

**BUILDING BOARD MEETING  
MONDAY, November 3, 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: October 6, 2014
- IV Old Business
  - 1. Metro Storage - Bob Heilman (Architect) – Exterior Brick Approval
- V Plans Submitted for Consideration:
  - 1. Brian Moore – Re-build fire damaged house - 5331 W. Glenbrook Dr.
  - 2. Lighthouse Senior Living of Brown Deer – New Construction – 60th St.
- VI Adjournment

Dated: October 30, 2014

A handwritten signature in cursive script that reads "Jill Kenda-Lubetski".

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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 OCTOBER 6, 2014**



The meeting was called to order at 4:20 p.m.

**I ROLL CALL**

Present: Chairman Lavern Nall, Betty Bennett, Mary Buckley

Excused:

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director,  
Sig Strautmanis - Bradley Crossing II

**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 August 18, 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. Sig Strautmanis - Bradley Crossing II - Exterior Elevation Modifications & Signage  
(4) Village Lane Buildings**

Sig Strautmanis brought to the Board the new exterior modifications for the Deerwood / Bradley Crossing build-out of the Village Lane buildings. The modifications are to add balconies with columns to all of the second floor units, and have the original brick revised to one that is now available which is a very close match to the existing one used on the first phases of construction.

The Board approved the brick revision for the build-out phase. Sig Strautmanis explained that the new brick samples they received from the manufacturer were not the same as originally submitted. They asked the manufacturer to run a new batch with the same blend in color and texture to match as close as possible the previous phase brick that was used. The brick samples that they received was an as close a match to the other phases. The first phases are not in the same location as the Village Lane buildings, they are across the street.

Chairman Nall and Betty Bennett asked if the original phases have balconies. Mr. Strautmanis response was “yes they do” and that actually one of the stipulations for the grant was that they wanted all the phases to have the same amenities, so that no one felt like they were living in a building that was not up to the same standards as the other phases.

Sig Strautmanis explained to the Board that the Bradley Crossing project had received a grant to be able to add balconies. We were only able to add patios to the ground floor units but now we can add a balcony to each unit, which is a quality of life issue. Mary Buckley asked so all the ground units will have a patio and all the second floor units will have a balcony. Mr. Strautmanis reply was “yes that is correct”.

Chairman Nall asked if the railings are the same as on phase one. Mr. Strautmanis said that they are using the same materials and style on all the phases so that they will match. The same style & materials are available.

Mary Buckley asked about the signage. Mr. Strautmanis explains that the build-out phase will be called “The Residences of Bradley Crossing”. There will be one entrance sign on Bradley and one on Sherman. There will also be other signs that will be used as way-finding signs for the back areas. Mary Buckley asked about the sign out in front of Bradley Crossing and is as nice as the new all brick one that is being proposed for the build-out phase. Nate Piotrowski explains that the Bradley Crossing sign has a brick base with an arbor trellis with wood paneled signs that say Bradley crossing and Community Center. The sides are timbers and match the trellis designs on the building. Mr. Piotrowski explains that they somewhat different, but because of the similar bases you have on the signs they both have a cohesive presence that complements each phase and not try to confuse people or create a feeling that one place is better than another.

Chairman Nall asks what the cap is made out of and Mr. Strautmanis replies that it is a precast concrete cap with precast lintels that match the colors that are on the building. Chairman Nall reads that it is a one-sided sign. The base has a small amount of exposed concrete and the rest of the sign is made of all brick with the sign panel being beige with blue lettering. The sign surface material is called “Sign Foam Placard”. Mr. Strautmanis explains that it is a high density polystyrene material that is used on the other signs in the area. They can etch it, or sandblast it so that you have a three dimensional sign. The letters are not painted on, but are actually three dimensional in appearance. It is like a wood sign but much more durable.

Betty Bennett asks if we have the color samples of the signage, and Chairman Nall explains that we do not, he is reading the description off the plans. Betty Bennett and Mary Buckley want to see a colored rendering.

The Board *did not approve* the signage and required that the submission be “**re-submitted**”. They required that there be a colored rendering and material samples present in order to actually understand what the finished signage will be with the colors and materials that are to be used.

The Board **unanimously approved** the changes to the exterior elevations with the addition of balconies with matching railings and details, along with the revised brick substitute submission.

## **VII ADJOURNMENT**

The meeting was adjourned at 4:56 p.m.

The next regularly scheduled meeting is November 3, 2014.

*Shelley Gorman*

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