

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON NOVEMBER 21, 2016**



The meeting was called to order at 4:05 p.m.

I ROLL CALL

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

Also Present: Fernando Moreno - Zoning and Planning Specialist, Kirk Radtke – Building Inspector, Frederick P. Bersch – Bonnilake Real Estate LLC

Not Present: Oscar Avila

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

The minutes for the meeting held on November 7th, 2016, were approved. Betty Bennett motioned approval, and Chris Eger seconded the motion.

IV OLD BUSINESS

None.

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

1. Frederick P. Bersch — New Construction (Single-Family Home) – 6440 W. Dean Rd.

Mr. Bersch introduced himself and described his plans to construct a single-family home at 6440 W. Dean Rd. Betty Bennett asked if the structure was meant to be a single-family home. Mr. Bersch responded that the similarity of the structure in certain respects to a duplex related to the fact that a mother and daughter would be sharing the house.

Chris Eger asked if the neighborhood or subdivision imposed any material limitations on the construction plans. Kirk Radtke responded that they did not.

Mr. Bersch submitted a color selection and sample list. The list stated that the windows would be white vinyl. The windows trim, bands, and gable trim would be white. The siding would be “Savannah Wicker CertainTeed Main Street Vinyl”. The shake siding would be “Natural Clay CertainTeed Vinyl Shakes”. The shingles would be “Mission Brown CertainTeed Landmark”. The gutters and downspouts would be “White/Snowmist”. The stone wainscot would be “Cream Limestone Manufactured/Cultured Stone”. The overhead garage door would be white, painted steel.

Betty Bennett asked if the house was ADA-compliant. Mr. Bersch stated that he decided upon an ADA-compliant design upon realizing the advanced age of the structure’s primary users.

Betty Bennett asked if the house would have a basement, and how high the basement ceiling would be. Bersch responded that the house had a basement, with an 8’ poured wall. Chairman Nall asked Mr. Bersch why the house contained no plans for the basement. Mr. Bersch responded that the failure to bring the plans to the meeting was an oversight on his part.

Chairman Nall asked Mr. Bersch to explain why the front door is accessible in the “front elevation” drawing yet not accessible in the “south elevation” drawing. Mr. Bersch responded that this was a drawing error.

Chairman Nall asked Mr. Bersch if there were any significant changes between the drawings submitted to the Board and final construction drawings. Mr. Bersch responded that the aesthetics in the submitted drawings would be identical to those in any future plans.

Chairman Nall asked if the windows were casement windows. Mr. Bersch responded that they were so. Chairman Nall asked if anyone had any further comment or questions. Mary Buckley asked Mr. Bersch to define a “3-season” window. He did so.

The Board approved the plans as submitted.

2. New Signage – Bob’s Discount Furniture– 9140 N. Green Bay Rd.

No one representing Bob’s Discount Furniture or Bauer Sign USA attended the Building Board meeting. Angela Dlugi of Bauer Sign USA gave notice in advance of the inability to send anyone to the meeting in person, and submitted designs and dimensioning specifications to the Community Services Department for distribution to Board members.

After Mr. Moreno distributed copies of the plans to the Board, and stated that the design proposal met the minimum requirements of Village signage codes, Betty Bennett stated that the plans looked “straightforward”.

Chairman Nall asked if anyone wished to make any further comment or ask any questions. No one responded.

The Board approved the plans as submitted.

VII ADJOURNMENT

Betty Bennett motioned to adjourn, Chris Eger seconded the motion.
The meeting adjourned at 4:31 p.m.
The next regularly scheduled meeting is January 16th, 2017.

Fernando Moreno

Fernando Moreno, Zoning and Planning Specialist
Village of Brown Deer