

**BUILDING BOARD MEETING**  
**Monday, November 5, 2012**  
**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 15, 2012
- IV Old Business
- V Plans Submitted for Consideration
  - A) RE-SUBMITTAL - Stratford Village siding and roofing proposal, 8261-8335 N. Teutonia Avenue
  - B) RE-SUBMITTAL - JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road
  - C) Sign package – Bradley Crossing 4355-75 W. Bradley Road.
- VI Adjournment

Dated: November 5, 2012

A handwritten signature in black ink that reads "Russell Van Gompel".

---

Russell Van Gompel, 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 15, 2012**



The meeting was called to order at 4:02 p.m.

**I ROLL CALL**

Present: Tony Enea; Tony Snow; Lavern Nall, Rory Palubiski

Excused: Andrea Weddle-Henning

Also Present: Nathaniel Piotrowski, Community Development Director; Mark Hertzfeldt, Design 2 Construct; John Monefeldt, Eppstein Uhen Architects; John and Susan Denecke, 8487 N. 66<sup>th</sup> Street; Doug Stoffel, Stratford Village; Chuck Western and Andy Doberstein, Uline Corporation; Sig Strautmanis, General Capital Group

**II PERSONS DESIRING TO BE HEARD**

None.

**III CONSIDERATION OF MINUTES**

*It was moved by Mr. Snow and seconded by Mr. Enea to approve the October 1, 2012 minutes. The motion carried unanimously.*

**IV OLD BUSINESS**

None

**V PLANS SUBMITTED FOR CONSIDERATION**

The following items were on the Agenda for review:

- A) Rite-Hite, Vestibule Addition, 8900 N. Arbon Drive
- B) Single Family Residence, 8487 N. 66<sup>th</sup> Street
- C) Stratford Village siding and roofing proposal, 8261-8335 N. Teutonia Avenue
- D) Uline Warehouse Addition, 8900 N. 55<sup>th</sup> Street
- E) Signicast Vestibule Addition, 9000 N. 55<sup>th</sup> Street
- F) JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road

**Rite-Hite, Vestibule Addition, 8900 N. Arbon Drive**

Mr. Piotrowski reviewed the proposal and introduced John Monefeldt the project architect. Mr. Monefeldt noted that the project was designed to match existing materials and colors. He noted the brick would be from existing surplus stock, the stone would be limestone to match, the aluminum would be a medium dark bronze, and the glazing would be low "E" with a bronze tint. Mr. Palubiski asked how the roof system for the addition would attach to the existing structure. Mr. Monefeldt replied that it would be cut to match the building. Mr. Enea asked about the color of the new concrete. Mr. Monefeldt replied that it would be a thermally finished atlantic green granite that dries into a gray color. Mr. Enea asked about the wall sconces. Mr. Monefeldt replied that a decision had not been made but that if acceptable to the board he would share details with Staff. The addition was approved as submitted.

**Single Family Residence, 8487 N. 66th Street**

John and Susan Denecke, the property owners presented the plans. The material details submitted for the project included: Oakridge shingles in driftwood color, Weatheredge Shannon stone for façade, SW6048 color trim, SW 7038 color corner boards, Rollex Norwegian wood metal, Mastic ovation desert sand shingles and Maxim Lighting

Wall Lantern Pewter 4010CLPE. Chairman Nall questioned the details of the foundation plan near the front door. Mr. Denecke replied that front door was proposed to have a zero percent grade to allow for added accessibility hence the unique foundation plan design. Mr. Enea asked about the situation of the new home on the lot. Mr. Denecke explained that the new home would be constructed while the family lived in the old home and then the old home would be torn down. He added that the house would sit to the north side of the lot which was consistent with the orientation of the neighboring properties. Mr. Enea noted that the rear garage wall featured a long expanse of vinyl siding that should be broken up with windows. Mr. Denecke indicated he was concerned about adding windows in this location due to security. It was consensus of the board that some windows should be added to the northern garage elevation. The plans were approved as submitted with the caveat that two windows similar in size and scale to existing north wall windows be added to the garage elevation.

#### **Stratford Village siding and roofing proposal, 8261-8335 N. Teutonia Avenue**

Mr. Piotrowski explained that the Village Building Inspector saw contractors working on the townhomes without permit and issued a stop work order so that changes to the building could be appropriately reviewed and permitted. Doug Stoffel representing Stratford Village and Eastmore Real Estate explained that they were adding a new roof to the building and covering the old board and batten exterior paneling with vinyl siding. Mr. Enea asked if the soffit and fascia color would be different from the siding. Mr. Stoffel replied that the fascia and soffit would be a linen color and the siding will be a soft maple color. Mr. Enea asked if the windows were being replaced. Mr. Stoffel replied that they were and the window color would be sandstone. Chairman Nall stated that the proposed siding would cheapen the look of the building by removing architectural distinction. Mr. Palubiski suggested that the building owner needs to “break up” long runs of siding by using different colors, siding styles or materials to eliminate monotony. Mr. Snow suggested that perhaps different window or door colors could provide added distinction. Mr. Enea asked how much of the project was completed. Mr. Stoffel replied that the roof was finished and approximately 30% of the siding. It was consensus of the board that the roof, a thirty year dimensional shingle, was acceptable but that plans for the siding be resubmitted with architectural drawings that show more aesthetic variation.

#### **Uline Warehouse Addition, 8900 N. 55<sup>th</sup> Street**

Chuck Western and Andy Doberstein representing Uline Corporation reviewed the proposal and noted that the new addition would feature a “metl-span” insulated panel in a sandstone color. The existing office building would be painted to match the addition. Chairman Nall asked if the accent band would be painted. Mr. Western replied that the accent band would actually be a metal reveal in a blue color. Chairman Nall asked if the painted block base of the existing warehouse would carry through on the new addition. Mr. Western said that it would. Chairman Nall asked how the addition would drain. Mr. Western replied that the roof would be pitched back to the old warehouse section where roof drains were located. Mr. Palubiski stated that he was concerned about how the new panels would abut the existing sheet metal warehouse and suggested some type of break to avoid an awkward blending of materials. Mr. Western noted that there would be some reveal between the two wall systems because of the thickness of the new panels that should provide an adequate visual relief. The addition was approved as submitted.

#### **Signicast Vestibule Addition, 9000 N. 55<sup>th</sup> Street**

Mark Hertzfeldt of Design 2 Construct represented the owners and stated that the vestibule addition would feature a Pac Clad Aluminum standing seam roof in stone white color, with a bronze storefront frame with ¼” clear tempered glass and a bronze aluminum storefront door. Mr. Palubiski asked if the red band on the building would carry through the addition. Mr. Hertzfeldt replied that it would terminate at the storefront and pick up on the other side. The addition was approved as submitted.

#### **JFS Deerwood Crossing Phase Two Addition, 4195 W. Bradley Road**

Mr. Strautmanis of General Capital Group introduced the project and noted that the colors and materials would match all existing building selections. Mr. Snow noted that the new addition does not carry through the cream color on the third floor from the existing elevations. Mr. Strautmanis replied that this was a good suggestion and a change would be made. A discussion ensued as to the percentage of brick on the existing building, the new addition and the Village ordinance requiring a minimum of 50% brick, masonry or stone on multiple family residences. Mr. Strautmanis replied that the new addition did not feature 50% and that he was asking the board to approve the reduced amount subject to special approval by the Village Board of Appeals. Mr. Snow suggested that brick be added to one additional floor on four exposures near the ends of the new building adjacent to existing brick veneer. Mr. Strautmanis replied that this was a good suggestion and would make the change. Chairman Nall stated that he was not comfortable with the reduced amount of brick from an aesthetic and building maintenance perspective. He added that he felt that all members should be present to vote on the proposal since Mr. Enea left the meeting early

and Trustee Weddle-Henning was excused. It was consensus of the Board to request a resubmittal that, at a minimum, showed the suggested added brick and the inclusion of a cream color to the third floor. Additionally the Board requested a rendering of the building within the surrounding context as viewed from Teutonia Avenue looking south.

## **VII ADJOURNMENT**

The meeting was adjourned at 6:00 p.m. The next regularly scheduled meeting is November 5, 2012.

A handwritten signature in cursive script that reads "Nate Piotrowski". The signature is contained within a thin black rectangular border.

---

Nathaniel Piotrowski, Community Development Director  
Village of Brown Deer