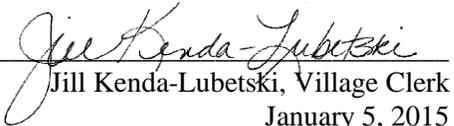


SPECIAL PLAN COMMISSION MEETING
Monday, April 27, 2015
Earl McGovern Board Room, 6:30 P.M.



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

- I. Roll Call
- II. Persons Desiring to be Heard
- III. Consideration of Minutes: February 10, 2015 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Review and Recommendation of a Certified Survey Map for a land division at 6700 W. Brown Deer Road
 - B) Comprehensive Plan Five Year Update
- VII. Adjournment


Jill Kenda-Lubetski, Village Clerk
January 5, 2015

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

**BROWN DEER PLAN COMMISSION
FEBRUARY 10, 2015 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, Bill Hoffmann, Dan Bednar, Jeff Jaroczynski, Susan Bellehumeur

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

Excused: Al Walters

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: January 12, 2015 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of January 12, 2015. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that there is a light manufacturer interested in the American TV building along with a retail user for an outlot development. The Village continues to hold an option to purchase the property but would prefer a sale to a private entity.

President Krueger asked if there was anything new to report on the abandoned gas station at 51st and Brown Deer Road. Mr. Piotrowski stated there was nothing new to report.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) **Site Plan review for a multi-tenant commercial building at the southwest corner of N. Green Bay Road and N. Deerwood Drive**

Mr. Piotrowski reviewed the proposal and introduced the applicant who was represented by Randy Roth of Endeavor Group and Jeff Stowe of Stowe Architects.

President Krueger asked about the design of the building canopy and its projection from the building. Mr. Stowe replied that it was about as wide as the sidewalk beneath it.

President Krueger asked about the need for such a large retaining wall. Mr. Stowe replied that this was designed to accommodate two stormwater ponds. Mr. Krueger asked if the ponds would remain wet. Mr. Stowe replied that one pond would remain wet while the other would be primarily dry. Mr. Hoffmann asked about the standing depth of the water and if there would be an aerator in the wet pond. Mr. Stowe replied that he was not able to answer these questions. Mr. Jaroczynski asked about the dimensions of the retaining wall. Mr. Stowe replied that it would vary from two to six feet in height with a north/south length of approximately 400 feet and an east/west length of 200 feet.

Mr. Bednar asked why the proposal was coming to the Plan Commission before the Board of Appeals had an opportunity to review the proposed setback variance. He also asked how many variances have recently been granted by the Village. Mr. Piotrowski replied that the applicant needed review by both the Plan Commission and Board of Appeals prior to final approval and that there was flexibility in the order of said reviews. He added that the number of variances in the Village is very low with only several requests every couple of years.

Mr. Schmitz asked if a variance denial would cause issue with the final site plan design. Mr. Roth stated that a variance denial would be cause for a significant redesign.

Mr. Krueger asked if the Village Board would review the site plan prior to the Board of Appeals. Mr. Piotrowski replied that it was possible for the Village Board to approve the site plan on condition of the appeal being granted but added that Staff was looking to schedule the Appeals meeting prior to final Village Board review.

Trustee Baker asked if there was a need for a loading dock. Mr. Roth replied that the development would be serviced by box trucks that would only need double doors.

President Krueger stated that he would like adult entertainment or novelty stores added to the list of prohibited uses in the separate development agreement. Mr. Piotrowski stated that language would be added.

It was moved by Commissioner Hoffmann and seconded by Commissioner Bellehumeur to recommend approval of the site plan to the Village Board. The motion carried unanimously.

B) Review and Recommendation of a permanent Conditional Use Permit for a commercial dance studio at 9036 N. 51st Street

President Krueger opened the public hearing at 7:25 p.m.

There were no public comments.

President Krueger closed the public hearing at 7:26 p.m.

Mr. Piotrowski presented the Amended Tax Incremental Finance District (TIF) No. 2 Project Plan. He discussed the TIF District's history, composition, current and base values and the properties that are proposed to be added. These properties, all along N. 47th Street, between W. Parkland and W. Bradley Road are: the existing Lighthouse parcel, the former Algonquin School site and the very small, .03 acres, outlot owned by Milwaukee County. He went on to describe the project plan's projected expenses and increment. The expenses included Lighthouse acquisition of real estate and the build out of full infrastructure on the Lighthouse and Algonquin School sites. The incremental value was computed using current market conditions with anticipated single family residential development on the Algonquin site and modest multiple family residential development on the Lighthouse property.

Trustee Schilz asked why the Amended Project Plan was not going before the Community Development Authority. Mr. Piotrowski replied that it was not statutorily required and in the interest of moving the amendment forward efficiently Staff chose not to schedule an additional meeting.

Trustee Schilz asked if there was an appraisal for the Algonquin School site. Mr. Piotrowski replied that if there was an appraisal it was from several years ago and now out of date.

A discussion ensued as to the project plan boundaries and specific redevelopment ideas. Mr. Piotrowski stated that there are no specific development plans in place for the amendment area but that rather the proposal would help make future redevelopment more attractive. He added that market realities and public opinion suggest that redevelopment would be primarily low density residential towards Parkland Avenue with slightly higher residential or mixed use density moving north towards Bradley Road.

President Krueger asked for clarification on the amount of years remaining in the life of TIF #2. Mr. Piotrowski

replied that the TIF had seven years left.

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to recommend approval of the TIF District #2 Amended Project Plan to the Village Board. The motion carried unanimously with Commissioner Bellehumeur abstaining.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Trustee Schilz to adjourn at 8:03 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 for a land division at 6700 W. Brown Deer Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: April 23, 2015
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:

The Village of Brown Deer now owns the former American TV property which is currently one large lot. The Village is proposing a three lot land division to accommodate a new redevelopment scenario. The redevelopment scenario would involve a single light manufacturing user occupying Lot 2, the former American TV building, along with a new retail user occupying and building on Lot 1. The Village would look to retain Lot 3 for purposes of creating a stormwater/ flood water management area for the benefit of the new development and the broader region. This lot will also create a green buffer on the Village's border. Purchase agreements for the land still need to be reviewed by the Community Development Authority and the Village Board. Plans for each new land use will also be presented to the Plan Commission and Village Board for review and approval at a later date.

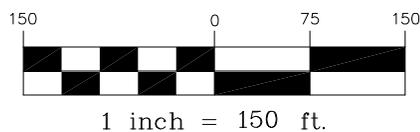
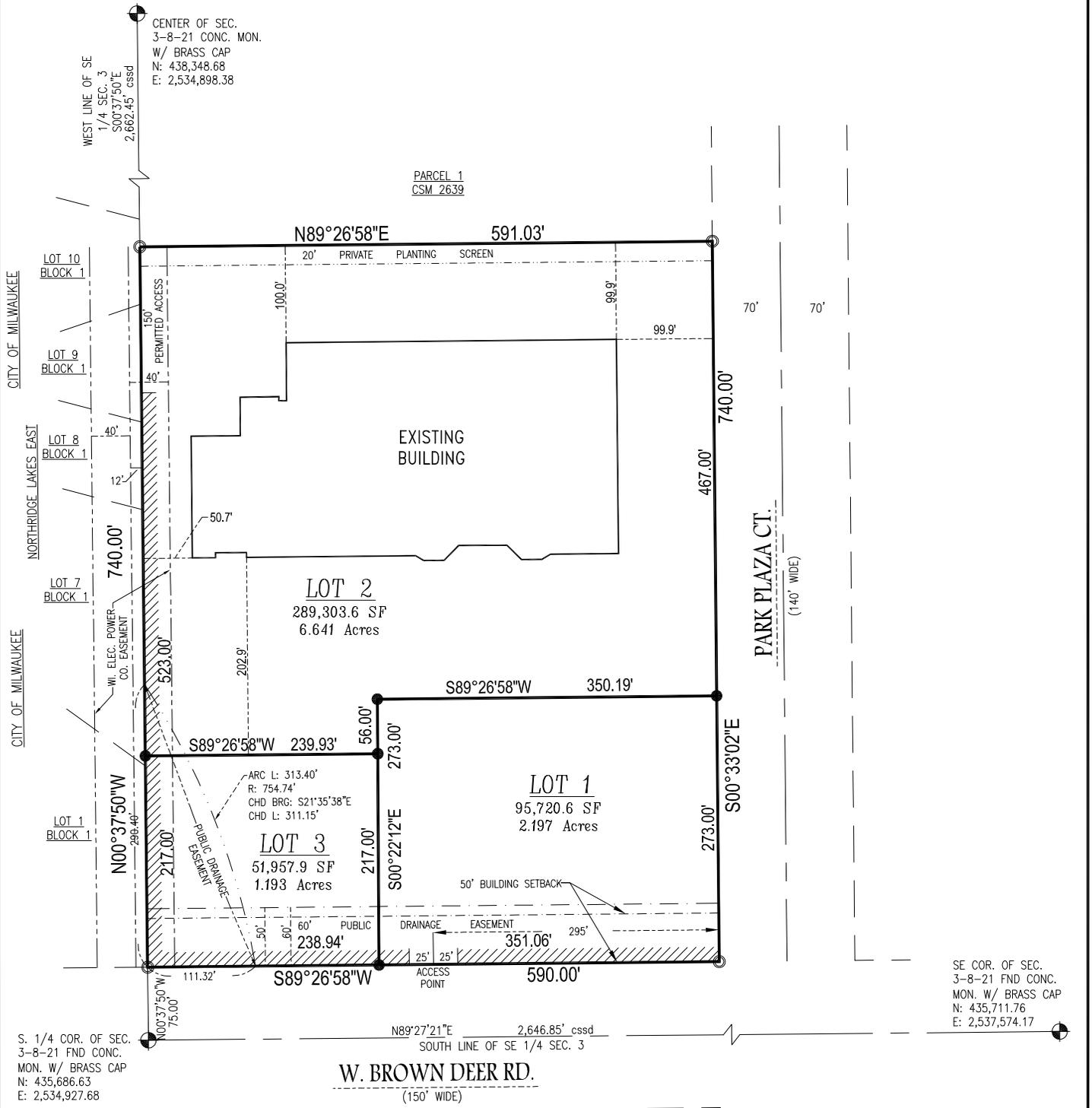
Staff has evaluated the measurements and coordinates on the CSM and has found them to be accurate and that the proposed lots conform to the standards of the Village Code for the PD- Planned Development zoning district and meet the needs of the planned redevelopments.

RECOMMENDATION:

This CSM meets all zoning criteria and is necessary to convey the land to the two new users. 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.

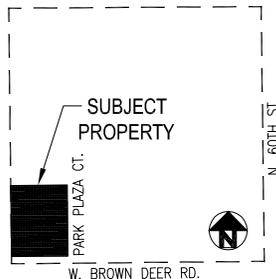
MILWAUKEE COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF CERTIFIED SURVEY MAP NO. 5023 LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWN 8 NORTH, RANGE 21 EAST IN THE VILLAGE OF BROWN DEER, MILWAUKEE COUNTY, WISCONSIN.



735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

INSTRUMENT DRAFTED BY: JAMIE T. YORK



VICINITY MAP
SE 1/4 OF SEC. 3-8-21
1" = 2000'

JOB NO. 34495CSM

● - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING A MINIMUM OF 1.13 LBS PER LINEAL FOOT.

○ - DENOTES FOUND IRON PIPE

▨ - NO VEHICULAR ACCESS PER CSM 5023

-ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 3-8-21, WHICH IS ASSUMED TO BEAR N00°37'50"W, STATE PLANE COORDINATE SYSTEM SOUTH ZONE, AUG 2010 DATUM.

FREDERICK W. SHIBILSKI S - 1154

APRIL 20, 2015

SHEET 1 OF 3



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Comprehensive Plan Five Year Update
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: April 25, 2015

BACKGROUND:

The Village formally adopted and completed its Comprehensive Plan in November 2009. The document was completed to meet State statutory requirements for future land use decisions but it was also intended that the plan be a “working document”. The intention was to have the plan serve as a guide for Village Staff and elected officials to help determine budgets, new initiatives and capital programming.

Now, a little past the document’s five year anniversary, Staff thought it would be worthwhile to revisit the recommendations from the plan to determine how well Village efforts have coordinated with the plan’s goals and objectives. The plan contained 70 recommendations of which 42 have been achieved, are in progress or are ongoing. This means we have tackled 60% of the plan’s recommendations to some extent. Of the 28 recommendations that remain unattained:

- 21% now seem unrealistic/unlikely
- 15% waiting for market/development conditions
- 25% generally occurring but no specific accomplishments

The attached .pdf gives a full breakdown of all the recommendations with associated accomplishments along with a status update for each. The recommendations marked in red are those that remain unattained.

This agenda item is purely for information purposes. Staff will continue to use the plan as a guide moving forward however if there are pressing ideas or items of concern from the Commission they can be discussed at the meeting.

Comprehensive Plan 2015 Progress Report

Policy Recommendation	Accomplishment	Status
Natural and Cultural Resources		
1. Develop a comprehensive Parks and Open Space Plan	Final draft plan ready	Estimated adoption in May 2015
2. Explore collaborations with Milwaukee County to better utilize park space and facilities for Village programs		
3. Initiate planning to improve access to major natural resources, particularly the Milwaukee River and Brown Deer Park	Badger Meter River Park under construction this Spring. New bike trail extension provides access to park	Ongoing
4. Plan to link park and recreation facilities in an "Emerald Bracelet"		
5. Explore options for incentivizing green infrastructure or redevelopment projects		
6. Consider initiating a sustainability planning process for the Village		
7. Evaluate the municipal code periodically to ensure that it accommodates best practices in sustainability	1000 Friends of Wisconsin currently undertaking review of Village Code for sustainability. Results by summer 2015	Ongoing
8. Continue to focus on innovative stormwater control initiatives	Multiple grant projects from DNR and MMSD (Bradley Road, Badger Meter River Park), Brown Deer Green Summer, Roll out the Barrel campaign	Ongoing
9. Consider organizing an energy audit program for businesses and homeowners		
10. Continue ongoing efforts to increase the tree canopy along streets and on municipal property	Village continues to be recognized for Arbor Day. Received urban forestry grant 2014 for trees in OVPD. Ash borer remediation program with (250 trees a year) through urban forestry grant	Ongoing
11. Develop partnerships with the school district and private organizations to provide cultural events at Village Park	Community Vibes Concerts Series, originally partnered with Granville Brown Deer Chamber	Ongoing
12. Identify and preserve natural resource areas	Areas identified and targeted in outdoor rec plan. Badger Meter River Park	Ongoing
Economic Development		
13. Strengthen Village business retention, attraction and economic development efforts		
14. Initiate a regular roundtable discussion among the Village elected officials and top employers, focused on the Village's role in employee retention and attraction	Village Manager's office leading effort with regular meetings with top employers	Ongoing
15. Explore focusing business attraction efforts on "wet basin" industries		

16. Initiate a regular roundtable discussion with the businesses in the manufacturing district located west of Village Hall

17. Explore supporting the creation of a Chamber of Commerce that is specific to Brown Deer

Explored partnering with Glendale Chamber and have asked local businesses about Brown Deer specific chamber (no momentum)

Ongoing

18. Base planning for the Green Bay Road corridor on the Wheaton Franciscan Healthcare and YMCA Healthy Lifestyle Village

19. Prioritize area planning efforts for high profile redevelopment areas

Walmart/Lowes, Green Bay Road, American TV sites, Bradley Road have been prioritized

Ongoing

20. Continue the active management of TIF Districts

Expanded TIF #2 for redevelopment. Completed OVPD streetscape. New Walmart, Lighthouse and American TV redevelopment in TIF #3

Ongoing

21. Explore the creation of a job shadowing program with the School District of Brown Deer and major employers

Land Use

22. Explore the reduced reliance on Planned Development Districts

23. Explore the establishment of a Mixed Use District

24. Consider establishing a separate zoning designation for parks and open space

25. Monitor locations of vacant and severely underutilized parcels

Vacant property registration ordinance being prepared. Foreclosures now tracked on Village GIS from Milwaukee County

Ongoing

26. Evaluate zoning code every five years

Staff continues to regularly bring refinements as needed or as interest arises. Not on set schedule

Ongoing

27. Consider allowing single-family residential parcels on the south side of Brown Deer Road west of 60th Street to transition to multi-family over time

28. Consider zoning the former Algonquin School site to encourage a greater variety of home sizes and configurations

29. Transition the small parcels on Teutonia Avenue to open space

Village CDA/Board rejected the acquisition of small parcels for use as open space

Ongoing

30. Consider allowing manufacturing uses on Teutonia Avenue to transition to mixed use

31. Consider mixed use or specialized multi-family housing use at the former Hearthiside site

Staff has suggested housing for the northern half of site, Goodwill anchored southern half with added retail on Green Bay

Ongoing

32. Consider transitioning the DPW yard to a mixed use zone

Civic Center feasibility study will analyze condition of DPW facility and relocation opportunities

Ongoing

33. Refine landscaping and design standards for off street parking

34. Consider design guideline overlays for Bradley Road and Teutonia Avenue corridors and Original Village redevelopment areas

35. Maintain regular contact with the Marketplace Shopping center owners

Have regularly contacted both development manager and property manager. Recently met with development manager on several occasions to discuss Center remodeling

Ongoing

36. Pursue easement on the Milwaukee River

37. Consider relaxing yard setbacks in single family residential districts

Setbacks were reduced throughout all single family districts as part of recodification by average of 10 feet

Completed

38. Consider an ordinance revision pertaining to storage of trash receptacles in residential areas

Conducted survey of opinions. Found that most residents did not favor this

Completed

39. Develop sub-area plans for key redevelopment sites, including the Marketplace Shopping Center and the Bradley Road and Teutonia corridors

Sub area plans were finished in late 2010 and are on file

Completed

Housing

40. Establish an ongoing program to update housing forecasts as new data becomes available

41. Encourage the provision of an expanded variety of housing products in Brown Deer

42. Explore the development of rental housing aimed specifically at middle income women working in the health care field

43. Initiate a regular roundtable discussion with the owners or managers of the Village's major multifamily housing developments

44. Take proactive steps to identify potential properties with maintenance issues

Hired new zoning enforcement officer. Handled approximate 375 violations/complaints in 1 year

Completed

45. Use creative means to build sense of neighborhood identity

New gateway signage, wayfinding signs. Eat and Greet block party

Ongoing

Transportation

46. Develop a bicycle and pedestrian plan for the Village

Sidewalk Improvement Plan approved by Board

Partially complete

47. Develop a consistent policy for incorporating bicycle lanes into the Village street maintenance

Policy is to add marked bicycle lanes to collector and arterial reconstruction or at minimum paved shoulder when possible. Pavement markings to be added this year on Dean, Bradley and 60th Streets

Ongoing

48. Develop bicycle parking standards for developments	All new commercial developments have required bicycle parking as part of approval process. Not codified however	Ongoing
49. Enhance and develop key connections into the Original Village	New sidewalks throughout neighborhood. Two new connections to Oak Leaf and new trailhead parking	Completed
50. Work closely with WisDOT on the redesign of the Green Bay Road/Brown Deer Road interchange	Actively working with DOT on redesign. Plans should be available in next month or two.	Completed
51. Enhance connectivity throughout the Village	New sidewalks on Dean Road, County Line and 60th Street (2015). Extensions of Oak Leaf trail and connections to OVPD and Brown Deer Park. Fairy Chasm link in 2016	Ongoing
52. Prioritize sidewalk improvements around the school campus and northeastern corner of the Village	Dean Road sidewalk added, new sidewalk added around Goodwill development. Hwy 57 reconstruction will add missing connections	Completed
53. Consider a "road diet" for Bradley Road	Spring 2015 reconstruction narrows roadway	Completed
54. Evaluate parking requirements for redeveloping areas	Parking standards were evaluated and adjusted as part of recodification. Parking minimums were reduced across the board while keeping maximums	Completed
55. Explore with Milwaukee County redesigning the complex intersections of Teutonia Avenue		
56. Develop a streetscaping plan for 60th Street, 51st Street and Bradley Road	Bradley Road streetscape underway. 60th Street reconstruction underway. 51st scheduled for 2016	Ongoing
57. Work with SEWRPC and Milwaukee County to implement one of the alternatives in SEWRPC's Transit Development Plan that recommends increasing transit in Brown Deer	New east/west bus route 276 now serving Brown Deer	Completed
58. Work with Milwaukee County Transit System to address bus locations	Created new bus route in conjunction with MCTS and have worked to relocate a couple of stops as necessary with new development (i.e. Deerwood Crossing)	Ongoing
59. Work with Milwaukee County Transit System to evaluate the site design of bus stops		
Utilities and Community Facilities		
60. Explore ways to incentivize the implementation of stormwater best management practices in redevelopment projects		
61. Consider relocating the Department of Public Works yard out of the Original Village	Civic Center feasibility study will analyze condition of DPW facility and relocation opportunities	Ongoing
62. Relocate the Brown Deer Public library to the Original Village when the building needs to be rebuilt	Civic Center feasibility study will analyze condition of library facility and relocation opportunities	Ongoing

63. Explore the possibility of locating a community center either along Bradley Road or in the Original Village	Tom and Lois Dolan Community Center completed in 2011	Completed
64. Explore a permanent location for the Farmers' Market	Market relocating back to Bradley Road. New Market committee continues to explore this idea	Ongoing
65. Coordinate sidewalk planning with the Brown Deer School District Transportation needs	New sidewalk and pedestrian improvements along Dean Road and 60th Street, part of Safe Routes to School grant	Ongoing
66. Consider working with other North Shore communities to develop a single dispatch center for all emergency services	North Shore dispatch up and running in Bayside	Completed

Intergovernmental Cooperation

67. The Village of Brown Deer and the Brown Deer School District should pursue grant opportunities jointly	Safe Routes to School grant	Ongoing
68. The Village should continue to pursue demonstration projects with the Milwaukee Metropolitan Sewerage District	Bradley Road median project, pervious pavement at Badger Meter River Park are both grant/demonstration projects in conjunction with MMSD	Ongoing

69. Pursue joint planning efforts with the Wisconsin DNR and the Village of River Hills to protect the ecological well being of the Milwaukee River

70. Coordinate trail planning with Milwaukee County, WisDOT and DNR