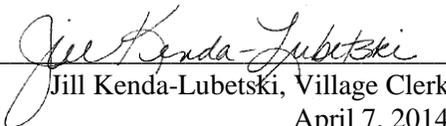


PLAN COMMISSION MEETING
Monday, April 14, 2014
Earl McGovern Board Room, 6:30 P.M.



PLEASE TAKE NOTICE that a meeting of the Brown Deer Plan Commission will be held in the Earl McGovern Board Room at the Village Hall of the Village of Brown Deer, 4800 West Green Brook Drive, Brown Deer, Wisconsin at the above noted time and date, at which the following items of business will be discussed and possibly acted upon:

- I. Roll Call
- II. Persons Desiring to be Heard
- III. Consideration of Minutes: February 10, 2014 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Review and Recommendation of a conditional use permit with Metro Storage LLC for a self-storage warehouse, 4059 W. Bradley Road
- VII. Adjournment



Jill Kenda-Lubetski, Village Clerk
April 7, 2014

PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.

**BROWN DEER PLAN COMMISSION
FEBRUARY 10, 2014 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:00 P.M.

I. ROLL CALL

Present: President Carl Krueger; Commissioners: Ryan Schmitz, Susan Bellehumeur, Al Walters, Jeff Jaroczynski, Dan Bednar

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Rebecca Boyle, Village Attorney

Excused: Trustees Jeff Baker, Tim Schilz; Commissioner Bill Hoffmann

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: October 14, 2013 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to approve the regular meeting minutes of October 14, 2013. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski introduced the new Zoning and Planning Specialist, Fernando Moreno and described his job responsibilities. Mr. Hall informed the Commission of the recent Walmart groundbreaking and their proposed timetable which targets an August or September opening. He also added that the Village continues to monitor the Brown Deer Business Park which recently went through foreclosure and noted that a block party is proposed for June 7th in the original Village neighborhood to celebrate the new streetscape.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) Review and Recommendation of a development agreement with CCRG for a new garage, 8669 N. Deerwood Drive**

Mr. Piotrowski reviewed the proposal and stated that the design would also need Building Board review and approval.

Commissioner Schmitz asked if the proposed garage setbacks met Village code standards. Mr. Piotrowski replied that the setbacks were the minimum that the Village requires and that Staff saw no issues with the proposal.

President Krueger asked if there was any right of way encroachment. Mr. Piotrowski replied that there was no encroachment and that right of way was previously dedicated as part of the Original Village streetscape project.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Bednar to recommend approval of the development agreement with CCRG to the Village Board. The motion carried unanimously.

- B) Review and Recommendation of a development agreement with Rogers Memorial Hospital, 4600 W. Schroeder Drive**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

President Krueger asked if Rogers currently occupies the building. Mr. Patrick Hammer, President of Rogers replied that they currently have a small presence in the building with outpatient facilities.

President Krueger asked if the new inpatient facility would take assignments from Milwaukee County. Mr. Hammer replied that they would take assignments but he anticipated a majority of their patients would be voluntary referrals.

President Krueger asked about the need for police response to the facility. Captain John Graeber indicated that their research into similar facilities operated by Rogers suggested a number between 150-300 calls for service per year. He noted that these numbers were used to create a baseline for negotiations relating to compensation to offset costs for increased services. Attorney Boyle described that language within the operational development memorialized this compensation but added that there were recent changes and a revised copy would be presented to the Village Board.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Schmitz to recommend approval of the development agreement with Rogers Memorial Hospital to the Village Board. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Jarocynski to adjourn at 7:29 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Review and Recommendation of a conditional use permit with Metro Storage LLC for a self-storage facility, 4059 W. Bradley Road
PREPARED BY: Fernando Moreno, Zoning & Planning Specialist
REPORT DATE: April 14, 2014
Applicable Land Use Regulation: Village Code Sec. 121-63
VILLAGE ATTORNEY REVIEW: <input checked="" type="checkbox"/> Village Attorney has reviewed documents. <input type="checkbox"/> Village Attorney has not reviewed documents. <input checked="" type="checkbox"/> Documents provided to Village attorney.
COMPREHENSIVE PLAN REVIEW: <input checked="" type="checkbox"/> Staff has reviewed request for consistency with the Comprehensive Plan.

BACKGROUND INFORMATION:

Metro Storage LLC proposes the development of a self-storage facility at 4059 W. Bradley Road. This site lies within a "B-3" commercial zoning district. Village zoning codes for this type of zoning district state that use of the land and its structures for storage purposes is contingent upon approval of a conditional use permit. This land once housed offices and distribution facilities for the Beloit Beverage Company.

The proposal solicits redevelopment of an existing two-story administration building and an adjoining warehouse. Plans also call for the construction of three detached, ambient storage structures just south of the warehouse, which will be remodeled by removing the northern dock doors, and raising the grade to align with the existing floor level. A vehicular drive-thru will be installed on the north elevation. The existing grade-level overhead doors next to the office will remain, to access an interior loading/unloading area. The administration building will house additional storage area and an office. The existing building will be climate-controlled. The three new buildings will be ambient storage structures. A sidewalk will be extended along the northern side of the property. Existing window openings will be expanded for storefront glazing, and to let in more light.

A draft conditional use permit is included with the packet along with site plans and elevation drawings. A member of the Metro Storage LLC team will be present, to answer questions and address concerns.

RECOMMENDATION:

Staff finds the proposal to be acceptable. Building Board review will ensure that the facility is built in a fashion compatible with that characterizing development along W. Bradley Rd. Staff suggests that the Plan Commission recommend approval of the conditional use permit to the Village Board.

**CONDITIONAL USE
PERMIT**

**Self Service Storage
Warehouse**

Document Number

Document Title

Before the Village Board of the Village of Brown Deer, in regard to Premises at **4059 W. Bradley Road** located in the SW 1/4 of Section 12, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, further described in attached **Exhibit "A"**.

WHEREAS, the Village Code and Zoning District Map of the Village of Brown Deer, pursuant to State Statutes, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved as a Conditional Use in particular circumstances as defined by the zoning standards in the Village Code; and

WHEREAS, a Petition has been made by Metro Storage LLC., and public hearing held thereon, and the Village Board of the Village of Brown Deer having determined that by reason of the particular nature, character, and circumstances of the proposed use, the proposed use with the terms and conditions hereinafter prescribed would be consistent with the requirements of the Village Code.

NOW, THEREFORE, this Conditional Use Permit is granted authorizing that Exhibits A and B to be used for the purpose of a **Self Service Storage Warehouse** subject to compliance with the terms and conditions hereinafter stated in this Conditional Use Permit (hereinafter the "Permit").

Recording Area

Name and Return Address:

**Village of Brown Deer
4800 West Green Brook Drive
Brown Deer, WI 53223**

**086-8900-001 and 086-8924-004
Parcel Identification Number (PIN)**

CONDITIONAL USE PERMIT
Self Service Storage Warehouse

086-8900-001 and
086-8924-004

Parcel Identification Number (PIN)

Document Number

Document Title

THE CONDITIONS of this Permit are:

1. This Permit is granted to Metro Storage LLC., upon the representation that it is the owner of the Premises and shall become effective upon the execution of the acceptance hereof by Metro Storage LLC., as owner of the Premises and upon recording shall constitute a covenant running with the land. The Permit may not be assigned until after it has become effective. No assignment of this Permit shall be effective until approved by the Village Board, and the assignee duly undertakes in writing to comply fully with the provisions of this Permit, satisfies any monetary security requirements of this Permit and cures any violations of this Permit.
2. The Permit shall be void unless, pursuant to the Village Code, the approved use commenced or the building permit is obtained within 12 months of the date of the Village Board approval noted above. Construction shall be completed within 12 months of the date the building permit is issued.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Village Code of the Village of Brown Deer.
4. Operation of the use permitted shall be in strict conformity to the conditions set forth herein.
5. Conditions on the operation.
 - a. Type of operation permitted: **Self Service Storage Warehouse.** The use of the Premises as a self-storage facility shall be in substantial compliance consistent with the plans set forth and submitted to the Village of Brown Deer in support of its request for this Permit, which is attached as Exhibit B and made part of this Permit. No use of the areas of the premises not identified in the site plans for the proposed use may be used without approval by the Village pursuant to its Village Code.
 - b. Hours during which operation is permitted: **Monday-Sunday 6:00am – 9:00pm.**
 - c. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable Village Ordinances: **Per the Village Code.**
 - d. To be reviewed one year from the date of approval. If there are no documented complaints about the permitted use, or if documented complaints have been resolved to the satisfaction of the Village Board, the Permit, upon petition of the tenant and upon recommendation of the Plan Commission and approval of the Village Board, may be continuous pursuant to Section 121 of the Village Code of Brown Deer.
6. Conditions of the Building other than in accordance with the approved building plans.
 - (1) **Structural improvements and any new signage shall be reviewed and approved by the Village of Brown Deer Building Board.**
 - (2) **All interior modifications shall be subject to conditions of the Wisconsin Commercial Building Code and in compliance with fire protection requirements of the North Shore Fire Department.**

CONDITIONAL USE PERMIT
Self Service Storage Warehouse

086-8900-001 and
086-8924-004

Parcel Identification Number (PIN)

Document Number

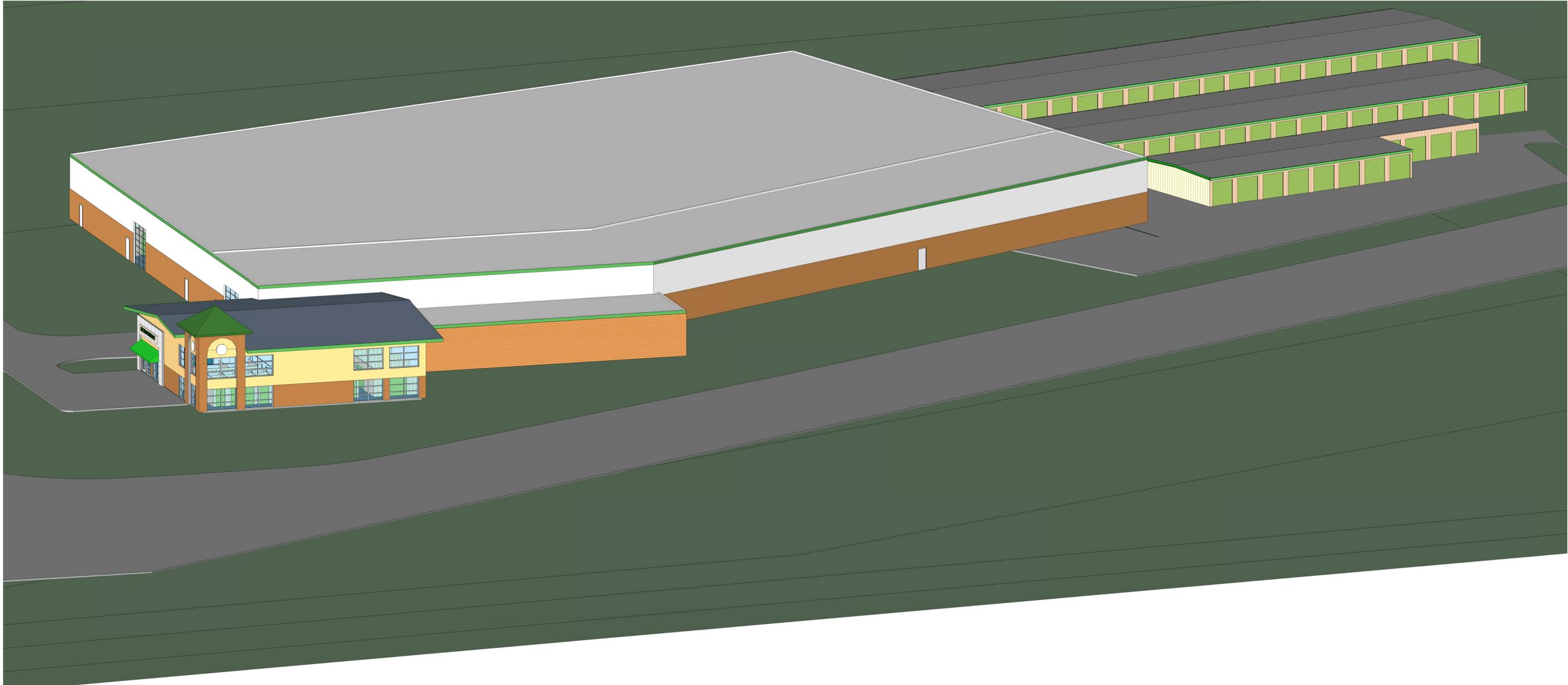
Document Title

-
7. Conditions on the Site other than in accordance with the approved site plan.
- a. Outside storage of Materials, Products or Refuse (location and screening thereof):
 - (1) **None allowed.**
 - b. Finished topography and building grades, retaining walls, storm water run-off:
 - (1) **None.**
 - c. Sign location, size, design:
 - (1) **Pursuant to Chapter 121 of the Brown Deer Village Code**
 - d. Exterior lighting of the site, location, design and power:
 - (1) **Security lighting designs shall be pursuant to the Brown Deer Village Code and shall be reviewed and approved by the Brown Deer Police Department prior to occupancy.**
 - e. Other:
 - (1) **Any hazardous conditions or deficiencies identified by the Village shall be corrected by the owner to the satisfaction of the Village within thirty (30) days of written notification.**
 - (2) **Crime prevention measures shall be adhered to pursuant to the Brown Deer Police Department. The owner shall meet with the Village of Brown Deer Police Department to review security and crime prevention measures prior to occupancy. If crime issues are identified after occupancy, additional meetings may be necessary at the discretion of the Brown Deer Police Department.**
 - (3) **The owner shall provide private trash removal service. All trash, storage and collection shall be within the building interior or within an enclosure that screens trash and removal system from public view. The trash removal system shall be rodent-proof, covered and maintained in accordance with the direction of the North Shore Health Department.**
 - (4) **The owner shall maintain up-to-date key holder information with the Brown Deer Police Department.**
 - (5) **Use of off-parking facilities, computation of required parking spaces, dimensional, surfacing, lighting, and access requirements for parking will adhere to the specifications described in Section 121-297 of the Village of Brown Deer Code of Ordinances (“Design and Maintenance Standards”).**
 - (6) **The owner shall provide parking spaces to serve the project in accordance with the requirements of the Village Zoning Code. Parking on landscaped areas is hereby prohibited.**
 - (7) **Persuant to the parking requirements for storage facilities specified in Section 121-299 of the Village of Brown Deer Code of Ordinances, the owner is required to provide 73 parking spaces. The owner has submitted a request for 8 spaces, including 1 for handicapped access. The Village recognizes that inflexible application of parking standards might result in either inadequate parking space or parking space in excess of its needs, pursuant to Section 121-298 of the Village of Brown Deer Code of Ordinances (“Flexibility of Application”). The Plan Commission and Village Board will allow for a deviation from standard requirements and accept a development proposal that includes 8 parking spaces.**
 - (8) **The parking of trucks when accessory to the conduct of a permitted or conditional permitted use shall be limited to vehicles having not over one and one-half tons capacity, except for pickup or delivery services and during normal business hours. Trucks in excess of one and one-half tons capacity shall not be parked in the open, except for pickup and delivery services. Exterior overnight parking of trucks, cars, other vehicles or equipment is not allowed.**
 - (9) **The storage of hazardous materials of any kind is prohibited. This includes, but is not limited to: explosives, highly flammable goods, flammable compressed gas, highly toxic material, oxidizing materials, potentially explosive chemicals, or radioactive liquids.**

- (10) The exterior storage of materials, goods, supplies, and equipment is explicitly prohibited. All storage must occur within the storage warehouse buildings. In the event that outside storage is observed by a Village designee, he or she shall direct that the materials be immediately moved into a storage building or removed from the property.
- (11) Gates and the pavement underneath them that allow access to and from N. Teutonia Ave. shall be maintained in a state of good repair. All parking and drive areas shall be paved by the owner at their expense with asphaltic concrete and maintained free of holes, substantial alligator cracks or other deficiencies.

Exhibit A
Legal Description

Exhibit B
Site/Operational Plan



1 Aerial View1
A1.0

DATE: 4.7.14

NO.	DATE	REVISIONS	BY


URBAN & ASSOCIATES ARCHITECTS, INC.
 2529 ILLINOIS ROAD, NORTHBROOK, ILLINOIS 60062
 WWW.URBANASSOCIATES.NET (847) 291-9570

URBAN & ASSOCIATES ARCHITECTS, INC. IS AN EQUAL OPPORTUNITY FIRM. WE DO NOT DISCRIMINATE ON THE BASIS OF RACE, GENDER, RELIGION, NATIONAL ORIGIN, ANCESTRY, COLOR, SEX, OR AGE. WE ARE AN AFFIRMATIVE ACTION EMPLOYER.

SHEET TITLE		AERIAL	
Drawn By	Checked By	Scale	Project Name

PROJECT NAME
**METRO STORAGE
 BROWN DEER, WISCONSIN**

CHRISTOPHER M. URBANCZYK
ARCHITECT

A1.0

ALTA/ACSM LAND TITLE SURVEY

PARCEL I:

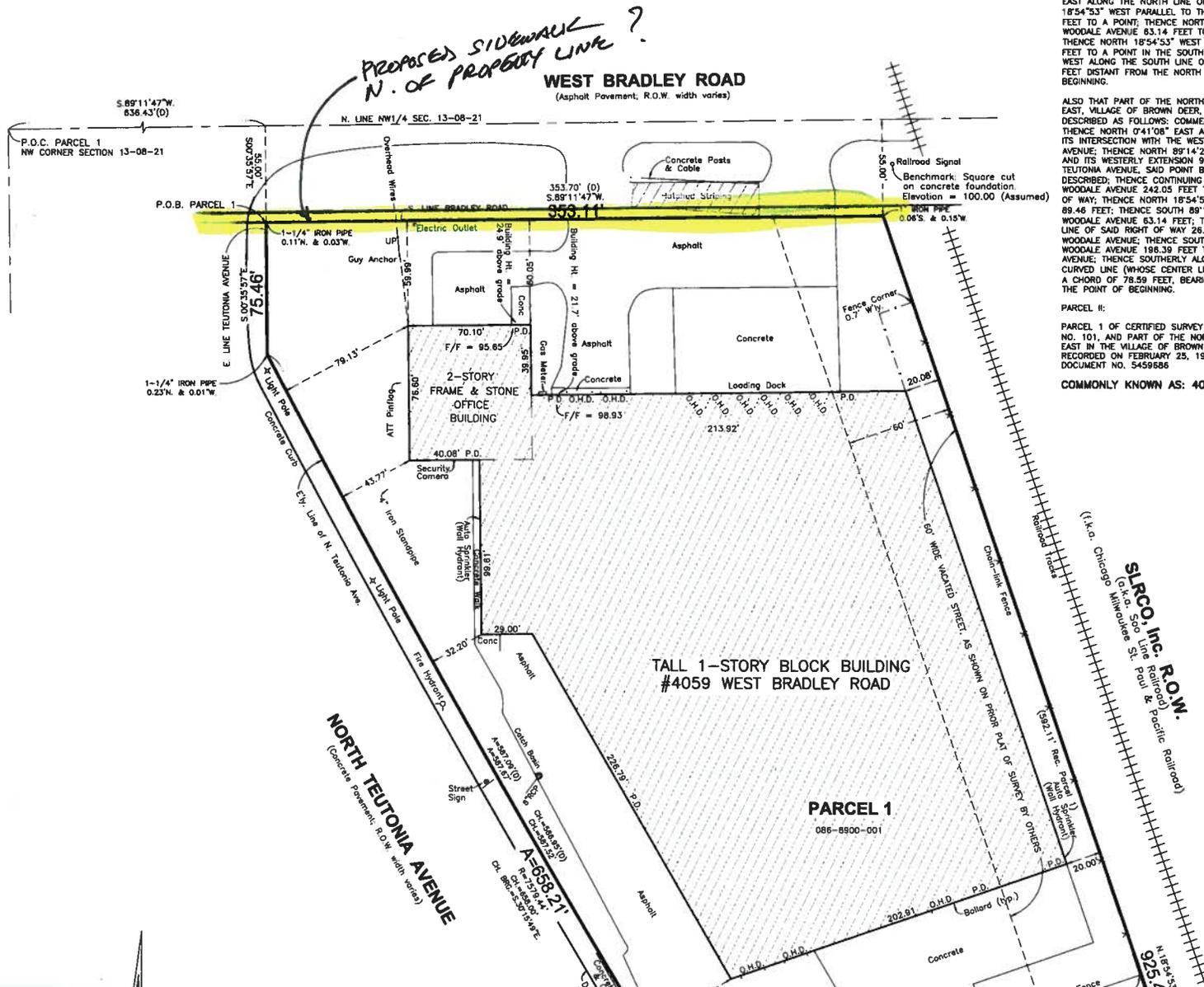
THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 21 EAST, VILLAGE OF BROWN DEER, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 89°11'47" EAST ALONG THE NORTH LINE OF SAID 1/4 SECTION 836.43 FEET; THENCE SOUTH 0°35'57" EAST 55.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF WEST BRADLEY ROAD AND THE EAST LINE OF NORTH TEUTONIA AVENUE; SAID POINT BEING THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUING SOUTH 0°35'57" EAST, 75.46 FEET TO A POINT IN THE CURVED EASTERLY LINE OF SAID NORTH TEUTONIA AVENUE; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID NORTH TEUTONIA AVENUE ON A CURVED LINE (WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS OF 7579.44 FEET, WITH A CHORD OF 585.85 FEET, BEARING SOUTH 30°02'42.5" EAST) A DISTANCE OF 587.09 FEET TO A POINT IN THE NORTH LINE OF WEST WOODALE AVENUE; THENCE NORTH 89°14'22" EAST ALONG THE NORTH LINE OF SAID WEST WOODALE AVENUE 196.37 FEET; THENCE NORTH 18°54'53" WEST PARALLEL TO THE WESTERLY LINE OF THE SLRICO, INC. RIGHT OF WAY 28.31 FEET TO A POINT; THENCE NORTH 89°14'22" EAST ALONG THE NORTH LINE OF SAID WEST WOODALE AVENUE 63.14 FEET TO A POINT IN THE WESTERLY LINE OF SAID RIGHT OF WAY; THENCE NORTH 18°54'53" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY 592.11 FEET TO A POINT IN THE SOUTH LINE OF SAID WEST BRADLEY ROAD; THENCE SOUTH 89°11'47" WEST ALONG THE SOUTH LINE OF SAID WEST BRADLEY ROAD, BEING PARALLEL TO AND 55.00 FEET DISTANT FROM THE NORTH LINE OF SAID 1/4 SECTION 353.70 FEET TO A POINT OF BEGINNING.

ALSO THAT PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 21 EAST, VILLAGE OF BROWN DEER, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 0°41'08" EAST ALONG THE WEST LINE OF SAID 1/4 SECTION 1949.99 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID WEST WOODALE AVENUE; THENCE NORTH 89°14'22" EAST ALONG THE SOUTH LINE OF SAID W. WOODALE AVENUE 242.05 FEET TO A POINT IN THE WESTERLY LINE OF THE SLRICO, INC. RIGHT OF WAY; THENCE NORTH 18°54'53" WEST ALONG THE WESTERLY LINE OF SAID RIGHT OF WAY 89.48 FEET; THENCE SOUTH 89°14'22" WEST PARALLEL TO THE SOUTH LINE OF SAID W. WOODALE AVENUE 63.14 FEET; THENCE SOUTH 18°54'53" EAST PARALLEL TO THE WESTERLY LINE OF SAID RIGHT OF WAY 28.31 FEET TO A POINT IN THE NORTH LINE OF SAID W. WOODALE AVENUE; THENCE SOUTH 89°14'22" WEST ALONG THE NORTH LINE OF SAID W. WOODALE AVENUE 198.39 FEET TO A POINT IN THE CURVED EASTERLY LINE OF N. TEUTONIA AVENUE; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID N. TEUTONIA AVENUE ON A CURVED LINE (WHOSE CENTER LIES TO THE NORTHEAST, HAVING A RADIUS 7573.44 FEET, WITH A CHORD OF 78.59 FEET, BEARING SOUTH 32°31'49.5" EAST) A DISTANCE OF 70.59 FEET TO THE POINT OF BEGINNING.

PARCEL II:

PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3980 OF PART OF LOTS 1 AND 2, ASSESSORS PLAT NO. 101, AND PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 NORTH, RANGE 21 EAST IN THE VILLAGE OF BROWN DEER, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, RECORDED ON FEBRUARY 25, 1981 ON REEL 1359, IMAGES 145 TO 147 INCLUSIVE AS DOCUMENT NO. 54595886

COMMONLY KNOWN AS: 4059 W. BRADLEY ROAD, BROWN DEER, WISCONSIN



*PROPOSED SIDEWALK
N. OF PROPERTY LINE?*

WEST BRADLEY ROAD
(Asphalt Pavement; R.O.W. width varies)

**TALL 1-STORY BLOCK BUILDING
#4059 WEST BRADLEY ROAD**

PARCEL 1
086-8900-001

NORTH TEUTONIA AVENUE
(Concrete Pavement; R.O.W. width varies)

SLRICO, Inc. R.O.W.
Chicago Ave.
St. Paul & Pacific Railroad

925 A
N 18°54'53"

**Metro
Self
Storage**

726-6077

CLIMATE CONTROLLED STORAGE





307

308



287

U-CCU

EXIT

EXIT

BOXES



MOVING SUPPLIES

LOCKS



BOXES

