

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339



MEETING NOTICE

Meeting will be held at the
Town of Brookfield Municipal Building, Eric Gnant Room
645 N. Janacek Road, Brookfield, WI

Wednesday, August 9, 2023

Architectural Review

6:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. July 12, 2023 Meeting Minutes
- 5) New Business:
 - a. Brian Schwartz (Innovative Construction Solutions) is requesting approval for proposed exterior alterations to the east façade of the MLG Capital building, located at 19000 West Bluemound Road.
- 6) Communication and Announcements.
- 7) Adjourn.

Posted this 3rd day of August, 2023

Tom Hagie

Administrator/Interim Clerk

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
JULY 12, 2023

The regular meeting of the Architectural Review Committee was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Chairman Dean Pearson called the meeting to order at 6:00 p.m. with the following people present: Town Planner Bryce Hembrook, Town Supervisors Steve Kohlmann, and John Charlier, Committee members Richard Diercksmeier, Alan Lee, and Matt Paris.

2) MEETING NOTICES.

The meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF MINUTES.

Motion by Supervisor Kohlmann to approve the minutes of the June 14, 2023 minutes as presented.

Seconded by Mr. Paris.

Motion Passed Unanimously.

4) **S-0723-01 Brad Hubbard (Innovative Signs Inc.), representing Shake Shack, is requesting review and approval of relocating an on-building sign, located at 585 North Barker Road.** Planner Hembrook described the new location of the sign. It will be internally illuminated and have more visibility. The Sign area is approximately 41.7 square feet, and meets all other sign code requirements. Chairman Pearson remarked that where the sign is currently, on the canopy, it could not be seen when he drove past. A motion was made and seconded (Kohlmann/ Charlier) to approve relocating an on-building sign for Shake Shack, located at 585 North Barker Road.

The motion was voted on and carried unanimously.

5) **Discussion regarding the regulation of digital menu boards and other digital information signage intended for on-site users.** Mr. Paris inquired whether this had been reviewed at previous meetings, and the response was yes, it has. Supervisor Kohlmann opined that menus are for restaurants, and perhaps businesses are attempting to avoid Electronic Message Center (EMC) regulations. It was further stated that menu boards should require the usage as a restaurant or drive-thru. Chairman Pearson suggested an interior oriented sign, and is generally fine with a menu board if it cannot be seen from the property line. Menu boards should only be allowed for customers to see, and not be seen by adjacent properties. Supervisor Charlier commented that he would like to see samples of menu boards. A permit should be required.

6) COMMUNICATION AND ANNOUCEMENTS.

7) ADJOURN.

Motion by Mr. Paris to adjourn at 6:26pm.

Seconded by Mr. Lee.

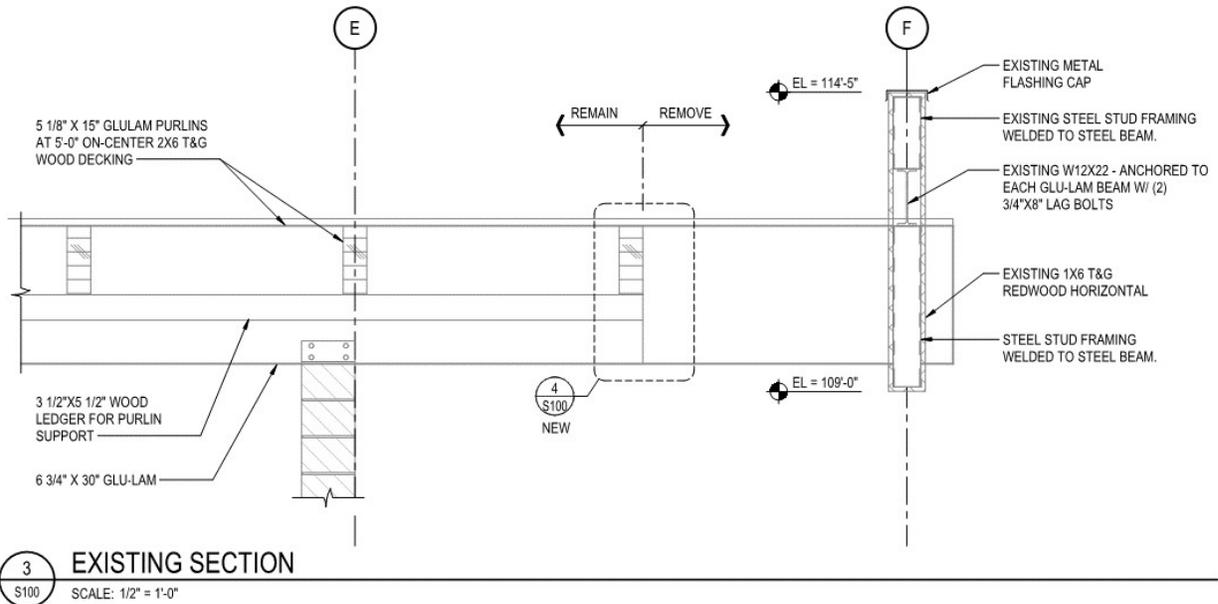
Motion Passed Unanimously.

Respectfully submitted,
Bryce Hembrook, Town Planner

Proposed Façade Maintenance/Repairs
MLG Capital Office
19000 W Bluemound Road
Brookfield, WI 53045

In their continued efforts to stay on top of building maintenance, MLG Capital has asked for our assistance to remove the existing deteriorated outriggers and ship-lap siding at the east building elevation facing their parking lot. This façade element previously featured extensive signage for the Brennan’s grocery store and the numerous holes/penetrations from those signs allowed water infiltration and deterioration over the years. To eliminate the structural issue and improve the appearance of the building, we would like to complete the following steps:

- 1.) Remove existing ship-lap siding and outrigger element at east elevation
- 2.) Add steel brackets to replace removed steel brackets at removed wood beams that currently project from the face of the building
- 3.) Paint existing tan wood beam at main building canopy line to match existing south façade materials (dark brown)
- 4.) The existing ship-lap siding at the north and west elevations would be painted to match as well (dark brown)
- 5.) Existing pathway/security lighting to remain “as-is”
- 6.) See attached photos and below sketch for additional information



Existing South Facade (completed last year)



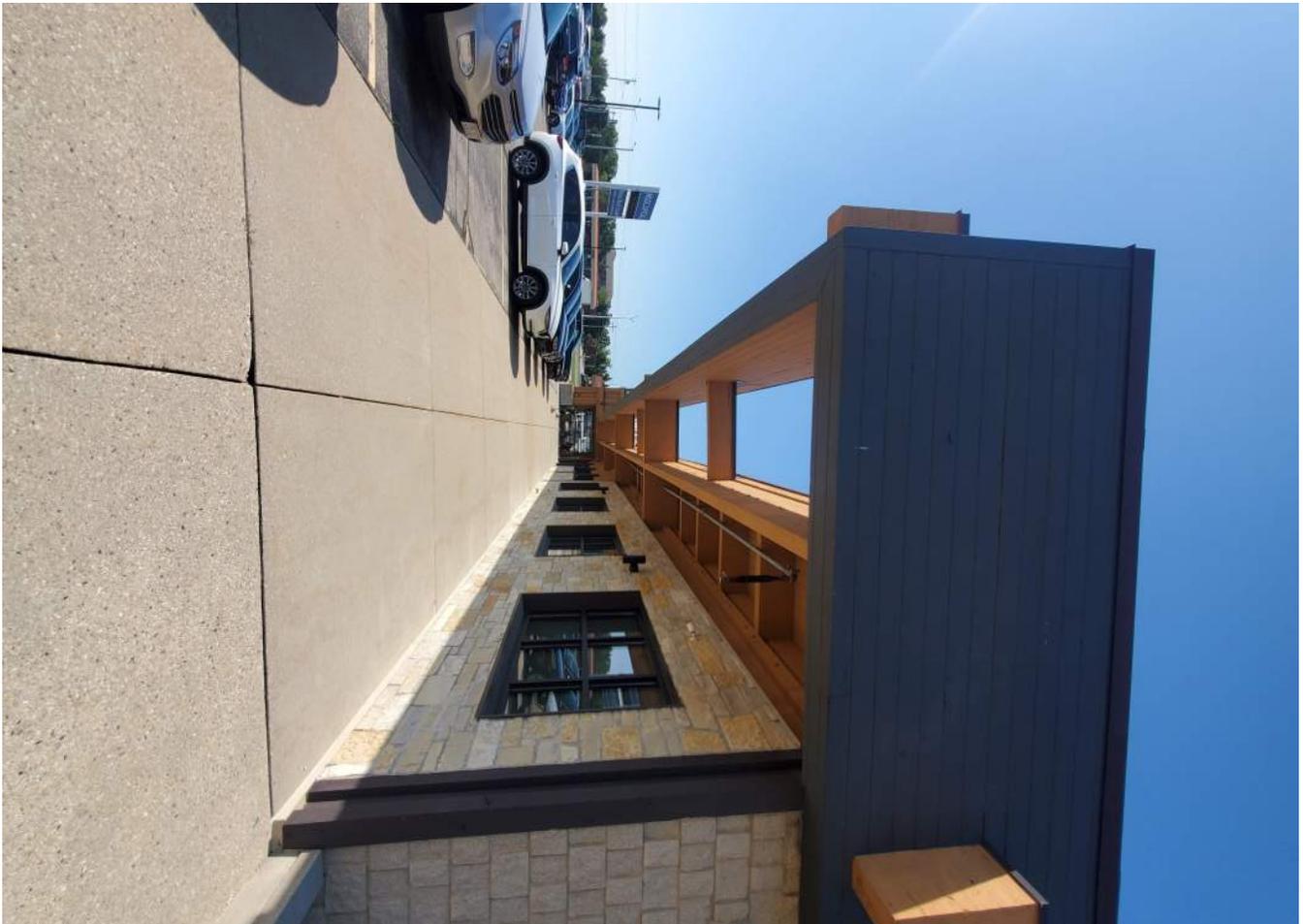
Existing East Facade (proposed work area)



Existing East Facade (proposed work area)



Side view of East Facade



Looking underneath at east facade



Deteriorated outrigger at east facade



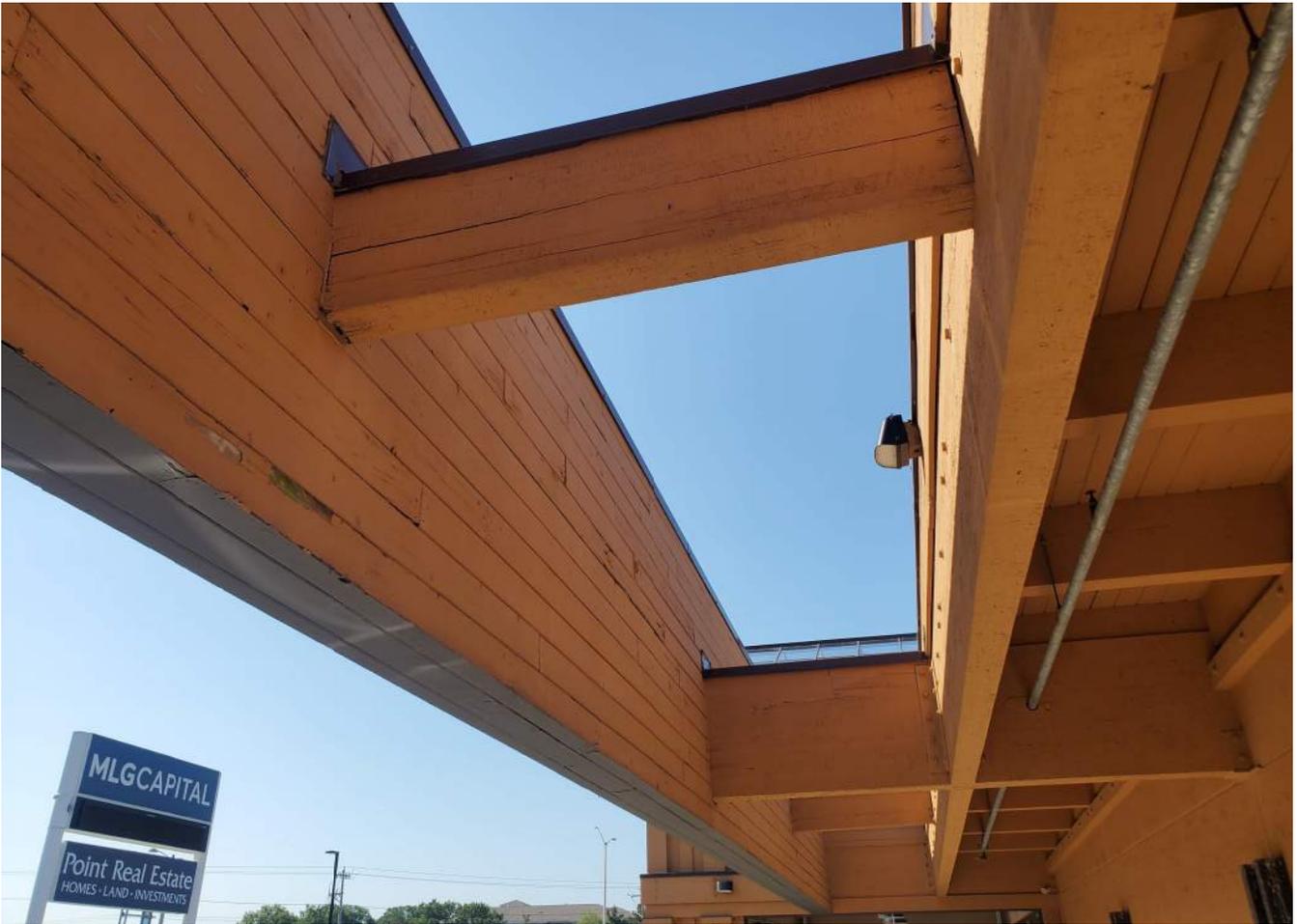
Deteriorated outrigger at east facade



Deteriorated outrigger at east facade



Deteriorated outrigger at east facade

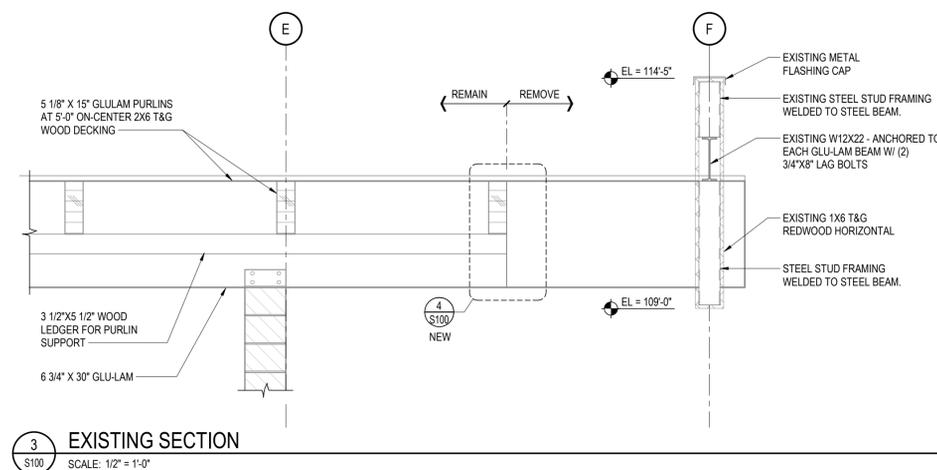
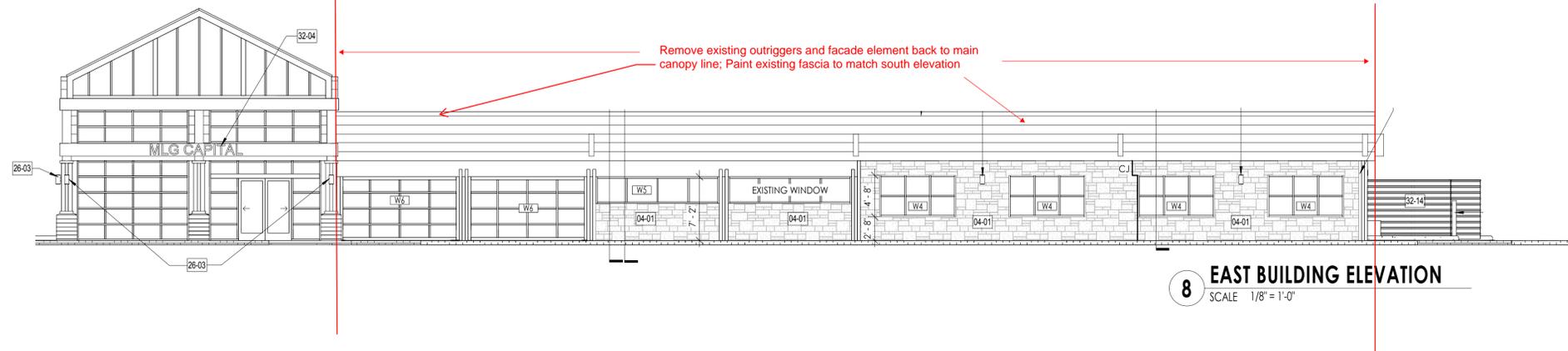


Side view of East Facade



OWNER

MLG Capital
 Real Estate Investments



Existing East Facade



Existing South Facade



Side view of facade element



WORK SCOPE:

- 1.) Remove existing ship-lap siding and outrigger element at east elevation
- 2.) Add steel brackets to replace removed steel brackets at removed wood beams that currently project from the face of the building
- 3.) Paint existing tan wood beam at main building canopy line to match existing south facade materials (dark brown)
- 4.) The existing ship-lap siding at the north and west elevations would be painted to match as well (dark brown)
- 5.) Existing pathway/security lighting to remain "as-is"

In addition to removal of facade element, work scope also includes painting existing black painted wood fascia at north elevation, west elevation, and carport to match finish color at south elevation. Work also includes cleaning and staining the wood privacy fence at carport, wood trellis at patio, wood fence at patio, and dumpster enclosure as maintenance.