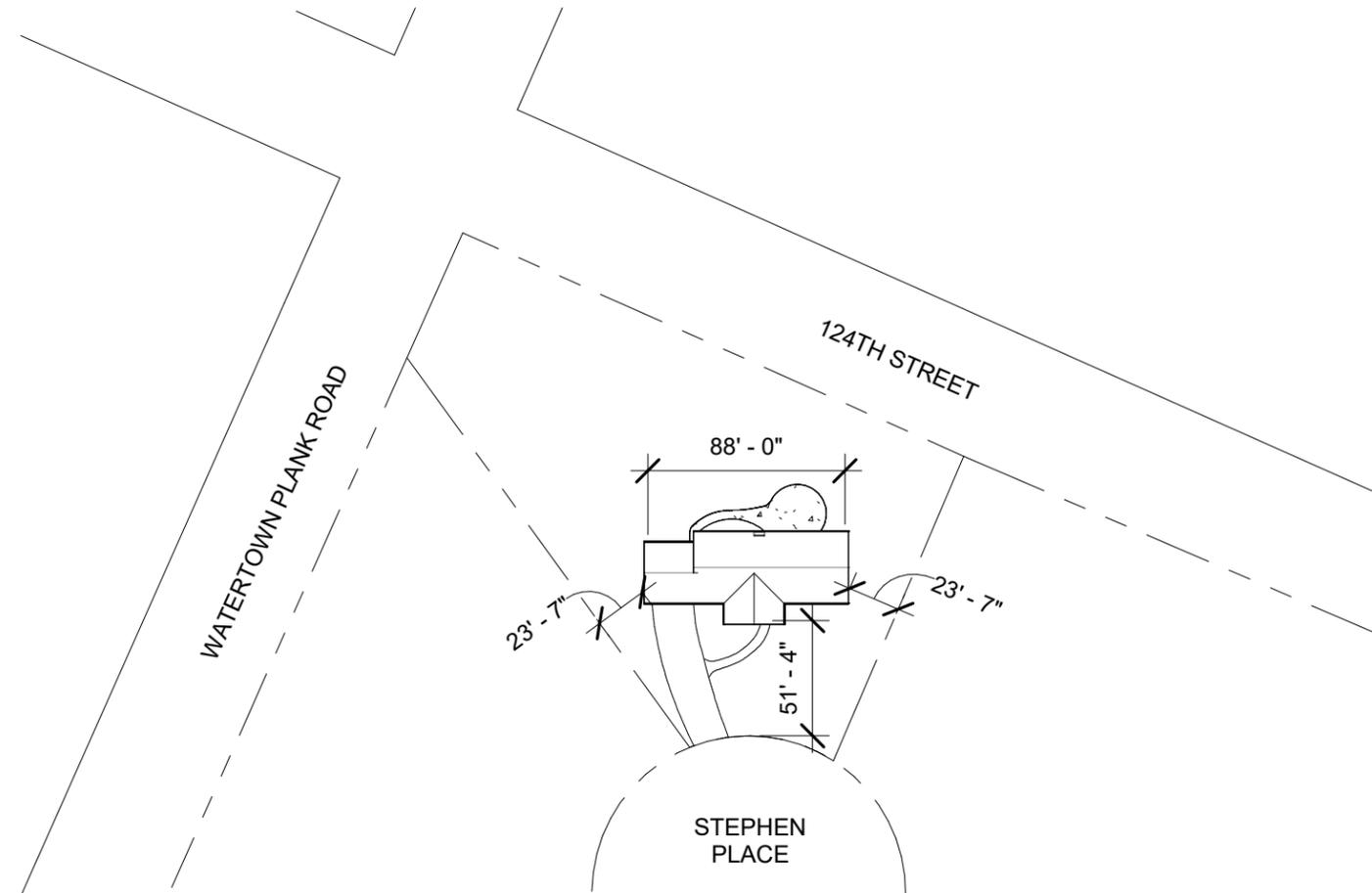


NESSETH REMODEL

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 APPROVEL



② SITE PLAN
 1" = 80'-0"



① PROPOSED EXTERIOR ELEVATION



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

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1" = 80'-0"

DATE: 01/05/26

DRAWN: EJM

COVER SHEET



facebook.com/ejm.emd ejm.emd@gmail.com

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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

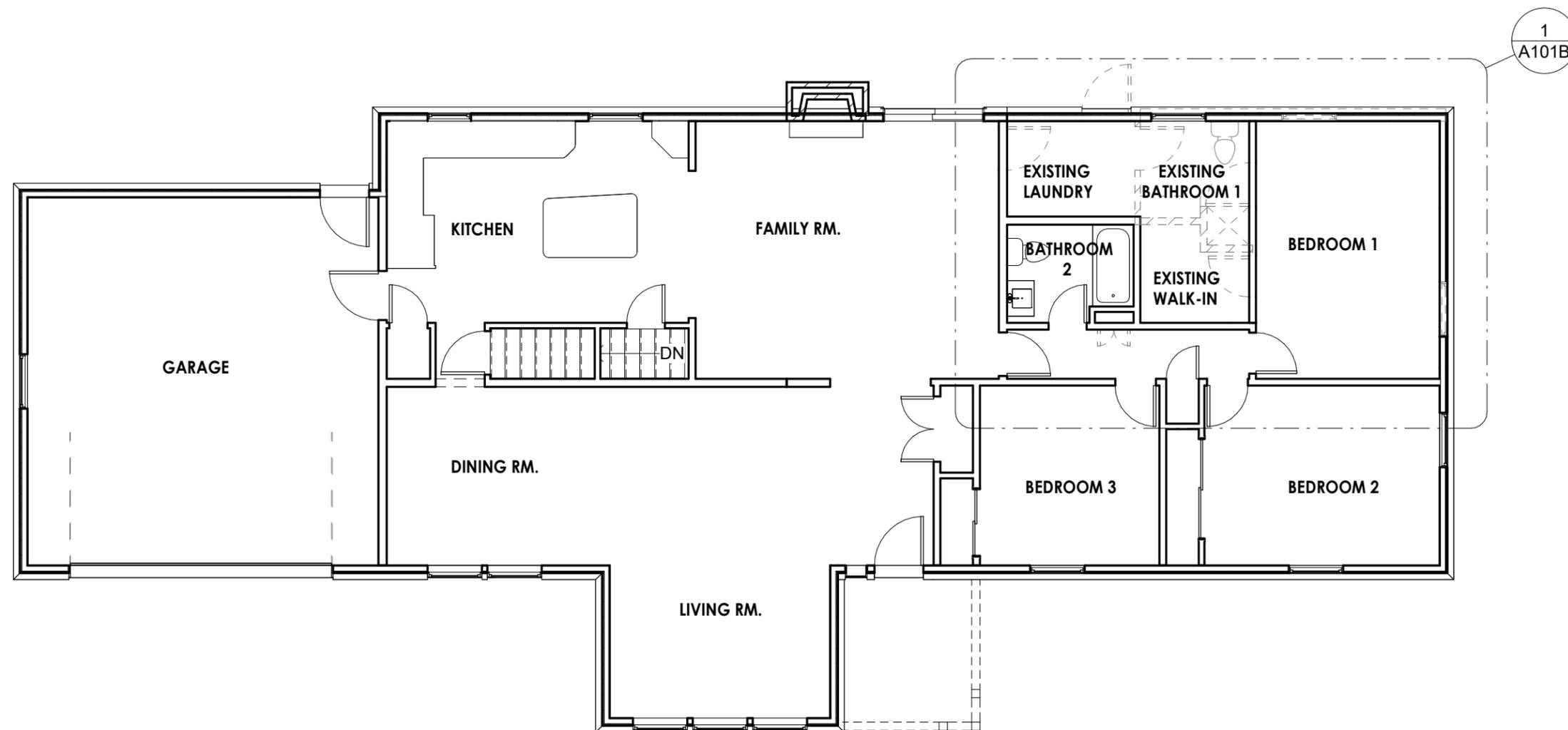
PROJECT SCOPE PLAN

A101A

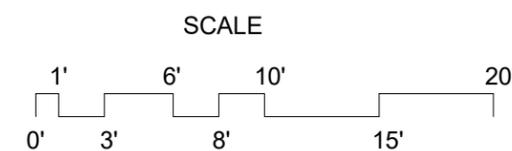
EJN
DESIGN

facebook.com/ejn.emd ejn.emd@gmail.com

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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

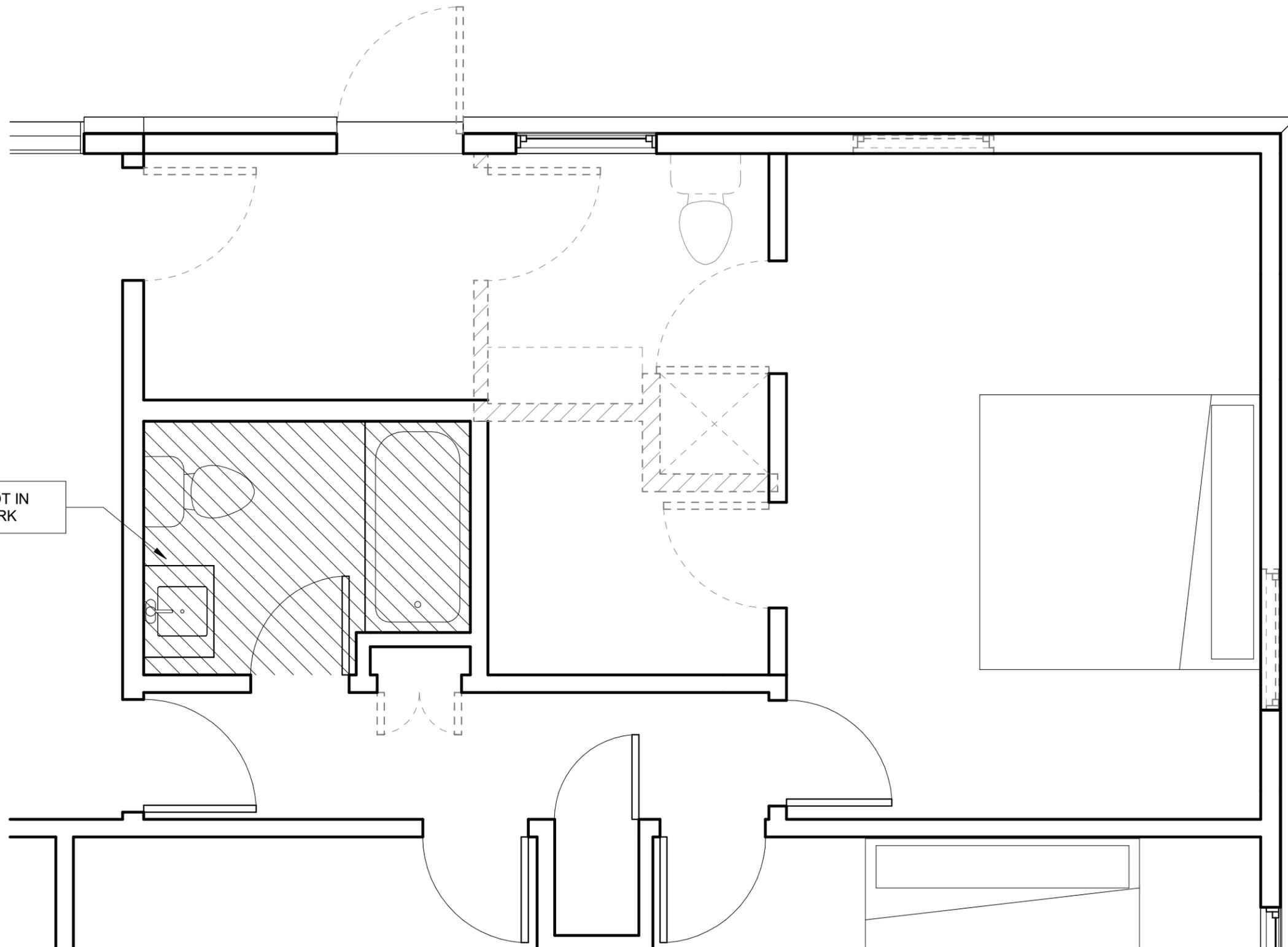
ENLARGED DEMO PLANS

A101B

EJN DESIGN

facebook.com/ejn.emd ejn.emd@gmail.com

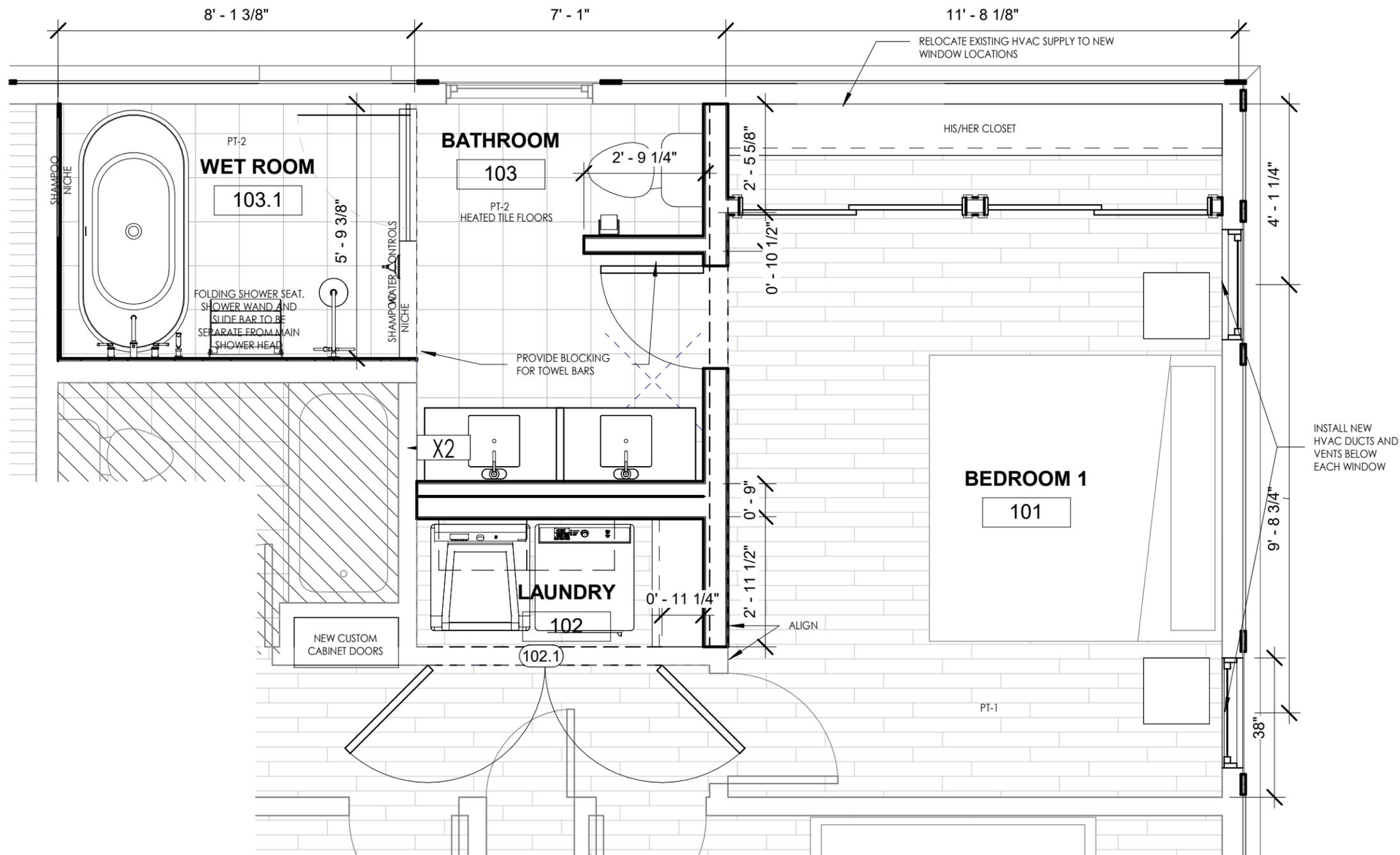
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BATHROOM NOT IN SCOPE OF WORK

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

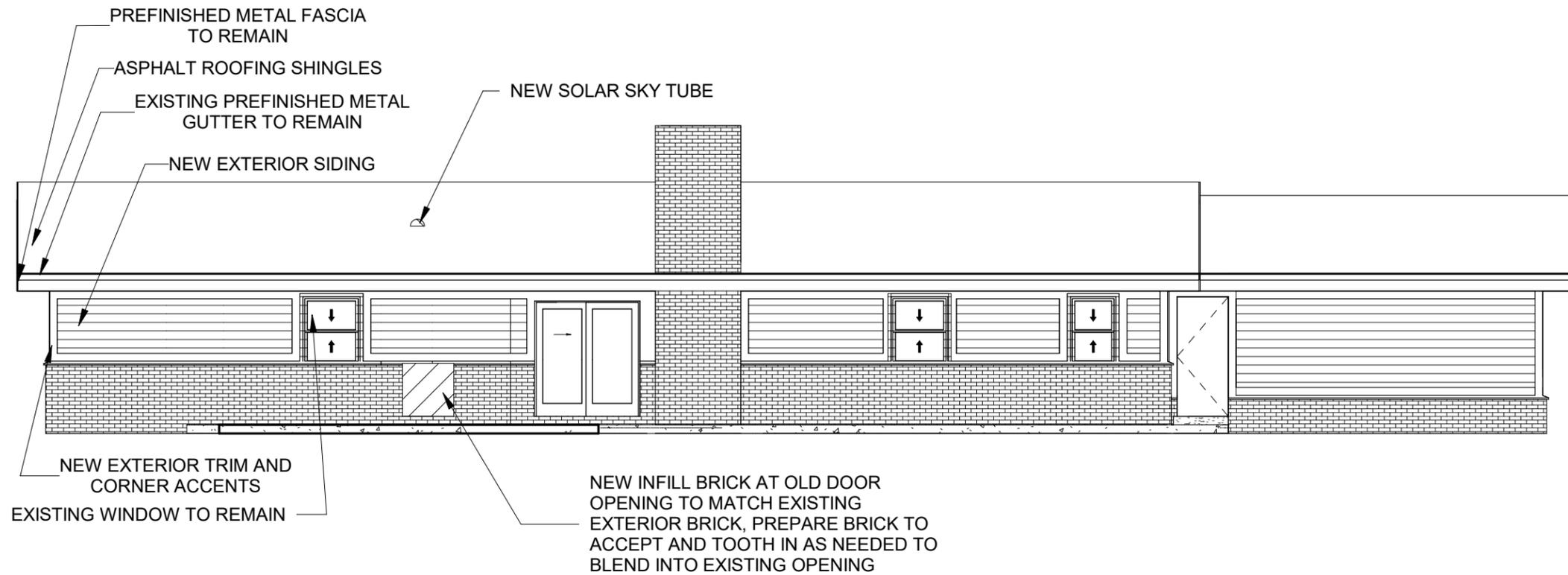
EJN DESIGN

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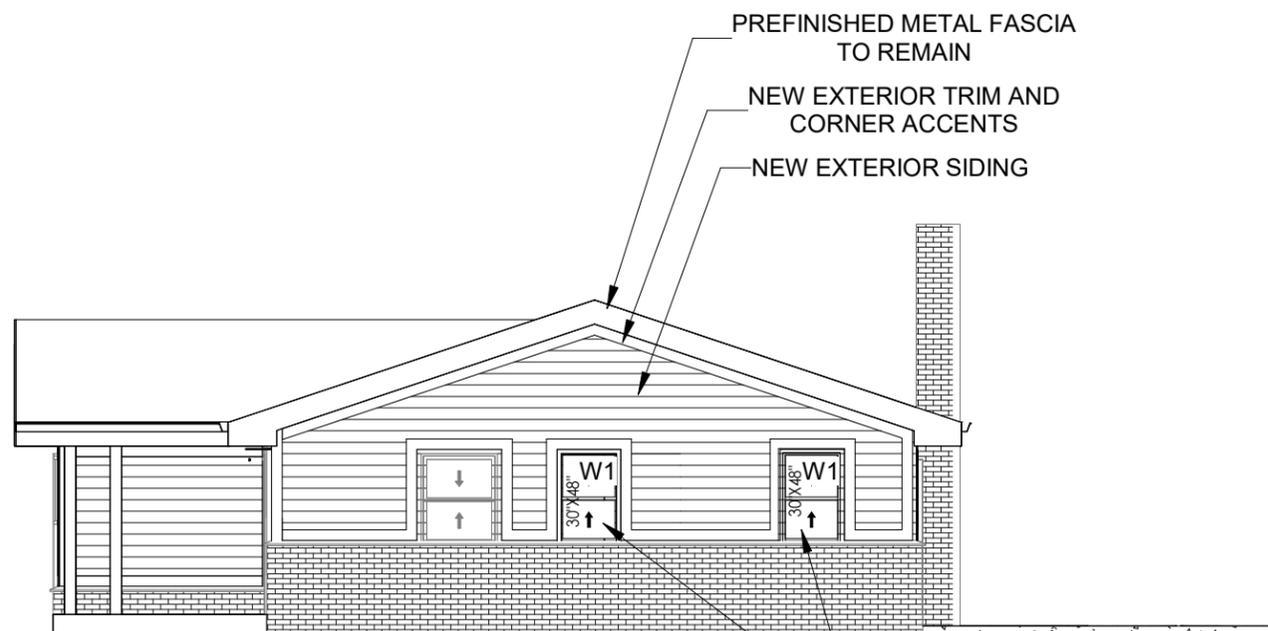
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① ENLARGED REMODEL PLAN
3/8" = 1'-0"





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

REVISIONS

NO.	DATE	DESCRIPTION

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

DATE: 01/05/26

DRAWN: EJM

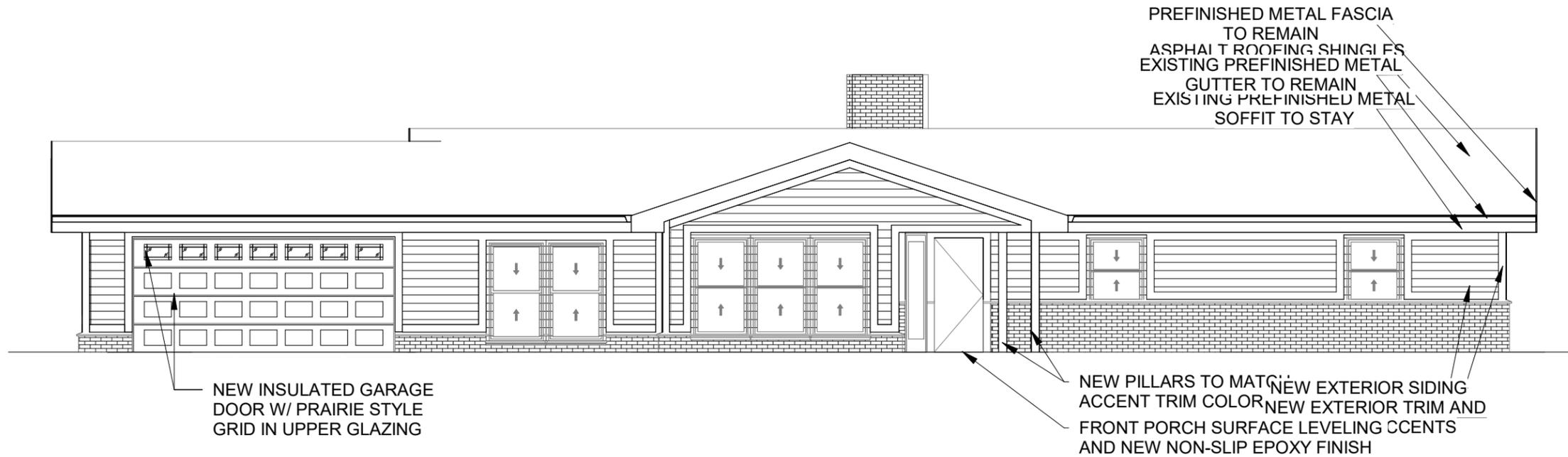
ELEVATIONS

A101E

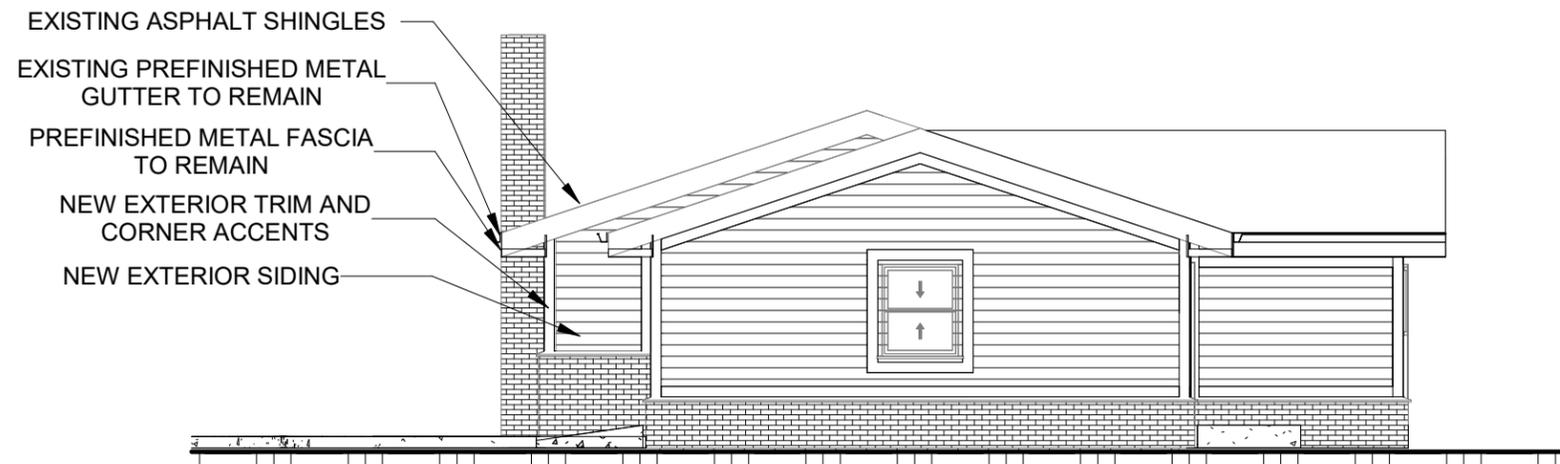
EJM
DESIGN

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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
262-389-2588

CLIENT

KATHY NESSETH
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ELM GROVE, WI 53122
262-827-4115

VILLAGE APPROVAL

REVISIONS

NO.	DATE	DESCRIPTION

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

DATE: 01/05/26

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

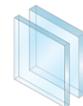
Additional Glass Options



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.

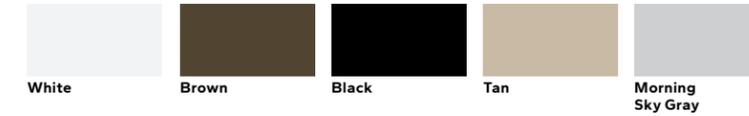


Color & Finishes

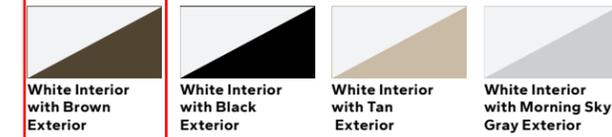
Frame Colors

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:



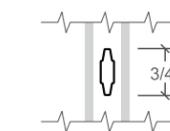
Satin Nickel

Bright Brass

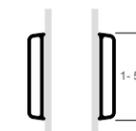
Oil-Rubbed Bronze

Grilles

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



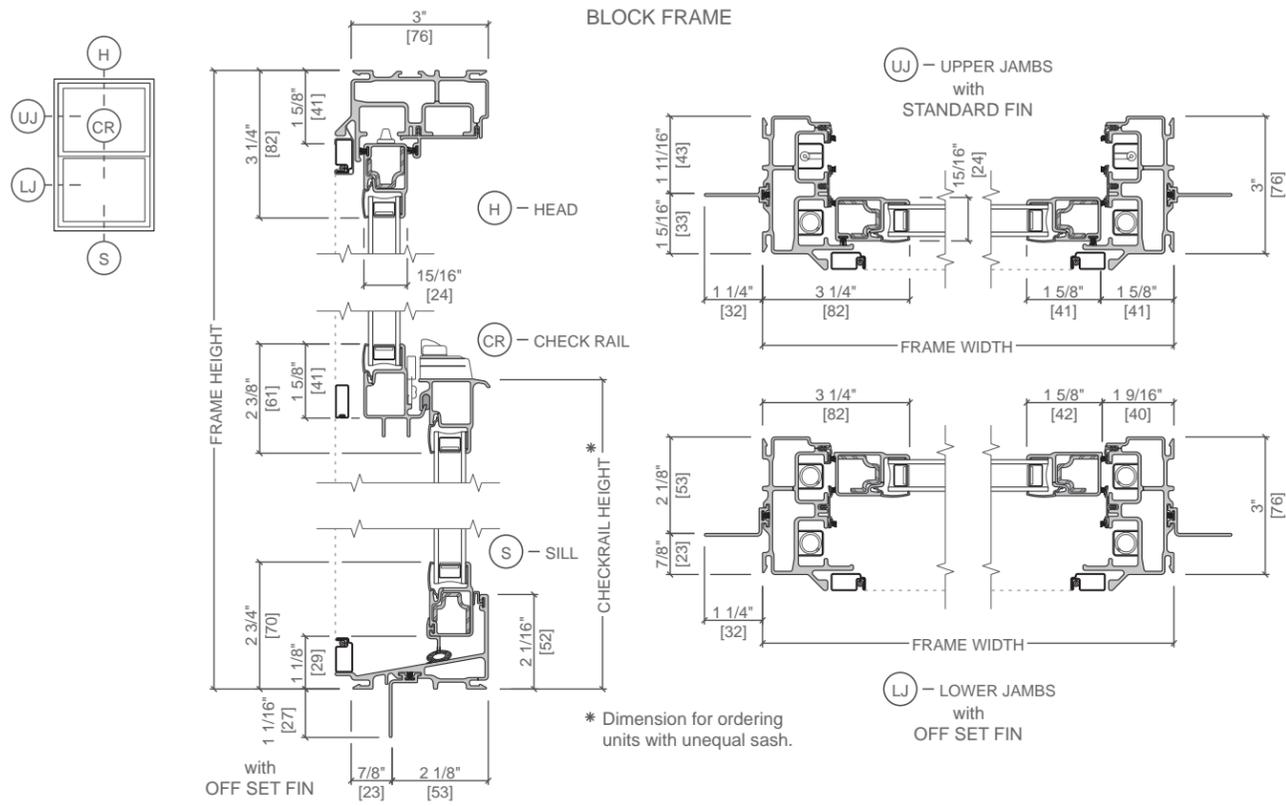
Aluminum Grilles-Between-the-Glass ¹⁷/₁₆"



Applied Grilles¹⁸

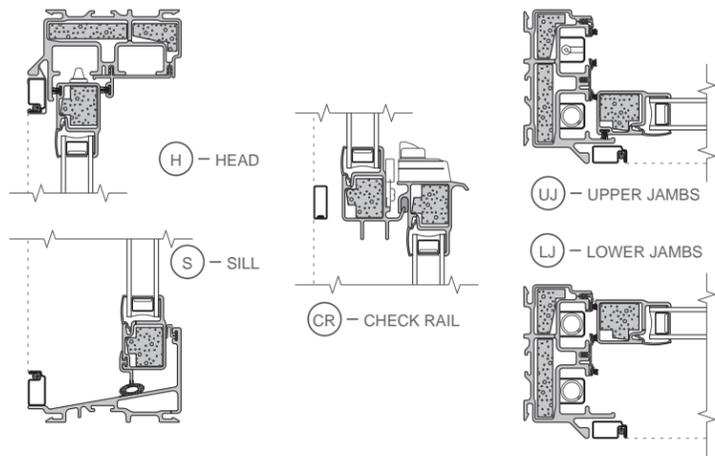


Unit Sections



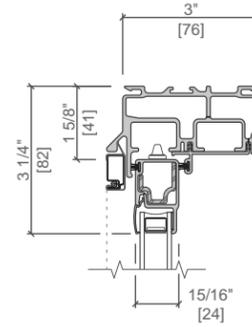
* Dimension for ordering units with unequal sash.

FOAM INSULATION INSERTS,

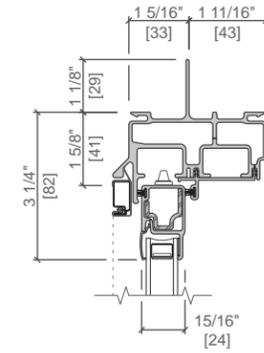


- (1) Foam insulation inserts are not available with clear glazing.
- (2) Dual-color finish is not available on products with integral nailing fin.
- (3) Obscure glazing is not available when AdvancedComfort Low-E coated IG is specified.

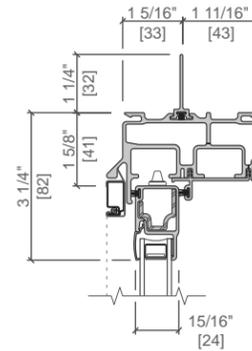
STANDARD BLOCK FRAME



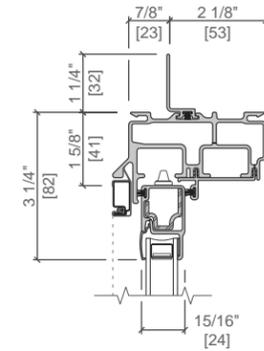
INTEGRAL NAILING FIN



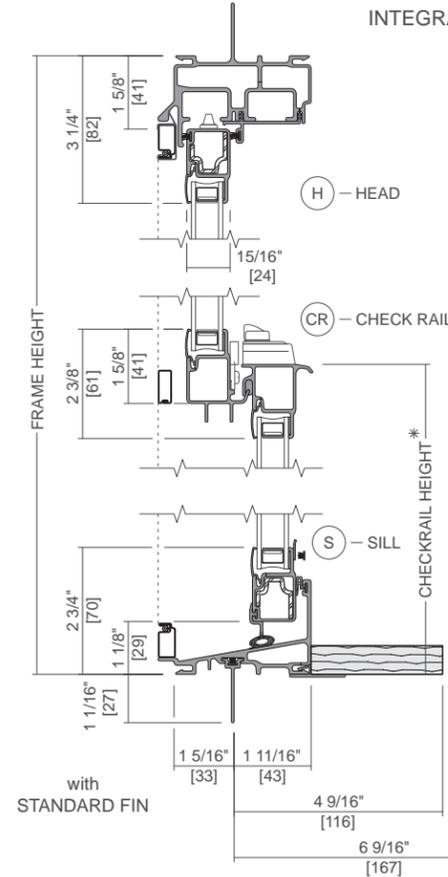
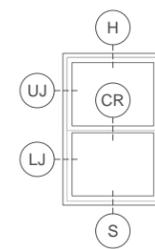
STANDARD BLOCK FRAME with STANDARD FIN



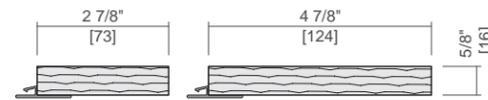
STANDARD BLOCK FRAME with OFF SET FIN



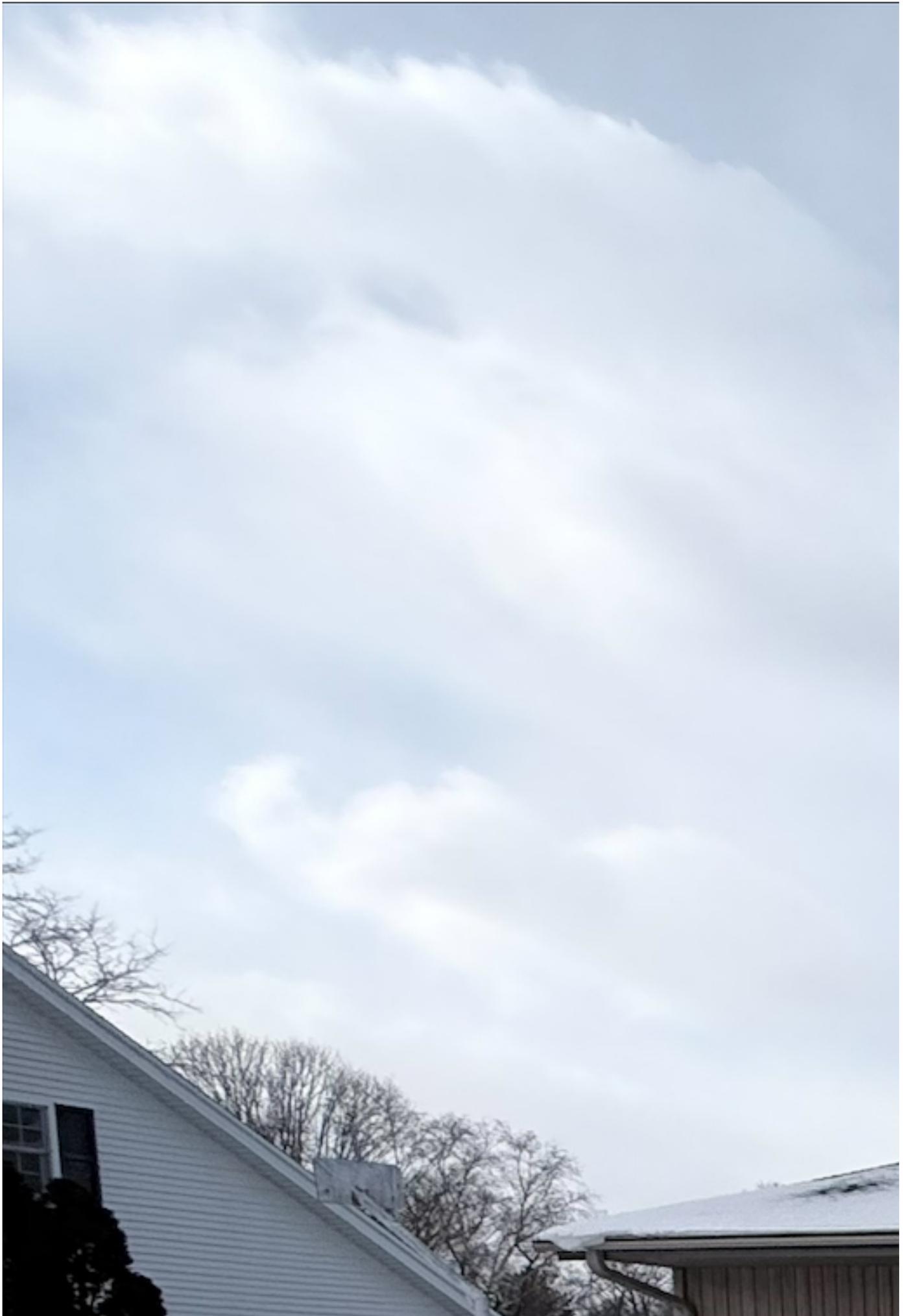
INTEGRAL NAILING FIN



* Dimension for ordering units with unequal sash.

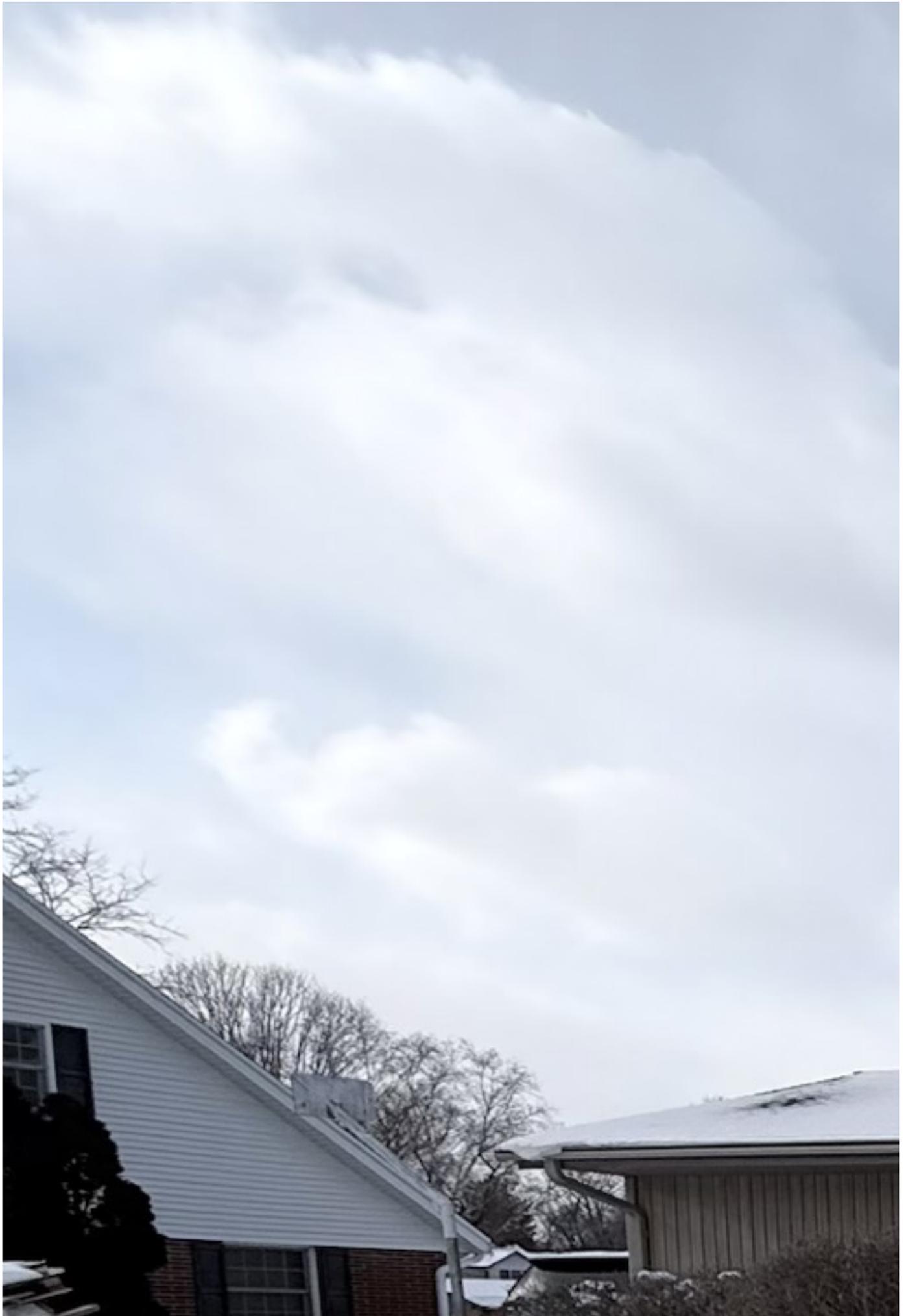


4 9/16" Wall 6 9/16" Wall
Optional Factory Applied Wood Jamb Extensions











Contract - Detailed

Pella Window and Door Showroom of Brookfield
 19030 Bluemound Rd
 Brookfield, WI 53045
Phone: (262) 783-6600 **Fax:** (262) 783-7335

Sales Rep Name: Nelson, Jacob
Sales Rep Phone: 262-443-8777
Sales Rep Fax:
Sales Rep E-Mail: jnelson@pellawi.com

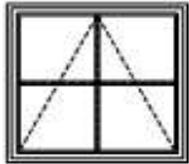
Customer Information	Project/Delivery Address	Order Information
Chase Seufzer 2050 Mount Kisco Dr Elm Grove, WI 53122-1150 Primary Phone: [REDACTED] Mobile Phone: Fax Number: E-Mail: [REDACTED] Great Plains #: 1008796397 Customer Number: 1012574734 Customer Account: 1008796397	Chase Seufzer - 2050 Mount Kisco Dr, Elm Grove, WI 2050 Mount Kisco Dr Lot # Elm Grove, WI 53122 County:	Quote Name: Chase Seufzer - 2050 Mount Kisco Dr, Elm Order Number: 823 Quote Number: 20040691 Order Type: Installed Sales Payment Terms: Tax Code: Quoted Date: 9/29/2025

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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10 Option 1

Impervia, Awning, Vent, Black

\$3,795.15 2 \$7,590.30



Viewed From Exterior

PK #
2217

1: SizeNon-Standard Size Vent Awning
General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3 1/4", 1 5/16", 1 15/16"
Exterior Color / Finish: Black
Interior Color / Finish: Black
Glass: Insulated Dual Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Standard, Wash Hinge Hardware, Easy-Slide Operator, Matte Black, No Limited Opening Hardware, Sill
Screen: Full Screen, InView™
Performance Information: U-Factor 0.28, SHGC 0.18, VLT 0.41, CPD PEL-N-278-00576-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 60, FPA FL35281, STC 29, OITC 25, Egress Not Applicable
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H), Black, Black

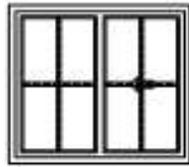
RIFFT001 - 01 Full Frame 0 - 101 UI Qty 1
JXT1 - 01 PINE Jamb extensions up to 7-1/4 Qty 13

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
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15 Option 2

Impervia, Sliding Window, Fixed / Vent Left, Black

\$3,177.24 2 \$6,354.48



PK #
2217

Viewed From Exterior

1: SizeNon-Standard Size Fixed / Vent Left Double Slider
General Information: Standard, Duracast®, Nail Fin, Foam Insulated, 3", 1 5/16", 1 11/16"
Exterior Color / Finish: Black
Interior Color / Finish: Black
Glass: Insulated Low-E SunDefense™ Low-E Insulating Glass Argon Non High Altitude
Hardware Options: Matte Black, No Limited Opening Hardware
Screen: Half Screen, InView™
Performance Information: U-Factor 0.26, SHGC 0.19, VLT 0.44, CPD PEL-N-103-01055-00004, Performance Class LC, PG 40, FPA FL12604, STC 26, OITC 23, Clear Opening Width 15.8125, Clear Opening Height 33.6875, Clear Opening Area 3.699192, Egress Does not meet typical United States egress, but may comply with local code requirements
Grille: GBG, No Custom Grille, 3/4" Contour, Traditional (2W2H / 2W2H), Black, Black
Venting Width: Equal

RIFFT001 - 01 Full Frame 0 - 101 UI Qty 1
 JXT1 - 01 PINE Jamb extensions up to 7-1/4 Qty 13

Thank You For Purchasing Pella® Products

PLAT OF SURVEY

LEGAL DESCRIPTION:

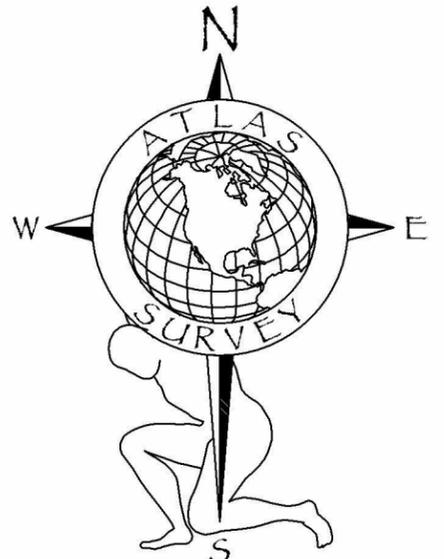
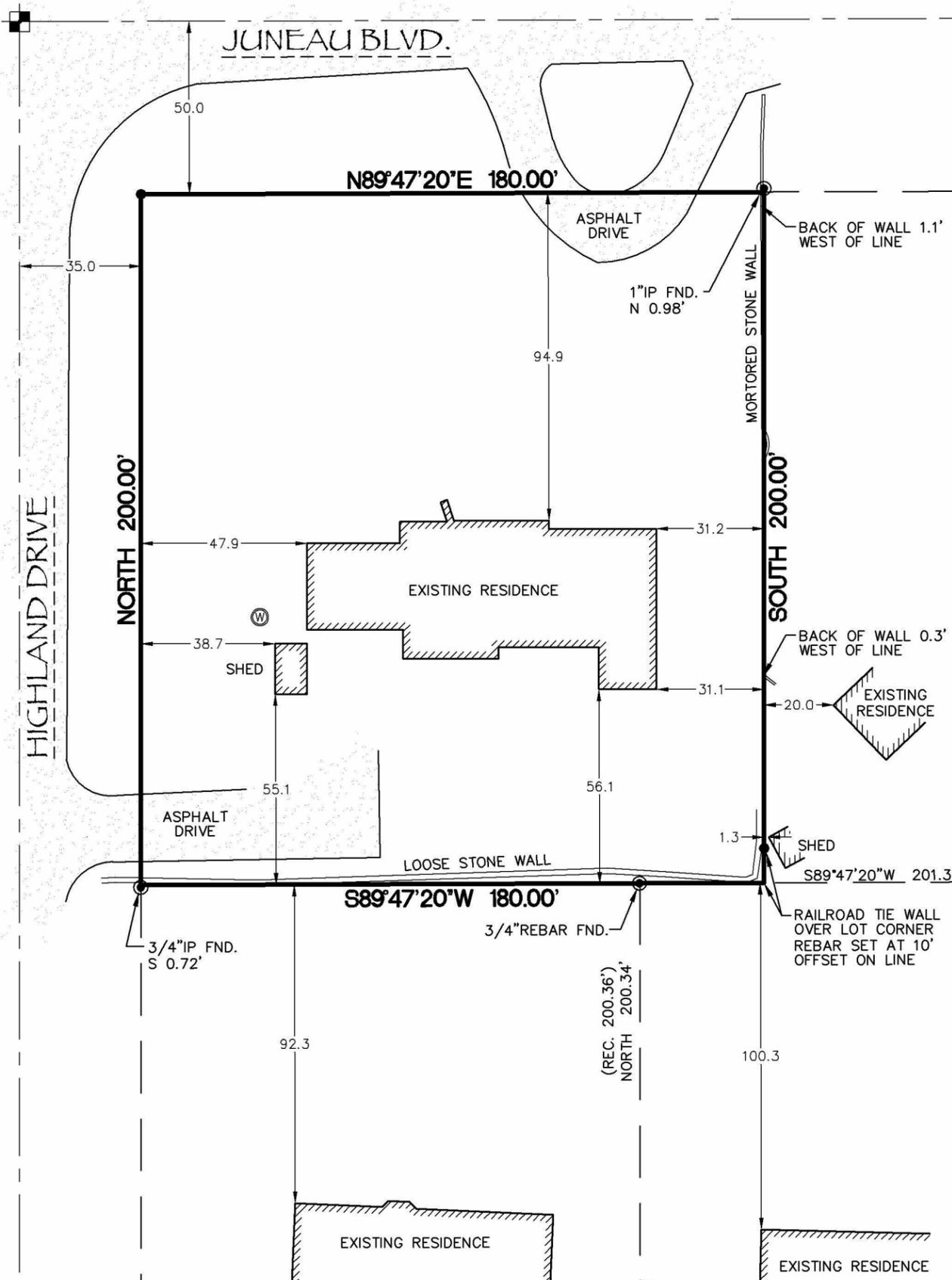
LOT 1, BLOCK 2 OF MISSION HILLS LOCATED IN THE NW. 1/4 OF THE NE. 1/4 OF SECTION 26, T.7N., R.20E., VILLAGE OF ELM GROVE, WAUKESHA COUNTY, WISCONSIN.

ATLAS SURVEY

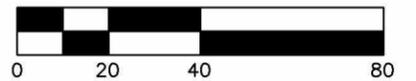
N28W23000 ROUNDY DR. #102
PEWAUKEE, WI 53072
(262) 901-5256
WWW.ATLASSURVEYWI.COM
SURVEYOR:
BRYCE KACZOR, PLS S-2803
SURVEY FOR:
DAVID ELLIS
PROPERTY:
14755 JUNEAU BLVD.
ELM GROVE, WI 53122

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 3/4" REBAR SET, 18" LONG
- WELL
- UTILITY POLE
- CONCRETE
- ASPHALT



SCALE: 1" = 40'



BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NE 1/4 OF SECTION 26-7-20 AS N89°47'20"E.

NOTES:

1. EASEMENTS, IF ANY, ARE NOT SHOWN.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. THE PURPOSE OF THE SURVEY IS FOR A SHED.
4. THE FIELD WORK WAS COMPLETED ON OCT. 27 & OCT. 30, 2025.

SPIKE FND. S 0.23'
1"IP FND. S 0.34'

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

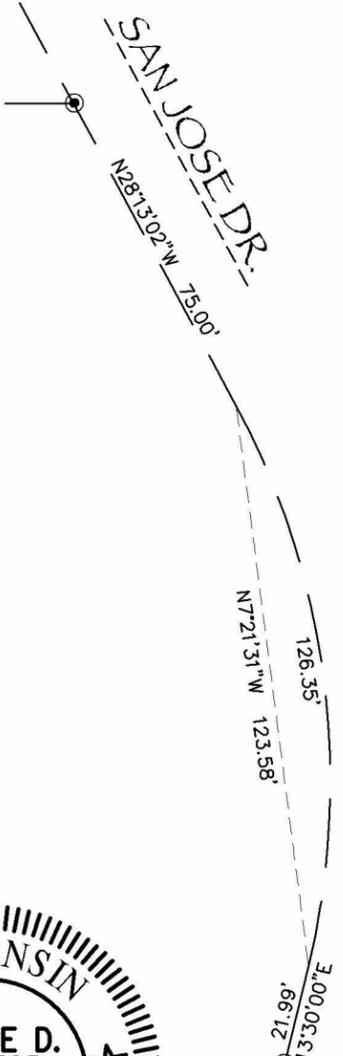
THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

PROJECT # 25998



DATED THIS 6TH DAY OF NOV. 2025.

Bryce Kaczor



14755 Junco Blvd

Exterior materials

LP smart siding

Horizontal siding $3/8" \times 12"$

Vertical trim boards $1" \times 12"$

Door vertical trim boards $1" \times 6"$

Alterations:

- New roof - Remove 3 old roofs including plywood.

Ice & water dam w/ architectural shingles to match house. $2' \times 6'$ rafters $16" \phi$

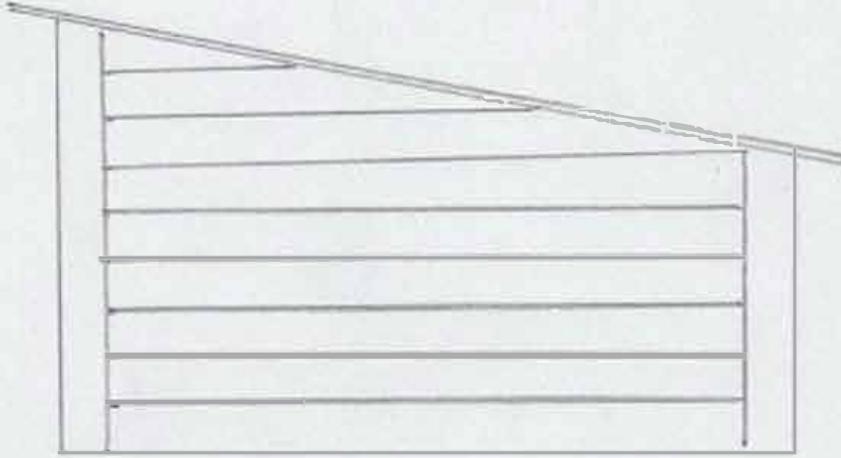
- Raise roof 1' on east side to achieve proper pitch for asphalt shingles.

- Repair/replace rotted/damaged wood w/ new $2' \times 4'$

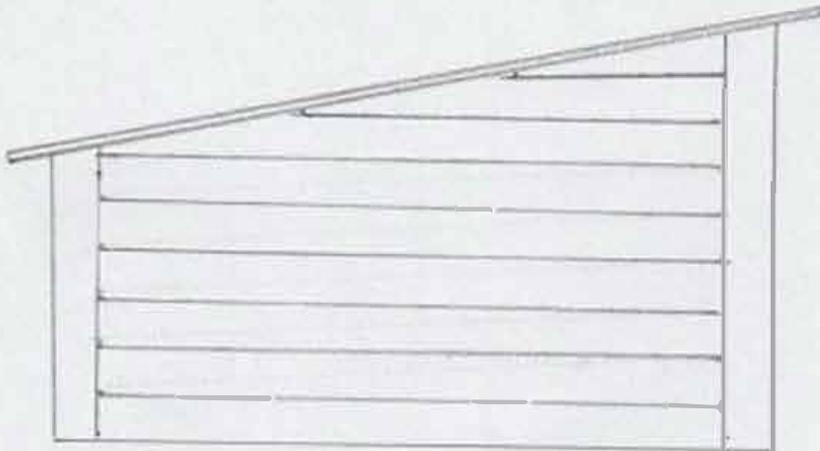
- Side exterior with new LP smart siding

14755 Junco Blvd

Side view - north



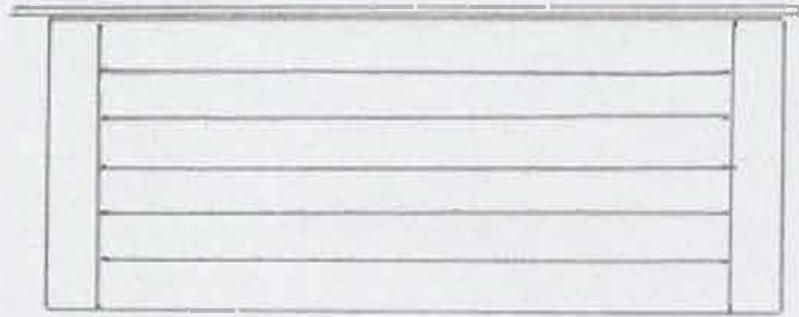
Side view - south



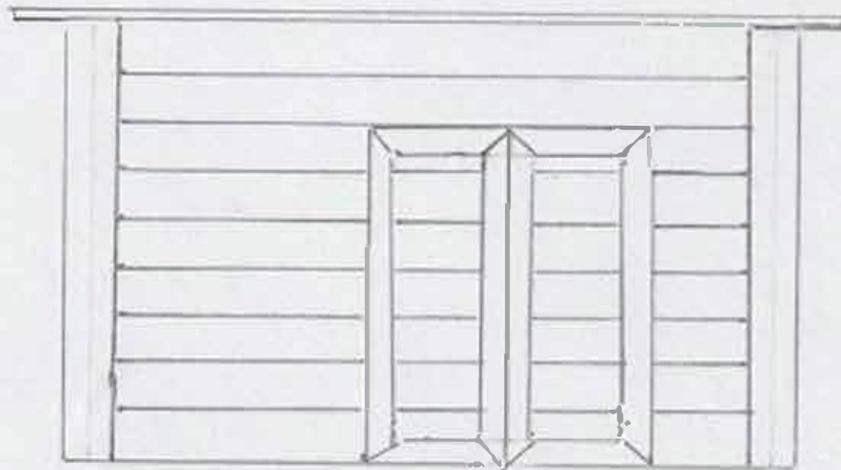
Scale 1/4" = 1'

14755 Junco Blvd

Back view - west



front view - east



Scale 1/4" = 1'







HDR



David Ellis
14755 Juneau Blvd.

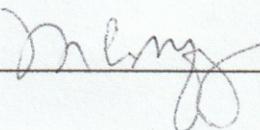
1/10/2026

Accessory Structure

The purpose of this document is to obtain approval from my neighbors to repair the existing accessory structure on the property. This is a village requirement because the structure exists within the required setback. There was an existing structure on the property for many years. The roof failed and the structure was no longer safe.

By signing this, I acknowledge that David Ellis spoke with me, explained the plan of construction including finishes, and requested my approval.

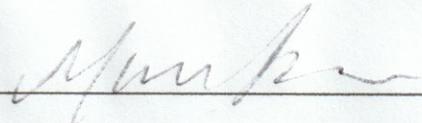
Name: Mr. Michael Cinquemani Date: 1/10/2026

Signature: 

Property Address: 1145 Highland Dr.

Phone number: 262-894-7338

Name: Marika Koentzger Date: 1-10-26

Signature: 

Property Address: 1150 Madera Circle

Phone number: 414-748-7980

Name: Jennifer Schreiber

Date: 1/10/26

Signature: Jennifer Schreiber

Property Address: 1105 Highland Dr, Elm Grove

Phone number:

Name: Alia Fox

Date: 1/12/26

Signature: Alia L. Fox

Property Address: 14805 Juneau Blvd, Elm Grove

Phone number: (269) 998-0683

Name:

Date:

Signature:

Property Address:

Phone number:



West Elevation

1/4" = 12"

Mark and Julie Steinhafel
 13670 Park Circle S
 Elm Grove, WI 53122

1

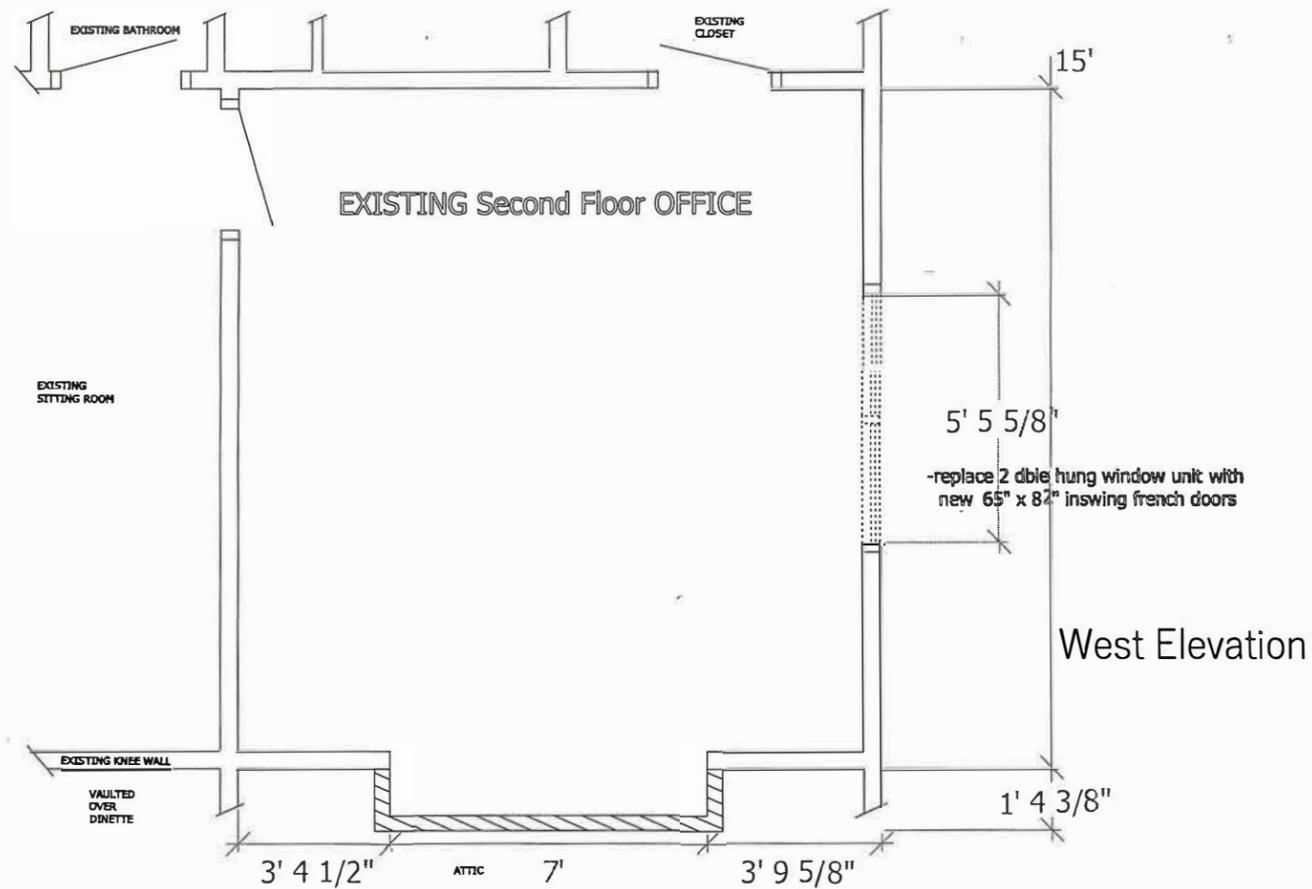
DESIGNED FOR: _____
 APPROVED: _____



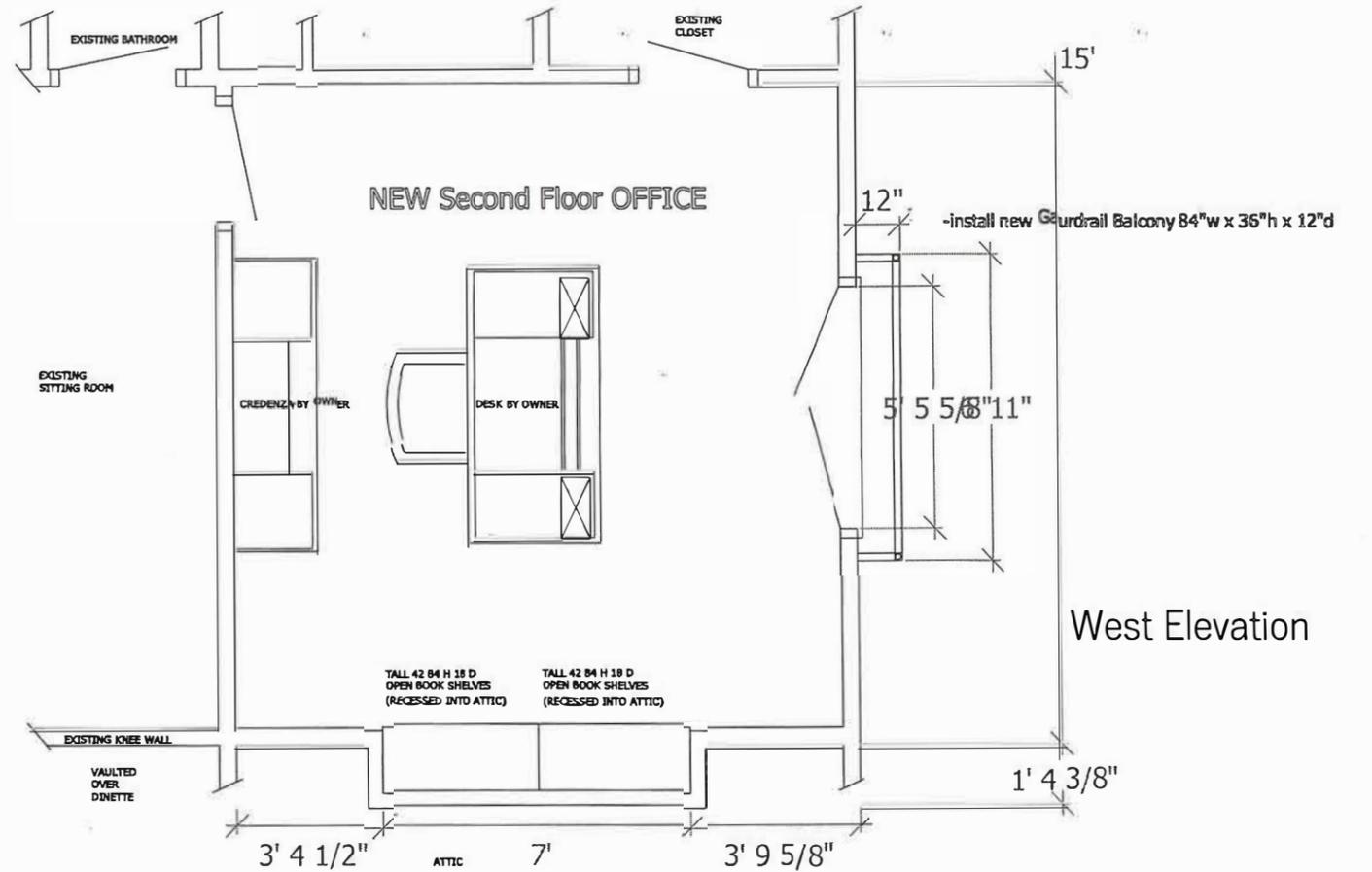
WISCONSIN KITCHEN MART

CABINETRY: _____

3601 W. Wisconsin Ave., Milwaukee, WI 53208 • 414-342-3300



- EXISTING Second Floor OFFICE**
- remove west facing double hung window
 - modify framing for new 65" x 82" inswing french doors
 - add additional framing for new 84"w x 36"h x 12"d Gaurdrail Balcony
 - open wall between office and attic and frame-in recessed opening for new open shelf cabinets



- NEW Second Floor OFFICE**
- install new inswinging french doors
 - install new Gaurdrail Balcony to exterior of french door opening
 - install new cabinetry into attic recess
 - install base/shoe and door trims as needed

- existing
- demolition
- new construction

1/4" = 12"

Mark and Julie Steinhafel
 13670 Park Circle S
 Elm Grove, WI 53122

2

DESIGNED FOR: _____

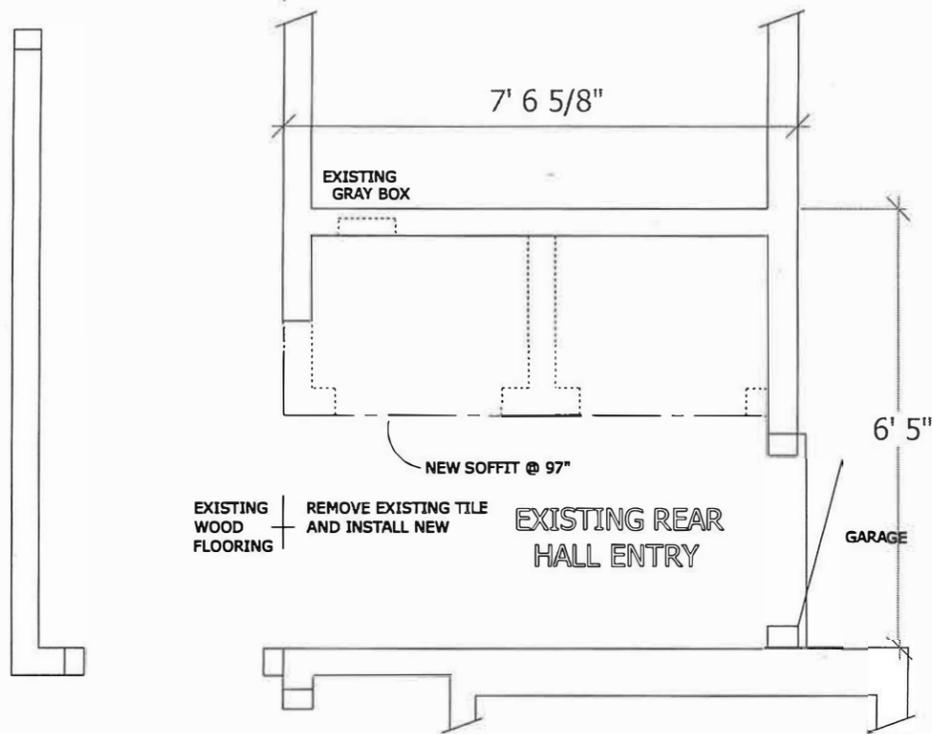
APPROVED: _____



WISCONSIN KITCHEN MART

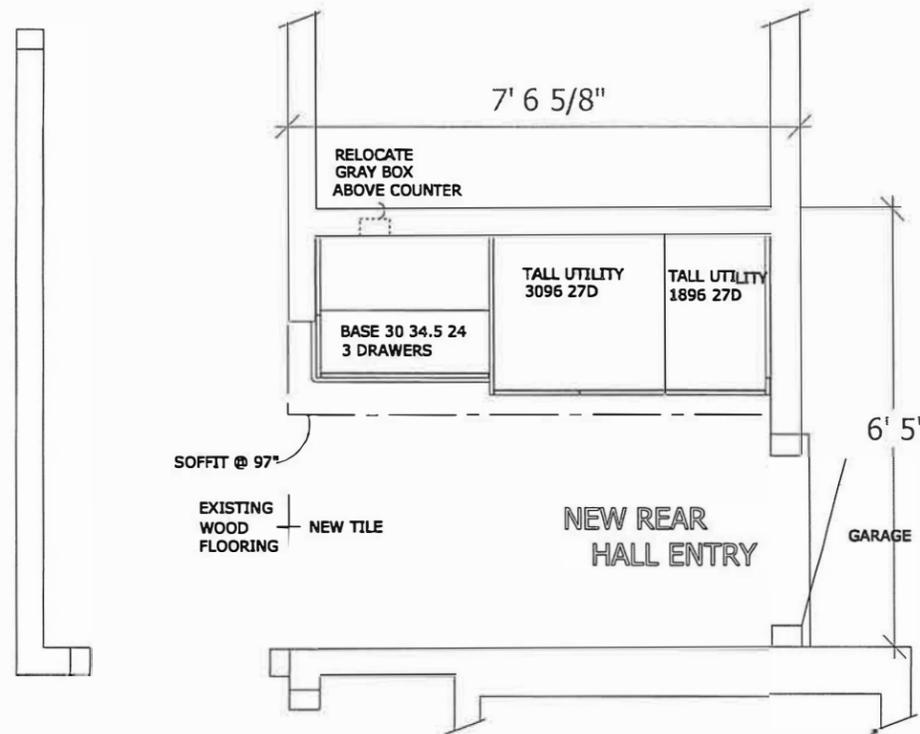
CABINERY: _____

3601 W. Wisconsin Ave., Milwaukee, WI 53208 • 414-342-3300



EXISTING Rear Hall ENTRY

- remove closet doors, jambs and casing
- remove dividing wall between closets
- remove outside corner of left closet
- remove tile floor and prepare for new tile, grout and caulk
- frame-in new soffit at 96"
- raise Guy Gray box to be above new counter
- NO exterior or structural changes



NEW Rear Hall Entry

- install cabinetry and counters
- install floor tile, grout and caulk
- install new base/shoe moldings as needed
- NO exterior or structural changes

- - - - - soffit
- ▭ - existing
- - - - - demolition
- ▨ - new construction

3/8" = 12"

Mark and Julie Steinhafel
 13670 Park Circle S
 Elm Grove, WI 53122

DESIGNED FOR: _____

APPROVED: _____



WISCONSIN KITCHEN MART

CABINETS: _____

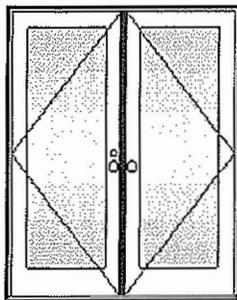
3601 W. Wisconsin Ave., Milwaukee, WI 53208 • 414-342-3300



LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	
Qty: 1		Ext. Net Price:	USD



Cashmere Clad Exterior
 Primed Pine Interior
 Ultimate Inswing French Door G2 4 9/16" - XX Left Hand
 CN 5468
 Rough Opening 65 5/8" X 82 1/2"

Left Panel
 Cashmere Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Putty Exterior Glazing Profile
 Ogee Interior Glazing Profile
 Standard Bottom Rail

Right Panel
 Cashmere Clad Sash Exterior
 Primed Pine Sash Interior
 IG - 1 Lite
 Tempered Low E2 w/Argon
 Black Perimeter Bar
 Putty Exterior Glazing Profile
 Ogee Interior Glazing Profile
 Standard Bottom Rail

Traditional Lever(s)
 Multi-Point Lock on Active Panel
 Polished Chrome Active Exterior Handle Set on Active Panel Non-Keyed
 Polished Chrome Active Interior Handle Set on Active Panel
 Non Keyed
 Multi-Point Lock on Inactive Panel
 Polished Chrome Inactive Exterior Handle Set on Inactive Panel
 Polished Chrome Inactive Interior Handle Set on Inactive Panel
 Polished Chrome Adjustable Hinges 3 Per Panel-
 Ebony Performance Sill
 Black Weather Strip

5" Jamb
 *** Jamb Extension Ship Loose
 Thru Jamb Installation w/ Nailing Fin
 *** Note: Because of the jamb extension, this door may not open beyond 90 degrees.
 *** Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD
 5.000% Sales Tax: USD
 Project Total Net Price: USD

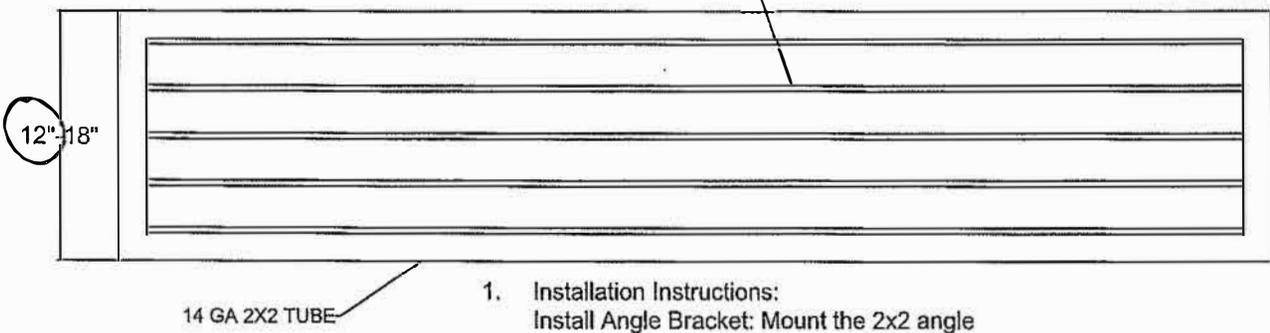
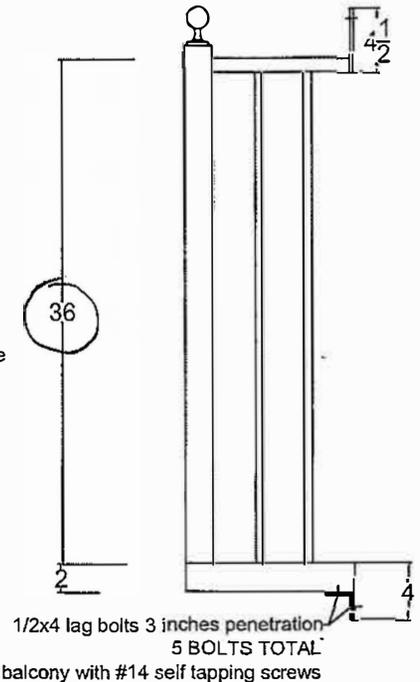
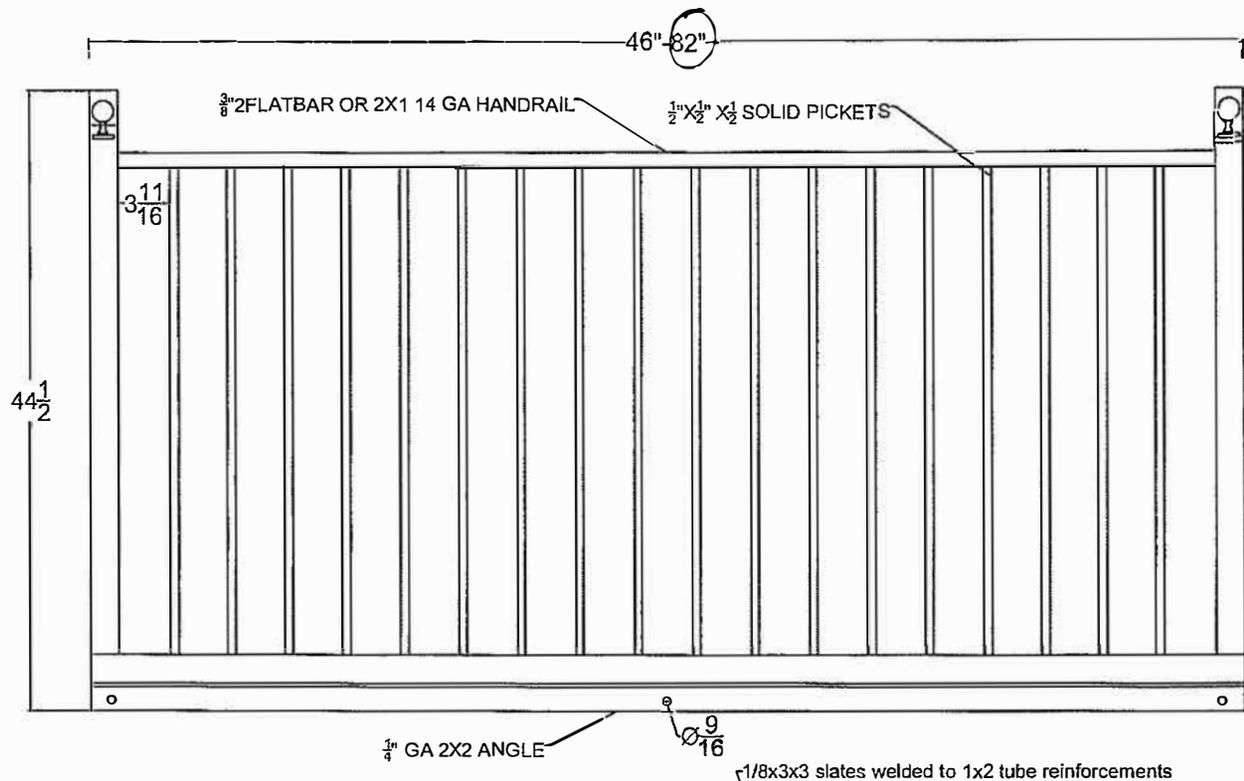
UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 1	TOTAL UNIT QTY: 1	EXT NET PRICE: USD	[REDACTED]
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LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Ultimate	Inswing French Door G2 CN 5468 RO 65 5/8" X 82 1/2" Entered as CN 5468	5,327.26	1	[REDACTED]



1. **Installation Instructions:**
Install Angle Bracket: Mount the 2x2 angle at the desired height. Ensure it's level and securely anchored.
2. **Position Balcony:** Lift the balcony onto the angle and pre-drill holes for lag bolts.
3. **Secure Balcony:** Install lag bolts. Use longer screws if necessary to ensure 2 1/2" penetration into framing.

THE BALCONY COMPANY INC.
 INVOICE QB1185
 SPECS AND INSTALLATION
 Balcony range: 46" to 82"
 wide x 12 to 18" deep x 36" to
 42" high-STEEL
 Colors: Black, bronze or white
 Bolt capacity : 450lb. each at
 2.5" penetration.
 Total pull out force: 2750 lb

 Design Engineer: Pedro L.
 Sanchez
 01-15-2025