

**MINUTES OF THE
BROWN DEER BUILDING BOARD
Virtual Meeting Phone/Video
July 17, 2023**



The meeting was called to order at 4:02 p.m.

I ROLL CALL

Present: Will Manley, Ryan Thacker, Chris Eger

Excused: Jeff Gary, Mary Buckley

Also Present: Nate Piotrowski; Community Development Director, Bob Holton; Holton Properties, Bill Morris; Morris Architects, Nicole Faldet, 9210 N. 51st Street

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Mr. Eger motioned for approval and Mr. Thacker seconded the motion. Approval of the June 19, 2023 meeting minutes was unanimous.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Shed – 9210 N. 51st Street

Mr. Piotrowski reviewed the proposal and introduced the applicant, Nicole Faldet. Mr. Manley asked if the shed color was to match the gray of the house. Ms. Faldet said that it would match.

Mr. Eger motioned for approval and Mr. Thacker seconded the motion. Motion to approve the shed was unanimous.

2. Proposed Atlas Assisted Living Facility - 4740 W. Bradley Road

Mr. Piotrowski reviewed the proposal and introduced the applicant's architect, Bill Morris. Mr. Morris provided further details about the building design, color and materials.

Mr. Thacker stated that the window scale on the building seemed small and suggested perhaps adding trim.

Mr. Eger stated that the building is long but was missing articulation. He agreed with Mr. Thacker on the window scale and suggested perhaps double windows instead of single to help alleviate the scale issue. Mr. Morris stated he was open to that possibility.

Mr. Eger also stated he was concerned about the lack of masonry on the entry pillars. Mr. Thacker asked what the pillars were made out of. Mr. Morris replied Fypon.

Mr. Eger asked where the water from the canopy was going to drain as he was concerned about the look of downspouts. Mr. Morris replied that there were to be downspouts, linked underground stormwater piping. Mr. Thacker suggested conveying the canopy drainage back to the main roof and eliminating the downspouts. Mr. Morris noted that this was possible.

Mr. Thacker asked about the window trim and limestone sill colors. Mr. Morris replied the trim was muted white and the limestone sill was simply proposed to a buff shade.

Mr. Eger asked if the AC units would be in the same color as the gutters and downspouts. Mr. Morris replied that this was the intention. A discussion ensued as to the need for the units and their projection from the building. It was noted that if the units remained, they would have very limited projection. Mr. Manley asked about landscaping around the building and screening of the units. Mr. Morris replied that the landscaping was being updated and Mr. Piotrowski noted that this was still to be reviewed by the Beautification Committee.

Mr. Thacker motioned for approval and Mr. Eger seconded the motion to approve the plans with the following required modifications:

- 1) Each residential room shall have one single window with matching trim and no muntuns and there shall be two false windows for the utility room*
- 2) The canopy drainage shall be directed back to the roof*
- 3) The HVAC unit colors shall match the color of the gutters and downspouts.*

Motion to approve the building plans was unanimous.

3. Building Modification – 5050 W. Brown Deer Road

Mr. Piotrowski reviewed the proposal and introduced the property owner Bob Holton. Mr. Holton described the maintenance challenge regarding the windows and how they did not offer functionality for the office space below.

Mr. Thacker asked if the siding throughout would be stained to match the new siding. Mr. Holton replied that all siding would be stained to match and that new trim would be added. Mr. Thacker suggested letting the new siding, that would replace the windows, to weather. Mr. Holton agreed to this suggestion.

Mr. Manley motioned for approval and Mr. Thacker seconded the motion. Motion to approve the removal of windows and replacement with siding was unanimous.

VII ADJOURNMENT

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

Approval was unanimous.

The meeting adjourned at 4:35 p.m.

The next regularly scheduled meeting is August 7, 2023.

Nate Piotrowski

Development Director, Village of Brown Deer