

**BUILDING BOARD MEETING**  
**Monday, November 18, 2013**  
**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: October 21, 2013
- IV Old Business
- V Plans Submitted for Consideration
  - A. New Com. Construction Dunkin Donuts — Ray Hintz Gen. Contractors  
SWC Green Bay Rd & Deerwood Dr. – RESUBMITTAL
  - B. Wal-Mart – Signage & Building Design – 6300 Brown Deer Rd. – Rick Hayes – Architect at BBR Architecture
  - C. Ultimate Fuels Gas Station – New Signage – 4685 N. Bradley Rd. – Colortech of Wisconsin
- VI Adjournment

Dated: November 12, 2013

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 MONDAY, OCTOBER 21, 2012**



The meeting was called to order at 4:03 p.m.

**I ROLL CALL**

Present: Lavern Nall, Andrea Weddle-Henning, Betty Bennett

Excused: Tony Enea; Tony Snow

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director, Chuck Meyer – Trinity Community Church, Jeff Stowe – Architect for Dunkin Donuts, and Brad Baber – Construction Manager for Dunkin Donuts.

**II PERSONS DESIRING TO BE HEARD**

None

**III CONSIDERATION OF MINUTES**

*It was moved by Ms. Andrea Weddle-Henning and seconded by Ms. Betty Bennett to approve the October 7, 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. 0 N. Deerbrook Trail - New Electronic Signage for Village of Brown Deer – Nate Piotrowski VBD
- B. 4401 N. River Ln - North Shore Fire Dept – New Signage – Nate Piotrowski VBD
- C. 9450 N. 60<sup>th</sup> St – Trinity Community Church – New Signage – Chuck Meyer
- D. SWC Green Bay Rd/Deerwood Dr. – New Const. Dunkin Donuts – Jeff Stowe – Architect / Brad Baber – Construction Manager for Ray Hintz General Contractors

**0 N. Deerwood Trail - New Electronic Signage for Village of Brown Deer**

Nate Piotrowski – Community Development Director, explained to the Board, that the Village is redeveloping the Original Village area, and that new signage will be going up around the Village in the near future. They are adding a new sign with an electronic message board on the corner of Brown Deer Rd and Deerbrook Trail by the North Shore Fire Dept.

The monument sign will be made out of Kodiak Stone and cedar wood with an electronic message board at the bottom. The sign will mimic some historical signs that were on Green Bay Rd. in the past.

Andrea Weddle-Henning asked if the deer emblem on top was brown or black and were there going to be any more signs. Nate Piotrowski answered: Black wrought iron and yes there will be more signs that he will bring to the Board at a later date. The other signs will be smaller in size and made of wood.

Betty Bennett asked what type of wood was being used and is it stained or natural. Nate Piotrowski answered: Cedar. It hasn't been decided quite yet how it will be finished. Betty Bennett responded that unfinished cedar tends to gray and that she does not want that look.

Chairman Nall explained to the Board how different woods take to stain and conditioning. The Board members agree that it is to have a colored stain applied to it so it does not gray in the future.

The Board unanimously approves the monument sign with the electronic message board as submitted.

**4401 N. River Ln - North Shore Fire Dept – New Signage**

Nate Piotrowski – Community Development Director, explained to the Board, that the Village in its redevelopment of the Original Village area is also changing the existing, outdated sign for the North Shore Fire Dept. Station # 81. Nate Piotrowski showed pictures of the area and where the sign is going.

He explained that the NSFD parking lot is being redone with added parking. There will also be a terraced area that is 20' wide by 10' deep where the sign will be located. The sign cabinet will be made out of black aluminum with white lettering and illuminated from the inside, and adheres to the Village standards.

Andrea Weddle-Henning asked if there is another sign in front of where the NSFD sign is to go. Nate Piotrowski answered: Yes, a stop sign. He stated that the Village is working with DPW (Department of Public Works) to make sure all of the signs are located in the correct spots as to not block any vision of other signage or motorists.

Chairman Nall asked if the parking lot was lit. Nate Piotrowski answered that he wasn't sure but would find out.

The Board unanimously approves the new sign for the North Shore Fire Dept. as submitted.

**9450 N. 60th St – Trinity Community Church – New Signage**

Chuck Meyer from Trinity Church explained the new sign design with an electronic message board that will be installed in the existing structure. Mr. Meyers stated that there are two reasons that they are changing the sign.

#1 – upgrade the sign because the existing is in dis-repair and outdated.

#2 – will allow the messages to be changed easier with the LED board.

Mr. Meyers further described how the top half of the sign will be white with black lettering and illuminated from the inside. The message board text on the lower half of the sign will be red LED lettering. The new sign will sit approx. three inches (3") on each side of the existing brick structure, whereas it used to be inset into the existing brick structure. It will also be 15-3/4" above the top of the existing structure, instead of being level.

Andrea Weddle-Henning asked if the existing brick structure is in good shape. Mr. Meyer answered: yes but they are going to power wash it to clean it up and do any necessary repairs.

Chairman Nall asked if the frame around the light is black. Mr. Meyer answered: yes and briefly explained how the colors came about.

The Board liked the new look and unanimously approves the new sign for the Trinity Community Church.

**SWC Green Bay Rd/Deerwood Dr. – New Construction Dunkin Donuts**

Jeff Stowe – Architect for Dunkin Donuts explained the location of where the new Dunkin Donuts is going to be next to Channel 6 television station. He shows the Board a sample board of the colors and materials they are proposing to use. He explains that the orange color sample on the board is darker than the actual corporate orange that Dunkin Donuts uses. He also states that he will be coming back for signage approval in the near future.

Mr. Stowe continued to explain the layout of the parcel, where the Dunkin Donuts is located, there will be patio seating, and that the building will be longer than normal to incorporate the cooler inside of the building, instead of an outside placement as normally done.

Betty Bennett asked: Do you have any other styles of Dunkin Donuts buildings. She added that the building looks too plain, and felt the flat roof design was a poor style. The other members of the Board agree with her. Mr. Stowe answered replied that the building his is a newer design that Dunkin Donuts is leaning towards all over the country.

Chairman Nall explained that almost all of the commercial buildings around the area have flat roofs, but they have added design elements to help make the buildings look better and not just a box with color added. He noted that most if not all of the Village commercial buildings prominently featured masonry.

Mr. Stowe adds that they were trying to do that with the pop-outs, colors. He again stated how Dunkin Donuts is changing their corporate style across the country and they have to look at the cost to build vs. income of the store.

The Board explained to Mr. Stowe and Brad Baber from Ray Hintz Construction that they are not there to discuss money and cost of anything, they are only there to discuss design.

Mr. Baber stated that this building is only 2000 sq. ft., and it is a modern interpretation style.

Betty Bennett asked if the larger building; that is not being built at this time; was going to look like the Dunkin Donuts style and states that she is concerned if the bigger building has an equally weak design.

Mr. Stowe said that they didn't have a design for the building yet but that it would incorporate the same colors as the Dunkin Donuts, with the exception of the orange.

The Board stated that they have no issues with the colors to be used, just the design and materials. They also stated that in multi-tenant/commercial construction they have required up to 50% masonry brick to be used in most of the designs.

Mr. Baber asked: "Are you saying that masonry is going to be required?"

The Board stated that they would not require a specific amount on this building but would like to see some added to the design to tie the building into the surrounding buildings.

Chairman Nall asked about the dumpster location and the materials to be used. He stated that the dumpster looks like a huge wooden box in a highly visible traffic area. He felt the dumpster area should be made out of durable materials or something better than the proposed composite wood proposed.. Chairman Nall then asked about the cement board siding proposed for the main building. He stated that this building material is a residential product and has never been used on a commercial building in the Village. .

Mr. Stowe said that he has spoken to Nate Piotrowski and gone through the Village ordinances looking for design guidelines on materials allowed for commercial construction in the Village, but has not found anything. Nate Piotrowski stated that Village design guidelines do not apply for this given zoning district and noted that the Building Board had the final authority of architectural design and approval for the location.

Brad Baber stated that on previous projects that have used the EIFS System (Exterior Insulation Finishing System), but thought that the cement board was an upgrade to the look. The Board disagreed. He asked if we had other buildings for them to look at because they still did not fully understand what the Board was asking for. Betty Bennett told them to look at the Walgreens and Concentra buildings on Brown Deer Rd. She explained how both buildings had varied roof lines, masonry, added windows and characteristics that helped to provide a more traditional neighborhood feel. Shelley Gorman also noted that the recent remodel of the Applebee's across the street also was a quality remodel that used a nice stone veneer.

Chairman Nall stated that at this time the submission was not something that the Board was going to approve. The Board agreed that there needed to be more work done on the design/style of the building itself, the roofline, the building materials, masonry, and the dumpster enclosure. They would also like to have an idea of what the design style will be of the larger building that will be built in the future.

Dunkin Donuts design and construction team will have to re-submit.

## **VII ADJOURNMENT**

The meeting was adjourned at 5:16 p.m.

The next regularly scheduled meeting is November 11, 2013.

*Shelley Gorman*

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