

BUILDING BOARD MEETING
Monday, January 6, 2014
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 18, 2013
- IV Old Business
- V Plans Submitted for Consideration
 - 1. Sign A Rama (YMCA–Wheaton–Outpost) – New Signage
9240, 9250, 9252 Green Bay Rd.
- VI Adjournment

Dated: January 2, 2014

A handwritten signature in black ink that reads "Jill Kenda-Lubetski". The signature is written in a cursive, flowing style.

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 18, 2012**



The meeting was called to order at 4:06 p.m.

I ROLL CALL

Present: Lavern Nall, Tony Enea, Betty Bennett

Excused: Tony Snow, Andrea Weddle-Henning

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director, Jeff Stowe, Randy Roth and Brad Baber Architects for Dunkin Donuts, Mike Klaus (Colortech) for Ultimate Fuels, Debbie Tomczyk – Reinhart Law and Richard Hayes – BBR Architecture for WalMart.

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

It was moved by Ms. Betty Bennett and seconded by Mr. Tony Enea to approve the October 21, 2013 minutes. The motion carried unanimously.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

- A. Ultimate Fuels Gas Station – New Signage – 4685 N. Bradley Rd. – Colortech of Wisconsin
- B. New Com. Construction Dunkin Donuts – SWC Green Bay Rd & Deerwood Dr. – RESUBMITTAL
- C. Wal-Mart – State Approved Exterior Building Design – 6300 Brown Deer Rd

Ultimate Fuels Gas Station – New Signage – 4685 N. Bradley Rd. – Colortech of Wisconsin

Mike Klaus introduces himself to the Board. Betty Bennett asks if the sign sits on the ground. Mr. Klaus response: It is 6”–8” off the ground.

Tony Enea asks Nate Piotrowski – Community Development Director if it meets the Village ordinance. Nate Piotrowski answers: Yes it does and they are compliant.

Betty Bennett and Tony Enea ask about the bottom of the sign and if it would be effected or covered up by the snow. Mr. Klaus response: The sign sits on an island that has a grade that is higher than the actual ground. The sign is made of exterior weather proof construction materials and the owners are aware that they will have to uncover anything hindering the message on the sign.

The Board unanimously approves the new signage for Ultimate Fuels as submitted.

New Com. Construction Dunkin Donuts – SWC Green Bay Rd & Deerwood Dr. – RESUBMITTAL

Jeff Stowe, Randy Roth and Brad Baber for Dunkin Donuts explain the new design of the building to the Board.

Betty Bennett states that she likes the new design much better than the original one that was first proposed, but still has concerns about what the larger (future) building design will be, since they will be sharing a common parking lot area. She also thought that the building could still use a bit more masonry on the south elevation to heighten the masonry wall depicted in the renderings.

Tony Enea did not attend the last meeting when the original design was proposed, but from looking at the previous renderings and the redesigned ones submitted, he likes the new design of the building and finds it interesting too.

Chairman Nall asks about the dumpster area and what changes were made. Jeff Stowe explains that they changed the colors of the enclosure to lighten it up and trimmed it out with a darker contrasting color. Nate Piotrowski explains to the Board that they went over different ideas to try to relocate it closer to the Dunkin Donuts building, but because of the drive thru location, utility transformer boxes, and being able to service it properly, moving it closer conflicts with anywhere other than its proposed location.

Betty Bennett asks Chairman Nall if he is okay with using the Hardi Plank in the construction of the building. Chairman Nall explains that with the limited amount proposed and the way it is contrasting, it makes the building look more interesting now more than the other buildings in the area.

Jeff Stowe shows the Board the material sample board with all the colors and materials that are going to be used in the construction of the building.

Materials to be used: EIFS: Orange PMS 165C; Aluminum Storefront: Dark Bronze; PT-05 Fiber cement siding painted with Sherman Williams color: SW 7536 Bittersweet Stem; PT-06 Fiber cement siding painted with Sherman Williams color: SW 6100 Practical Beige; PT-07 Fiber cement siding painted with Sherman Williams color: SW 7714 Oak Barrel; PT-08 Fiber cement siding painted with Sherman Williams color: SW 6096 Jute Brown; (PT 04, 09, 10 & 11 not used); PT-12 Fiber cement siding painted with Sherman Williams color: SW 6006 Black Bean; Masonry Brick: Heritage Collection color: Coffee Blend.

Betty Bennett asks what a roof item on the south side elevation drawing is. Chairman Nall asks if it was a roof top unit. Jeff Stowe explains that it is not a unit but it is the back side of the parapet wall that extends above the roof line and is part of the drive thru window on the north side of the building. He said that you will probably not see it from the road. Nate Piotrowski explains that you will be able to see it from the road because of the elevation and location of the building. The Board asks what color it will be. Jeff Stowe explains that it will probably be brown like the rest of the sides, but the Board wants it to be the same lighter color as the siding SW 7536 Bittersweet Stem so it is less noticeable.

Tony Enea moves to approve the design submission with the change in color of the back side, upper portion of the drive thru wall to be SW 7536 Bittersweet Stem. Betty Bennett seconds the motion. The Board unanimously approves the new design of the Dunkin Donuts building as submitted with the change.

Wal-Mart – State Approved Exterior Building Design – 6300 Brown Deer Rd

Debbie Tomczyk – Reinhart Law and Richard Hayes – BBR Architecture explains that there were only 4 changes that were made to the exterior of the building on the State approved plans. Richard Hayes said that they were actually “non-changes” meaning that they were going to make the changes, but opted not to make two (2) of them in the end.

Change #1 – Originally there are 3 loading docks in the rear and they were going to add a fourth (4th) one to the northwest side of the building. They have reconsidered and are leaving it as it currently is; hence no changes will be made.

Change # 2 – They were going to relocate the trash compactor, but are leaving it where it currently is; hence no changes will be made.

Change # 3 – They are relocating the “local” delivery door from the northwest side of the building to the northeast side of the building and installing a six foot (6’) roll-up door. We will also be installing a new 12’ high acoustic wall in the rear.

Change # 4 – They are filling in the existing lumber door on the north side of the building with brick. Nate Piotrowski explains that this was done at the request of the Plan Commission and the Village Board so that the door can no longer be used for deliveries.

(Tony Enea asks about the sample board on the table). Nate Piotrowski explains that they will be changing the Spandrel glass from white as originally proposed to a dark gray color as discussed in the last meeting that was also used in the Concentra building and others in the Village. Also at the previous meeting they did not have any details on the shingles for the roof overhangs regarding what type of material or style were going to be used.

Richard Hayes continues to explain that in the previous discussions regarding the roofing materials to be considered, they opted for a Charcoal gray metal shingle instead a more traditional dimensional shingle.

Betty Bennett asked about the delivery hours that Wal-Mart will be adhering to because she has experienced the constant sounds from the deliveries when it was Lowe's and does not want the residents behind the store to have to experience and listen to the constant loud beeping of the delivery trucks at all hours like she has had to endure. Debbie Tomczyk – Reinhart Law stated that Wal-Mart has "restricted" delivery hours until 9:00 pm.

The Board states that it has no issues with the changes outlined in yellow, the relocation of the northwest door, the old lumber door being bricked up on the north elevation, and the revised materials submittal for the Spandrel glass & the overhang shingles. The Board unanimously approves the new exterior design for Wal-Mart.

VII ADJOURNMENT

The meeting was adjourned at 4:43 p.m.

The next regularly scheduled meeting is December 3, 2013.

Shelley Gorman

Shelley Gorman, Admin. Assistant Building Department
Village of Brown Deer