

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON JUNE 6, 2016**



The meeting was called to order at 4:07 p.m.

I ROLL CALL

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

Also Present: Fernando Moreno - Zoning and Planning Specialist, Michael Hall – Village Manager, Nate Piotrowski – Community Development Director. Mr. Troy Heiman, Homeowner. Mr. Karl Cleppe, Homeowner.

No Present:

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Five clerical errors were noted, and changes were approved. It was moved by Betty Bennett and seconded by Chris Eger to approve the May 2, 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. Mr. Troy Heiman – Homeowner – Shed – 6136 W. Darnel Ave.

Mr. Heiman presented plans for a storage shed in the backyard. He submitted photographs of the yard and samples of the siding (ProTUFF vinyl, “slate blue”). He also proposed a white trim that would match that of his house.

The Board discussed the siting issues for the shed, ~~given the fact that residents are not supposed to erect such structures within the planting strip between Dean Rd. and the residents’ backyards. Consulting aerial photographs of the block, the Board noted that virtually every one of Mr. Heiman’s neighbors has erected a similar structure within the planting strip and a discussion ensued as to the appropriate setbacks.~~ Mr. Heiman requested that he be allowed to remove a portion of the fence along his property line, in order to position one wall of the shed alongside it.

The Board rejected this ~~proposal request~~ but approved Mr. Heiman’s ~~design plans to build the shed within the planting strip,~~ so long as he maintained a distance of five feet from any property line and promised to maintain the fence.

The Board unanimously approved the ~~deer shed~~ submission (subject to.

2. Mr. Karl Cleppe – Garage Expansion – 6443 W. Arch Ave.

Mr. Cleppe answered questions regarding his intentions to raise the elevation of his existing garage and ~~to create an addition to it as well.~~ Mary Buckley raised concerns about the possibility that the addition might contribute to home occupation violations. Mr. Piotrowski presented the board with an overview

of the Village's home occupation codes and pointed out that serial violators of these codes virtually never present their plans to the Building Board. Mr. Cleppe added that the addition would allow him to keep more vehicles and commercial activity indoors, reducing any potential irritation to neighbors.

He presented the Board with samples of the siding (Rugged Canyon, vinyl) and shingles. Mary Buckley inquired how a garage is raised and Mr. Cleppe explained the process in detail.

The Board reviewed the siding submission and asked Mr. Cleppe questions about the vinyl siding, aluminum soffits, and fascia that would be employed to complete the project. He was also asked why the addition would not match the colors of the existing structure and answered that he intended to repaint the existing structure to match the new addition at some point in the following year.

The Board unanimously approved the ~~door submission~~ garage expansion subject to (?? paint match).

VII ADJOURNMENT

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

The meeting adjourned at 4:58 p.m.

The next regularly scheduled meeting is June 20th, 2016.

Shelley Gorman

~~Shelley Gorman, Admin. Assistant Building
Department~~ Fernando Moreno, Zoning and Planning Specialist
Village of Brown Deer