

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON August 6, 2018**



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

I ROLL CALL

Present: Lavern Nall, Oscar Avila, Chris Eger, Brad Kral, Mary Buckley
Also Present: Angela Minichiello, Administrative Assistant; Nate Piotrowski, Community Development, Jerry Wick, Dale Streitenberger, Steve Bersell, and Luke Holdman

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

The minutes for the meeting held on July 16, 2018 were approved. Ms. Buckley motioned for approval and Mr. Eger seconded the motion. Minutes were unanimously approved without changes.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

1. Conceptual Review Fiduciary Real Estate – Multi-Family housing development – 8710-8734 Deerwood Dr.

Second renderings of conceptual plans were presented for Multi-Family housing by Fiduciary Real Estate and Joseph Lee Architects. Jerry Wick, Dale Streitenberger, Steven Bersell and Luke Holdman were in attendance to field questions, concerns and recommendations from the board.

The updated plans included taking the buildings and reducing the scale, unifying the buildings to be more cohesive and change the masonry. For example, the townhomes utilize a burnished block as a base, of which the detail would be used throughout the entire development. A combination of horizontal siding along with vertical siding, to give the detail a more contemporary feel. Metal roofs were introduced to articulate entrances and key features in common areas.

Discussion progressed with Mr. Eger commenting on the column feature being utilized on the corners of the buildings. The idea of an open space on the corner of a building didn't flow smoothly and it was suggested that a stronger, more secure corner would be more appealing.

Mr. Avila commented on the scale of the buildings still appearing too large and not fitting with the aesthetics of the old village. A suggestion was made to lower the ridge line by incorporating flat roofs on the buildings nearer the Green Bay Road side. It was clarified by Mr. Streitenberger that the pitch of the roofs are currently at 4/12. Mr. Streitenberger also reiterated that the introduction of hips to the roofline would break it up, so it did not appear monolithic.

Discussion continued with regards to the end unit corner balconies and the success of the footprint by Fiduciary Real Estate in previous construction projects. Mr. Eger suggested moving the corner balconies to the front of the buildings, however the real estate team commented on the selling component of the location of the corner balconies. The balconies are recessed 6 feet so that they are not jutting out directly from the building.

Mr. Kral commented that he wanted to see some differentiation in the townhomes, either in color or rooflines so that it did not appear too similar and provided more visual interest.

A discussion ensued as to the overall height of the buildings with a majority of board members suggesting that a three story height would not be an issue moving forward if design could help minimize the size of the buildings.

Moving forward, the following suggestions were presented to Fiduciary Real Estate for consideration.

- Flat roofs to lower the ridgeline
- Change the columns on the corners of the buildings
- Incorporate variation into Townhomes

There was no action taken on this proposal as it was conceptual only.

VII ADJOURNMENT

Mr. Eger motioned to adjourn, Ms. Buckley seconded the motion.

Approval was unanimous.

The meeting adjourned at 5:05 p.m.

The next regularly scheduled meeting is August 20, 2018.

Angela Minichiello

Angela Minichiello, Administrative Assistant,
Village of Brown Deer