

BUILDING BOARD MEETING
MONDAY, May 19th, 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: May 8th, 2014
- IV Old Business
- V Plans Submitted for Consideration:
 - 1. Sign-A-Rama – Signage – INails & Spa – 3900 W. Brown Deer Rd.
 - 2. TWP Architecture, Rogers Memorial Hospital Building Renovations – 4600 W. Schroeder Drive
- VI Adjournment

Dated: May 14, 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 THURSDAY MAY 8th, 2014**



The meeting was called to order at 4:15 p.m.

I ROLL CALL

Present: Chairman Lavern Nall, Tony Enea, Betty Bennett, Carl Kruger - BD Village President

Excused:

Also Present: Shelley Gorman, Bldg. Insp. Assist; Nate Piotrowski – Community Development Director, Heidi Schaefer from SignWorks of WI, Robert Herman – Metro Storage, and (3) Gentlemen from Beloit Beverage.

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

It was moved by Betty Bennett and seconded by Tony Enea to approve the March 21st, 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. SignWorks of WI – Sisters of the Sorrowful Mother Signage – 8858 N. 60th St.

Heidi Schaefer, the representative from SignWorks of WI, explained that she had been working with Nate Piotrowski on the design and color scheme for the sign since the Village has requirements for multi-tenant signs. Nate Piotrowski then explained to the Board that normally for this size of a sign, it could be approved internally by the Village Staff, but since the Sisters wanted to introduce another color to the sign, it had to go in front of the Board for approval.

Heidi explained that she had shown the Sisters numerous color design ideas options for their sign, but since the sign was a medium to dark blue and hard to see, the Sisters wanted the background to be white with their blue logo and black lettering to help it stand out and be more easily seen.

The Board reviewed the submission and even though they understand the guidelines of a multi-tenant sign, since only Levine Dental and the Sisters of the Sorrowful Mother are the only tenants in the building, and the situation that the Sisters are concerned about, the majority of the Board had no issues with the introduction of the white background with black lettering, overall design, dimensions, materials or location. Betty Bennett was not oppose to the sign, but was concerned that by the Board approving the submission, it may set precedence in the future to for multi-tenants to oppose the guidelines set by the Village.

The Board agreed by a majority of three votes out of four to approve the sign design submittal. Betty Bennett chose to abstain from voting on the matter.

2. Metro Storage – Building and Signage Design – 4059 W. Bradley Rd.

Building: Mr. Robert Herman explains to the Board the plans that they have for redoing the Beloit Beverage site location and changing it from a beverage distribution center to a Metro Storage facility with approximately 480 storage units. Some units will have a temperature controlled section that you can drive into, as well as an ambient (outside) area.

Mr. Herman continues to explain that they are keeping the original building, but giving it a reface by stripping away the existing exterior and updating it. They will also be adding a clock tower on the NW corner of the building. The clock tower area will be constructed as a pop out façade about 10” inches to a foot in depth, covered with either full bricks or half bricks, depending on the engineering specs required. The clock tower will also have a new aluminum roof.

They are leaving the existing tarred/gravel low-pitched roof on the rest of the building and highlighting the edges with Forest Green galvanized trim.

The facility will be enclosed with black ornamental iron fencing with entrance/exit gates located around for easy access and loading/unloading.

Mr. Herman showed the Board examples of other Metro facilities that have been constructed to show them what the final project will look like.

The colors for the new facility are as follows:

- Main Building: Casa Blanca SW7571 (cream white)
- Main Building/Office/Clock Tower area: Medium Brown Face brick with a Forest Green Metal Roof
- Storage Buildings: Doors, Fascia & Gutters: Forest Green
- Storage Buildings: Metal panels: White (gray white)
- Storage Buildings: Split-face Block – White
- Storage Buildings: Roof – Galvanized Metal (silver/gray color)
- Ornamental Iron Fencing: Black
- Windows: Clear Glass with white aluminum trim
- Window Awnings: Same material and color as roof trim: Forest Green

Tony Enea inquires if the footprint of the original building is increasing because it looks like they are coming out a lot farther. Mr. Herman explains that it will not be increasing the building because the corner where the clock tower will be already exists and it will stay the same, except for the clock tower façade. It will be designed and built to give the illusion of depth but not actually change the footprint.

Chairman Nall inquires if the setbacks will be any less. Mr. Herman explains that to help support the clock tower façade, he will need to add about eight inches (8”) protruding from the building to help support the structure.

Chairman Nall inquires about the colors of the buildings; will the security lighting be on poles or on the buildings, and where are the waste receptacles/dumpsters be located. Mr. Herman explains that the buildings will be two colors each; the main office building will be Casa Blanca SW7571 (cream white). The storage buildings will have white block on each end of the buildings with white (gray white) metal panels with Forest Green on the doors, fascia, gutters, window awning and roof trim. The down spouts will be white to match the color of the buildings. There will be motion sensor security light around the facility mounted on the buildings. They do not use pole lighting and they have included cut sheets of the actual fixtures they are using in the submission. The waste receptacles/dumpsters are located at the back of the facility in an enclosed area.

Chairman Nall & Tony Enea ask about the material that the window awnings on the building are made of. Mr. Herman explains that they are made out of vinyl and at night illuminate when the lights are on.

The Board agrees that they do not want vinyl used because of the harsh weather we have and that over time it will break down look worn and need to be replaced more quickly. The Board agrees that the window awnings need to be made out of the same material as the green metal roof or an aluminum material of the same color, so that the project has the same color throughout and the consistency is the same.

Chairman Nall inquires about the size/dimensions of the clock face in relation to the drawings that is to be used in the clock tower. The Board is concerned that the rendering of the clock is smaller and not an appropriate size for the space allocated for it and the color to be used behind the clock. Carl Kruger, BD Village President and Betty Bennett also inquire about how the clock is to be lit and run. Mr. Herman explains that it is lit from inside and is electric powered. He also states that the renderings picture is smaller than the actual clock that will be used and shows the Board other Metro Storage actual pictures that have a clock that is the correct size for the allotted space.

The Board inquires about the HVAC units that will be used on the roof and their location. Mr. Herman explains that there will be units on the roof, the number unknown at this time; and it will all depend on what is required by the State code and the HVAC contractor for the size of the area in question. They will be placed as close to the center of the building as possible to be hidden from street view. Chairman Nall asks if there is a parapet wall around the roof and Mr. Herman says yes but it is very low.

The Board likes the Metro Storage design and use of the former Beloit Beverage site, and unanimously approves the submission with some conditions for approval.

- The clock is to be fitted with approximately two thirds (2/3) diameter clearance from brick in the allotted space.
- The window awning material is to be made out of the same material as the green metal roof or an aluminum material of the same color.
- The fascia brick sample will be brought back to the Board for final approval after it is chosen for purchase.
- The roof top HVAC units will not be more than five feet (5') tall in height.
- The light gray EIFS color shown on the plans surrounding the front office area will not be light gray, but will be the same color as the building EIFS color: Casa Blanca SW7571 (cream white).

Signage: The Board reviews the four signage submissions. All signs will be illuminated from the inside. The frames will be made of an aluminum material and all raceways will match the color of the buildings.

- The main monument sign is approximately 51 sq. ft., double-sided sign built on a brick base with an electronic message board. It will be located at the front entrance of the facility on the corner of Teutonia and Bradley Dr., with an east/west orientation. It is approximately 12'-11" in height and 7'-1" in width.
- The next sign is a ground sign located at the back side entrance of the facility. It is approximately 35 sq. ft., double-sided, built on a brick base with no message board. It is on a timer so the illumination will not run all night. It is approximately 9'-11" in height and 7'-1" in width.
- The next sign is a 100 sq. ft. attached wall sign on the west elevation of the building. It is built on a raceway that matches the color of the building. The sign is green in color by day and white by color by night.
- The last sign is a 72 sq. ft. wall sign on the north elevation of the building (front office area). It is built on a raceway that matches the color of the building. The sign is green in color by day and white by color by night.

The sign are made out of 3/16" translucent white #2447 Plexiglas, the trim and lettering colors are as follows:

- 3M 3635-222 Dual Color Film Paint PMS 357C Green to match #M 3630-76 Holly Green
- Trim caps are 1" black aluminum with 5" deep returns.
- Illuminated with 120V white LED lights

The Board has no issues with the design, colors, or locations of the signage and unanimously approves the signage submissions.

VII ADJOURNMENT

The meeting was adjourned at 5:28 p.m.

The next regularly scheduled meeting is May 19th, 2014.

Shelley Gorman

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