

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD VIRTUALLY AT
<https://us02web.zoom.us/j/86090449837>
August 16, 2021**



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

I ROLL CALL

Present: Mary Buckley, Lavern Nall, Will Manley, Ryan Thacker
Also Present: Nate Piotrowski, Community Development Director; Angela Minichiello, Administrative Assistant; David Lippke, homeowner; Jennifer Raninen, property owner
Not Present: Chris Eger

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Mr. Nall requested a spelling error update on the August 2, 2021 minutes. Ms. Buckley motioned for approval, pending the error be edited and Mr. Manley seconded the motion. Approval of the August 2nd, 2021 meeting minutes was unanimous.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Garage Build Resubmittal– David Lippke – 4036 W Parkland Ave

Mr. Lippke resubmitted the design, showing more information. The photos in the packet indicate that the garage, manufactured by Midwest Steel, will be placed on the already existing concrete pad. The garage will be a regular 'A' frame carport style building, 16x22x11, with an overhead door on one end, in a grey color with blue trim and metal roof. The garage will be secured by 36 anchors drilled into the concrete slab. Mr. Nall noted that it looked like there would be no "man door," which Mr. Lippke confirmed.

Mr. Nall inquired about how the frame would be situated on the concrete slab so that the structure stood evenly with the ground, being that the slab's grade does change throughout the space it is in. Mr. Lippke explained that the carport frame will be fitted on the sides where the grade is higher, and the enclosure part of the structure will be built lower where it does not fit level.

Mr. Thacker looked for confirmation that all the materials for the garage will be metal based, which Mr. Piotrowski confirmed. He asked if there could be other siding options, which Mr. Lippke stated that metal is the only type the company offers, but that the siding is made to look like a wood type siding and would be colored to match the home. Mr. Thacker inquired about the directional appearance of the siding and Mr. Lippke stated the roof would be vertical siding, providing better wind resistance, and the sides of the structure would be horizontal.

Mr. Lippke added that construction costs were dictating the use of metal. Mr. Nall wanted to note

that the committee cannot approve or deny a project based on the cost of a project and cannot comment on the ability of the structure to withstand wind forces. Mr. Nall did state that it was within the boundaries of the board to determine and dictate that garage structures match the architectural design and color of the house, including the siding and roof. Mr. Thacker commented that he was concerned with the siding and was curious why conventional siding was not a possibility. Mr. Lippke stated that it was something he could look into, through a different company, and that it could be a possibility, but preferred the steel building and siding for its advantages over other materials.

Mr. Thacker stated that the siding in the rendering looks like a corrugated panel which gives the garage an industrial look and feel of a self-storage facility.

It was moved by Ms. Buckley and seconded by Mr. Manley to not approve the plans as submitted. The motion to not approve was unanimous.

2. New Garage/Apartment Build – 8655 N. 43rd St.

Mr. Piotrowski introduced the proposal of an existing commercial site off 43rd street that is a converted block garage and office building, that contains several businesses. There is some land to the north of the property where the proposed 2.5 garage and accessory dwelling unit will be placed.

Mr. Nall looked for clarification on the direction of the site on the A-1 page as well as a key to determine what the numbers on the drawings represented. Mr. Piotrowski went through the key and addressed each number as well as stated that the A-1 page would need to be turned 90 degrees, so that the North would be North on the page.

Mr. Piotrowski noted that the east façade would face out towards 43rd street and be the most visible elevation from the road. The front entrance would be located on the east façade. Materials on the base include a CMU masonry base in the color “anonymous” and an LP composite siding in quarry grey. The deck on the west façade will be extended. The west façade faces the WE Energies power lines as well as the Oak Leaf Trail and railroad tracks. There will be an architectural feature trim in bone white PAC cladding, which will be the trim for the windows and doors as well. The north elevation shows the angular nature of the roof sloping from west to east.

Ms. Raninen commented that the concept of the proposal was to match the existing buildings as best they could. She stated the garage door will be white, similar to the garage doors on the existing buildings.

Mr. Nall looked for clarification on the roofing, of which Ms. Raninen noted they were looking at doing a rubber roof. Mr. Nall inquired about the exhaust and venting on the building, which Ms. Raninen stated that they are installing spray foam throughout the structure for insulation, and that there would be washer and dryer vents on the second floor that will vent from their location.

Ms. Buckley stated she was looking for a rendering of the interior space/dwelling space as well as the exterior drawings submitted. Mr. Nall stated that the drawings submitted were not an architectural set of drawings, lacking an architectural floor plan, architectural elevations, and a key. Mr. Nall noted the balustrade for the balcony is not defined and other elements are not complete.

Ms. Buckley inquired about the garage function. She asked if it is meant to serve the apartment upstairs or for a different purpose. Ms. Raninen stated it would be for both. The plow for the

property as well as landscaping tools would be stored there as well as space for a car for the apartment upstairs.

Ms. Buckley looked for confirmation that the property is the former Bella Landscaping property which Mr. Piotrowski confirmed. Mr. Piotrowski noted he asked the architect to provide more detail on the materials and samples. Mr. Piotrowski shared the floor plans submitted for the Plan Commission packet. Mr. Thacker confirmed the renderings as partial and not 3D renderings. Mr. Thacker looked for confirmation that the board typically asks for material to be submitted of which Mr. Piotrowski noted that they do ask for materials or a material board and being that the meeting is now digital the architect was only able to provide the materials as hard copy photos and not digitally.

Mr. Thacker stated that he does not have any issues with the building architecturally. Mr. Manley looked for confirmation that the East façade would show most of the roof as well as the slope and looked for the color of the roof. Ms. Raninen stated the roof would be black and that the slope is correct. Mr. Nall looked for confirmation that the roof would be a membrane roof adhered and black, of which Ms. Raninen confirmed. Mr. Nall also looked for confirmation that there would be plumbing in the building so there would need to be plumbing vents and that roof ventilation would be at the eaves. Mr. Nall noted that regardless of the spray foam insulation that the building would still need to be vented and looked for confirmation of where the HVAC would be sitting. Ms. Raninen stated it could possibly be on the north side of the building near the right side. Mr. Nall looked for clarification on the railing of the balcony. Ms. Raninen stated the railing would be stained wood frame, same as the pergola, and the slats will be stainless steel cables.

Mr. Thacker inquired if the architect was planning on putting together any more construction documents, stating that the drawings submitted look like a preliminary design and that the board is looking for more information on how the building is being constructed. Mr. Thacker stated he could not make a final determination with the current drawing details. Ms. Buckley agreed and requested a more refined submittal. Mr. Manley stated he was looking for more floor plan details although the design looks promising. Mr. Nall added that he was looking for more structural information and details on the eaves, railings, deck as well as the materials of the roof, stating the slope of the roof would call for something other than a rubber roof.

It was moved by Mr. Manley to request a resubmittal and seconded by Ms. Buckley. The motion was unanimous to request a resubmittal.

VII ADJOURNMENT

Ms. Buckley motioned to adjourn; Mr. Thacker seconded the motion.

Approval was unanimous.

The meeting adjourned at 5:12 p.m.

The next regularly scheduled meeting is September 20, 2021.

Angela Minichiello

Angela Minichiello, Administrative Assistant
Village of Brown Deer