

**BUILDING BOARD MEETING  
MONDAY, October 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: August 18, 2014
- IV Old Business
- V Plans Submitted for Consideration:
  - 1. Sig Strautmanis - Bradley Crossing II - Exterior Elevation Modifications & Signage – (4) Village Lane Buildings
- VI Adjournment

Dated: October 2, 2014

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

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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 AUGUST 18, 2014**



The meeting was called to order at 4:04 p.m.

**I ROLL CALL**

Present: Chairman Lavern Nall, Betty Bennett, Mary Buckley

Excused: Tony Enea

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director,  
Nick Mischo/Peter Ogorek – Perspective Design, Marty Westberg – Badger Lighting & Signs,  
Brian Rogers – Badger Meter, Marty Choren – Plunkett Raysich Architects.

**II PERSONS DESIRING TO BE HEARD**

None

**III CONSIDERATION OF MINUTES**

It was moved by Mary Buckley and seconded by Betty Bennett to approve the July 7, 2014 minutes.  
The motion carried unanimously.

**IV OLD BUSINESS**

None

**V PLANS SUBMITTED FOR CONSIDERATION**

The following items were on the Agenda for review:

**1. Marty Choren – Plunkett Raysich Arch. - Badger Meter Welcome Center - 4545 W. Brown Deer Rd.**

Mr. Choren explains to the Board the design of the new Welcome Center for the front entrance of Badger Meter. He also explains that they will not be adding any new parking areas, like they had previously submitted. There will be walkways to the area instead. The drawings that they are showing the Board have already been submitted to the State for approval.

Mr. Choren explains that the front element piece is metal clad in the Badger Meter blue, mostly constructed with glazing for optimal viewing as a staging area for guests to register. The top of the building has a trellis off of it and the roof is a green roof, similar to what they have already done on the existing building.

In the future there will be three (3) elements that will reflect what Badger meter does. They had talked previously wanted the elements to be water features, but with the winters here that is not possible. They are in talks with other companies to design something electronic to resemble water or fluid to represent what they do.

The Board reviewed the site plan. Mary Buckley asked what the square footage of the area is. Mr. Choren said it is about 800 square feet. Chairman Nall verified that the color blue that is being used is badger Meters corporate blue. Mr. Choren said yes. Chairman Nall also asked about the color of the mullions on the windows and will they be a gray anodized aluminum. Mr. Choren said yes.

The Board reviewed the application along with the renderings of the new Badger Meter Welcome Center entrance, and unanimously approved the submission.

## **2. Peter Ogorek – Perspective Design Architecture - Proposed New Building and Signage for Goodwill – 9305 N. Green Bay Rd.**

Mr. Ogorek from Perspective Design Architecture explains the design for the new building. He explains where the building site is located in relation to the surrounding businesses. He explains that the loading docks are all in the back and face away from Schroeder Dr. He also explains that there will be some storm water features to the site that will be nice amenities to the site. There will be a storm water retention basin and a storm water pond, along with some rain gardens in islands in front of the store. We will be creating a lot of green space in the parking lot and around the building.

Mr. Ogorek explained that he worked very closely with Nate Piotrowski, the Community Development Director for the Village on creating a more definite, dimensional front elevation for the building entrance with a tower elevation, instead of a flat elevation typically used in the Goodwill designs.

On the side of the building, off Schroeder Dr. is the donations area where people can drive under a canopy and get out of the weather while making their donations. Staff members will come out and collect the donations. He explains that a typical store is about 60% store and 40% back of house where items are kept and stored.

Mary Buckley asks about the donation area and how many cars can be under the canopy at one timer. Mr. Ogorek explained that two (2) cars can be under the canopy, side by side at one time. He then showed pictures of an existing store in Pewaukee with all the color and material elements that typically go into a Goodwill store, but explained that the store in Brown Deer will be different with the architectural dimensional elements that have been incorporated into the elevations.

Betty Bennett asked about the mechanical roof top equipment and where the locations will be. Mr. Ogorek explains that they are set back away from the edge of the building and that they are covered with a cream colored screening that will make the mechanical seem to disappear. He also explains that one of the advantages to the rooftop screenings is that they also help to muffle the mechanical units.

The four (4) windows on the south elevation will be the only windows with the smoke gray spandrel glazing (color listed below). All other windows will be clear glass for natural light.

Chairman Nall inquires about the lights that shine down on the metal canopy/awnings over the windows. Mr. Ogorek explains that the light fixtures are made out of the same materials as the metal used on the buildings in the signage areas and the parapet walls. Chairman Nall reads that the building materials to be used are integral colored masonry with no painting, making for a low maintenance building. Mr. Ogorek response is “yes”.

Colors and materials are as follows:

Storefront window frame:	Clear Anodized Aluminum
Metal Awnings:	“Award Blue” (Goodwill Corporate color)
Metal panels:	Silver
Mechanical Screens:	Almond
Split-faced block #1:	Carmel
Split-faced block #2:	Birch
Smooth-faced block:	Birch
Spandrel Glass:	Four (4) windows on south elevation ONLY: Old Castle – Midwest Architectural Glass - order #851903, 1/4” clear (char #2 - 12.5 mil) 1/4” clear.

Mr. Ogorek explains that there will be four (4) signs on the building. He explains the design, size and construction of the new signs and their locations. He also explains the new signage that will illuminated from the inside. There will also be a sign on the canopy that says “Donation Center”. He also explains that at this time there will not be a multi-tenant monument sign since the site has allowed for other buildings to be constructed in the future.

The Board agreed that the building design was architecturally interesting and well thought of. The Board unanimously approved the Goodwill building and signage submittals.

## **3. Marty Westberg - Badger Lighting & Signs – New Signage for Party City – 9160 N. Green Bay Rd.**

Marty Westberg from Badger Lighting & Signs was present. Nate Piotrowski- Community Development Director had previously examined the application and drawings. He explained to the Board that the Party City’s signage for the building and the multi-tenant monument sign does fall within the Village ordinances. Party City has moved over to another retail space next door, that is almost double the size of their current location, in the same shopping center. The sign for the building is the same design/style as the one that was previously on the original space. It is a new sign that incorporates the Party City Corporate colors of blue, purple, red, green, orange and trademark logo.

The Board reviewed the application along with the renderings of the new signage, and unanimously approved the submission.

**VII     ADJOURNMENT**

The meeting was adjourned at 5:02.m.

The next regularly scheduled meeting is September 15th, 2014.

*Shelley Gorman*

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