

**BROWN DEER PLAN COMMISSION
FEBRUARY 13, 2006 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 7:03 P.M.

I. ROLL CALL

Present: Village President Margaret Jaberg; Trustees: Jeff Baker, Tim Schilz; Commissioners: Rick Stone, Susan Bellehumeur, David Hinman, Roy Williams

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

II. PERSONS DESIRING TO BE HEARD

None.

III. CONSIDERATION OF MINUTES: **January 9, 2006 - Regular Meeting**

It was moved by Commissioner Bellehumeur and seconded by Commissioner Williams to approve the regular meeting minutes of January 9, 2006. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Thyges indicated that a pre-construction meeting was held with representatives from Lowe's and that final adjustments to the construction plans were under review by Staff. Mr. Thyges stated that Lowe's would like to begin demolition in March with a goal of occupancy by October or November of this year.

Mr. Piotrowski provided an update on the Village's recodification efforts. He stated that Staff review has slowed somewhat but that the effort was ongoing and feedback to Municipal Code should be ready by the end of March.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) **Conceptual review of Deerwood Offices, LLC proposal.**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

President Jaberg asked if historic district implications will be addressed in the final plan.

Mr. Piotrowski replied that they would.

President Jaberg asked if there would be any large trucks delivering products to the site.

The applicant, Wade Weissmann, replied that product delivery would be minimal and that all deliveries would be handled through the rear of the building.

Commissioner Stone asked if the applicant proposed to have any outside storage.

Mr. Weissmann replied that they would not have any outside storage of materials and that the two firms contract with an independent storage facility to hold larger products off-site.

Trustee Schilz asked if the grade of the site would affect stormwater detention.

Mr. Piotrowski responded that it would have some effect but the larger issue was handling increased run-off as the site changed from an undeveloped green space to a built-out office building.

Trustee Baker asked whether or not the added stormwater facilities and permeable pavement would be fiscally impractical.

Mr. Weissmann replied that all costs were being evaluated and that his group would be able to better assess their financial capabilities as plans were finalized.

Trustee Schilz asked if Deerwood Offices, LLC was the owner of the property and when they would like to begin construction.

Mr. Weissmann responded that they were the owners of the property and that they desired to occupy a new building by the end of the year.

It was consensus of the Plan Commission to offer their conceptual approval of the Deerwood Offices, LLC proposal.

B) Review and Schedule a public hearing to repeal and recreate the sign code, Chapter VIII of the Village of Brown Deer Zoning Code.

Mr. Piotrowski briefly reviewed the proposal and stated that a more thorough review would be given at the public hearing.

President Jaberg stated that this revision of the sign code was needed prior to formal recodification because signs have presented an ongoing problem and that interpretation of the old code was challenging.

Trustee Schilz asked about how the Village proposed to handle existing signs.

Mr. Piotrowski described two alternatives including the removal of non-conforming signs when there was a change in the sign design and also the amortization of signs over a given period.

Trustee Schilz asked who would enforce the sign code.

Mr. Van Gompel replied that the Community Services Department would enforce sign regulations.

President Jaberg asked that the definition for political signs be clarified to distinguish between political candidates and signs supporting causes that may have political implications.

Mr. Piotrowski replied that the definition currently does this and that it was the definition that Village Attorney John Fuchs suggested be used in order to comply with Wisconsin State Statutes.

Trustee Schilz asked if holiday signs were regulated by the sign code.

Mr. Piotrowski replied that it was Staff's intention to not regulate holiday signage because of enforcement difficulties.

A discussion ensued as to the merits of including language to regulate holiday signs in the sign code. It was determined that a majority of the Commission members did not wish to include such language.

It was moved by Commissioner Stone and seconded by Commissioner Hinman to schedule a public hearing at the March 13th, 2006 Plan Commission meeting for the repeal and recreation of the sign code, Chapter VIII of the Village of Brown Deer Zoning Code. The motion carried unanimously.

C) Review and Schedule a public hearing for a text amendment to repeal public utility review from the Board of Appeals, Chapter X, Sec. 10-10.05.

Mr. Piotrowski briefly reviewed the proposal and stated that a more thorough review would be given at the public hearing.

President Jaberg noted that the amendment would help to clarify the review process for public utilities.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Williams to schedule a public hearing at the March 13th, 2006 Plan Commission meeting for a text amendment to repeal public utility review from the Board of Appeals, Chapter X, Sec. 10-10.05 of the Village of Brown Deer Zoning Code. The motion carried unanimously.

D) Review and Schedule a public hearing for a Conditional Use Permit for a tanning salon at 6780 W. Brown Deer Road.

Mr. Piotrowski briefly reviewed the proposal and stated that a more thorough review would be given at the public hearing.

President Jaberg stated that Staff should make sure that a provision prohibiting “massage parlors” remain in any new Conditional Use Permit.

Trustee Baker asked if the applicant has begun to build-out their new site.

Mr. Thyes stated that American TV, the property owners, was currently making improvements to the tenant space.

It was moved by Commissioner Hinman and seconded by Commissioner Stone to schedule a public hearing at the March 13th, 2006 Plan Commission meeting for a Conditional Use Permit for a tanning salon at 6780 W. Brown Deer Road. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Stone and seconded by Trustee Schilz to adjourn at 7:50 P.M. The motion carried unanimously.

Jesse Thyes
Assistant Village Manager/Community Services Director