

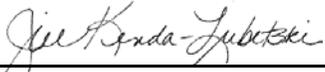
**BUILDING BOARD MEETING**  
**Monday, December 3, 2012**  
**Earl McGovern Board Room, 4:00 P.M.**



**PLEASE TAKE NOTICE** that a meeting of the Brown Deer Building Board will be held at the Village Hall of the Village of Brown Deer, 4800 West Green Brook Drive, Brown Deer, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

- I Roll Call
- II Persons Desiring to be Heard
- III Consideration of Minutes: November 5, 2012
- IV Old Business
- V Plans Submitted for Consideration
  - A) RE-SUBMITTAL - JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road
- VI Adjournment

Dated: November 28, 2012

  
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Jill Kenda-Lubetski, Village Clerk

**PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.**

**MINUTES OF THE MEETING OF THE  
BROWN DEER BUILDING BOARD  
HELD AT THE VILLAGE HALL –  
4800 WEST GREEN BROOK DRIVE  
ON MONDAY, NOVEMBER 5, 2012**



The meeting was called to order at 4:00 p.m.

**I ROLL CALL**

Present: Lavern Nall, Rory Palubiski, Tony Snow

Excused: Andrea Weddle-Henning, Tony Enea

Also Present: Nathaniel Piotrowski, Community Development Director; Shelley Gorman, Building Inspection Assistant; Douglas P. Brodjek, Stratford Village; Doug Stoffel, Stratford Village; Jeff Hutter, Stratford Village; Sig Strautmanis, General Capital Group

**II PERSONS DESIRING TO BE HEARD**

None.

**III CONSIDERATION OF MINUTES**

*It was moved by Mr. Snow and seconded by Mr. Palubiski to approve the October 15, 2012 minutes. The motion carried unanimously.*

**IV OLD BUSINESS**

None.

**V PLANS SUBMITTED FOR CONSIDERATION**

The following items were on the Agenda for review:

- A. Re-submittal of Stratford Village siding and roofing proposal, 8261-8335 N. Teutonia Avenue
- B. Re-submittal of JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road
- C. Bradley Crossing & VBD Community Center Signage, 4355-75 W. Bradley Road

**Stratford Village siding and roofing proposal, 8261-8335 N. Teutonia Avenue**

Stratford Village representatives presented a revised plan with new colors and materials. The revised submittal featured maple color siding, linen trim color, sandstone color cedar shake for the gables, and dark brown for the doors and window trims. Mr. Palubiski felt that the newly proposed cedar shake provided good visual distinction but also suggested adding some sort of vent in the middle of the large gables to add further architectural refinement to the building. Mr. Snow asked if the gutters were going to be the same linen color. Mr. Hutter from Stratford Village replied that they would be linen.

It was consensus of the board to approve the new design and coloring on condition that (8) decorative gable vents be included with material specifications and an updated rendering submitted to the inspection department.

**JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road**

Mr. Strautmanis of General Capital Group resubmitted a plan with changes as requested by the Board including the addition of cream color to the 3<sup>rd</sup> floor to match the existing building, and added brick near the ends of the new building.

Mr. Strautmanis also submitted a new rendering of the building viewed from Teutonia Avenue looking south. Chairman Nall stated that this rendering reinforced the Board's original concern that the reduced amount of brick on the addition still does not meet the Village ordinance, and the aesthetic standards of the Board. Mr. Snow added that the amount of brick should be raised to conform to standards of other nearby buildings and better match the amount of brick on the first phase of the development. A discussion ensued as to ways in which brick could be added to the project in order to effectuate the best design. Mr. Strautmanis offered that a "wainscot" of brick be added to the Teutonia side of the building but not to the parking lot side. Chairman Nall noted that the Board could not design the building for the developer and suggested that whatever is done be consistent with the quality of the existing building.

It was consensus of the Board to request that a resubmittal provided additional brick and appropriately complimented the existing building.

**Bradley Crossing & BD Community Center Signage Package, 4355-75 W. Bradley Road**

Mr. Strautmanis of General Capital Group submitted the renderings and specifications for (7) signs to be placed throughout the project. He described that the canopy signs would be 3D custom cast metallic aluminum with lettering attached by pins to give the illusion that they are floating. All of the canopy sign fonts are to be the same. He also said that the canopy and the color of the canopy would form the backdrop for the letters. Mr. Strautmanis said that only the ground mounted signs would be illuminated.

Board went through each sign application and reached the following consensus:

# 1 – Approved

# 2 – Approved with the lettering to be centered (error on the rendering)

# 3 – Approved

# 4 – Approved

# 5 – Approved - Directional Monument (double sided) with ground mounted lighting and directions to extra parking.

# 6 – Approved - Monument (single sided) with ground mounted lighting

# 7 – Approved - Awning signs are only on the Community Center Building tenant space and will have the VBD (Deer) Logo

**VII ADJOURNMENT**

The meeting was adjourned at 5:05 p.m. The next regularly scheduled meeting is November 19, 2012.



Nathaniel Piotrowski, Community Development Director  
Village of Brown Deer