

BUILDING BOARD MEETING
MONDAY, November 17, 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 3, 2014
- IV **Old Business**
 - 1. Lighthouse Senior Living of Brown Deer – New Construction – 60th St.
- V Plans Submitted for Consideration:
- VI Adjournment

Dated: November 13, 2014

A handwritten signature in black ink that reads "Jill Kenda-Lubetski". The signature is written in a cursive style with a horizontal line underneath the name.

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 NOVEMBER 3, 2014**



The meeting was called to order at 4:05 p.m.

I ROLL CALL

Present: Chairman Lavern Nall, Betty Bennett, Mary Buckley, Chris Eger, Oscar Avila

Excused: None

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director, Bill Borczyk & Bob Heilman – Metro Storage, Brian & Erin Moore - Glenbrook, and Todd Novaczyk – Lighthouse Senior Living.

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Chairman Nall asked for clarification on the meaning of two sentences in the top paragraph on page two of the minutes for the Bradley Crossing section. The word “about” was changed to “if” and the word “are” was added so that both sentences was clearer.

It was moved by Betty Bennett and seconded by Mary Buckley to approve the October 6, 2014 minutes. The motion carried unanimously.

IV OLD BUSINESS

1. Metro Storage - Bob Heilman (Development Mgr.) & Bill Borczyk (Construction Site Superintendent) – Exterior Brick Approval

Nate Piotrowski – Community Development Director gave a brief history of the project and that they have already received the Board approval for the major architectural design of the project, except for the brick sample that they are going to use. The brick had not yet been purchased, and to make sure that the correct color lot was approved, Metro Storage agreed to bring back in the actual color lot sample when it was decided upon. Metro Storage also showed pictures of an existing location where they have used the same brick so that the Board could view a finished project.

The sample brick and color to be used is “Harvest Velour” by Champion Brick. It has a bit lighter variation in color to the sample that was first submitted. The mortar color that will be used will be a close match to the clock surround face color. It will be a natural buff color range that is complimentary to the brick.

The Board compared the two samples and agreed that the newly submitted sample is a better choice. The Board unanimously approved the new brick “Harvest Velour” by Champion Brick.

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

1. Brian & Erin Moore – Raze and re-build fire damaged house - 5331 W. Glenbrook Dr.

Brian & Erin Moore explained that they had purchased the fire damaged house at 5331 W. Glenbrook Dr. They want to have the new house fit into the current house style of the neighborhood. The Moore’s submitted to the Board, the new plans, complete with elevation drawings, and samples of all materials that are going to be used in the reconstruction of the new home.

The materials for the exterior of the home are:

Product	Color
Castlebrook 35 roofing	Weathered Wood
Timbercrest Siding	Sandstone
Nova Brick	Smokey Mountain Blend
Ideal Door Garage Door	Bright White
Mastercraft Exterior Doors	Bright White
Jeldwen Windows	Bright White
Aluminum Soffits & Fascia	Bright White

The Board reviewed the plans and the material samples. Betty Bennett asked if the basement had been inspected for any structural issues and was it made of block or poured concrete? Brian Moore response was that the basement walls were block and have been inspected by a structural engineer and was found to sound.

Chairman Nall asked if the original construction had brick on the front and if so, did it return on the corners? Brian Moore response was that the entire house was all brick, but because of construction costs today, it was not feasible to build it back that way. Chairman Nall asks since the drawings show brick on the front of the house, does it also wrap around the corners and into the porch area by the front door? Brian Moore response was that "it is going to be across the front of the house but he had not decided to put it into the porch area, but could if that was what the Board required. The Board all agreed that it should be that way with the brick being continuous on the front of the house, and that all the edges of the brick where they meet the corners is finished off so that the edges of the brick are not seen. Oscar Avila asked what the brick cap was going to be. Brian Moore response was that it is the same color as the brick and it is beveled away from the house. The Board looked at the brochure of the brick that was provided, and saw what the cap and finished product will look like.

Mary Buckley asked what the siding color will be, and was shown the siding sample and color.

Betty Bennett said that she felt that there needed to be another window on the east side of the house for light and ventilation, and to also help balance out the aesthetics of the house since it is seen from the street. The Board members consensus is that there should be another window added to the east side of the house so that it is symmetrical on the left/east elevation.

The Board reviewed the rest of the samples and unanimously approved the new house design for 5331 W. Glenbrook Dr. with the changes that a window is to be added to the left/east side of the house size and symmetry to the existing one, and that the brick is to be continuous into the porch area and along the front elevation. Plans approved as noted.

2. Lighthouse Senior Living of Brown Deer – New Construction – 60th St.

Todd Novaczyk from Lighthouse Senior Living/Memory Care introduces himself to the Board. Nate Piotrowski – Community Development Director gave a brief history of the project, and presented to the Board, the material sample boards, presentation boards, renderings of the building, floor plans, and site plan. He also informed the Board that the project has already been approved through the Plan Commission and Village Board. Nate Piotrowski also informs the Board that there is a provision in the Village code for multi-family to have at least 50% masonry or some type of durable material i.e. stone something along those lines. The existing development, Condos, came in before that code provision was enacted. They are clad in Hardi-plank and were approved as such. This proposal wanted to fit in with the existing condominium project since they will become part of the site, and is proposing the majority use of Hardi-siding and some masonry, but not up to the 50%. The Village Board did approve the deviation because it is a planned development zoning district.

Chairman Nall asks if all the siding is Hardi-plank or any combination of materials. The Board looks thru the plans and Nate Piotrowski points out where the combinations of materials will be located.

Mary Buckley states that it is not on all four stories, referring to the elevation variations of building. Nate Piotrowski explains what the different elevations will be housing and refers to the floor and site plans for more details.

Betty Bennett asks about the existing condominiums and what will happen to them. Nate Piotrowski explains that the New Perspectives Group (Lighthouse) will be purchasing them and incorporating them into the design of the facility. They will eventually become Senior Independent apartments down the line. The current owners are working with New Perspectives to have some agreement to stay there for a term that is agreed upon.

Mary Buckley asks if there will be some independent apartments in the four story section of the building.

Todd Novaczyk from Lighthouse Senior Living/Memory Care responds to the Board that it is an assisted living and there can be folks that move in there that are 80 years old; don't need any services except for meals, laundry, parking, life engagement, etc... Then there are folks that need significant amount of service to help them through their daily living. Mary Buckley clarifies her question in regards to the balconies and are they serving more of an apartment instead of a room. Todd Novaczyk explains that the balconies are an amenity, screened in and gives them a sense of security, but still allowing them the freedom to go outside and into the fresh air.

Betty Bennett asks if there will be any full-time nursing care on site. Todd Novaczyk responds that they have nurses there seven days a week and they provide anything that they need; it is not a "skilled" nursing facility. We have "rounding" doctors that come into the facility to see their clients and then are followed up by the Physician Assistants (PA) to do follow-ups. Betty Bennett asks if any of them will still be driving. Todd Novaczyk responds that yes they will have residents that will be driving and they will have parking underground and in a parking lot.

Chairman Nall asks about Storm Water Management and trash disposal. Nate Piotrowski responds that the Storm Water issue has been address and that there is a pond on site that that would accommodate a full site build-out even if everything was paved over. Todd Novaczyk responds that there are two trash disposal areas, one is underground in the parking area, and there are doors to another one on the north side of the building near the underground garage area. Betty Bennett asks about trash schedule pickup for a facility this large. Todd Novaczyk responds that they will have at least a twice a week pick-up to start, but it could be more; it all depends on the need. They will be able to determine this more when the facility is actually up and running. Nate Piotrowski states that there is not a trash disposal area located outside of the building at this time and this is something that they have been inquiring about. Chairman Nall states that if they decide to have one at a later time, they would have to come back to the Board for approval.

Chairman Nall inquires about chillers/condensation units and the mechanical equipment. Todd Novaczyk responds that every unit will have their own heating and air conditioning source and are completely self-contained, the common space areas have split systems, heating and air conditioning and they are located on top of the roof. Chairman Nall also asks what the parapet height is on the roof where some of the mechanical will be. Chairman Nall states that they would want to see how the units will be screened, the heights/size of the units, and how they will be screened from any public roadway.

Oscar Avila asks what the flat roof membrane will be made out of. Todd Novaczyk responds that it will be a standard rubber membrane covered with rock.

Betty Bennett asks who the Architect is and states that they should be here to explain their plans to the Board. The other Board members are in agreement. Todd Novaczyk responds that the Architect is Tushie Montgomery Architects out of Minneapolis, Minnesota.

Oscar Avila asks about the single story building in the front of the building encased of glass. Todd Novaczyk responds that it is where they have a warm water therapy pool where people do their exercise classes and therapy. Nate Piotrowski asks if the glass is going to be a spandrel glass or glass block. Todd Novaczyk responds that it will not be a spandrel glass and that it should be regular glass that allows the most natural light and sunlight in. Betty Bennett is concerned about privacy issues for the residents with the children/people in the neighborhood walking by.

Chairman Nall explains to Todd Novaczyk that they like to see on the plans and ask the Architects where things generally are such as vent piping; more detailed drawings with actually design uses are shown, mechanical units with their specifications, etc...

The Board did not approve the submission and agreed that they need more supplemental information in order to approve. The Board requests that the plans be re-submitted with the following items addressed:

1. Sections showing roof elevations, roof top equipment details and parapet or roof mansard details that would screen units.
2. Retaining wall details for areas of underground parking entrance.
3. Porch railing design details.
4. Mechanical equipment finishes, sizes of wall units.
5. Size, material and locations of roof penetrations such as vent piping.
6. Details of window types and glazing for greenhouse, pool and other special areas.

VII ADJOURNMENT

The meeting was adjourned at 5:26 p.m.

The next regularly scheduled meeting is November 17, 2014.

Shelley Gorman

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