

**BROWN DEER PLAN COMMISSION
FEBRUARY 11, 2013 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; Trustees: Tim Schilz, Jeff Baker; Commissioners: Ryan Schmitz, Susan Bellehumeur, Dan Bednar, Al Walters, Jeff Jaroczynski, Bill Hoffmann

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

II. PERSONS DESIRING TO BE HEARD

None.

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

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

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski stated that the Village hired Michael Hall as the new Village Manager and that he would begin work on February 18. He reported that a Visioning Workshop related to the Lowe's property was scheduled for February 27th from 6:30 -8:00 p.m. at the new Brown Deer Community Center at 4355 W. Bradley Road. He also reported that the State Department of Safety and Professional Services was issuing orders for tank removal at 5091 W. Brown Deer Road, the former Citgo station. Lastly, Mr. Piotrowski noted that General Capital Group had submitted two applications for WHEDA tax credits; one at the Beaver Creek development and one for the land adjacent to the Bradley Crossing apartment building. A decision from WHEDA is expected in April of this year.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) Review and Recommendation of a development agreement for a professional office at 8759 N. Deerwood Drive**

President Krueger reviewed the proposal and introduced the applicant Jennifer Jambor-Raninen who detailed the operational aspects of the business and plans for the remodeling of the property.

It was moved by Commissioner Hoffmann and seconded by Commissioner Bednar to recommend approval of the development agreement for a professional office at 8759 N. Deerwood Drive to the Village Board. The motion carried unanimously.

- B) Review and Recommendation of a proposed land division via Certified Survey Map at 8759 N. Deerwood Drive**

Mr. Piotrowski reviewed the proposed land division and indicated conformity with all zoning provisions.

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to recommend approval of the Certified Survey Map at 8759 N. Deerwood Drive to the Village Board. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Bednar to adjourn at 7:15P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director

**BROWN DEER PLAN COMMISSION
MAY 28, 2013 MEETING MINUTES
HELD AT THE NOVAK FAMILY FIELDHOUSE
8200 N. 60TH STREET**

The meeting was called to order by President Krueger at 6:37P.M.

I. ROLL CALL

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

Also Present: Michael Hall, Village Manager, Matt Janecke, Assistant Village Manager, Nate Piotrowski, Community Development Director; John Fuchs, Village Attorney

Excused: Trustee Jeff Baker; Commissioner Al Walters

II. PERSONS DESIRING TO BE HEARD

Kevin Wisth, 5675 W. Brown Deer Road, stated that he wished to see the speed limit reduced on Bradley Road.

James Krueger, 5975 W. Green Brook Drive, stated that he did not want the Village to add affordable housing.

Lisa Bublitz, 5314 W. Wahner Avenue asked the Plan Commission to do more to combat foreclosures and poorly maintained properties.

Sharon Saron, 9440 Maura Lane stated that she was opposed to additional affordable housing in Brown Deer.

President Krueger reminded audience members that they could make comments about the apartment project at Beaver Creek later in the agenda.

III. CONSIDERATION OF MINUTES: February 11, 2013 – Regular Meeting

It was consensus of the Plan Commission to layover the consideration of the February 11, 2013 meeting until the next regularly scheduled meeting of the Plan Commission.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski stated that Staff would hold any report until the next regularly scheduled meeting in light of the larger crowd that had gathered for the public hearing.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Public Hearing on a request to amend the existing Beaver Creek Development Agreement to allow for residential apartments on property near the 8800 block of N. 60th Street

Sig Strautmanis of General Capital Group introduced the proposal for amending the development agreement. He detailed the unit makeup, affordable housing component, public outreach efforts, management plan and site plan for the project.

Ms. Bellehumeur asked about the community management association that General Capital and Jewish Family Services (JFS) planned to create at the development and if this was done at any of their other properties. Mr. Strautmanis replied that this would be a first for their company and JFS. Ms. Bellehumeur also asked what they would do if a community association liaison left. Mr. Strautmanis suggested that it would be filled much like other job

vacancies and he expected that it would be filled quickly.

President Krueger asked about how many people JFS had on its waiting lists for Bradley Crossing and Deerwood Crossing. Sylvan Leabman, president of JFS, replied that there were about 275 on the waiting list between the two properties. President Krueger also asked about the demographic makeup of Bradley Crossing. Mr. Leabman replied that there were 6 families and 28 children under the age of 18 and the building residents ranged in age from newborn to 90 years old. He added that 30% of those who applied for an apartment were denied for income issues or background check failures. President Krueger asked about the expected makeup of Beaver Creek. Mr. Leabman replied that he expected a similar mix of seniors and families at Beaver Creek.

President Krueger opened the public hearing at 6:52 p.m.

Don Uebelacker, 6195 W. Plaza Circle, stated that he did not want the existing development agreement changed and felt that the developer should wait until the housing market recovers to complete the plan as originally intended.

Mike Christopulos, 8515 N. 59th Street, stated that he felt the number of signatures on the petition was significant and that the existing agreement should not be changed.

D'Ann Malloy, 8942 W. Silverbrook Lane discussed the history of previous failed zoning petitions in the neighborhood including the Brisbane development and stated that she felt this rezoning petition should also be denied.

Augie Zanowski, 8614 N. 56th Street indicated that he did not want more apartments in the Village.

Genell Bann, 4375 W. Bradley Road spoke in favor of the petition from General Capital Group and indicated that she felt the Bradley Crossing community was a success that should be replicated at Beaver Creek to provide more high quality housing opportunities for people with limited finances or disabilities.

Deno Teat, 5950 W. Glenbrook Road, said that more apartments would not bring sufficient value to Brown Deer.

Ellen Jogwer, 8715 N. Kildeer Court stated that she was opposed to General Capital's proposal and questioned why JFS recently sent mailings for donations.

Kent Qualls, 8671 N. 60th Street, questioned how the General Capital project helped improve Brown Deer's economy and how it would help Brown Deer compete for development with surrounding communities.

Sharon Kundering, 8259 N. 46th Street, stated that she felt General Capital's proposal is too quick of a reaction to current economic woes and that more patience should be exercised to allow for the economy to recover and for the original plan to be completed.

Sylvan Brown, 9047 N. Silverbrook stated he was against the proposal and requested that the development proposal be put to a Village-wide referendum.

Delores Brown, 6520 W. Carolann Dr. suggested that ranch style condos could be more successful and that the developer should change the style as opposed to changing the zoning.

A resident of Bradley Crossing at 4375 W. Bradley Road spoke in favor of General Capital's proposal and stated that families like hers should be given a chance to have affordable housing.

Dawn Gonzalez, 6323 W. Pierner Place spoke against the proposal.

Jake Thompson, 5700 W. Wahner Avenue spoke against the proposal and stated that he was concerned that affordable housing would lower the value of the rental rates he may be able to charge for his condo property.

Paul Griffin, 5706 W. Green Brook Drive, stated that he did not want Brown Deer to have to shoulder the responsibility for providing affordable housing for the entire metro area.

Terry Iverson, 8595 N. 58th Street stated that she was strongly opposed to changing the existing agreement.

Lloyd Lamere, 5277 W. Fairy Chasm Rd. said that General Capital failed to gauge the market correctly the first time and that he did not trust them to assess the market correctly a second time.

Lucy Fredericks, 8076 N. 64th Street, spoke in favor of the proposal and stated that it was a myth that homeownership guarantees more stability and that many opponents to the project were speaking in broad stereotypes.

Emily Lewandowski, 8508 N. 62nd Street, stated that pride of ownership for property owners is not a myth and suggested that changing the zoning was a way to “bail out” the developer.

Kevin Wisht, 5675 W. Brown Deer Road questioned the level of financial involvement from the Village, the current end date of the Tax Incremental Financing District, what happens if the project does not proceed and asked for a comparison of the number of affordable housing units in Brown Deer and surrounding communities. Mr. Piotrowski replied that a full evaluation of the financial implications of the project was not yet complete but that it would be presented at the next Plan Commission meeting on June 10th. He also provided a broad comparison of affordable housing in multiple communities in the metro area and shared information about owner occupied versus renter occupied housing units. It was requested that a more direct comparison to all North Shore suburbs be completed. Mr. Piotrowski replied that this would be prepared for the next meeting.

Jean Wolfgang, Milwaukee County Housing Program Manager spoke in favor of the project.

Barb Fleming, 4995 W. Fairy Chasm Court, stated that she has visited Bradley Crossing and found it to be a high quality project and that General Capital Group and JFS have been good partners with the Village and stewards of the community.

Julie Harris, 9006 Maura Lane, requested that the zoning not be changed.

Monica Baran, 3656 W. Pelican Lane indicated that she was a petition circulator and that she did not want to see additional rental units in the Village.

Kenny Wells, 4375 W. Bradley Road spoke in favor of the project and suggested that more people should have taken the time to view the Bradley Crossing project for an example of what affordable housing looks like.

Because of the late hour Attorney Fuchs suggested that a show of hands indicate level of support in the room. By informal Staff count it appeared that 110 of the remaining audience members opposed the project and 12 supported it.

Don Johnson, 5078 W. Beech Court stated that there may be a need to further assess the financial impact of the Beaver Creek and Bradley Crossing projects on the school district.

President Krueger closed the public hearing at 8:36 p.m.

B) Possible recommendation to the Village Board for or against the Amendment

It was moved by Commissioner Hoffmann and seconded by Commissioner Jaroczynski to layover any action on the amendment. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Bellehumeur and seconded by Trustee Schilz to adjourn at 8:38P.M. The motion carried unanimously.

A handwritten signature in cursive script that reads "Nate Piotrowski".

Nate Piotrowski, Community Development Director



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public Hearing on a request by 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, 2013
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. 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 and CV.

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 this has been a relatively short period to determine whether or not such positive conditions can be maintained and it has not included the summer months during which time complaints previously existed.

RECOMMENDATION:

Due to the limited sample period since the revocation of the permit, 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.

7 May, 2013

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 e(6) 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 10:00 p.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 beginning of a new chapter in Park View Pub's success story. This first year will find license and permits respectfully equal to those of neighboring establishments. 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 will reflect the rebuilding efforts of Park View Pub staff and ownership. Taking steps toward reputation building, enhancement of services offered and authenticity in operations will allow Park View Pub to rise to its 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 will work with openness of operations and will cooperate with reasonable efforts by the Village of Brown Deer to regulate the business.

Park View Pub recognizes the growth potential made possible by staff and ownership attention coupled with a new relationship with the Village of Brown Deer and a recommitment to the Village of Brown Deer community. A fast return-on-investment is anticipated. Payback of borrowed capital outside of owner financing and mortgage will be realized in less than 36 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, 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 do 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 PhD a.b.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 whose capacity is ninety (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 art therapy in health and the arts in society is one with a 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, art and art therapy have, and 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 - 2013 **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 Association*, 28(4), 159-164.

Presentations / Invited Talks

- 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

Research Participation

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

Jill V. McNutt ATR-BC, LPC, ATRL
University, Milwaukee Wisconsin.

Experience

- 2012 - Present **Saint Mary-of-the-Woods College**
115 Guerin Hall
St Mary of the Woods College
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
2001 - 2004 **Aurora Healthcare**
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.
- 2009 - 2012 **Mount Mary College**
2900 N. Menomonee River Parkway
Milwaukee, WI
Adjunct Faculty
Courses taught: Diversity: multicultural issues in art therapy; Human growth and development; Group process; Supervision
- 2006 - Present **Park View Pub**
7651 N Teutonia Ave
Brown Deer, WI

Jill V. McNutt ATR-BC, LPC, ATRL
Owner / Operator

- 2000 - 2009 **The Youth and Family Project Inc.**
630 Elm St West Bend, WI
Program Director / Director of Counseling and Youth
Services (2004-2009)
Responsibilities include: Staff and Graduate student
supervision, Development and oversight of the Crossroads
Program for Teens in Crisis, Partnership with local, state and
federal agencies, Support for children losing parents.
(2000-2004) Group Facilitator / Research Support
- 2004 - 2005 **William Rainey Harper College**
1200 West Algonquin Road
Palatine, IL
Adjunct Faculty, Psychology
- 2002 - 2004 **Roger's Memorial Hospital**
34700 Valley Road
Oconomowoc, WI
Pool Art Therapist

Professional Associations

- American Art Therapy Association
Credentialed Professional Member
- Wisconsin Art Therapy Association
President 2009 – 2011 Professional Member
- International Expressive Arts Therapies Association
Professional Member
- Global Alliance for Arts in Healthcare
Organizational and Professional Member
- Wauwatosa Artist Workshop
Secretary 2006-2008 Member
- Tavern League of Wisconsin

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-Lubetski (Notary Signature) Jill Kenda-Lubetski (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:

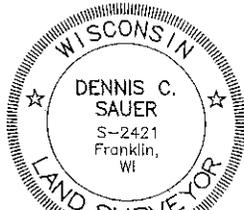
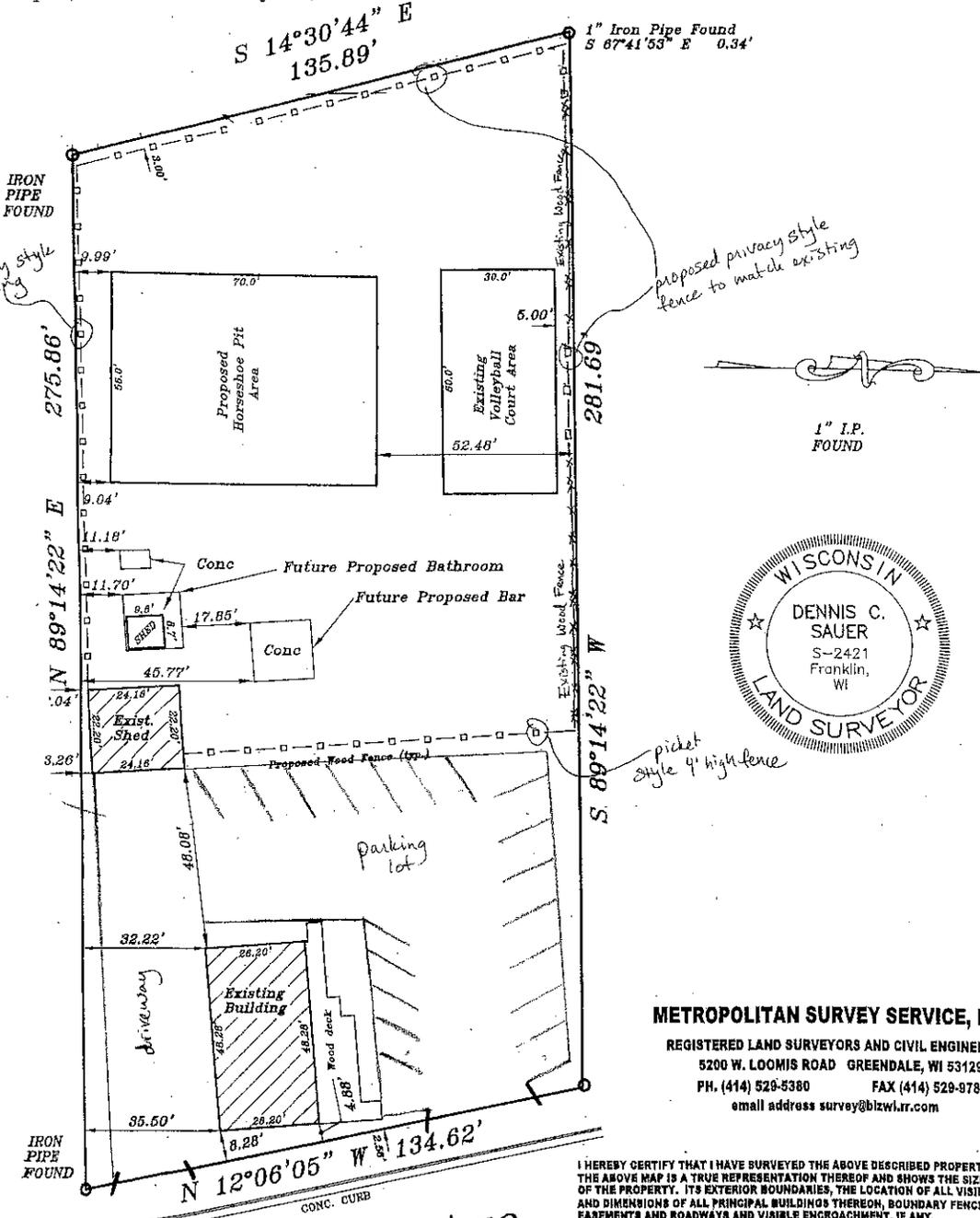
That part of the Northwest 1/4 of Section 13, Township 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of said 1/4 section; thence N 89°14'22" E along the South line of said 1/4 section 1340.00 feet 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.)