

**MINUTES OF THE
BROWN DEER BUILDING BOARD
Virtual Meeting Phone/Video
September 18, 2023**



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

I ROLL CALL

Present: Will Manley, Ryan Thacker, Chris Eger, Jeff Gary, Mary Buckley

Excused: None

Also Present: Nate Piotrowski; Community Development Director, Audry Grill, RINKA Architects; Joe Haider, JLA Architects; Dan Fleischman, Jewish Family Services

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 July 17, 2023 meeting minutes was unanimous.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the agenda for review:

1. Signs and Mural – Talking Walls, 8806 N. Deerwood Drive

Mr. Piotrowski reviewed the proposal and introduced the applicant's architect, Audry Grill of RINKA. Ms. Grill noted that the mural was almost exactly the same as previously presented with the building redesign plans. The Board indicated they were supportive of the mural and the signs.

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

2. Multi-Family Apartment Complex – Woodale Crossing 4110 W. Woodale Ave.

Mr. Piotrowski reviewed the proposal and introduced the applicant's architect, Joe Haider of JLA Architects and the developer Dan Fleischman of Jewish Family Services.

Mr. Eger stated he was concerned about the lack of screening for the property to the west and asked for details on the fencing and retaining wall and asked if it would extend the length of the property. Mr. Haider stated that the fence would be a privacy style in wood or composite and noted that the fence would extend only as far as necessary. Mr. Eger and others on the committee stated they would prefer it to extend the length of the property.

Mr. Eger asked how the vertical line look was being created on the building. Mr. Haider replied that this would be done with brown and gray colored wood or panel board and batten. Mr. Eger

added that he did not want those areas of the building to be smooth and Mr. Haider replied that this was not the intent.

Mr. Thacker asked about the door on the Teutonia elevation and if it could be painted to match the brick or if it could be recessed under the adjacent balconies. Mr. Haider said the intent was to match the door with the brick color and that his team could look at repositioning under the balconies.

Mr. Thacker stated that he preferred the darker color gray in between the windows to make for a more simple and unified design and that he would prefer some type of articulation or differentiation to the brick on the east elevation.

Mr. Manley agreed with the recommendation on the darker gray between the windows and asked for clarification about the wood trellis on the east elevation. Mr. Haider confirmed this was a wood trellis and that it was proposed to help break up the long brick expanse. Mr. Thacker stated he appreciated the effort but was concerned about the trellis' durability and suggested something more permanent may be a better solution to help differentiate the brick on that elevation.

Mr. Thacker stated there is one section of wood paneling proposed in the middle of the building on the elevation pages but not the rendering. He added that this extra paneling looked odd and preferred it be removed. Mr. Eger and Manley agreed.

Mr. Manley asked about why the balconies at the southeast corner of the building appeared different than the rest. Mr. Haider replied that these balconies would be wrapped with wood on the bottom and sides to add more mass and visual interest. Ms. Buckley and Mr. Gary stated they did not like this and found it a little awkward. Mr. Thacker, Manley and Eger appreciated the asymmetry.

Ms. Buckley asked if there was a third brick color being introduced on the west side of the building. Mr. Haider stated there were only two brick colors on the building but that the darker brick appeared again near the main entrance. The intent for the second brick color was to match with the second brick color on the adjacent Deerwood Crossing building. Ms. Buckley stated that she felt the lighter brick color was a bit "washed out". The other Board members agreed and suggested that the second brick color be eliminated to simplify the design. It was consensus of the Board that further color simplification should occur with the gray between the windows.

Mr. Thacker asked whether the brick ledges descended below grade. Mr. Haider stated that they did not. Mr. Eger and Mr. Thacker requested this change and the rest of the Board agreed.

Mr. Eger asked if the HVAC units would be roof mounted. Mr. Haider replied that air conditioning would be on the roof with individual heating units inside each residence. Mr. Haider stated that the parapet would generally screen the roof units. Mr. Piotrowski stated that a roof plan with locations of the units clustered in a central location would be helpful. Mr. Haider stated that this was possible. He added that ventilation for heating units would be clustered and hidden as best as possible on exterior penetrations with openings and louvres painted to match the elevation.

Ms. Buckley asked if the plans should be resubmitted or approved on condition. Mr. Piotrowski suggested that due to the many requested changes and continuing questions a resubmittal would make sense.

It was consensus of the Board to require a resubmittal to address identified issues and questions.

VII ADJOURNMENT

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

Approval was unanimous.

The meeting adjourned at 5:03 p.m.

The next regularly scheduled meeting is October 2nd, 2023.

Nate Piotrowski

Development Director, Village of Brown Deer