

**BROWN DEER PLAN COMMISSION  
NOVEMBER 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 7:00 P.M.

**I. ROLL CALL**

Present: Village President Margaret Jaberg; Trustees Tim Schilz and Jeff Baker; Commissioners: Ryan Schmitz, Rick Stone, Susan Bellehumeur, John Raffensperger, David Hinman

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

Excused: Commissioner Roy Williams

**II. PERSONS DESIRING TO BE HEARD**

Trustee Schilz stated that the half demolished properties at the Northwest corner of 60<sup>th</sup> and Brown Deer intersection presented a significant safety hazard and the demolition should be completed as soon as possible. Mr. Thyges replied that the demolition was on hold because the site developer did not properly secure DNR permits. He added that the permits were issued as of Monday and the Inspection Department would be following up to make sure that demolition recommenced quickly.

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

*It was moved by Commissioner Raffensperger and seconded by Commissioner Bellehumeur to approve the regular meeting minutes of October 9th, 2006. The motion carried unanimously.*

**IV. REPORT OF STAFF/COMMISSION MEMBERS**

Mr. Piotrowski discussed the status of new development at the Northwest corner of 60<sup>th</sup> Street and Brown Deer Road. He indicated that due to the loss of a prospective tenant, new construction was on hold. Mr. Piotrowski also noted that Community Services Staff has been involved in recent visioning workshops with the City of Milwaukee as part of their Northwest Side Area Plan.

Mr. Thyges reported that Staff is seeking bids for the demolition of the pond bath house and the Kohl's Food Store. He added that demolition is desired as soon as possible.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

- A) **Public hearing and consideration of an Amendment to Article 1, Section 1-1.04 of the Official Map Code related to Required Rights of Way of Future Streets on the Updated Official Map.**

President Jaberg opened the public hearing at 7:06 p.m.

Mr. Piotrowski reviewed the proposal and offered a short multimedia presentation.

The public hearing closed at 7:15 p.m.

Commissioner Raffensperger asked if the Public Works Department offers standards and cut sheets for road construction. Mr. Piotrowski replied that the Public Works Department does advise developers with cut sheets for preferred construction of roadways, driveways and other items that may be located in the public right of way.

Mr. Raffensperger asked if the proposed amendment would impact the current right of way standards on other Village roadways. Mr. Piotrowski replied that it would not.

*It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to recommend approval of the Amendment to Article 1, Section 1-1.04 of the Official Map Code related to Required Rights of Way of Future Streets on the Updated Official Map, to the Village Board. The motion carried unanimously.*

**B) First Amendment to the Operational Redevelopment Agreement with Lowe's Home Centers, for customer delivery truck parking, 6300 W. Brown Deer Road.**

Mr. Piotrowski introduced the proposal.

President Jaberg asked how many trucks fit into the enclosed truck well. Mr. Rob Fiebig of Lowe's replied that three trucks fit into the well.

President Jaberg asked about the hours of operation for the store. Mr. Van Gompel indicated that the Development Agreement restricts Lowe's to 6am- 11pm.

President Jaberg asked when the trucks move into the truck well. Mr. Fiebig replied that they would move at the end of their delivery day which is typically at 5pm.

Commissioner Stone asked what the trucks looked like. Mr. Fiebig described the trucks and circulated pictures of the vehicles.

President Jaberg asked how the truck parking might affect snow removal. Mr. Fiebig replied that snow would be removed from the parking area prior to the daytime truck parking.

Trustee Baker asked if the truck parking would inhibit customer access to the garden center. Mr. Fiebig replied that it would not.

*It was moved by Commissioner Raffensperger and seconded by Commissioner Bellehumeur to recommend approval of the First Amendment to the Operational Redevelopment Agreement with Lowe's Home Centers to the Village Board. The motion carried unanimously.*

**C) Discussion of possible Brown Deer Road Corridor Study- 51<sup>st</sup> -60<sup>th</sup> Street.**

Mr. Piotrowski briefly discussed the impetus for a land use study for the Brown Deer Road Corridor and how the UW-Milwaukee Department of Urban Planning could offer assistance in the effort.

Commissioner Bellehumeur asked if there would be any cost associated with the Village acting as a client for UWM graduate students. Mr. Piotrowski replied that there would be no cost.

Trustee Baker asked about the possibilities of extending the study beyond 51<sup>st</sup> Street and incorporating the entire length of Brown Deer Road. Mr. Van Gompel stated that this might be difficult given the short time frame of the potential UWM study.

Commissioner Raffensperger asked if it would be wise to impose a building moratorium on the area while the study was being completed. President Jaberg replied that a moratorium might imply that the Village would be bound to the recommendations of the study and this was not the intent of a student led project.

It was consensus of the Plan Commission to pursue partnership opportunities for a study with the UW-Milwaukee Department of Urban Planning.

**VII. ADJOURNMENT**

*It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to adjourn at 7:51 P.M. The motion carried unanimously.*

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Jesse Thyes  
Assistant Village Manager/Community Services Director