

**BUILDING BOARD MEETING
MONDAY, December 15, 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 17, 2014
- IV **Old Business**
 - 1. Resubmittal for Sig Strautmanis - Bradley Crossing II – Signage
- V Plans Submitted for Consideration:
 - 1. Brown Deer Methodist Church – Signage – 5736 W. Brown Deer Rd.
- VI Adjournment

Dated: December 11, 2014

A handwritten signature in black ink that reads "Jill Kenda-Lubetski".

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 17, 2014**



The meeting was called to order at 4:03 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,
Todd Novaczyk – Lighthouse Senior Living, Gary Fischer - Architect with Tushie Montgomery Architects

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Chairman Nall and Mary Buckley asked for the November 3, 2014 meeting minutes to have some punctuation errors corrected and a rewrite of the paragraph that stated "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..." to now read "*Chairman Nall requested additional information on the plans to show such items as vent piping; mechanical units with respective sizes, materials and locations, etc. It was requested that the architect attend to explain the design.*"

It was moved by Betty Bennett and seconded by Mary Buckley to approve the November 3, 2014 minutes with the new corrections.

The motion carried unanimously.

IV OLD BUSINESS

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

Todd Novaczyk from Lighthouse Senior Living/Memory Care is in attendance and Gary Fischer architect with Tushie Montgomery Architects introduces himself to the Board.

In the November 17th meeting the Board did not approve the submission and agreed that they needed more supplemental information in order to approve.

The Board had requested that the plans be re-submitted with the following items to be 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.

Nate Piotrowski the Community Development Director had sent the listed items from the previous meeting to Todd Novaczyk and Gary Fischer to make sure they were addressed. Gary Fischer the architect on the project, explained to the Board the revised sections, perspective drawings, and addressed the concerns that the Board had listed.

Gary Fischer explained that the elevations are pretty similar to what was submitted before. They had relooked at the upper roof top unit screening and rather than doing the vertical parapet which didn't look good three dimensionally, we add a Mansard roof to match the rest of the main roof so it ties into the design. That will be on both sides of the front and the back to hide the roof top units. We also have for the Board perspective, section drawings of the building from each of these directions so that you can see the view changes. Betty Bennett asked if the existing condo second story units would be able to see the roof top units and Gary Fischer said that you would not be able to see them from there either.

The mechanical is a “Design-Build” and we have not selected a contractor yet, so we are not sure how many units are actually going to be up there. On this project I assume there will be at least three larger ones that we will set into the middle area of the roof to help minimize any view from the ground.

In regards to the greenhouse pool area, we have been in touch with a greenhouse vendor and originally we had a slope of 10’ to 14’ feet, they did not like that shallow of a slope for glass/glazing for the snow load and also because it collects dirt and therefore the sun is less. They would prefer us to have a 6:12 pitch minimum (for every 6 feet laterally, you go up 12 inches or 1 foot like a stair step). We still kept the 10’ foot but came up to the 6:12 and back down 6:12 back to the dining room. They sent me some similar greenhouse examples they have done.

Mary Buckley asks about the window type and glazing in the pool area. Gary Fischer explains that are clear vinyl windows, there will not be any spandrel glass. The intent is to get as much sunlight in as possible. Todd Novaczyk of Lighthouse Senior Living explained to Gary Fischer that the Board was concerned that the kids in the neighborhood would be able to look in thru the windows and make fun or harass the people inside. Gary Fischer explains that it is tucked back and not in plain view of the neighborhood, but there will also be landscaping to help in the camouflage or if it does become a problem we can always add drop down shades. Betty Bennett said that her main concern was at night when the lights were on inside. Todd Novaczyk explained that there would not be any classes going on at that time because the pool is used in instructor driven classes and at scheduled times with therapists. Residents are not allowed to use the pool unsupervised or outside of pool closing hours of 3:00 or 4:00 pm.

Oscar Avila asks if the balconies are wood. Gary Fischer explains that they are all aluminum, even the suspended ones will be. The porches will be composite decking and the screens will be aluminum.

Chairman Nall asks about the retaining wall questions and details for areas of underground parking entrance. Gary Fischer explains that the retaining wall will be standard modular block retaining wall in an earth tone color. He shows the Board the detail of the retaining wall that is on the plans. The wall will be designed and installed by the supplier. They would have to engineer it and have a railing because it will be about 9 feet at its highest.

Regarding the air conditioning wall units and their finishes, Gary Fischer explains that they are (PTAC) thru-the-wall packaged terminal air conditioning units. They will be powder coated to match the adjacent color of the exterior so that they blend in.

Oscar Avila asks if people can walk out onto the roof area on the back of the building. Gary Fischer explains that the patios to the units that are off the section of the building, the patios are fully screened from top to bottom with a guardrail and they cannot walk out onto the roof area.

Chairman Nall asks about the rooftop venting penetrations and their locations. Gary Fischer explains that the plumbing will also be a “Design-Build”. We will want them to combine as many vents as possible in one location, placed on the back of the building so that they are not spread out and in view, but they have not been defined yet. He also explains that they will have ridge, soffit and maybe a couple of box vents. The bathroom venting will be thru the wall and not the roof at about 30 feet apart or so.

Chairman Nall asks about the materials and color sample. Betty Bennett and Mary Buckley explain that they have gone over that section at the last meeting and didn’t have any concerns.

Chairman Nall asked if the Board had any other questions or concerns for Todd Novaczyk and Gary Fischer.

The Board agreed that all their requests/concerns have been answered and they unanimously approve the re-submittal.

Product	Manufacture	Type/Size	Color	Trim
Brick # 1	Hebron Brick Co.	Utility	Brandywine	Tinted mortar
Stone	Twin City Brick & Stone	Chilton Weathered Edge	Full color	-----
Metal flashing cap/coping color/soffit/fascia	Rollex	-----	Snowmist	-----
Aluminum deck assemblies/railings/stairs	-----	Picket Rail - Square	Bronze	-----
Fiber cement siding # 1	James Hardie	Lap siding with a 4” exposure	Green	4” Composite verticals
Fiber cement siding # 2	James Hardie	Lap siding with a 8” exposure	Beige	4” Composite verticals

Fiber cement siding # 3	James Hardie	flat panel	Red	4" Composite verticals
Fiber cement siding # 4	James Hardie	vertical /board & batten	Red	4" Composite verticals
Fiber cement siding # 5	James Hardie	shake panel	Red	4" Composite verticals
Fiber cement siding # 6	James Hardie	Lap siding with a 4" exposure	Red	4" Composite verticals
Standing Seam Metal Roof	Una-Clad	UC-3	Dark Bronze	-----
Shingle Roof	CertainTeed	Landmark	Weatherwood	-----

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

None

VII ADJOURNMENT

The meeting was adjourned at 4:47 p.m.

The next regularly scheduled meeting is November 17, 2014.

Shelley Gorman

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