

**JOINT MEETING OF THE  
BROWN DEER COMMUNITY DEVELOPMENT AUTHORITY AND PLAN COMMISSION  
JANUARY 24, 2005 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Village President Jaberg at 6:30 P.M.

**I. Roll Call**

Present: Village President Margaret Jaberg; Trustees Tim Schilz, and Jeff Baker  
CDA Members: Scott Fleming, Bob Oates, Kim Starz-Nicholas, and Kathryn Berger  
Plan Commissioners: Alan Nees, Rick Stone, Roy Williams, Susan Bellehumeur, and John Raffensperger

Excused: CDA Member: Dave Wagner  
Plan Commissioners: Gunnar Prawitz

Also Present: Russell Van Gompel, Village Manager; Andy Pederson, Assistant Village Manager/Community Services Director; Jesse Thyges, Planning and Zoning Specialist

**II. Public Hearing**

**A) Creation of Tax Increment Financing District # 3 and Comprehensive Plan of Redevelopment # 2.**

The Public Hearing opened at 6:33 P.M.

Mr. Pederson presented the proposed Tax Incremental Financing District (TID) boundaries along with the goals and objectives of the redevelopment plan.

Mr. Van Gompel further discussed the financial advantages of establishing a TID.

John Hacker, 6020 West Brown Deer Road, questioned the determination of blight. President Jaberg reviewed the State Statute definition and discussed the statutory requirements for the establishment of a TID.

Marie Brickner, 8759 North 43rd Street, asked about the effects of the TID on personal property. President Jaberg discussed the goals of the TID along Brown Deer Road. Mr. Van Gompel added comments about the potential for redevelopment along the Brown Deer Road corridor and discussed how the TID can be used as a tool to accomplish redevelopment projects.

Kirk Schneeberg, 8540 North 42nd Street, asked if there has been any interest shown in the properties within the proposed TID. Mr. Van Gompel stated that the Village has received several general inquiries, but nothing specific.

Paul and Charmaine Rasmussen, owners of rental property at 8716 North 43rd Street, asked if homeowners would receive reimbursement for money lost due to blight determinations and voiced concerns with the determinations. President Jaberg discussed the requirement of declaring blight as well as the statutory definition of the term.

Rodney Meyer, 8500-8502 North 43rd Street, asked about the proposed TID's effect on the Original Village. President Jaberg stated that questions about the proposed TID in the Original Village area will be taken up during the next public hearing.

Andrew Willenson, 9015 North Park Plaza Court, discussed the blighted situation of the former Festival Foods site and stated that the Village will need to deal with the situation.

Rodney Meyer, 8500-8502 North 43rd Street, voiced concerns with the potential negative impact the Northridge area could have on Village projects. President Jaberg stated that the projects would be completely separate from one another. Mr. Van Gompel discussed how the Village takes a very conservative approach to investing money into projects.

The public hearing was closed at 7:12 P.M.

### **B) Creation of Tax Increment Financing District # 4 and Comprehensive Plan of Redevelopment # 3.**

The Public Hearing opened at 7:15 P.M.

Mr. Pederson discussed the goals and objectives for TID # 4 and addressed similar concerns that were raised during the Bradley Road process. Mr. Pederson also discussed the different areas of the proposed TID and how the proposed boundary was created.

President Jaberg discussed the blight determination of the Hansen Storage site along with the long-range plans for the Original Village area and bike path.

Marie Brickner, 8759 North 43rd Street, asked for clarification of what her property is zoned and how blight was determined. Mr. Van Gompel explained the Original Village Planned Development zoning district and discussed the definition of blight set forth in the State Statutes.

Mr. Pederson discussed how the State Statutes apply land use potential and the condition of the property as factors for declaring blight.

Rodney Meyer, 8500-8502 North 43rd Street, asked about plans to extend 43<sup>rd</sup> Street to intersect with Green Bay Road. Mr. Van Gompel stated that there is no existing plan to extend the street.

Paul Rasmussen, owner of rental property at 8716 North 43rd Street, asked if the Village is trying to force commercial development within the Original Village area. President Jaberg stated that a goal of the redevelopment plan is to promote the cohesive blend of land uses in the area.

Mr. Van Gompel briefly discussed the potential infrastructure improvements.

Russ Kotlarek, 8611-8613 North Deerwood Drive, asked if there were any specific development plans and voiced concerns over new development within the proposed TID. President Jaberg discussed the goals of the redevelopment plan and the review process for proposed projects within the TID.

Mr. Van Gompel discussed the Bradley Road process as well as financing options through a TID.

Mr. Pederson also stated that all of the controls that are set forth in the Village Code remain in effect regardless of the TID. Mr. Pederson also discussed the rights and privileges for properties that are included within the Comprehensive Plan of Redevelopment.

Cherry Lange, 8734 North Deerwood Drive, inquired about the amount of blight determination within the proposed TID. President Jaberg discussed basis for the establishment of the TID.

Charmaine Rasmussen, owner of rental property at 8716 North 43rd Street, voiced concerns with the determination of blight and the negative effects on property values. Mr. Van Gompel discussed the State Statute requirements for the establishment of a TID and explained that there is no evidence of negative impacts on property value.

Terry Poth, 8636 North 43rd Street, asked for clarification of streetscape and traffic flow improvements. Mr. Van Gompel clarified the terms and discussed the potential for signalization north of the North Shore Fire Department.

Mike Benson, 8669 North Deerwood Drive, asked how many TIF districts would be open at the same time and why the Hansen Storage site was not included in the Bradley Road TID. Mr. Van Gompel stated that there would be three open TID's, and discussed the inclusion of Hansen Storage within TID # 4.

Bill Parks, 8551 North 42nd Street, asked about tax dollars being used for improvements within the Original Village. Trustee Schilz discussed the advantages of using TID funds versus tax dollars.

Harry Glinberg, owner of 4134 West River Lane, inquired about the public access to the Milwaukee River. President Jaberg stated that the proposal was a part of the quality of life initiative.

Mr. Van Gompel added that any potential project would have to be listed within the redevelopment plan so that TID funds may be utilized for a particular project.

Wade Weissmann, 7127 North Green Bay Road, discussed the advantages of having a TID in place to attract businesses like his to the Original Village area.

Paul Rasmussen, owner of rental property at 8716 North 43rd Street, asked how long the blight designation would be in place. Mr. Pederson stated that the properties within the Comprehensive Plan of Redevelopment can be removed, however the designation associated with the TID stays in place for the duration of the district.

The public hearing was closed at 8:35 P.M.

The joint meeting was temporarily recessed at 8:35 p.m. to allow the members of the audience a chance to leave.

The joint meeting was reconvened at 8:40 p.m.

### **III. Persons Desiring To Be Heard**

None.

### **IV. Report of Staff/Authority Members**

Mr. Pederson briefly reviewed the Community Services Department annual report.

*It was moved by Commissioner Williams and seconded by Commissioner Nees for the Plan Commission to adjourn at 8:44 p.m. The motion carried unanimously.*

### **V. Community Development Authority Business Items**

President Jaberg summarized the agenda items that were to be discussed in Closed Session.

#### **A) Recess into Closed Session pursuant § 19.85 (1)(e) Wisconsin Statutes for the following reasons:**

(e) Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.

1. Legal Counsel Representation

2. Possible TID # 3 Project

*It was moved by Ms. Starz-Nicholas and seconded by Mr. Oates for the Community Development Authority to recess into*

*closed session at 8:45 p.m. The motion carried unanimously.*

Trustee Baker was invited to stay for the closed session by consensus of the Community Development Authority.

**VII. Reconvene into Open Session for Possible Action on Closed Session Deliberations**

*It was moved by Trustee Schilz and seconded by Ms. Berger for the Community Development Authority to Reconvene into Open Session at 9:11 p.m. The motion carried unanimously.*

**VIII. Adjournment**

*It was moved by Mr. Fleming and seconded by Ms. Berger for the Community Development Authority to adjourn at 9:11 p.m. The motion carried unanimously.*

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Russell Van Gompel, Village Manager