

**MINUTES OF THE MEETING OF THE  
BROWN DEER BUILDING BOARD  
HELD AT THE VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE  
ON AUGUST 3, 2015**



The meeting was called to order at 4:03 p.m.

**I ROLL CALL**

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

Not Present: Oscar Avila

Also Present: Nate Piotrowski - Community Development Director, Shelley Gorman –Administrative Assistant, Laura Bingen – Wood River Reic, LLC., Walter Tdocko – Fleet Signs, Steve Ignarski - Prairie Sign & Lighting LLC

**II PERSONS DESIRING TO BE HEARD**

None

**III CONSIDERATION OF MINUTES**

Corrections were made to the July 20, 2015 minutes to correct the grammar and punctuation errors.

*It was moved by Betty Bennett and seconded by Chris Eger to approve the July 20, 2015 minutes with corrections. The motion carried unanimously.*

**IV OLD BUSINESS**

**1. Wood River Reic, LLC – Laura Bingen - New Residential Construction – Lot 2  
(Parcel # 0080028005)**

Nate Piotrowski – Community Development Director explained to the Board that this was new residential construction property previously approved by the Board on June 16, 2015 to have vinyl siding. There were a couple questions brought to the Board’s attention by Lisa and Joe Hetchel of 6608 W. Cloverleaf Ln (located next door to the new residence) regarding setbacks and exterior materials. The setback question was resolved at the meeting, but the Village reviewed the Gerving Farms Subdivision plat agreement and found restrictive covenants regarding acceptable materials. Staff found that the plat agreement allowed only; wood, masonry, or stone. The applicant appealed the use of vinyl to the Village Board on August 3, 2015 and was denied by a 6-1 vote.

Laura Bingen showed the new exterior materials and stated that nothing has changed with the house layout. The new materials are a tan LP Smartwood Product siding that is treated on the exterior for durability to replace the vinyl siding. The wood trim, windows, doors and garage door will be white LP Smartwood, and added to the lower front elevation of the home will be a stone masonry that is earth tone in coloring.

Mary Buckley & Betty Bennett asked if there is a percentage of stone requirement in the plat agreement. Nate Piotrowski stated that there was none.

Chairman Nall asked if the masonry was going to “return” around on the sides of the home or only be on the front elevation. Laura Bingen stated that there would be no return on the corners and the stone would only be on the front elevation. Chairman Nall stated that the Board required any house with masonry only on the front elevation to have a vertical wood trim added to each side to box the masonry on the corners. Ms. Bingen agreed to this change and noted that the masonry would return in the front porch and window alcoves.

*Chris Eger moved to approve the submission as noted and Betty Bennett seconded. The Board unanimously approved the new materials with the vertical wood trim on each corner to box in the masonry.*

**2. Fleet Sign Systems – World Mart Gas Station – Canopy Signage - 4685 W. Bradley Rd.**

Nate Piotrowski – Community Development Director explained to the Board that the applicant and owner agreed to all previously requested Board changes except they wished to keep the “W” on top of the sign. If he could not have the “W” then he would just reface the existing pylon sign that is already there, per State statute allowance.

Chris Eger asked what the “W” is made out of. Walter Tdocko of Fleet Sign Systems stated that it is (2) two metal channel letters that are typically used on wall signs, set back to back with a plastic face and LED lighting inside. The letter will have a green LED on one side and a blue LED on the other so that color will flow together at night, and during the day it will be white.

Betty Bennett stated that she would prefer to see the ground sign the way it is now submitted instead of the pylon sign. Mary Buckley asked if the planter at the bottom of the pylon sign will be removed or stay; do they have any landscape plans. Walter Tdocko stated it will be removed. Nate Piotrowski stated he will verify if this is acceptable given existing landscape plans.

Betty Bennett asked if they will be coming back in with more signage for the canopy. Walter Tdocko showed them the current canopy design and colors. The Board liked the canopy design, colors and drawings. Nate Piotrowski explained to Walter Tdocko that he would still have to come back for approval on the canopy submission.

*Betty Bennett moved to approve the sign submission and Chris Eger seconded. The Board unanimously agreed to approve the new ground sign, which is now in compliance to the fifty (50) square feet requirement and agreed to the added “W” on the top. Fleet Signs will have to come back to the Board for color approvals and any additional signage that will be on the building and canopy.*

**V PLANS SUBMITTED FOR CONSIDERATION**

The following items are on the Agenda for review:

**1. Prairie Sign & Lighting LLC – New Sign for Pitney Bowes – 9053 N. Deerbrook Trail.**

The Board reviewed the drawings for the new sign for Pitney Bowes. Betty Bennett asked if the square footage meets the Village requirements. Nate Piotrowski states that the entire sign conforms to all the Village requirements. Betty Bennett and Mary Buckley both liked the design.

Steve Ignarski of Prairie Sign & Lighting LLC explained to the Board that Pitney Bowes is rebranding its logo and changing the sign to reflect that. The existing sign will be cut below grade and the new sign will be placed over the same area. The new sign is a single sided, no illumination inside, and made with 125 gauge aluminum. It will be installed with a 3” x 2” steel tube support. The Board likes the simple, updated sign.

Chairman Nall asked if they are approving this one sign submitted or any of the other signs that are listed and shown on a site plan. Nate Piotrowski explained that the other signs listed are directional signs and do not need approval by the board because of their size. Chairman Nall clarified for the Board that the sign “S2” on drawing page WI021-S2 is the sign for Board approval and it will be 96” W x 60”H with the street address added to it.

*Chris Eger moved to approve the submission as noted and Mary Buckley seconded. The Board unanimously approved the S2 Pitney Bowes new sign as submitted.*

**VII ADJOURNMENT**

The meeting adjourned at 5:03 p.m.

The next regularly scheduled meeting is August 17, 2015.

*Shelley Gorman*

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