

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON MARCH 7, 2016**



The meeting was called to order at 4:00 p.m.

I ROLL CALL

Present: Chairman Lavern Nall, Chris Eger, Betty Bennett, Mary Buckley, Oscar Avila

Also Present: Fernando Moreno - Zoning and Planning Specialist, Michael Hall – Village Manager, Nate Piotrowski – Community Development Director, Kirk Radtke – Building Inspector, Jim Himmelstein – Signarama, Tor Millonzi – Zi’s Sports Bar, Bob Williams – TDI Associates, Inc.

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 February 15, 2016 minutes. The motion carried unanimously.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following item was on the Agenda for review:

1. Signarama - Jim Himmelstein – Monument Sign –Car Choice Auto Wash - 8300 N. Teutonia Ave.

Jim Himmelstein from Signarama explained to the Board that a new monument sign would replace the one destroyed in a recent car crash. He stated that it would be mounted upon the original base, using the existing, buried electrical connection to the main building on the property. New masonry would be applied to the top, with colors intended to match and complement those of the building.

The Board reviewed the designs and inquired about the coloring, changeable type, and dimensions of the sign. Mr. Himmelstein stated that the new sign would be smaller than the old one, standing 8 feet from the ground, with a 30-inch base, and that the changeable type would not be electronic. The sign would be double-sided, employ LED lighting, and be built with aluminum.

Chairman Nall asked about the discrepancy between the color of the building and sign plans. Mr. Himmelstein stated his printer provided limited color options and an upcoming power washing of the building would lighten the color of the bricks and bring them closer to the hue displayed in the color samples.

The Board unanimously approved the sign as submitted.

2. TDI Associates – Bob Williams – Modification of the Kitchen Exhaust System and Roofing – Zi’s Sports Bar - 8777 N. Deerwood Drive

Mr. Bob Williams introduced himself as the architectural engineer for the project. He described the redirection of the ductwork from the western side of the structure to the southern side with an extension of the duct, housed in a cantilevered, wooden housing that would be covered in mansard roofing. He referred to this construction as the “eyebrow”.

He claimed that he had discussed these plans with Mr. Matt Mertens, the Fire Marshal, and had held off on state of Wisconsin plan submittal in case the Building Board mandated significant modifications. Chairman Nall asked if the roofing would enclose the entire duct system, and Mr. Williams answered that the mansard roofing would extend with the duct, over and around it.

Oscar Avila asked if signage would be installed upon the “eyebrow”. Mr. Williams responded that the signage was not his concern, and that he had also omitted the existing canopy signage from the designs to avoid visual confusion. Oscar Avila also asked whether any additional support structures would be needed to support the cantilevered roofing. Mr. Williams affirmed that this would not be necessary. He also pointed out that noncombustible materials would be necessary within the roofing to protect the mainly wooden construction from the exhaust system’s heat production.

Chairman Nall and Betty Bennett inquired about the air conditioning references in the plans. Mr. Williams confirmed that the symbols referred to the condenser unit that would probably be necessary for a walk-in cooler or other refrigeration needs the bar might encounter. Chairman Nall also asked whether the “eyebrow” exterior would match the existing finishes, and Mr. Williams confirmed that it would do so.

The current owner of the property, Mr. Tor Millonzi, asked for permission to speak. The board allowed him to step forward and be heard. Mr. Millonzi described a series of inconveniences and hardships that he claimed would be imposed upon him by the new modifications. He demanded that the Board define who would compensate him for these damages.

Michael Hall told Mr. Millonzi that this dispute should be resolved between the previous owner and himself. He explained that the previous owner was responsible for the submittal, and that the previous owner had agreed to pay for the modifications.

Mr. Millonzi repeated his question regarding ultimate responsibility for the alleged hardships. Lavern Nall stated that this dispute was not within the purview of the Building Board and that they could only review the architectural details in front of them.

The Building Board unanimously approved the modifications as submitted.

VII ADJOURNMENT

Betty Bennett motioned to adjourn, Oscar Avila seconded the motion.

The meeting adjourned at 4:40 p.m.

The next regularly scheduled meeting is March 28, 2016.

Fernando Moreno

Fernando Moreno, Zoning & Planning Specialist,
Community Services Department
Village of Brown Deer