

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD VIRTUALLY AT
<https://us02web.zoom.us/j/84611277260>
June 6, 2022**



The meeting was called to order at 4:01 p.m.

I ROLL CALL

Present: Mary Buckley, Chris Eger, Ryan Thacker, Jeffrey Gary

Also Present: Nate Piotrowski; Community Development Director, Carissa Jaycox; Deputy Clerk, Lance McTrusty; Bauer Signs, Kathy Thomas; Home Path Financial, Michael & Deborah Kohlman

Excused: Will Manley

II Election of New Chairperson

Ms. Buckley volunteered to become Chairperson of the Building Board.

Mr. Eger moved to appoint Ms. Buckley as Chairperson, motion passed unanimously.

III PERSONS DESIRING TO BE HEARD

None

IV CONSIDERATION OF MINUTES

Ms. Buckley identified a misspelled item and suggested a correction to the minutes of April 18, 2022.

Mr. Eger motioned to approve minutes as amended and Mr. Thacker seconded the motion. Motion to approve amended minutes was unanimous.

V OLD BUSINESS

None

VI PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Revised Wall Sign, Buffalo Wild Wings to Go – 5960 W Brown Deer Road

Mr. Piotrowski introduced the applicant Lance McTrusty of Bauer Signs. Mr. Piotrowski confirmed they are shifting locations of the wall sign on the building. Mr. Thacker asked for clarification as to what the board needed to review. Mr. Piotrowski confirmed that the board was only reviewing the wall sign and not the ground sign. At this time no changes were made to the monument sign discussed at the April 18, 2022 meeting.

Ms. Buckley confirmed the only change to the wall sign was that the sign has shifted from the right tenant space to the middle tenant space.

Mr. Eger motioned to approve the revised wall sign as submitted, Mr. Thacker seconded the motion. The motion to approve the revised wall sign was unanimous.

2. Sign Package, Masterson Staffing- 3900 W Brown Deer Road, Suite 100

The applicant, Lance McTrusty of Bauer Signs, proposed the sign package for Masterson Staffing.

Mr. McTrusty described the sign as raceway letter set LED illuminated sign. Mr. McTrusty also described the existing monument sign as a vinyl graphic material to match remaining pieces.

Mr. Piotrowski confirmed that the graphics on the windows did not need a permit, so they were removed from the packet. The board was to review only the panel sign on the tenant structure and the wall sign for the tenant space. Ms. Buckley asked the Board for any comments on the signs. Mr. Eger liked the simplicity of the signs.

Mr. Thacker moved to approve the signs presented, Mr. Eger seconded the motion. Motion approved unanimously.

3. Single Family Residence– 8450 N 66th Street

Mr. Piotrowski introduced Kathy Thomas from Home Path Financial and shared the proposal for a new single-family building on 66th Street. This was a new build from a previous tear down, with no covenants regarding building materials or color schemes.

Ms. Thomas shared the exterior color palette with the Board showing the siding being a pebble stone clay along with accent siding in desert sand. The front door and shutters will match in a Fine Wine-red color. The garage door will be white. Ms. Thomas further shared the survey of the property, as well as the house plans being a Laurel design.

Mr. Gary asked if it was a 2- or 3-bedroom home. Ms. Thomas stated that it is a 2 bedroom with a flex room that could be used as a 3rd bedroom. The home has 2 full baths. The square footage for the home is 1720 sq ft for the entire living area. There is a covered porch, unfinished basement, and a 2-garage.

Mr. Thacker asked about setbacks for this house. Mr. Piotrowski explained these lots are long, narrow deep lots and noted that the proposed setbacks conform to code. Mr. Thacker stated the structure was like homes in the neighborhood.

Mr. Eger asked for clarification on downspout colors. Ms. Thomas confirmed the downspouts will match the trim color of white. Mr. Eger asked specifically about front elevation corner posts and what color they would be. Ms. Thomas confirmed the color being white. Mr. Eger stated trim on fascia is white, the gutters are white, and wanted more information on the horizontal border. Ms. Thomas confirmed the horizontal border will be of a white trim as well as the corner posts.

Another representative from Home Path Financial confirmed that only the front elevation would receive the white trim. All vertical siding and shape board would be trimmed out as well. Ms. Buckley asked if there was a perspective buyer, there was none at the time of the meeting.

Mr. Thacker noted homes in that area had trim pieces around the windows and doors. He shared with the Board images of nearby homes showcasing that trim piece. Indicated that only having the white corner post would not have a strong enough statement. He would like to see some trim

along the street facing side. Mr. Eger and Mr. Gary agreed with Mr. Thacker that the home should have more trim in the front. Home Path financial agreed to additional front elevation trim and having a keystone block along the header.

Mr. Eger made a motion to approve the home with the addition of white trim around door, windows, and garage door. Mr. Gary seconded the motion. Motion approved unanimously.

4. New Shed-8605 N. 66th Street

Mr. Piotrowski introduced the homeowner, Mr. Kohlman, and further explained that because this shed exceeded 200 square feet, it was brought before the board for their approval. The intent is to replace another shed, in addition to a detached garage on the property. Mr. Kohlman confirmed there are 3 detached buildings on the lot. The existing shed is 16 x 20 in size.

Ms. Buckley asked for confirmation of buildings already on the lot. Mr. Kohlman explained the structures on the survey. Mr. Piotrowski confirmed that Village code allows detached garages if home predated 1965. It also allowed multiple accessory structures with a limit of 30% coverage in the back yard. Mr. Piotrowski confirmed the applicant has met these criteria.

Mr. Piotrowski showed the layout of materials that will be used to build the shed.

Ms. Buckley asked why the color of the shed does not match the color of the house. Mr. Kohlman proposed a PPG Seastone color for siding and PPG Goblin color for the trim which would match the trim on the house. He indicated these colors were a preference but would be open to matching the white found on their house.

Mr. Thacker pointed out the roof pitch. Mr. Thacker asked for explanation on the roof pitch since there were several different roof pitches between all structures on the property. Mr. Thacker asked to see more of a cohesive look throughout the property, aligning with Ms. Buckley's question of color. Mr. Kohlman explained the roof pitch between the structures, with the new building having a 6-12 pitch.

Mr. Eger asked about gutters on the building, none were included on the drawings. Mr. Kohlman indicated he would like to put rain gutters on and would go with a white color to match the gutters on the house. Mr. Eger stated that with the distance between buildings it may not be pertinent to match. Mr. Thacker stated the blue (Goblin) trim would help with matching to the house.

Discussion was had regarding the size and coloring of the accessory structures. Ms. Buckley said that the new building looked attractive. Mr. Piotrowski stated that the Board can only regulate the color of the new structure but could only advocate for the repainting of a current structure. Mr. Thacker said that a white color for the shed would better match remaining structures on site and Mr. Eger agreed. It was consensus of the Board to allow the design and colors as proposed but suggested that consideration be given to update the colors of the principal dwelling. Mr. Kohlman stated that he would investigate painting the house to match the shed.

Mr. Thacker made a motion to approve the new shed as submitted, Mr. Eger seconded the motion. Motion was unanimously approved.

VII ADJOURNMENT

Mr. Eger motioned to adjourn; Mr. Thacker seconded the motion.

Approval was unanimous.

The meeting adjourned at 4:52 p.m.

The next regularly scheduled meeting is Monday, July 18, 2022.

Carissa Jaycox

Deputy Clerk, Village of Brown Deer