

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

Tuesday, August 01, 2023

1. Roll Call

Present: Chairman Olson, Mr. Matola (via Zoom), Ms. Raysich, Mr. Falsetti, and Mr. Thedford

Absent: Mr. Roge, Trustee Stuckert, Ms. Steindorf, and Mr. Janusz

Also present: Ms. Gehl, Ms. Walters and Applicants

Chairman Olson called the meeting to order at 5:35 P.M.

2. Review and act on meeting minutes dated July 18, 2023.

MR. FALSETTI MOTIONED TO APPROVE THE MINUTES AS CORRECTED. MR. THEDFORD SECONDED. MOTION PASSED 5-0.

3. Review and act on a request by Christian & Kristen Walters, 1300 Victoria Circle, for an addition.

Mr. Christian Walters, the homeowner, and Mr. Dennis Iwanski, the contractor, were present before the Board to represent the request.

Applicants are requesting approval for a home addition to extend their family room and to create a workshop. With the new addition, the property will have a 12.79% building footprint and 30.00% of total impervious surfacing and complies with all other zoning requirements. The Building Board reviewed this proposal at the July 18th Building Board meeting; however, the applicant requested to table the discussion so as to revise the plans based on Building Board feedback.

Mr. Iwanski passed around cut sheets for lighting and siding materials as requested by the Building Board at the previous meeting.

Mr. Iwanski noted that all Building Board requests made at the prior meeting have been met.

MR. FALSETTI MOTIONED TO APPROVE THE PROPOSAL AS SUBMITTED. MS. RAYSICH SECONDED. MOTION PASSED 5-0.

4. Review and act on a request by Douglas Plaza Condominiums, 12980 W Bluemound Road, for a fence variance request.

Ms. Beth Jensen and Ms. Nora Hackenburg were present before the Board to represent the request.

Applicant is requesting approval for 6' solid wood fence to be installed to replace an existing shadowbox-style fence in the same location. Per Village Ordinance, "Solid Fences, or any Open Fence proposal at variance with the aforesaid standards, shall be examined by the Building Board. A variance from the terms of this chapter may be granted by the Building Board, but only after a public hearing before said Board."

Chairman Olson opened to Public Hearing.

Beth Jensen, a Douglas Plaza resident and co-applicant, spoke to explain they are requesting to replace an existing fence. There are problems with people walking through the yards as well as car headlight interference and trash blowing from the neighboring business.

Tom Nicolia, an Emerald Woods resident, spoke to say he believes the fence is not appealing. He has an issue with fence sections 1B and 1C as shown on the plans submitted by the applicant; he explained that Douglas Plaza residents would not see those parts of the fence. He explained that it is a nice wooded area now and he recommended landscaping with prickly bushes rather than a fence. He also believes that Elm Grove Heights could be impacted by the placement of the fence for their truck turnaround.

Lisa Dahlke, an owner but not a resident, agrees with Mr. Nicolia that the fence does not need to be the size as proposed. She agrees to solve the current problems with landscaping.

Nora Hackenburg, a Douglas Plaza resident and co-applicant, explained there are shrubs and bushes but people can still enter their property and walk close to and between the buildings.

Debra Pawlk, an Emerald Woods resident, does not believe the proposed solid fence is aesthetically pleasing for the area.

Seeing no additional comments, Chairman Olson closed the Public Hearing.

Mr. Matola asked the applicants for clarification on the fence sections.

Ms. Jensen explained that 1A is proposed to be 6' and is an existing fence that is being replaced. Sections 1B and 1C are proposed extensions to the existing fence.

Ms. Jensen noted that people come into the nearby businesses after hours to dump items into the dumpsters. It is noted that the business dumpster does not have the required enclosure.

The Board noted that the application packet does not include a survey showing exactly where the proposed fence is in relation to the lot lines.

Mr. Matola would want to understand the easements of each of the associated buildings and properties to permit a fence in a new location. Mr. Matola asked if the purpose of sections 1B and 1C is to keep people from cutting through. Ms. Jensen stated yes.

The Board noted that they have too many unanswered questions related to the new fence locations and would propose the applicant move forward with the replacement of the existing fence and then resubmitting for fencing in the extended areas if they desire to move forward with that in the future.

MR. FALSETTI MOTIONED TO APPROVE REPLACING THE EXISTING SHADOW BOX FENCE WITH A SOLID FENCE AS PROPOSED IN THE EXACT LOCATION AS THE EXISTING FENCE AND TO SUBMIT REVISED PLANS TO STAFF. MS. RAYSICH SECONDED. MOTION PASSED 5-0.

5. Review and act on a request by Jim & Kathleen Quinn-Griffin, 14800 Watertown Plank Road, for an addition.

Mr. Dan Klappa and Jody Brandemuehl of JDJ Remodel and the homeowner were present before the Board to represent the request.

Applicants are requesting approval for a home addition for an extension of an existing garage. As proposed, this addition would require a Special Exception from the Village Plan Commission as this structure is non-conforming.

Mr. Falsetti confirmed with the contractor that there is one new window being proposed. The homeowner stated yes and that there are no grids in the existing window and there will be no grids in the new window. He explained that the new siding will match existing siding and there is a new patio door. The shingles will match the existing home. The rooflines are unchanged so no change is needed in rainwater movement.

The Board had a discussion regarding adding an additional window above the new patio door to create a more aesthetic appearance and eliminate blank space.

MR. THEDFORD MOTIONED TO APPROVE THE PROPOSAL WITH THE ALTERATION ON THE SOUTH ELEVATION ABOVE THE PATIO DOOR TO ADD TWO UNIT WINDOWS HELD TIGHT TO THE SOFFIT MATCHING THE WIDTH OF THE PATIO DOOR AND MATCHING THE WINDOW ON THE NE CORNER. MR. FALSETTI SECONDED. MOTION PASSED 5-0.

6. Other Business

Ms. Gehl noted that the September 5th meeting is still intended to be held but will send availability polls to the Board prior to ensure we will have a quorum.

7. Adjournment

MR. FALSETTI MOTIONED TO ADJOURN. MR. THEDFORD SECONDED. MOTION PASSED 5-0.

Meeting adjourned at 7:06 P.M.

Respectfully Submitted,

Diane Walters
Administrative Assistant