

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON APRIL 18, 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, Josh Wadzinski – Think Design LLC, Tor Millonzi – Zi’s Sports Bar

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

It was moved by Betty Bennett and seconded by Mary Buckley to approve the March 7, 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. Think Design LLC – Mr. Josh Wadzinski - Building Addition/Patio Door – Zi’s Sports Bar – 8777 N. Deerwood Drive

Mr. Josh Wadzinski introduced himself as the project architect. He explained to the Building Board that his client, Zi’s Sports Bar, sought to rebuild and re-open a corner entrance door that had been closed for several years. In addition, they sought to build an adjoining landing, install a guardrail, and build five steps connecting the landing to the patio. He also described plans to install fencing around the patio area, describing the materials and structures that would be employed.

Specifically, the guardrail would be 42” tall, bronze in color, and built out of pre-finished aluminum that was commercially-rated and ADA compliant for both accessibility and graspability. The decking would consist of a composite material instead of cedar, to ensure superior durability. Mr. Wadzinski then proceeded to describe the door and the trim work that would be performed to accommodate the new door. He proposed a bronze, commercial-grade Tubelite door made of pre-finished aluminum. The trim work would be repainted to match the rest of the structure.

Chairman Nall objected to the proposed door, given its overly “modern” look and failure to take the historical period of the structure into account. Mr. Wadzinski said that his firm had intentionally designed the door to be all glass in order to ensure visual consistency with the other doors on the building, to promote safety of guests and staff, and to enhance durability. Mr. Nall stated that the design of the door was important because it’s one of the first things visitors see when approaching the Original Village from the north. He objected to the use of an overly commercial design that did not take into account the doorway’s role as a visual entrance point to the district.

Mr. Wadzinski requested specific recommendations about materials, glazing, and architectural style. Chairman Nall said that it was not the board’s responsibility to design the door, but that future

proposals would be more successful if they properly addressed the historical period of the structure and did not possess as much glazing.

Mr. Wadzinski asked if there were any other concerns about the design. Chairman Nall asked the rest of the board for opinions and all agreed verbally that the general design was good but the door needed to be modified.

The Board requested that the plans be resubmitted with a different door that was more consistent with the historic nature of the district.

VII ADJOURNMENT

Chris Eger motioned to adjourn, Betty Bennett seconded the motion.

The meeting adjourned at 4:32 p.m.

The next regularly scheduled meeting is May 2nd, 2016.

Fernando Moreno

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