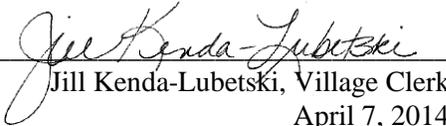


PLAN COMMISSION MEETING
Monday, June 9, 2014
Earl McGovern Board Room, 6:30 P.M.



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: April 14, 2014 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Review and recommendation of a Certified Survey Map at Bradley Crossing Phase Two, 4401 W. Bradley Road
 - B) Public hearing, review and recommendation of a conditional use permit to Central States Tower II, LLC for a cellular communication tower, antennas and equipment at the Brown Deer Public Library, 5600 W. Bradley Road
 - C) Public hearing, review and recommendation of reinstating a conditional use permit to Sons of Bob LLC for an outdoor beer garden and recreational activities at 7651 N. Teutonia Avenue
 - D) Public hearing and conceptual review for a two building commercial development to include a Goodwill Industries LLC., resale shop and donation center at 9301 N. Green Bay 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
APRIL 14, 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 6:30 P.M.

I. ROLL CALL

Present: President Carl Krueger; Trustees Jeff Baker, Tim Schilz; Commissioners: Ryan Schmitz, Susan Bellehumeur, Al Walters, Jeff Jaroczynski, Dan Bednar, Bill Hoffmann

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Fernando Moreno, Zoning and Planning Specialist; Rebecca Boyle, Village Attorney

Excused: None

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: February 10, 2014 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to approve the regular meeting minutes of February 10, 2014. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski provided a projected opening date for Walmart of August 13th. He added that a block party for the Original Village was scheduled on June 7th from 4:00-8:00p.m. and noted that the previously approved Dunkin Donuts anchored retail development on N. Green Bay Road was on hold indefinitely because of financial issues.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Review and Recommendation of a conditional use permit with Metro Storage LLC for a self-storage warehouse, 4059 W. Bradley Road

Mr. Moreno reviewed the proposal and introduced the applicants Bob Heilmann and Gary Marshall of Metro Storage.

Mr. Heilman gave a detailed presentation on the proposed site plan, building redesign and landscaping.

Commissioner Bellehumeur asked if the internal drive-thru aisle was “one way” only and if it could become blocked. Mr. Heilmann stated that the aisle was “one way” but that it was 30 feet wide with parking lanes on either side to prevent blocking.

Commissioner Hoffmann asked if the site was subject to stormwater management requirements. Mr. Piotrowski replied that the proposal called for a reduction of impervious surface and therefore no stormwater management was required.

Commissioner Hoffmann asked about public access hours. Mr. Heilmann replied that public hours would be from 6:00am until 9:00pm and access would be controlled by key card. The key card could be modified to allow the Police Department and Fire Department 24 hours a day access.

President Krueger opened the public hearing at 7:46pm

Barb Prokopovicz 8011 N. 38th Street asked how many leasable units would be in the facility. Mr. Heilmann estimated that the facility would have about 700 total units split between the existing building and new ambient structures to the south.

President Krueger closed the public hearing at 7:48pm

Commissioner Bellehumeur asked about the typical number of storage units per development. Mr. Piotrowski replied that this was typically guided by parcel and building size of a given project. He added that this proposal would have more units than the Village's other self-storage warehouse on N. Green Bay Road

Commissioner Bednar asked about the proposed new fencing locations. Mr. Heilmann stated that fencing was proposed to extend from the southern end of the existing building around all of the new ambient structures.

President Krueger asked if there were to be storage unit auctions. Mr. Marshall replied that they may have some auctions but typically Metro Storage did not experience many. He noted that their auctions typically are held on a weekday morning and that they often do not attract excessive amounts of people.

Trustee Baker asked if vehicles would be allowed to be kept indoors. Mr. Marshall replied that vehicles could be kept indoors if all combustible fluids are drained.

Trustee Schilz asked how Metro Storage would police other hazardous materials. Mr. Marshall replied that they typically ask what each user is storing, they monitor the loading and unloading of storage space with security cameras and they are upfront about prohibited materials during the leasing process.

Trustee Schilz asked if Metro Storage was a national company. Mr. Heilmann replied that the company had over 80 locations throughout the country.

Trustee Baker asked how this land use fit with the Village's Comprehensive Plan and the sub-area plan for the neighborhood. Mr. Piotrowski replied that the Comprehensive Plan, the governing land use document, identified the site as mixed use/commercial and that a self-storage warehouse fit that category. He noted however that the sub-area plan speculated about the future use of the site as a medical office building. He added that although the proposed land use does not match this vision, it does conform to the site planning and aesthetic guidelines identified in the sub-area plan.

It was moved by Commissioner Hoffmann and seconded by Commissioner Bednar to recommend approval of the Conditional Use Permit with Metro Storage LLC to the Village Board. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Bellehumeur to adjourn at 7:05 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 Certified Survey Map at Bradley Crossing Phase Two, 4401 W. Bradley Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: June 4, 2014
Applicable Land Use Regulation: Village Code Chapter 117, Article V
VILLAGE ATTORNEY REVIEW: <input 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.

ANALYSIS:

In 2013 the Village agreed to approve a Certified Survey Map for Bradley Crossing dividing the site into four lots to accommodate the second phase of the development (see attached CSM dated September 30, 2013). The owner of these lots, Jewish Family Services is returning to request approval of a secondary CSM that would further divide Lot 2 into two separate lots. This is being done for financing reasons and to separate the community center from the residential building facing Bradley Road. Included is a site plan to remind the Commission of the approved layout. The intention would be to record the first CSM approved in 2013 and then record the the new CSM further splitting the land.

Staff has reviewed the measurements and coordinates on the CSM and has found them to be accurate and that the proposed lot conforms to the standards of the Village Code for the PD- Planned Development zoning district.

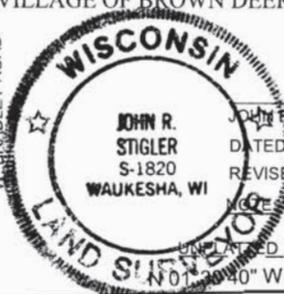
RECOMMENDATION:

This CSM meets all zoning criteria and is preferred by the owner. Staff does not see any issues and recommends approval. Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.

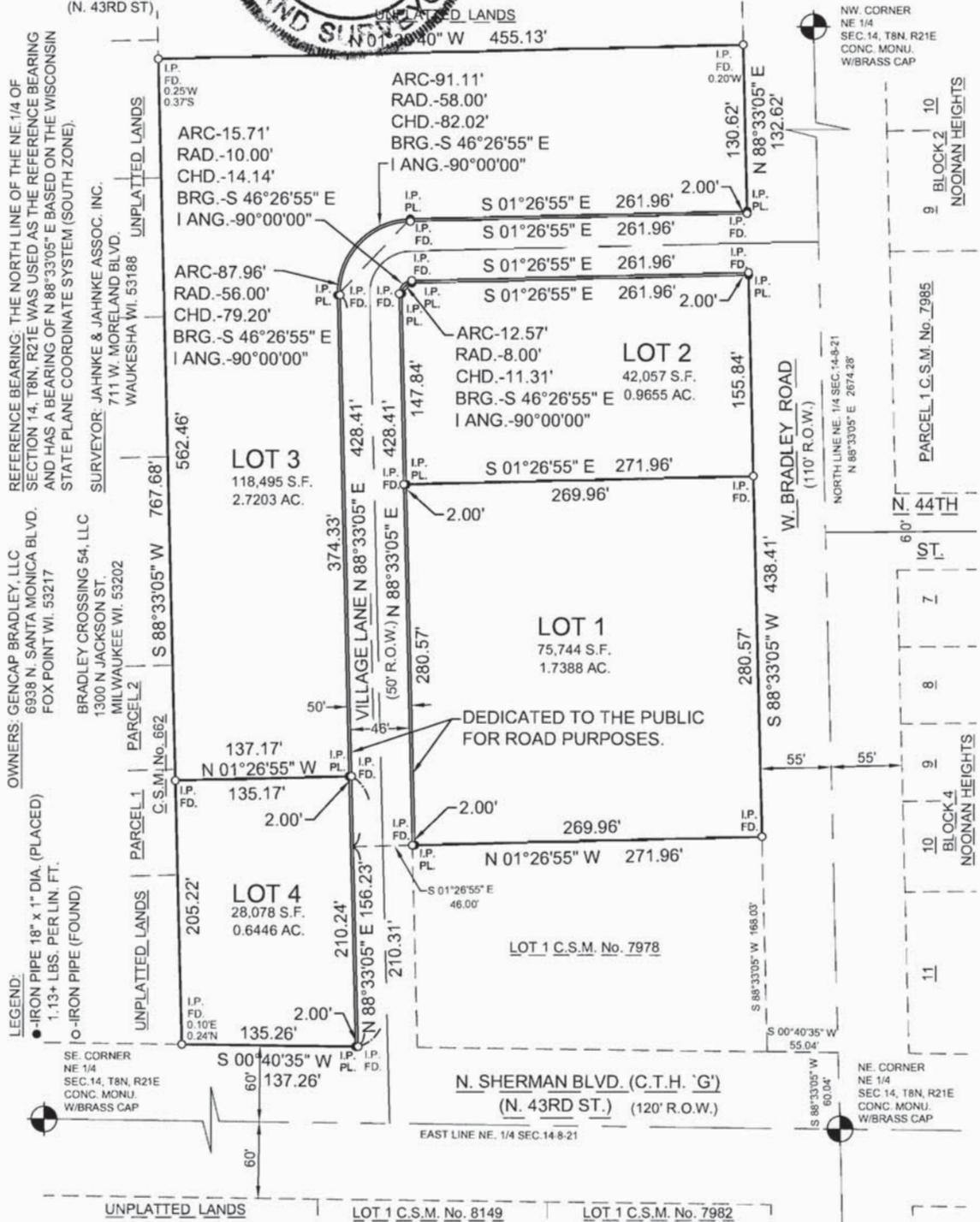
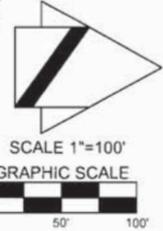
CERTIFIED SURVEY MAP NO. _____

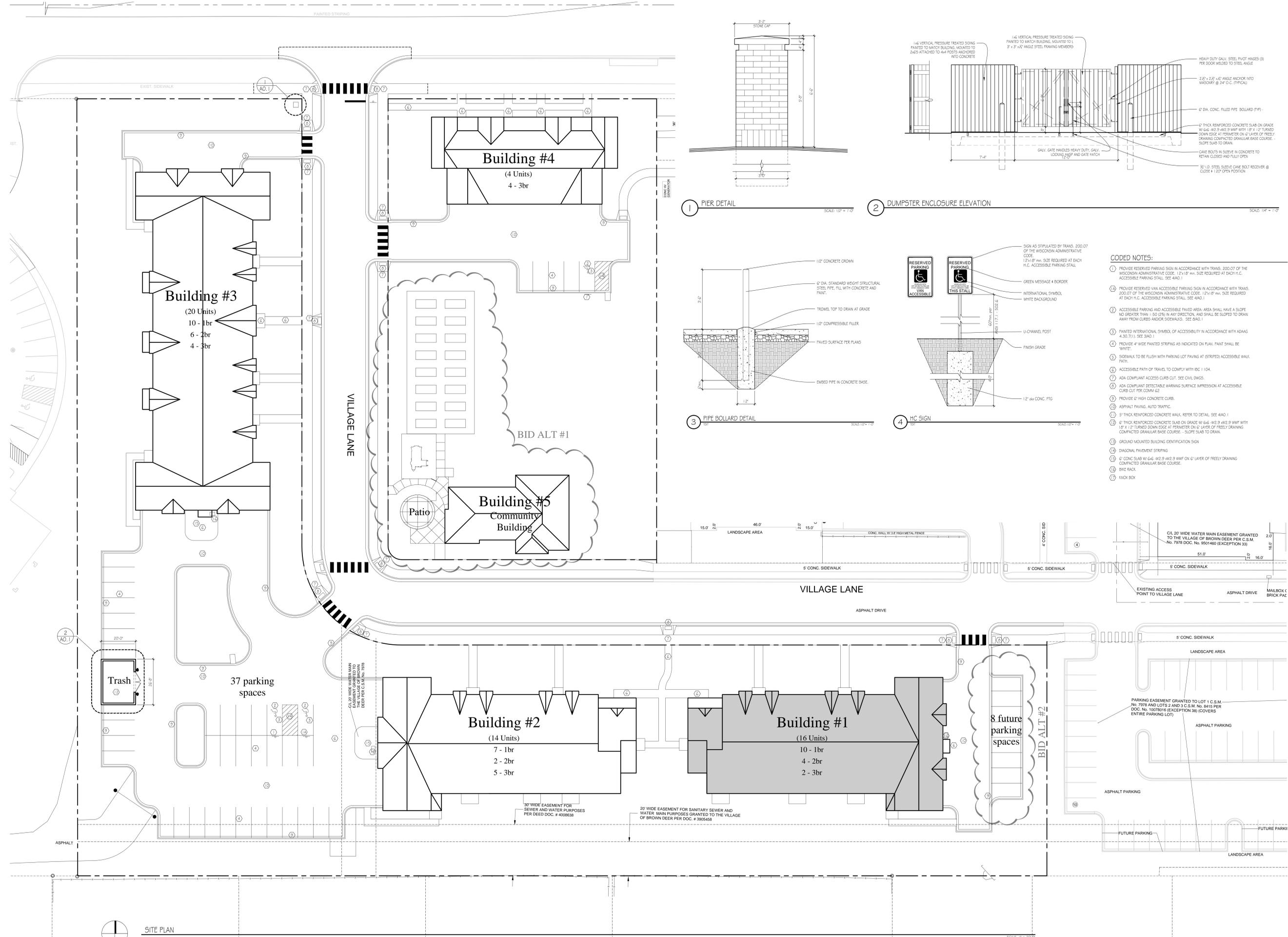
Sheet 1 of 5

Being a redivision of Lots 1, 2, 3 and 4 of Certified Survey Map No. 8415 and Part of the NE 1/4 of the NE 1/4 of Section 14, Town 8 North, Range 21 East VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN



JOHN R. STIGLER - WIS. REG. NO. S-1820
DATED THIS 30TH DAY OF SEPTEMBER, 2013
REVISED THIS 13TH DAY OF MAY, 2014
NOTE: SEE C.S.M. No. 8415 FOR EXISTING EASEMENTS.





CODED NOTES:

- 1 PROVIDE RESERVED PARKING SIGN IN ACCORDANCE WITH TRANS. 200.07 OF THE WISCONSIN ADMINISTRATIVE CODE. 12" X 18" MIN. SIZE REQUIRED AT EACH I.L.C. ACCESSIBLE PARKING STALL. SEE 4A0.1
- 1A PROVIDE RESERVED VAN ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH TRANS. 200.07 OF THE WISCONSIN ADMINISTRATIVE CODE. 12" X 18" MIN. SIZE REQUIRED AT EACH I.L.C. ACCESSIBLE PARKING STALL. SEE 4A0.1
- 2 ACCESSIBLE PARKING AND ACCESSIBLE PAVED AREA SHALL HAVE A SLOPE NO GREATER THAN 1:50 (2%) IN ANY DIRECTION, AND SHALL BE SLOPED TO DRAIN AWAY FROM CURBS AND/OR SIDEWALKS. SEE 3A0.1
- 3 PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY IN ACCORDANCE WITH ADAAG 4.30.7(1). SEE 3A0.1
- 4 PROVIDE 4" WIDE PAINTED STRIPING AS INDICATED ON PLAN. PAINT SHALL BE "WHITE".
- 5 SIDEWALK TO BE FLUSH WITH PARKING LOT PAVING AT (STRIPED) ACCESSIBLE WALK PATH.
- 6 ACCESSIBLE PATH OF TRAVEL TO COMPLY WITH IBC 1104.
- 7 ADA COMPLIANT ACCESS CURB CUT. SEE CIVIL DWGS.
- 8 ADA COMPLIANT DETECTABLE WARNING SURFACE IMPRESSION AT ACCESSIBLE CURB CUT PER DDM 6.2.
- 9 PROVIDE 6" HIGH CONCRETE CURB.
- 10 ASPHALT PAVING, AUTO TRAFFIC.
- 11 5" THICK REINFORCED CONCRETE WALL. REFER TO DETAIL. SEE 4A0.1
- 12 6" THICK REINFORCED CONCRETE SLAB ON GRADE W/ 6#-4#2.9 W/WF WITH 18" X 12" TURNED DOWN EDGE AT PERIMETER ON 6" LAYER OF FREELY DRAINING COMPACTED GRANULAR BASE COURSE. - SLOPE SLAB TO DRAIN.
- 13 GROUND MOUNTED BUILDING IDENTIFICATION SIGN
- 14 DIAGONAL PAVEMENT STRIPING
- 15 6" CONC SLAB W/ 6#-4#2.9 W/WF ON 6" LAYER OF FREELY DRAINING COMPACTED GRANULAR BASE COURSE.
- 16 BIKE RACK
- 17 KNOX BOX

Bradley Village Phase 2 - Building #1
Village Lane
Brown Deer, WI

INFORMATION ON THIS DRAWING TAKES PRECEDENCE OVER THE SPECIFICATIONS MANUAL, IF THE DOCUMENTS HAVE CONFLICTING INFORMATION.

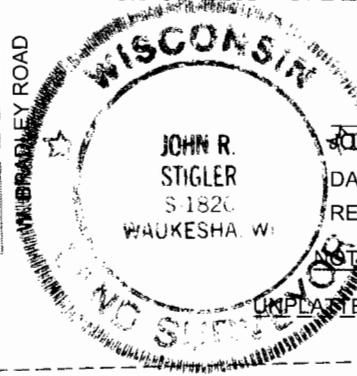
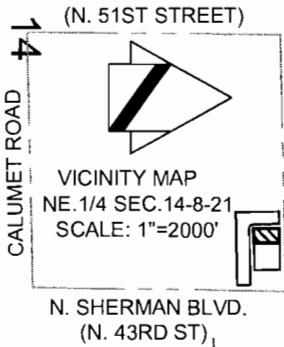
NO.	DATE	BY	DESCRIPTION
1	08/2013		
2			
3			
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9			
10			

PROJECT #: 3631.01
 DRWN BY:
 DATE: September 18th, 2013
 Site Development Plan

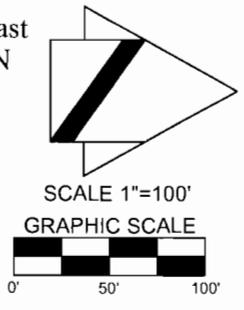
CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

Being a redivision of Lot 2 of Certified Survey Map No. _____ and
Part of the NE 1/4 of the NE 1/4 of Section 14, Town 8 North, Range 21 East
VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN



John R. Stigler
JOHN R. STIGLER - WIS. REG. NO. S-1820
DATED THIS 12TH DAY OF MARCH, 2014
REVISED THIS 13TH DAY OF MAY, 2014

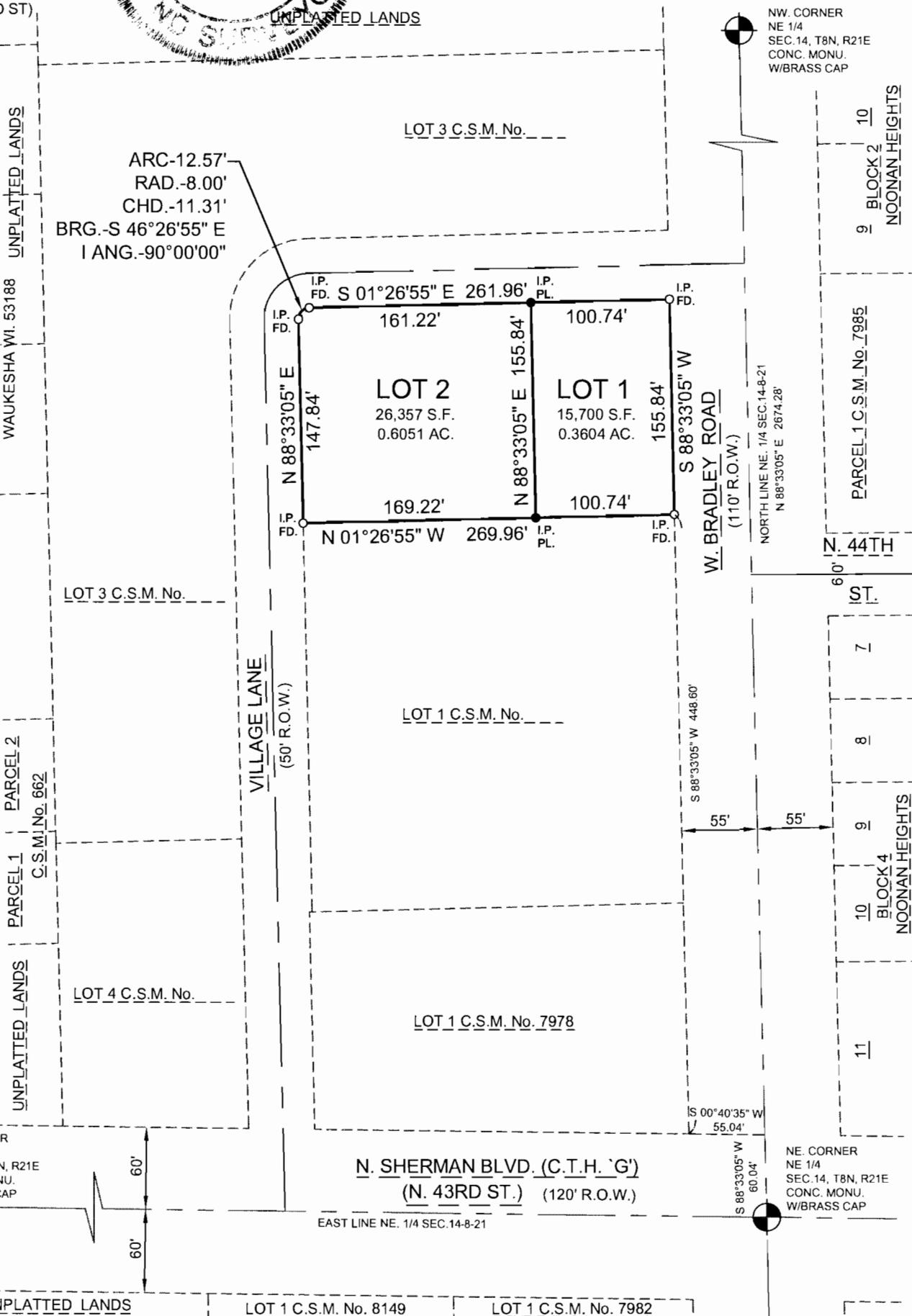


REFERENCE BEARING: THE NORTH LINE OF THE NE. 1/4 OF SECTION 14, T8N, R21E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°33'05" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).

SURVEYOR: JAHNKE & JAHNKE ASSOC. INC.
711 W. MORELAND BLVD.
WAUKESHA WI. 53188

OWNERS: GENCAP BRADLEY, LLC
6938 N. SANTA MONICA BLVD.
FOX POINT WI. 53217

LEGEND:
●-IRON PIPE 18" x 1" DIA. (PLACED)
1.13+ LBS. PER LIN. FT.
○-IRON PIPE (FOUND)



CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Being a redivision of Lot 2 of Certified Survey Map No. _____ and
Part of the NE 1/4 of the NE 1/4 of Section 14, Town 8 North, Range 21 East
VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, registered land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being a redivision of Lot 2 of Certified Survey Map No. _____ as recorded on _____, 2014, Reel _____, as Document No. _____, Milwaukee County Register of Deeds and being part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 14, Town 8 North, Range 21 East, Village of Brown Deer, Milwaukee County, Wisconsin bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 88°33'05" West along the north line of said Northeast Quarter (NE 1/4) 60.04 feet; thence South 00°40'35" West 55.04 feet to the south right-of-way line of West Bradley Road; thence South 88°33'05" West along said south right-of-way line 448.60 feet to the northeast corner of said Lot 2 and the place of beginning of the land hereinafter to be described; thence continuing South 88°33'05" West along said south right-of-way line 155.84 feet to the northwest corner of said Lot 2 and the east right-of-way line of Village Lane; thence South 01°26'55" East along said east right-of-way line 261.96 feet; thence southeasterly 12.57 feet along said east right-of-way line and the arc of a curve, radius of 8.00 feet, center lies to the northeast, chord bears South 46°26'55" East 11.31 feet to the north right-of-way line of Village Lane; thence North 88°33'05" East along said north right-of-way line 147.84 feet to the southeast corner of said Lot 2; thence North 01°26'55" West 269.96 feet to the northeast corner of said Lot 2 and the place of beginning. Containing 42,057 square feet (0.9655 acres) of land.

I further certify that I have made such survey, land division and map by the direction of GENCAP BRADLEY, LLC, owner of said land, that such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the requirements of the Village of Brown Deer in surveying, dividing and mapping the same.



John R. Stigler

JOHN R. STIGLER – Wis. Reg. No. S-1820

Dated this 12th day of March, 2014

Revised this 13th day of May, 2014



STATE OF WISCONSIN) ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 12th day of March, 2014.

My commission expires July 25, 2017.

Anthony S. Zanon

ANTHONY S. ZANON – NOTARY PUBLIC

OWNERS: GENCAP BRADLEY, LLC

Instrument drafted by John R. Stigler

P.S. Milwaukee 1624

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being a redivision of Lot 2 of Certified Survey Map No. _____ and
Part of the NE 1/4 of the NE 1/4 of Section 14, Town 8 North, Range 21 East
VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

GENCAP BRADLEY, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, do hereby certify that said company caused the land described on this map to be surveyed, divided and mapped as represented on this map.

IN WITNESS WHEREOF, the said GENCAP BRADLEY, LLC, has caused these presents to be signed by _____, AUTHORIZED AGENT, this ____ day of _____, 2014.

GENCAP BRADLEY, LLC

- AUTHORIZED AGENT

STATE OF WISCONSIN)ss
COUNTY OF MILWAUKEE)

Personally came before me this ____ day of _____, 2014, _____, AUTHORIZED AGENT of the above named company and to me known to be the person who executed the foregoing instrument as such officer as the deed of said company, by its authority and to me known to be such officer of said company.

My commission expires _____.

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map, and does hereby consent to the above certificate of GENCAP BRADLEY, LLC.

STATE OF WISCONSIN)ss
COUNTY OF _____)

Personally came before me this ____ day of _____, 2014, _____ of the above named corporation and to me known to be the person who executed the foregoing instrument as such officer as the deed of said corporation, by its authority and to me known to be such officer of said corporation.

My commission expires _____.

NOTARY PUBLIC -

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 12th day of March, 2014
Revised this 13th day of May, 2014



OWNERS: GENCAP BRADLEY, LLC

Instrument drafted by John R. Stigler

P.S. Milwaukee 1624

CERTIFIED SURVEY MAP NO. _____
Being a redivision of Lot 2 of Certified Survey Map No. _____ and
Part of the NE 1/4 of the NE 1/4 of Section 14, Town 8 North, Range 21 East
VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN

Sheet 4 of 4

PLANNING COMMISSION CERTIFICATE:

APPROVED by the Planning Commission of the Village of Brown Deer this ____ day of _____, 2014.

CARL KRUEGER, CHAIRPERSON

VILLAGE BOARD APPROVAL:

APPROVED by the Village Board of the Village of Brown Deer this ____ day of _____, 2014.

CARL KRUEGER, CHAIRPERSON

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 12th day of March, 2014
Revised this 13th day of May, 2014



OWNERS: GENCAP BRADLEY, LLC

Instrument drafted by John R. Stigler

P.S. Milwaukee 1624



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public hearing, review and recommendation of a conditional use permit to Central States Tower II, LLC for a cellular communication tower, antennas and equipment at the Brown Deer Public Library, 5600 W. Bradley Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: June 4, 2014
Applicant: Ron Zechel, agent for Central States Tower
Existing Zoning: R3 Applicable Code: Sec.121-158
VILLAGE ATTORNEY REVIEW: <input 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:

Central States Tower is proposing to erect and operate a cellular antenna tower at the rear of the Brown Deer Public Library under a lease agreement with the Village. The lease agreement would need separate approval from the Village Board. However a cellular antenna tower is a conditional use and requires Plan Commission review and approval of a permit by the Village Board.

Attached are plans that show the location of the proposed tower and equipment shelter. The tower will be 120 feet high and renderings depicting the view are also included. The tower will start with one array of antennas belonging to Verizon at the top. There will be opportunity to add three additional arrays as well as emergency service antennas as needed by the Village. Staff has worked with the applicant to screen the enclosure with a wooden privacy style fence and enhanced landscaping. Also Staff discussed the possibility of trying to disguise the cell tower to minimize aesthetic impacts. Possible options such as a fake tree or flagpole adversely impact leasable tower space and are somewhat cost prohibitive to construct with uncertain aesthetic benefits.

Library Staff has also reviewed the proposal and did not have major site layout concerns however there was some question about potential health impacts of cellular signals.

RECOMMENDATION:

While the tower is aesthetically less-than ideal, the site plan is acceptable to Staff. Further the utility of increased cell phone availability is a positive and data on adverse health impacts of cell tower RF signals is limited. Therefore Staff suggests that the Plan Commission favorably recommend the conditional use permit to the Village Board. Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.



CENTRAL STATES TOWER II, LLC



500 Bessie Coleman
 P.O. Box 1816
 Peoria, IL 61606
 Ph: 847/698-6400
 Fax: 847/698-6401

NO.	DATE	DESCRIPTION	ISSUED FOR REVIEW

ST-WI-00-5358

BROWN
 DEER ROAD

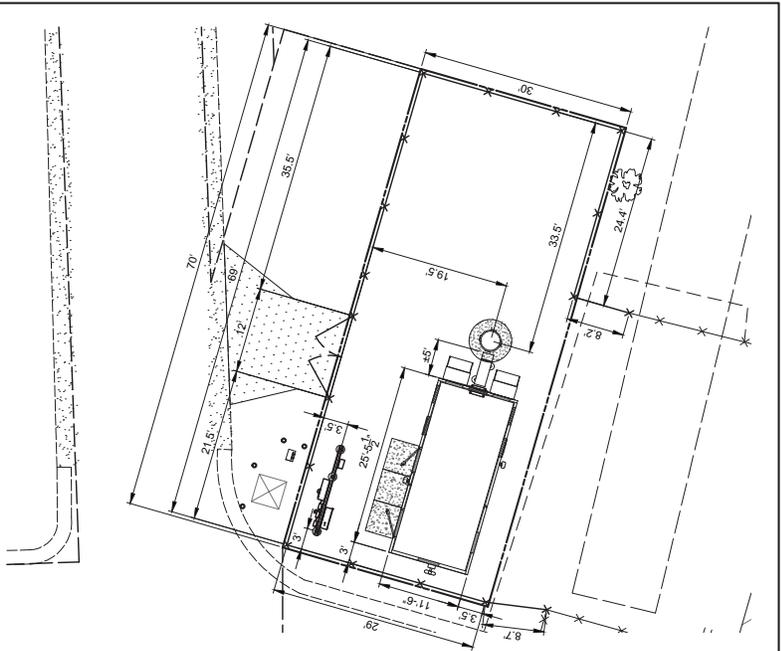
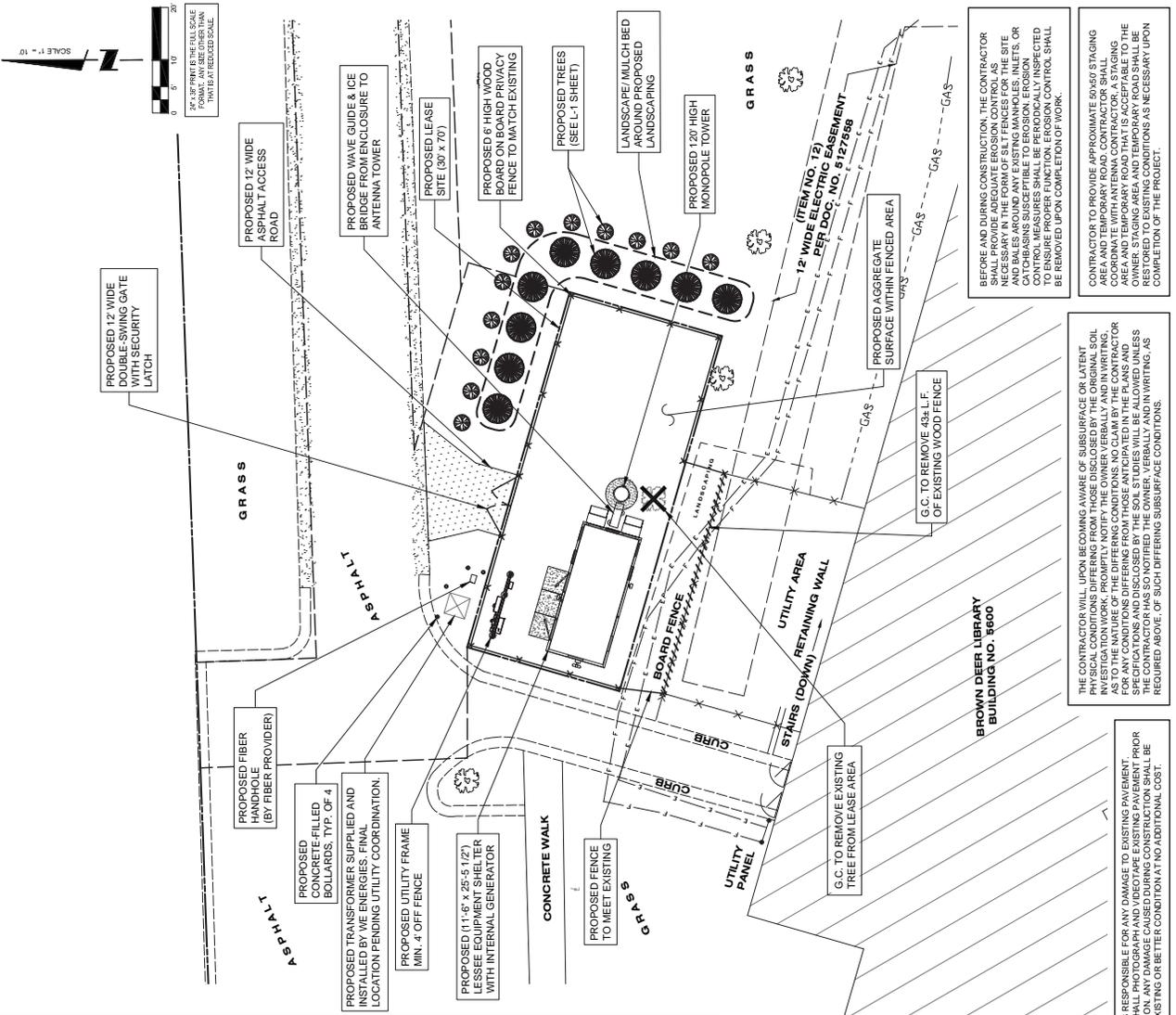
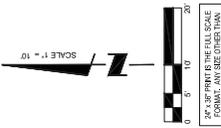
5600 WEST BRADLEY ROAD
 BROWN DEER, WI 53223

DRAWN BY:	TLS
CHECKED BY:	TAZ
DATE:	01/28/14
PROJECT #:	50/073

ENGINEERING
 SITE PLAN

SHEET NUMBER

C-1



OTHER PROJECTS: MILWAUKEE COUNTY COURTHOUSE AND LOCAL GOVT. COURTS AND COURTHOUSES. SEE 50/073.

Q quantum SPATIAL
 Lead, Survey & Design
 920-457-2621 800-258-6707
 4825 TECHNOLOGY PARKWAY
 WILSONVILLE, VICTORIAN SQUARE
 BENCHMARK INFORMATION:
 SITE BENCHMARK: (BM A)
 OF CURB OPPOSITE CENTERLINE OF WALK
 ELEVATION = 487.72'

PAVEMENT MATERIAL
 LEASE SITE
 388 S.Y.
 8" COMPACTED AGGREGATE BASE COURSE, WITH 3/4" CRUSHED AGGREGATE, NO FINES, OR APPROVED EQUAL, MIRAFI 500X SUBGRADE GEOTEXTILE FABRIC OR APPROVED EQUAL
 THE CONTRACTOR SHALL INCLUDE AS PART OF THE BID, THE COST OF REMOVAL OF ANY SURFACE VEGETATION AND ORGANIC SOILS OR OTHER DELETERIOUS MATERIALS AND THE REPLACEMENT WITH FERTILIZED TOPSOIL, IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

THE CONTRACTOR WILL, UPON BECOMING AWARE OF SUBSURFACE OR LATENT PHYSICAL CONDITIONS DIFFERING FROM THOSE DISCLOSED BY THE ORIGINAL SOIL INVESTIGATION WORK, PROMPTLY NOTIFY THE OWNER VERBALLY AND IN WRITING, AND SHALL PROCEED WITH THE WORK ONLY AFTER THE CONTRACTOR HAS RECEIVED SPECIFICATIONS AND DISCLOSED BY THE SOIL STUDIES WILL BE ALLOWED UNLESS THE CONTRACTOR HAS SO NOTIFIED THE OWNER, VERBALLY AND IN WRITING, AS REQUIRED ABOVE, OF SUCH DIFFERING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING PAVEMENT. PRIOR TO CONSTRUCTION, ANY DAMAGE CAUSED DURING CONSTRUCTION SHALL BE REPLACED TO EXISTING OR BETTER CONDITION AT NO ADDITIONAL COST.

BEFORE AND DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SALES AROUND ANY EXISTING MANHOLES, INLETS, OR OTHER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF WORK.

CONTRACTOR TO PROVIDE APPROXIMATE 50/650 STAGING AREA AND TEMPORARY ROAD. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SALES AROUND ANY EXISTING MANHOLES, INLETS, OR OTHER STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONTROL MEASURES SHALL BE PERIODICALLY INSPECTED TO ENSURE PROPER FUNCTION. EROSION CONTROL SHALL BE REMOVED UPON COMPLETION OF THE PROJECT.



CENTRAL STATES TOWER II, LLC
 800 Base Highway
 P.O. Box 115
 Ft. Belknap, IA 50626
 Ph: 847/698-6400
 Fax: 847/698-6401

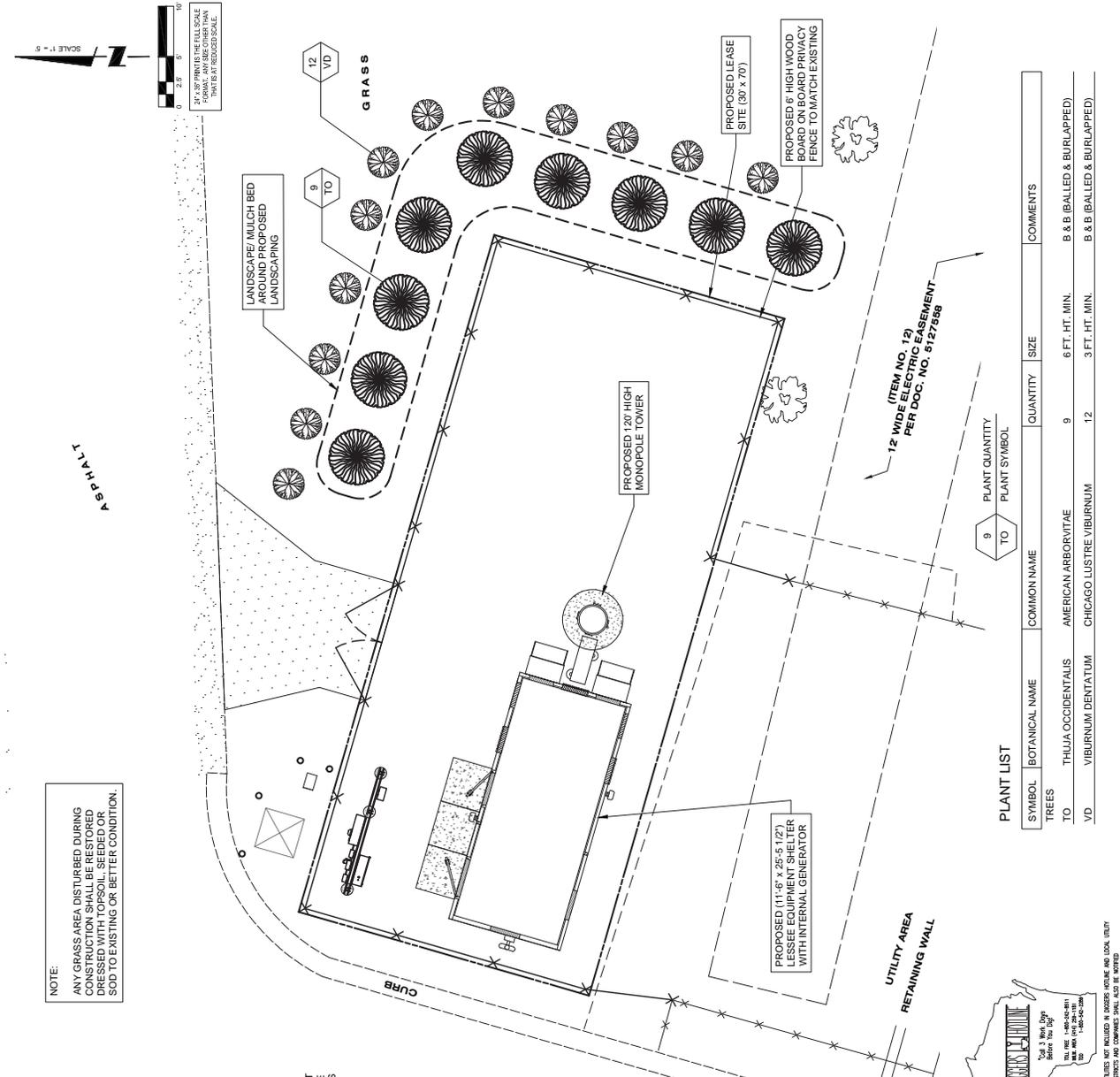


NO.	DATE	DESCRIPTION	ISSUED FOR REVIEW

ST-WI-00-5358
 BROWN
 DEER ROAD
 9600 WEST BRADLEY ROAD
 BROWN DEER, WI 53223

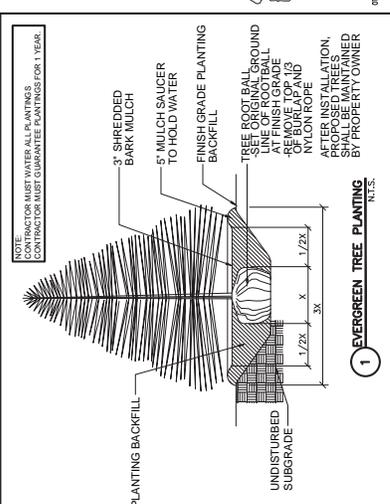
DRAWN BY:	T.S.
CHECKED BY:	T.A.Z.
DATE:	01/28/14
PROJECT #:	59.073

SHEET TITLE
 LANDSCAPE
 PLAN
 SHEET NUMBER
 L-1



GENERAL LANDSCAPE NOTES

- PRUNE NEWLY INSTALLED SHRUBS. WORK SHALL BE DONE BY EXPERIENCED PERSONNEL TO THE ACCEPTED HORTICULTURAL AND ARBORCULTURAL STANDARDS. PRUNING SHALL RESULT IN A CLOSE OUTLINE CONFORMING TO THE GENERAL SHAPE OF THE SHRUB TYPE. DO NOT USE HEDGE SHEARS.
- ALL PLANTING STOCK SHALL BE NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. PLANTS SHALL BE FREE OF DISEASE, INSECTS EGGS, LARVAE AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, UNUSUAL GROWTH HABITS, UNUSUAL COLORING, UNUSUAL SHAPE, UNUSUAL VIGOROUS AND UNIFORM GROWTH TYPICAL OF THE SPECIES AND VARIETY, WELL-FORMED, FREE FROM IRREGULARITIES, WITH THE MINIMUM QUALITY AND SIZE CONFORMING TO AMERICAN STANDARD FOR NURSERY STOCK.
- GUARANTEE: WARRANT ALL PLANT MATERIAL TO BE TRUE TO BOTANICAL NAME AND SPECIFIED SIZE. AFTER COMPLETION OF PLANTING, ALL PLANT MATERIALS SHALL BE WARRANTED AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH FOR A WARRANTY PERIOD OF ONE YEAR. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DEFECTS RESULTING FROM NEGLECT OR MISUSE OF PLANTS OR FROM OTHER CAUSES SUCH AS DROUGHT, STORMS, FIRES OR VANDALISM.
- MULCHING: SHALL BE DONE WITHIN 48 HOURS AFTER PLANTING. MULCH SHRUB BEDS TO A UNIFORM DEPTH OF THREE INCHES. MULCH SHALL BE CLEAN COMPOSTED PINE BARK MULCH FREE OF FOREIGN MATERIAL AND LARGE PIECES OVER THREE INCHES LONG. DO NOT MULCH TREE AND SHRUB PLANTING PITS.
- TOPSOIL SHALL CONSIST OF FERTILE FRANKLIN NATURAL LOAM, CONTAINING A LIBERAL AMOUNT OF HUMUS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL. IT SHALL BE FREE OF ADMIXTURES OF SUBSOIL AND FREE OF CRAB GRASS, ROOTS, STICKS AND OTHER EXTRANEIOUS MATTER, AND SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITIONS.
- REPAIR ALL TURF AREAS BY SEEDING. SEEDING INSTALLATION SHALL BE EXECUTED ONLY AFTER ALL FINISH GRADING HAS BEEN COMPLETED. NO SEEDING WORK SHALL BE DONE PAST SEPTEMBER 15, UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE. EXISTING TURF OR BE A 50/50 MIX OF CERTIFIED IMPROVED BLEND OF BLUEGRASS AND CERTIFIED IMPROVED PERENNIAL RYE MIX SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. SEEDING SHALL BE APPLIED AT A MINIMUM RATE OF 120 POUNDS PER ACRE. FUTERRA BLANKET, OR EQUAL, SHALL BE USED FOR EROSION CONTROL MULCH WHERE NECESSARY IN LIEU OF HYDRO MULCH.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
TO	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	9	6 FT. HT. MIN.	B & B (BALLED & BURLAPPED)
VD	VIBURNUM DENTATUM	CHICAGO LUSTRE VIBURNUM	12	3 FT. HT. MIN.	B & B (BALLED & BURLAPPED)

PLANT QUANTITY

PLANT SYMBOL	PLANT QUANTITY
9	TO
12	VD

OWNER: UNLESS NOT INDICATED IN NOTES, HOLES AND SOUL ONLY EXISTING AND COMMENTS SHALL ALSO BE NOTED

Central States Tower II, LLC-tower owner
323 South Hale Street, Suite 100
Wheaton, IL 60187
Verizon Wireless-Carrier
CO/ agent Ronald Zechel
544 E. Odgen Ave STE700#305
Milwaukee, WI 53202

May 12, 2014

Village of Brown Deer
Community Services Department
4800 West Green Brook Drive
Brown Deer, WI 53223

Re: Request for Conditional use permit and review by Central States Tower II, LLC (tower owner, Verizon Wireless-Carrier) to build a new 120' Monopole communications tower and attached 30' x 70' compound on space proposed to be leased from the Village of Brown Deer on parcel 0679998004, owned by the Village of Brown Deer(Brown Deer Library site).

Dear Planning, Zoning, and Village Board members;

Introduction to Applicant

Central States Towers II is an independent tower owner operator and in this location is a vendor to Verizon Wireless who is the proposed main carrier at this location. Verizon Wireless services over 107 million customers in 175 markets.

Location of Proposed Facility and current use of Property

This parcel 0679998004 owned by the Village of Brown Deer is currently used as the Brown Deer Library site at 5600 West Bradley Road, Brown Deer, WI 53223.

Summary of proposed use and equipment per plans provided

The proposal per plans attached would be to build a new 120' Monopole tower capable of supporting up to a total of 4 wireless carriers(subject to Village approval) on the North side of the current library at 5600 West Bradley Road. Verizon will propose to locate its antenna's on a platform at approximately 117' or top level with each additional carrier having appr a 10' CL separation between antenna moving down. The total amount of proposed ground lease space is a 30' x 70' area to the North side of the library building as shown to include the monopole tower, Verizon proposed equipment building(up to 12' x26') and future equipment buildings(or cabinets) as may be approved by the village of Brown Deer in the future. Site would be privacy fenced per the photo sim's attached and would be landscape buffered and bermed to the North and East per approved landscaping. In regards to general use:



BEFORE



AFTER

Brown Deer Road

View from Northeast





BEFORE



AFTER

Brown Deer Road

View from Northwest



TERRA
CONSULTING GROUP, LTD.

600 Busse Highway, Park Ridge, IL 60068
Phone: 847.698.6400 Fax: 847.698.6401



**CONDITIONAL USE
PERMIT**

**Cellular Tower, Antennas
and Equipment Shelter**
Document Title

Document Number

Before the Village Board of the Village of Brown Deer, in regard to **5600 W. Bradley Road**, located in the SW 1/4 of Section 11, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, State of Wisconsin, further described in attached **Exhibit "A"**.

WHEREAS, the Zoning 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 standards in the Zoning Ordinance; and

WHEREAS, a Petition has been made by Central States Tower 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 Zoning Ordinance.

NOW, THEREFORE, this Conditional Use Permit is granted authorizing that Exhibits A and B to be used for the purpose of **Cellular Tower, Antennas and Equipment Shelter** 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**

067-9998-004

Parcel Identification Number (PIN)

GRANTED, by action of the Village Board of the Village of Brown Deer this **16th day of June, 2014**

Jill Kenda-Lubetski, Village Clerk

Carl Krueger, Village President

STATE OF WISCONSIN)
) ss
MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 2014, the above-named Carl Krueger, Village President and Jill Kenda-Lubetski, Village Clerk to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____(Notary Signature) _____(Print name of Notary)

Notary Public, State of _____ SEAL

My commission: _____

CONDITIONAL USE PERMIT ACCEPTANCE: This Conditional Use Permit is hereby accepted this ____ day of _____, 2014.

(_____) [Title] (_____) [Title]

STATE OF WISCONSIN)
) ss
MILWAUKEE COUNTY)

This Conditional Permitted Use Permit Acceptance was acknowledged before me this ____ day of _____, 2014, by

_____ [name] as _____ [title] of _____, and

_____ [name] as _____ [title] of _____ respectively.

_____(Notary Signature) _____(Print name of Notary)

Notary Public, State of _____ SEAL

My commission expires: _____

Original filed in the Community Services Department of the Village of Brown Deer

CONDITIONAL USE PERMIT
Cellular Tower, Antennas and
Equipment Shelter

067-9998-004

Document Number

Document Title

Parcel Identification Number (PIN)

THE CONDITIONS of this Permit are:

1. This Permit is granted to Central States Tower LLC, upon the representation that it is a tenant of the Premises and shall become effective upon the execution of the acceptance hereof by Central States Tower LLC as tenant 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 the assignee delivers written notice of the assignment to the Village Board, 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. This Permit shall not be assignable to any person or entity that is not the owner of the Premises.
2. The Permit shall be void unless, pursuant to the Building and Zoning Codes of the Village, 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 Zoning 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: **Cellular Tower, Antennas and Equipment Shelter**. The use of the Premises as a cellular tower, antennas and equipment shelter location shall be in substantial compliance consistent with the plans set forth in the Site Plans and Elevations submitted to the Village of Brown Deer in support of its request for this Permit, which are 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 Zoning Code.
 - b. Hours during which operation is permitted: **24-hour continual operation. Public access is prohibited.**
 - c. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable Village Ordinances: **Per the Village Zoning Code.**
 - d. Duration of Conditional Use: **For an initial period of one year. 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 land owner and upon recommendation of the Plan Commission and approval of the Village Board, may be continuous pursuant to Section 121 of the Village Code.**
 - e. Other:
 - (1) **Reimburse Village for any legal, engineering and other administrative expenses required pursuant Sec. 121 of the Village Code.**
6. Conditions of the Building other than in accordance with the approved building plans.
 - (1) **None**

CONDITIONAL USE PERMIT

**Cellular Tower, Antennas and
Equipment Shelter**

067-9998-004

Document Number

Document Title

Parcel Identification Number (PIN)

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) **There shall be no exterior storage of supplies, building materials or equipment.**
 - (2) **The property shall be kept free and clear of litter and debris.**
 - b. Finished topography and building grades, retaining walls, storm water run-off:
 - (1) **None.**
 - c. Sign location, size, design:
 - (1) **There shall be no signs of any kind on the antennas or support structure. One identification decal with emergency contact information shall be allowed on the equipment shelter or fence provided that it cover no more than ten percent (10%) of the surface area of the elevation on which it is located.**
 - d. Exterior lighting of the site, location, design and power:
 - (1) **24-hour security lighting of the shelter shall be maintained.**
 - 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) **Central States Tower LLC shall enter into a lease agreement with American Transmission Company.**
 - (3) **The owner of the equipment shall agree to appropriately screen the lease parcel with a wooden fence. Should this fence be deemed in disrepair by the Village, the owner is obligated to repair any noted deficiencies.**
 - (4) **If the public utility is no longer in use it is the responsibility of the owner to remove all equipment, fencing and support material and restore the site to its pre-construction condition.**

Exhibit A

Exhibit B

Site Plans and Elevations



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public hearing, review and recommendation of reinstating a conditional use permit to Sons of Bob LLC for an outdoor beer garden and recreational activities at 7651 N. Teutonia Avenue
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: June 5, 2014
Applicant: Jill McNutt, Sons of Bob, LLC.
Existing Zoning: B3-Commercial Applicable Code: Sec.121-63
VILLAGE ATTORNEY REVIEW: <input 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:

Parkview Pub was previously issued a conditional use permit for an outdoor beer garden and recreational activities in June of 2008 (see attached). This permit was then revoked in August 2012 due to security issues and neighbor complaints.

Ms. McNutt, the owner of the Pub is asking to reinstate the conditional use permit, after making a similar request in June of 2013. Further she is asking that the provision of an ID card reader and a landline be eliminated while extending the hours of operation until 10pm. Included in the packet is a letter from Ms. McNutt, her business plan, CV and original conditional use permit.

Since the permit has been revoked neither the Community Services Department nor the Police Department have received any complaints about site conditions, crime or public nuisances. However, Ms. McNutt is asking to remove provisions that the Police Department specifically requested in the first place. Further the Police Department was not able to identify any new procedures or efforts that would be taken to address problems which led to the revocation of the permit in 2012. The Police Department will be in attendance at the meeting to answer any other questions.

RECOMMENDATION:

Due to the lack of new management proposals or safety measures for the beer garden, the Police Department and Staff suggest that the Plan Commission recommend denial of the conditional use permit at this time to the Village Board. Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.

11May, 2014

Mr. Nathaniel Piotrowski
Assistant Village Manager
4800 W. Green Brook Drive
Brown Deer, WI 53223

Dear Mr. Piotrowski,

Please accept this letter of request to reinstate the conditional use permit for the outdoor beer garden located at 7651 N Teutonia Avenue. I have recently been granted sole ownership of the property and established business operated by Sons of Bob LLC and wish to establish the business in complete form. This arrangement follows year long contentious divorce and has resulted in 100% ownership of Sons of Bob LLC, Park View Pub, and the property of 7651 N Teutonia Avenue to Jill McNutt. The resolution of this matter leaves an open space to start the new chapter of Park View Pub.

The outdoor beer garden will operate under provisions of the conditional use permit as written in 2008 with the following revisions: Under article seven, section 7(e) requirements 9 and 14 will be removed. (see attachment A)

The outdoor beer garden will cover the back yard area to include: horseshoe pits, volleyball court and picnic areas. The beer garden hours of operation will be from 10am until 10:00pm daily.

Beverage accessibility from the back yard area will be limited to purchases made at the bar station in the contained back yard. Beverages will not be allowed to be carried in or out of the fenced area. Beverage purchase and consumption will be monitored by licensed park view bartending staff.

The back yard is furnished with outdoor safe stable furnishings. Lighting for the back yard is in place. At this time, food preparation in the backyard area in the form of grilling is not planned. Any food supplied by park view pub for patrons will be prepared in the kitchen area of the building structure already approved by the Northshore health department. Music played in the beer garden area will remain at levels acceptable to the neighborhood and will remain in compliance with the Village of Brown Deer noise ordinance, ending no later than 9:30p.m. nightly.

Please accept this letter as application for the re-instatement of the conditional use permit for the beer garden use. I am available to answer any questions or concerns you may have at (414) 460-6682.

Thank you for considering this request,

Sincerely,

Jill V. McNutt
Agent/Owner
Sons of Bob LLC
Park View Pub

Attachment A. Current Condition use permit
Attachment B. Plat of Survey for recreational area
Attachment C. Business and Operating Plan for Park View Pub
Attachment D. Curriculum Vitae for Jill McNutt Owner

Executive Summary

Park View Pub has established a presence in hospitality service in Brown Deer, WI. The Teutonia avenue location in Brown Deer provides access to a wide variety of clientele. The protective shell of the Brown Deer Village provides a sense of safety where patrons can enjoy the welcoming, diverse atmosphere of the venue. Park View Pub operates as a corner bar in an open neighborhood. The format is considered a 'public house.' Park View Pub is an asset to the community, and offers a safe place for public recreation and socialization.

Today marks the second attempt find license and permits respectfully equal to those of neighboring establishments. Park View Pub's operations are in order and undeserving of bullying and harassment. Park View Pub patrons and staff have the right to have a social environment where interaction and relaxation can take place and it is the intention of the establishment to provide this.

This year's revenue is expected to again reflect the rebuilding efforts of Park View Pub staff and ownership. Because of the ongoing effects of trade restriction, the current structure remains minimal. Steps have successfully been taken toward reputation building, enhancement of services offered and authenticity in operations. This has allowed Park View Pub to rise toward it's potential as a valuable hospitality provider where leisure and the enjoyment of life are valued.

Expansion plans are already underway. Continued owner funding and internally generated cash flow will enable venue expansion and increased patron engagement. Sales projections for the next five years are based upon estimated growth in light of three central tenets: reputation building, enhancement of services offered and authenticity in operations.

Park View Pub recognizes the growth potential made possible by continued staff and ownership attention coupled with the retreat of bullying and harassment. A fast return-on-investment is anticipated. Payback of borrowed capital outside of owner financing and mortgage will be realized in less than 48 months of continued operation. Cash flow will become positive from operations immediately and resulting contributions to the Brown Deer community will result.

Objectives

Park View Pub has the objective of creating an optimum social environment where hospitality can provide patrons relaxation and distraction; interactive community involvement and service through fund raising planning and implementation. The neighborhood feel of the backyard premises makes it a premier site for: league participation; intimate social events; local fundraising functions or

small-scale celebrations.

The ownership of Park View Pub has demonstrated a reputation of commitment to the community and appreciation of diversity in the changing cultural structure of the area. The owner feels confident of Park View Pub's ability to successfully participate in the cultural growth of Brown Deer, Wisconsin.

The following objectives have been established:

- Initiate and upkeep an online presence including facebook, locator guides, and website.
- Establish and maintain tight control of costs and operations through staff engagement and attention.
- Keep food cost under 50% of revenue from food.
- Keep beverage cost under 33% of revenue from beverage sales.
- Establish a clean and healthy environment. Cleaning protocols to be upheld.
- Maintain specials, events and regular league involvement through in house and online advertising.

Mission

Park View Pub holds in its vision the importance of the enjoyment of life for our patrons. It strives to be a premier social environment in the area. We want our customers to relax and have fun during their leisure time. We provide televisions with sporting events, games, novelties, music and the opportunity for community socialization through league membership. We combine drink and menu selection, atmosphere, ambiance, and service to create a sense of "place" in order to reach our goal of over-all value in a hospitality experience.

Keys to Success

The keys to success in achieving our goals are:

- Product quality. Not only great beverages and food but great service.
- Managing finances and expanding accordingly.
- Controlling costs at all times without exception.
- Instituting oversight controls to insure consistency of operations over multiple staff combinations. This applies equally to service provision, product control and to financial control.

Company Summary

The key elements of Park View Pub's concept are as follows:

- **Leisure and Recreation based themes**--The venue will focus on themes that have appeal to patrons and the community.
- **High profile calendar events**--The venue will uphold traditional calendar based events. Mardi Gras, St Patrick Day, Cinco de Mayo etcetera. Schedules for these high social days will be scheduled to meet the needs of both daytime and evening customers.
- **Charity events**—Park View Pub has a place in its heart for charity. Scheduled events to support not-for-profit agencies who serve the underserved in our community will be scheduled and advertised through in-house and on-line means.
- **Retail merchandising**—The addition of saleable Park View Pub merchandise is being considered. Artists who wish to display their wares will be considered on an individual basis.
- **Quality beverages**—Park View Pub will serve well prepared, high quality, traditional and popular drinks targeted to appeal to a variety of tastes and budgets with an emphasis on reasonably and moderately priced signature items of particular appeal to a local market.
- **Quality food**—Park View Pub's menu while limited in scope will serve freshly prepared, high quality cuisine that is targeted to appeal to a variety of tastes. Aside from regular menu items, there will be special product and pricing days and themed food will be available for purchase on high profile calendar days.
- **Quality service**--In order to maintain its unique home-style relaxing atmosphere, Park View Pub provides attentive and friendly service; maintains a clean atmosphere in all public areas including restrooms, bar surface, table tops and deck; and tends attentively to the safety of patrons. Customers are the heart of the business.

Company Ownership

Park View Pub is operated by Sons of Bob LLC, a Wisconsin based company. Jill McNutt is the principal owner. It is the intention to maintain ownership in equity and related debt. As such, Jill McNutt will maintain financial control of the venue.

Jill McNutt holds a Ph.D. in Expressive Arts Therapies from Lesley University. She has experience in restaurant management and ownership, social justice, art therapy in healthcare and diversity training facilitation. Diversity and excellence in customer care and community interaction are at the heart of this business plan.

Location and Facility

Park View Pub is located at 7651 North Teutonia Avenue in Brown Deer, Wi. Just one block north of Milwaukee, it neighbors Sterling's True Value Hardware and crosses the street from Brown Deer Park. Park View Pub is a corner bar who's capacity is 90 patrons indoors. There is smoking room available on a deck outside the door. A backyard venue will be available soon. The backyard will be available for small parties, fundraising events and leagues. Liquor and beer sales take place in the back yard and available recreation includes horseshoes, volleyball and a garden view.

Strategy and Implementation Summary

Our strategy is based on serving our niche markets well. What begins as a customized version of a standard product, tailored to the needs of a local clientele, can become a niche product. The atmosphere and ambiance of Park View Pub is exceptional. Our patrons should feel safe and be offered a slice of the leisure experience.

The infrastructure, the product, the experience, and the environment are what defines Park View Pub. Concentration will be on maintaining quality and establishing a strong identity within the local market. Identity is the source upon which expansion efforts are based. Not only does it add marketing muscle but it also becomes the framework for further expansion.

Jill McNutt ATR-BC, ATRL, LPC

7651 North Teutonia Avenue, Brown Deer, Wisconsin 53209 (414) 460-6682 jmcnutt@smwc.edu

Arts in Community

With open eyes it is easy to see the impact thoughtful creation in art making and social sculpting can have on the overall health of a community. My approach to business is in accord with my identity as an art therapist in wellness. The arts in society I approach with high degree of commitment and compassion. It is to my artist identity that I attribute the evolution of my ability to hold multiple perspectives simultaneously and to problem solve effectively. Being an artist / art therapist stimulates the way I envision the world and the way my vision effects those around me. As an artist, my goals are to share these artistic visions with others so that they may also find reflections of depth through their chosen media. For customers, clients, students and myself, my focus on recreation and wellness will continue to deliver many moments of connection and doorways to new perspectives and opportunities. These are the passionate connections I wish to encourage in others who will continue in this landscape of creating the domain of artful existence.

Education

2009 - 2014 **Lesley University:** PhD A.B.D. Expressive Art Therapies Cambridge, MA
Dissertation research in visual narratives and oncology care.
Advisory Committee: Michele Forinash, Mariagnese Cattaneo and
Deborah Elkis-Abuhoff.

1999 - 2002 **Mount Mary College** Milwaukee, WI
Masters of Science in Art Therapy
Thesis title: An Art Therapist's Journey into Unconscious Process:
Exploring Counter-Transference through Post-Session Responsive Art
Making
Advisor: Bruce Moon
Community Counseling and Statistics

1991 - 1995 **Cardinal Stritch College** Fox Point, WI
Bachelors of Fine Arts (Painting and Ceramics) Minor in psychology
Magna Cum Laude; Academic Honors: Delta Epsilon Sigma, Psi Chi
Course work toward education license

Publications

McNutt, J. V. (2012). Visual narratives in Oncology care. In Art Therapy in Healthcare (Cathy Malchiodi ED.) New York, NY: Guilford Press.

McNutt, J. V. (2012). An open studio model in a medical setting. In Art Therapy in Healthcare (Cathy Malchiodi ED.) New York, NY: Guilford Press.

Belkofer, C. M. & McNutt, J. V. (2011). Understanding social media culture and its ethical challenges for art therapists. *Art Therapy: Journal of the American Art Therapy*

Jill V. McNutt ATR-BC, LPC, ATRL
Association, 28(4), 159-164.

Presentations / Invited Talks

- | | | | |
|------|---|--|----------------------|
| 2014 | Veteran's Expo | Wellness and Art in Community | Terre Haute, IN |
| | An introductory art session for returning veterans | | |
| 2014 | IU Medical School | Painting Lives: Art Therapy in Oncology | Terre Haute, IN |
| | Education in art therapy for second year medical students | | |
| 2014 | Wabash Valley Corrections | Art Therapy and Wellness | Terre Haute, IN |
| | Working with prisoners in wellness and life skills | | |
| 2014 | Hux Cancer Center | Art Therapy Studio | Terre Haute, IN |
| | An informational studio for creativity in oncology care | | |
| 2013 | Mount Mary Symposium | Poesis | Milwaukee, WI |
| | Metaphoric Creations: An expression of isomorphic demonstration and ways re-creating artworks re-creates life direction and perspective | | |
| 2012 | Mount Mary Symposium | | Milwaukee, WI |
| | Arts Based Research, co-presentation with Patricia Weaver Kennedy, Graduate Student, Mount Mary College | | |
| 2011 | Canadian Art Therapy Association | | Niagra Falls, Canada |
| | Visual Narratives in Oncology Care, presentation of doctoral research. | | |
| 2011 | American Art Therapy Association | | Washington DC |
| | The experience of doctoral students in Expressive Arts Therapies. Co-presentation with PhD cohort members, Lesley University. | | |
| 2011 | Mount Mary Symposium | | Milwaukee, WI |
| | Art Therapy with Epilepsy | | |
| 2010 | American Art Therapy Association | | Sacramento, CA |
| | Medical Art Therapy: Practicing in Hospital Settings. | | |
| 2010 | Mount Mary Symposium | | Milwaukee, WI |
| | Medical Art Therapy: Program Development | | |
| 2009 | American Art Therapy Association | | Dallas, TX |
| | Medical Art Therapy: A survey of practice | | |
| 2007 | John's Hopkins University Hospital | | Baltimore, MD |
| | A Discourse on the Benefits of Art for Healing with Cancer Patients | | |
| 2006 | Mount Mary Symposium | | Milwaukee, WI |
| | Creative Pathways to Professional Competence: A Supervision Model | | |
| 2005 | Children's Service Society | | Milwaukee, WI |
| | Continuing Education for foster parents | | |
| 2005 | Lupus Foundation of Wisconsin | | Milwaukee, WI |
| | Art Therapy and Finding Value in Life Experience | | |
| 2006 | Leukemia / Lymphoma Foundation | | Milwaukee, WI |
| | The benefits of art therapy for adults diagnosed with blood related cancers. | | |
| 2006 | The Morning Blend (television) | | Milwaukee, WI |
| | Local morning talk show on the benefits of the Expressive Arts in Cancer Care | | |

Jill V. McNutt ATR-BC, LPC, ATR

Research Participation

Research Liason Supporting and educating graduate art therapy students through proposals, IRB submissions and reporting research structures. Ongoing.

Visual Narratives in Oncology Care.(In process) Doctoral Research, Lesley University
Primary Researcher: Jill McNutt

The Power of Choice for Teens: An Outcome Evaluation of a Six Week Manualized Treatment Program for First Time Offending Adolescents. This study used pre and post program surveys and facilitator evaluation forms to assess the overall effectiveness of a program designed to help keep youth out of secure detention facility. Co-researcher responsibilities included pre / post test design; data collection and entry; and consult during report writing. Primary Investigator: Sue Radtke PhD, Marquette University, Milwaukee Wisconsin.

Experience

2012 - Present	Saint Mary-of-the-Woods College 115 Guerin Hall <i>St Mary of the Woods College</i> St Mary of the Woods, IN Assistant Professor / Director of Operations Master's of Arts in Art Therapy Courses taught: Spirituality in Art Therapy; Human Growth and Development; Ethics; Assessment; Research and Thesis.
2006 - Present	Aurora Healthcare
2001 - 2004	2900 West Oklahoma Avenue Milwaukee, WI (2001 - 2003 internship and volunteer / 2003 - 2004 Art Therapist / 2006 - 2012 Art Therapist, Supervisor Cancer Services) Art Therapist / Support group designer and facilitator Services offered for individuals, families, staff and groups Art Therapy services offered in Cancer Services, Cardiac Services, Stroke Support, Rehabilitation, Acute Care for the Elderly, Abdominal Transplant, and Behavioral Health.
2006 - 2013	Milwaukee Art Museum / Southeastern Wisconsin Epilepsy Foundation 700 North Art Museum Drive Milwaukee, WI Art Therapist responsible for development and implementation of a series of 6 - week therapeutic art experience for youth with epilepsy. The group is titled: An Exploration of Self through Art.

Art Exhibits and Invited Jury Experience

2013	City wide juried student exhibition University of Wisconsin Milwaukee Jury member
2012	Community Tile Wall built in coordination with the Southeastern Wisconsin Epilepsy Foundation. Community Art Facilitator.
2012	Community Tile Wall built in coordination of the Vince Lombardi Cancer Clinics at Aurora Sinai Medical Center. Community Art Facilitator.
2011 - 2012	Coordination of exhibit of the art and visual narratives of oncology survivors through medical centers. Exhibit Coordinator
2010	Commissioned portrait First Apostolic Church, Milwaukee, WI Artist
2009	Wisconsin Art Therapy Association travelling art exhibit Artist
2008	Facilitated the creation and display of two group paintings created by Cancer Patients and support systems. Coordinator
2006	The Stage Art Participation Event. Artwork created and sold at auction. Artist
2003 - 2004	Organization of a permanent display in the Vince Lombardi Corridor. The work of 8 artist / patients are displayed with descriptions written in partnership between the artist. Gallery Coordinator
2003	Painting selected and used for face of sympathy cards from the Vince Lombardi Cancer Clinics Artist
1994 – 1995	First Annual Milwaukee Zoo Juried Exhibit. Artwork published in the Zoo's quarterly magazine. Artist
1991 – 2012	Biannual member art exhibits in local galleries Artist

Licenses and Certifications

Licensed Professional Counselor (State of Wisconsin)

Art Psychotherapist / Art Therapist (State of Wisconsin)

Registered Board Certified Art Therapist (Art Therapy Credentials Board)

8



DOC.# 10015751

Document Number

~~Agreement~~
Notice
Document Title

RECORDED 07/21/2011 01:07PM
JOHN LA FAVE
REGISTER OF DEEDS
Milwaukee County, WI
AMOUNT: 30.00
FEE EXEMPT #:

Recording Area

Name and Return Address

Planning and Zoning Specialist
Village of Brown Deer
4800 West Green Brook Drive
Brown Deer, WI 53223

086-8983
Parcel Identification Number (PIN)

CONDITIONAL USE PERMIT

Outdoor Beer Garden and Recreational Activities
Document Title

Document Number

Before the Village Board of the Village of Brown Deer, in regard to Premises at **7651 N. Teutonia Ave.** located in the SE 1/4 of Section 13, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, further described in attached **Exhibit "A"**.

WHEREAS, the Zoning 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 standards in the Zoning Ordinance; and

WHEREAS, a Petition has been made by Parkview Pub, 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 Zoning Ordinance.

NOW, THEREFORE, this Conditional Use Permit is granted authorizing that Exhibits A and B be used for the purpose of an **Outdoor Beer Garden and Recreational Activities** 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**

086-8983

Parcel Identification Number (PIN)

GRANTED, by action of the Village Board of the Village of Brown Deer this 19th day of May, 2008.

Russell V. Gompel
Russell Van Gompel, Village Clerk

Carl Krueger
Carl Krueger, Village President

STATE OF WISCONSIN
MILWAUKEE COUNTY) ss

Personally came before me this 2nd day of June, 2008, the above-named Carl Krueger, Village President and Russell Van Gompel, Village Clerk to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Jill Kenda-Lubetzki (Notary Signature) Jill Kenda-Lubetzki (Print name of Notary)

Notary Public, State of WISCONSIN SEAL

My commission: 2-15-09

CONDITIONAL USE PERMIT ACCEPTANCE: This Conditional Use Permit is hereby accepted this 23 day of MAY, 2008.

Jill Wargolet (AGENT/OWNER) [Title] Brian Wargolet (MEMBER) [Title] Sons of Bob LLC

STATE OF WISCONSIN
MILWAUKEE COUNTY) SS

This Conditional Permitted Use Permit Acceptance was acknowledged before me this 23rd day of May, 2008, by

Jill Wargolet [name] as owner [title] of Sons of Bob LLC, and Brian Wargolet [name] as member [title] of Sons of Bob LLC respectively.

Elizabeth J. Bennett (Notary Signature) Elizabeth J. Bennett (Print name of Notary)

Notary Public, State of Wisconsin SEAL

My commission expires: 9-27-2009

Original filed in the Community Services Department of the Village of Brown Deer



CONDITIONAL USE PERMIT

**Outdoor Beer Garden and
Recreational Activities**

086-8983

Document Number

Document Title

Parcel Identification Number (PIN)

THE CONDITIONS of this Permit are:

1. This Permit is granted to Sons of Bob, LLC, upon the representation that it is the owner of the Premises and shall become effective upon the execution of the acceptance hereof by Sons of Bob, LLC, as the 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 the assignee delivers written notice of the assignment to the Village Board, 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. This Permit shall not be assignable to any person or entity that is not a tenant of the Premises.
2. The Permit shall be void unless, pursuant to the Building and Zoning Codes of the Village, 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 Zoning 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: **Outdoor Beer Garden and Recreational Activities**. The use of the Premises as an outdoor beer garden and recreational activities shall be in substantial compliance consistent with the plans set forth in the Site Plan and submitted to the Village of Brown Deer in support of the 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 Zoning Code.
 - b. Hours during which operation is permitted: **11:00 am to 9:30 pm Sunday- Thursday. 10:00 am to 9:30pm Friday and Saturday.**
 - c. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable Village Ordinances: **Per the Village Zoning Code.**
 - d. Prior to the commencement of the Outdoor Beer Garden and Recreational Activities and/or improvements, the Plat of Survey of the Premises shall be updated to show the location of the horseshoe pits, volleyball court, and fencing. The updated Plat of Survey shall be submitted to the Village of Brown Deer and made part of this Conditional Use Permit as Exhibit B.
 - e. Duration of Conditional Use: **For an initial period of one year. 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 land owner and upon recommendation of the Plan Commission and approval of the Village Board, may be continuous pursuant to Chapter 10-10.08 of the Village of Brown Deer Zoning Code.**
6. Conditions of the Building other than in accordance with the approved building plans.
 - (1) **Any new signage shall be reviewed and approved by the Village of Brown Deer Building Board.**

CONDITIONAL USE PERMIT

**Outdoor Beer Garden and
Recreational Activities**

086-8983

Document Number	Document Title	Parcel Identification Number (PIN)
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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) There must be no exterior storage of supplies, building materials or equipment. All alcohol shall be kept inside the principal structure after beer garden operating hours.
 - (2) The property must be kept free and clear of litter and debris.
 - (3) The owner must provide a private rubbish removal system requiring no service by or cost to the Village. All rubbish, scrap, waste material, storage and collection shall be within interior or screened rodent-proof and covered facilities to be provided and maintained in accordance with the direction of the North Shore Health Department.
 - b. Finished topography and building grades, retaining walls, storm water run-off:
 - (1) None.
 - c. Sign location, size, design:
 - (1) Per Chapter 7 of the Zoning Code and as approved by the Village of Brown Deer Building Board.
 - d. Exterior lighting of the site, location, design and power:
 - (1) Adequate lighting for the outdoor beer garden must be provided. Said lighting must be down directed and shielded so as to prevent excessive light trespass onto adjacent property and must be approved by the Brown Deer Police Department. An electrical permit is required for the outdoor lighting.
 - e. Other:
 - (1) The number of patrons in the outdoor beer garden must not exceed one hundred (100). The owner shall have the ability to request, as part of a tavern entertainment permit, an expansion of permitted capacity up to one hundred and fifty (150) persons.
 - (2) Outdoor sales must be overseen by a licensed bartender.
 - (3) Furniture should be wood or wrought iron.
 - (4) Umbrellas, if utilized, must be made of a solid color cloth material and must not contain any advertising. All umbrellas must be secured in order to prevent them from dislodging during severe weather or other event which could cause damage or injury.
 - (5) The use of loud speakers and or amplified sound is prohibited unless utilized in conjunction with an event for which a special tavern entertainment permit is issued by the Village Manager per Volume 1 of the Brown Deer Village Code, Section 5-14.08. The use of portable radios, stereos or music players is permitted as long as the device is not connected to some type of separate sound amplifier. Noise emanating from the recreational uses and or beer garden shall be regulated per the Village Noise Ordinance, Article 35 of Chapter VI of Volume 1 of the Brown Deer Village Code.
 - (6) The Outdoor Beer Garden and Recreational Activities area of the Premises must be fully enclosed with fencing so as to prevent access to and from adjacent properties. The fencing may incorporate buildings, such as a garage to serve as a barrier to entry in place of continuous fencing. A fence permit from the Brown Deer Building Inspection Department is required.
 - a. Fencing along the west, north, and south property lines shall be a privacy style fence.
 - b. Fencing along the eastern portion of the outdoor beer garden shall allow for visual observation of the outdoor beer garden area by the Brown Deer Police Department.
 - c. Access gate shall only be permitted on the eastern-most portion of the fencing.
 - d. All fencing on the Premises shall be properly maintained.

- (7) The outdoor beer garden must be reviewed and approved by the North Shore Health Dept.
- (8) The horseshoe pits and all accessory structures including but not limited to lighting fixtures, trash cans and drink stands, must be fully contained on the owner's property within the fenced area.
- (9) An electronic identification card reader, which verifies the age, prints a receipt, tracks the clerk and prints a batch report, must be utilized at all locations where alcohol is served . This device must be approved by the Brown Deer Police Department.
- (10) Properly maintained outdoor toilet facilities with hand washing stations shall be provided on the Premises.
- (11) Customer parking for the Outdoor Beer Garden and Recreational Activities shall not interfere with the parking arrangements of other nearby businesses or residents.
- (12) Any hazardous conditions or deficiencies identified by the Village shall be corrected by the owner to the satisfaction of the Village within 30 days of written notification.
- (13) A sign, detailing that no alcoholic beverage can be carried outside the beer garden shall be posted at all exits.
- (14) A landline phone shall be installed in the beer garden area to facilitate emergency communication with the Brown Deer Police Department.
- (15) It is prohibited to carry or consume any alcoholic beverages outside of the fenced outdoor beer garden and it is prohibited to carry or consume any alcoholic beverages outside of the principal structure.

Exhibit A

That part of the Northwest $\frac{1}{4}$ of Section 13, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin, bounded and described as follows: commencing at the southwest corner of said $\frac{1}{4}$ section; thence N $89^{\circ}14'22''$ E along the south line of said $\frac{1}{4}$ section 1340.00 feet to a point; thence N $14^{\circ}30'44''$ W on a line 407.67 feet to the point of beginning of the land to be described; thence continuing N $14^{\circ}30'44''$ W on a line 135.89 feet to a point; thence N $89^{\circ}14'22''$ E on a line parallel to the south line of said $\frac{1}{4}$ section 281.69 feet to a point in the west line of North Teutonia Avenue; thence S $12^{\circ}06'05''$ E along the west line of said North Teutonia Avenue 134.62 feet to a point; thence S $89^{\circ}14'22''$ W on a line parallel to the south line of said $\frac{1}{4}$ section 275.86 feet to the point of beginning.

PLAT OF SURVEY

Exhibit B

LOCATION: 7651 North Teutonia Avenue, Brown Deer, Wisconsin

LEGAL DESCRIPTION:

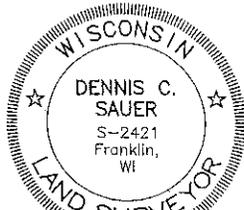
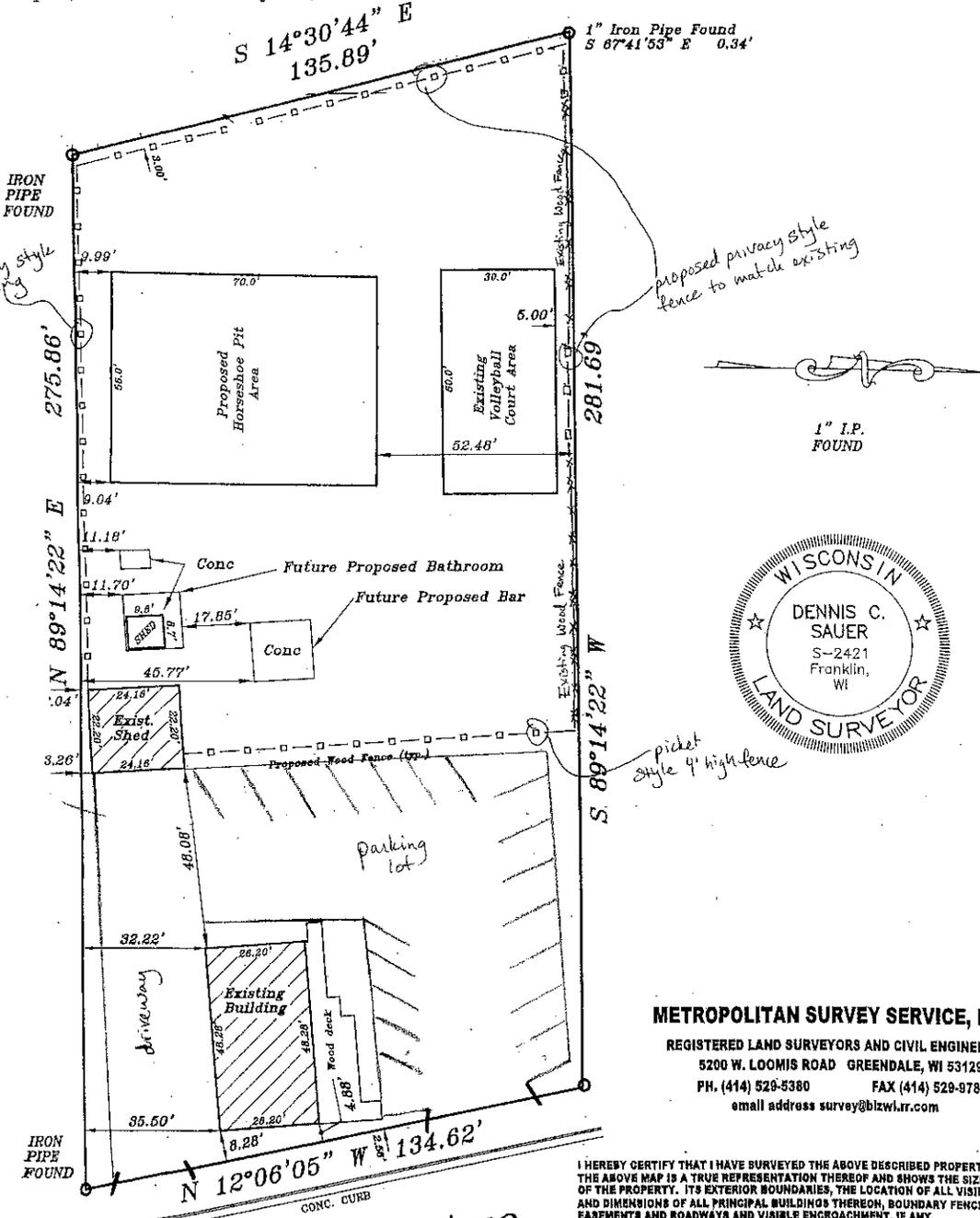
That part of the Northwest 1/4 of Section 13, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 section; thence N 89°14'22" E along the South line of said 1/4 section 1340.00 feet to a point; thence N 14°30'44" W on a line 407.67 feet to the point of beginning of the land to be described; thence continuing N 14°30'44" on a line 135.89 feet to a point; thence N 89°14'22" E on a line parallel to the South line of said 1/4 section 281.69 feet to a point in the West line of North Teutonia Avenue; thence S 12°06'05" E along the West line of said North Teutonia Avenue 134.62 feet to a point; thence S 89°14'22" W on a line parallel to the South line of said 1/4 section 275.86 feet to the point of beginning.

September 12, 2006

Survey No. 99968

October 18, 2006 (Revised Drwg. per Villages Comments)

May 5, 2008 Concrete pads, deck, shed, volleyball and horseshoe areas added



METROPOLITAN SURVEY SERVICE, INC.
 REGISTERED LAND SURVEYORS AND CIVIL ENGINEERS
 5200 W. LOOMIS ROAD GREENDALE, WI 53129
 PH. (414) 529-5380 FAX (414) 529-8787
 email address survey@bizwlrr.com

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED Dennis C. Sauer
 Dennis C. Sauer
 Registered Land Surveyor S-2421

N. Teutonia Ave.
 (120' R.O.W.)



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public hearing and conceptual review for a two building commercial development to include a Goodwill Industries LLC., resale shop and donation center at 9301 N. Green Bay Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: June 4, 2014
Applicant: Doug Weas, Weas Development
Existing Zoning: BPD Applicable Code: Sec.121-249
VILLAGE ATTORNEY REVIEW: <input 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.

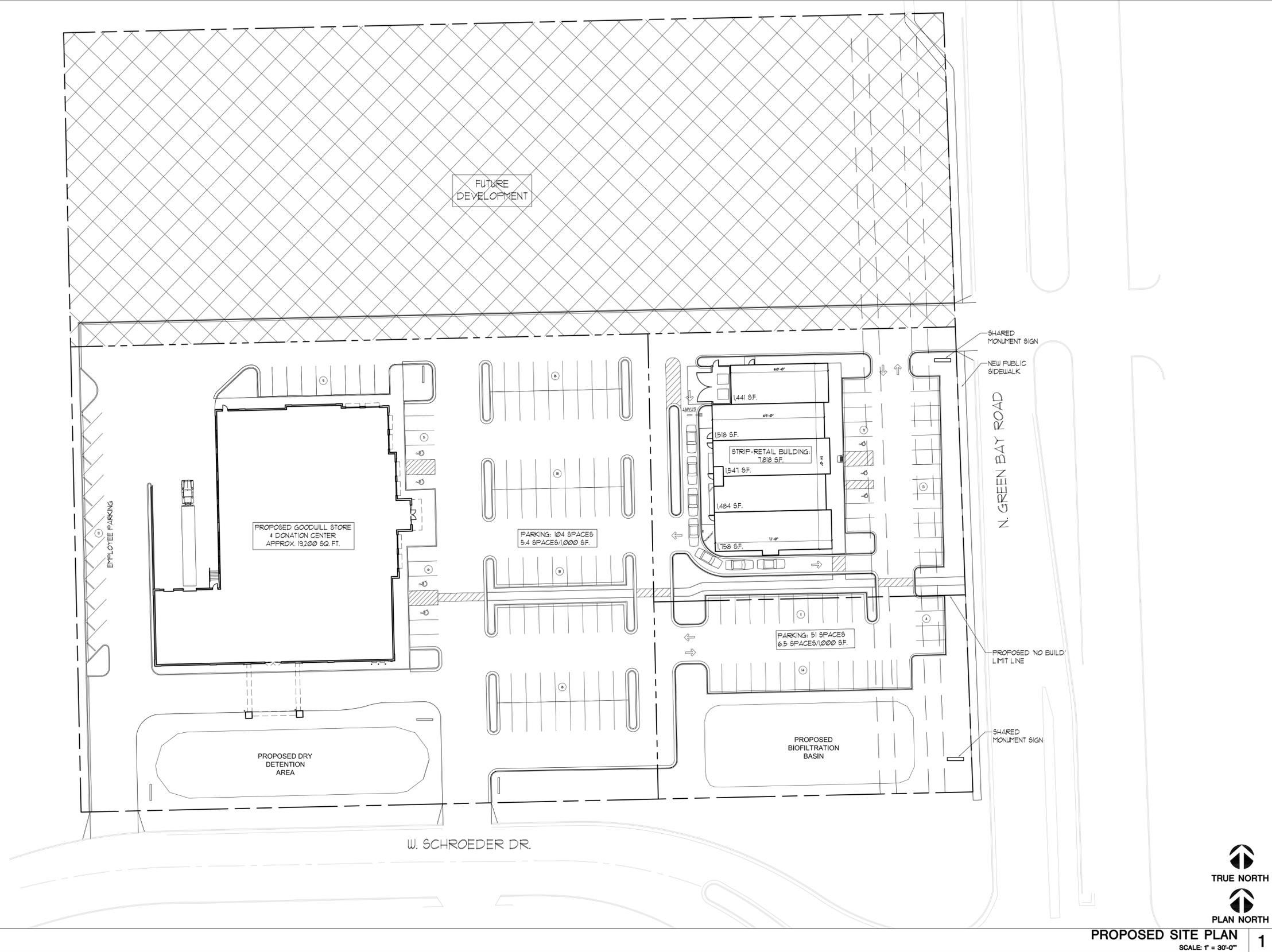
BACKGROUND:

Weas Development is bringing forward a conceptual plan for an approximate 19,000 square foot Goodwill retail/donation center along with an approximate 7,800 square foot retail strip building. These two developments would occupy roughly half of the 6 acre site that was formerly the Hearthsite Nursing Home. The nursing home was removed around 2006 and the site has remained vacant. Over the years Weas Development has investigated various development opportunities including a senior living facility, multi-family apartments, and a hotel and gas station concept.

The applicant has worked with Staff to bring forward a concept that attempts to address the site comprehensively, although at this time the developer cannot firmly identify the remaining land use on the site. The site layout broadly meets Village standards for access, setbacks, utility management and bulk standards but further refinement will be necessary. Staff does have some concern as to the potential oversupply of parking when space sharing is possible between retail users. Additional concerns include the long term viability of additional retail space in the market when there are significant retail vacancies throughout the community.

This review is conceptual only and will help give the developer and their potential anchor tenant, Goodwill, an idea of whether or not full approval would be granted. It is the developer's desire to return in July with detailed drawings and receive approval for site specific development agreements and certified survey map for the proposal.

Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.

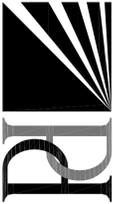


PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

1

FULL SIZE PRINT = 24" x 36" SHEET

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 <p>PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel (414) 302-1750 Fax (414) 302-1751</p>	
<p>Drawing Title: Proposed Site Plan</p>	
Date:	06.04.14
Scale:	NOTED
Drawn:	NJM
Job:	-
Sheet:	SP1

Site Development
N. Green Bay Road
Brown Deer, WI 53223

REV. #	REV. DATE	DESCRIPTION	REV. BY:

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION

Proposed Goodwill Retail Store & Donation Center North Green Bay Road, Brown Deer, WI

Weas Development (Landlord) plans to construct a 20,000 square foot Retail Store & Donation Center for Goodwill Retail Services, Inc. The proposed development is located on the West side of North Green Bay Road, just North of West Schroeder Drive.

Goodwill Store & Donation Center

Goodwill Retail Services, Inc. currently operates 54 retail stores in Southeastern Wisconsin and Northeastern Illinois. Goodwill Stores & Donation Centers are retail stores specializing in the resale of quality donated items. Goodwill gives their patrons the opportunity to sign up for a loyalty program called Club Goodwill, as a member, you will receive extra discounts and email alerts of special events. Club Goodwill has over **800,000** members throughout their territory.

This store will include an easily accessible donations drop-off along the South façade of the building. Here, donors are greeted by an attendant who will unload their donated goods, and provide them with a receipt which may be used for tax purposes. These donations are sorted for quality, priced for sale, and brought to the sales floor. There is an ongoing rotation of fresh merchandise brought to the sales floor. Merchandise on the sales floor turns over every 3 to 4 weeks and on average 60-70% of all donations are sold. Merchandise not fit for sale is baled and sent to a distribution center, where it will be sold for salvage or recycled. All of these services are handled within the footprint of the building, no outdoor storage or trash is planned for this development. A compactor, with interior access only, is used for trash disposal. It is estimated that each Goodwill Store & Donation Center recycles 2,000,000 pounds of goods each year. Aside from the positive environmental impact on landfills, this reduces a communities trucking and hauling expenses, saving tax payers tens of thousands of dollars each year.

Goodwill installs interior and exterior web-based 24 hour surveillance cameras at all sites. Along with posting signs and providing a very clean, well maintained site, these cameras deter any donors from dropping off items outside of normal business hours.

The proposed store in Brown Deer, WI will employ 40-50 individuals in full or part time employment, ranging from management to supervisory, to various production and customer service opportunities. During an average day, there are approximately 15 employees on site at one time. That number increases to 25 or more employees at once during the busiest shopping days. Half or more are full time positions and flexible to the needs of the individual. Goodwill extends competitive wages and offers a comprehensive benefits package.

Goodwill Store and Donation Centers operate seven days a week. Monday through Friday stores operate from 9:00 a.m. - 9:00 p.m., Saturday from 9:00 a.m. - 9:00 p.m., and Sunday from 10:00 a.m. - 8:00 p.m. Each day, the donation entrance opens one (1) hour earlier to accept donations for the convenience of our donors.

There is very limited truck traffic related to the operation. In addition to an occasional delivery of supplies by UPS or similar provider, a Goodwill truck will service the store approximately 3-5 times per week, during normal operating hours, via the truck dock. No trucks will be left onsite, unless inside the loading dock and no products or pallets will be stored outside the building.



Goodwill Industries of Southeastern Wisconsin, Inc.

Goodwill Industries of Southeastern Wisconsin relies heavily on the revenue generated from these Retail Store & Donation Centers to help fund their mission. Goodwill's mission is to provide training, employment and supportive services to individuals with disabilities or disadvantages who seek greater independence. Founded in 1919, Goodwill Industries of Southeastern Wisconsin, Inc. is the largest of 165 Goodwill affiliates in the US and Canada. Its territory encompasses 13 counties in Wisconsin and 10 counties in Illinois. This Goodwill employs approximately **5,700** people. Last year, Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago provided services to over **60,000** individuals.



SOUTH ELEVATION 4
SCALE: 3/32" = 1'-0"



WEST ELEVATION 3
SCALE: 3/32" = 1'-0"



NORTH ELEVATION 2
SCALE: 3/32" = 1'-0"



EAST ELEVATION 1
SCALE: 3/32" = 1'-0"

FULL SIZE PRINT = 24" x 36" SHEET
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Project:

PERSPECTIVE DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1750 Fax (414) 302-1751



Drawing Title:
ELEVATIONS & SIGNAGE DETAILS

THIS BOX IS 1/2" x 1/2"

Date:

Scale: 3/32"=1'-0"

Drawn:

Job:

Sheet:

A2.1