

PLAN COMMISSION MEETING
April 9, 2012
Earl McGovern Board Room, 7:00 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: March 12, 2012 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Public hearing and recommendation of conditional use permit for an exercise gymnasium at 6780 W. Brown Deer Road
 - B) Public hearing and recommendation of a conditional use permit for a garden center at 7649 N. Teutonia Avenue
 - C) Discuss possible special meeting on April 30, 2012
- VII. Adjournment

Russell Van Gompel, Village Manager
April 5, 2012

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



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public hearing and recommendation of a conditional use permit for a garden center at 7649 N. Teutonia Avenue
PREPARED BY: Nathaniel Piotrowski, Community Development Director <i>Nate Piotrowski</i>
REPORT DATE: April 4, 2012
MANAGER'S REVIEW/COMMENTS: <input type="checkbox"/> No additional comments to this report. <input type="checkbox"/> See additional comments attached.
Applicant: Jeff Sterling, Sterling True Value
Existing Zoning: B3-Commercial Applicable Code: Sec.121-63
VILLAGE ATTORNEY REVIEW: <input checked="" type="checkbox"/> Village Attorney has reviewed documents. <input type="checkbox"/> Village Attorney has not reviewed documents. <input 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:

Sterling True Value is proposing to add a seasonal greenhouse/garden center to their property at 7649 N. Teutonia Avenue. The subject property is located in the B3-Commercial district where garden centers are conditionally permitted uses.

Attached is a draft conditional use permit along with a supporting operational statement and a site plan detailing the proposed location of the greenhouse/garden center. The greenhouse and associated plants and flowers would be on site for 120 days with hours of operation the same as the hardware store. As with all conditional use permits in the Village, there is a one year review from the date of issuance.

Staff has reviewed the proposal and has identified two issues. The first is the continued need for compliance with the existing conditional use permit for exterior storage that is adjacent to the building's front entrance. The second issue is that the accessory structure should be set back to an equal distance as the principal structure from Teutonia Avenue. Staff has included a drawing depicting this alternative.

RECOMMENDATION:

Staff suggests that the Plan Commission favorably recommend the conditional use permit to the Village Board with the revised location. Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.

CONDITIONAL USE PERMIT ACCEPTANCE: This Conditional Use Permit is hereby accepted this ____ day of _____, 2012.

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

STATE OF _____)
) SS
_____ COUNTY)

This Conditional Permitted Use Permit Acceptance was acknowledged before me this ____ day of _____, 2012, 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
Sterling True Value Garden Center

086-8980-001

Parcel Identification Number (PIN)

Document Number

Document Title

THE CONDITIONS of this Permit are:

1. This Permit is granted to Sterling Express, LLC. (hereinafter "Sterling"), upon the representation that it is the owner of the Premises and shall become effective upon the execution of the acceptance hereof by Sterling 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 the owner of the Premises.
2. This Permit shall be void unless the approved uses are commenced within 12 months of the commencement of construction.
3. This Permit is subject to amendment and termination in accordance with the provisions of the Village Code of the Village of Brown Deer.
4. Operation of the use permitted shall be in strict conformity to the conditions set forth herein.
5. Conditions on the operation.
 - a. Type of operation permitted: **Garden Center**. The uses of the Premises for a Garden Center shall be in substantial compliance consistent with the outdoor display plan (Exhibit B) submitted to the Village of Brown Deer in support of its request for this Permit. No use of the areas of the premises not identified in the outdoor display plans to be used for the proposed uses at this time may be used without approval by the Village pursuant to its Village Code.
 - b. Hours during which operation is permitted: **As identified in the Operational Development Agreement**.
 - c. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable Village Ordinances: **Per the Village 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 of Brown Deer.
 - e. Other:
 - (1) **Reimburse Village for any legal, engineering and other administrative expenses required pursuant to the Village Code.**
6. Conditions of the Building other than in accordance with the approved Building plans. **N/A**
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) **The Garden Center and associated plants shall be located solely within the area designated on Exhibit B.**
 - (2) **The Garden Center shall be removed from the site when not in season, but no later than October 1st and it shall be installed no sooner than March 15th.**

CONDITIONAL USE PERMIT
Sterling True Value Garden Center

086-8980-001

Document Number

Document Title

Parcel Identification Number (PIN)

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- b. Finished topography and building grades, retaining walls, storm water run-off: *N/A*
 - c. Sign location, size, design:
 - (1) All signs established in conjunction with or pertaining to the Garden Center for the retail sales of nursery stock shall comply with Village Code Section 121.
 - d. Exterior lighting of the site, location, design and power:
 - (1) Exterior lighting shall be sufficient to meet the business and safety needs of the site.
 - e. Parking:
 - (1) The Garden Center shall not adversely affect the parking needs of the primary business.
 - f. Other:
 - (1) 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.
 - (2) The Conditions of the existing conditional use permit related to exterior storage Doc #09141159 on December 2, 2005 with the Milwaukee County Register of Deeds Office, shall remain in full effect.
 - (3) Crime prevention measures shall be adhered to pursuant to the Brown Deer Police Department. The owner shall meet with the Village of Brown Deer Police Department to review security and crime prevention measures prior to establishing the garden center. If crime issues are identified after establishment, additional meetings may be necessary at the discretion of the Brown Deer Police Department.



Sterling True Value Hardware

7649 North Teutonia Avenue
Brown Deer, WI 53209
(414) 354-8757

To Whom It May Concern:

March 19, 2012

I would like to place a temporary greenhouse provided by Schroeder's Flowers, 1530 S. Webster Avenue, Green Bay, WI 54301 (1-920-436-6363), on the property of Sterling True Value Hardware. Sterling Hardware is located at 7649 N. Teutonia Avenue, Brown Deer, WI 53209. The greenhouse will be 18 ft x 48 ft located on the north east corner of the parking lot and remain there for 120 days. I am hoping to start the greenhouse in the middle of April and end in the middle of August. These dates are flexible until approval is known.

Schroeder's Flowers will set up and install everything professionally. They will also be responsible for taking down the greenhouse when the permit expires. The hours of operation will be the same as the hardware store, Mon-Thurs 7-8, Fri. 7-7, Sat. 8-5, and Sun. 9-4. There will be two employees operating the greenhouse.

Traffic will proceed in its normal direction; however, there will be additional markings of walkways using washable marking paint noted in the diagram for customers' safety when walking to and from the greenhouse and hardware store. Parking will remain the same with the exception of the 2-4 parking spaces that will be used as space for customers to enter and exit the greenhouse safely.

Trash collection will be provided with garbage cans at the north east corner of the hardware store and at the entrance of the greenhouse. Trash removal will be weekly and provided by Waste Management as it currently is.

My hope for adding the greenhouse is to improve the services we provide to the people of this community and increasing revenue for my business during the planting season. Please contact me with any additional questions or concerns and I will be happy to answer them.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey R. Sterling".

Jeffrey R. Sterling
Owner, Sterling True Value Hardware



Sterling True Value Hardware

7649 North Teutonia Avenue
Brown Deer, WI 53209
(414) 354-8757

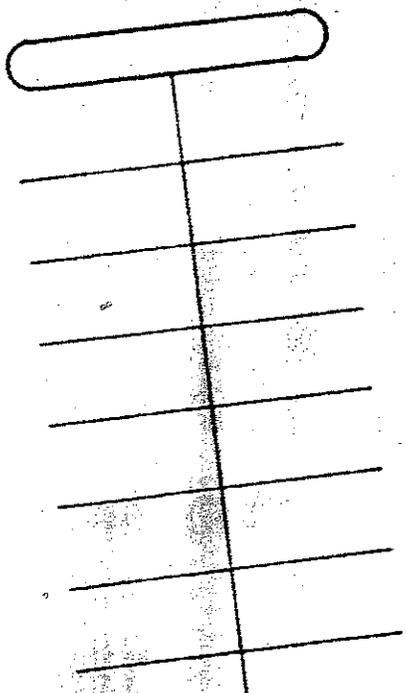
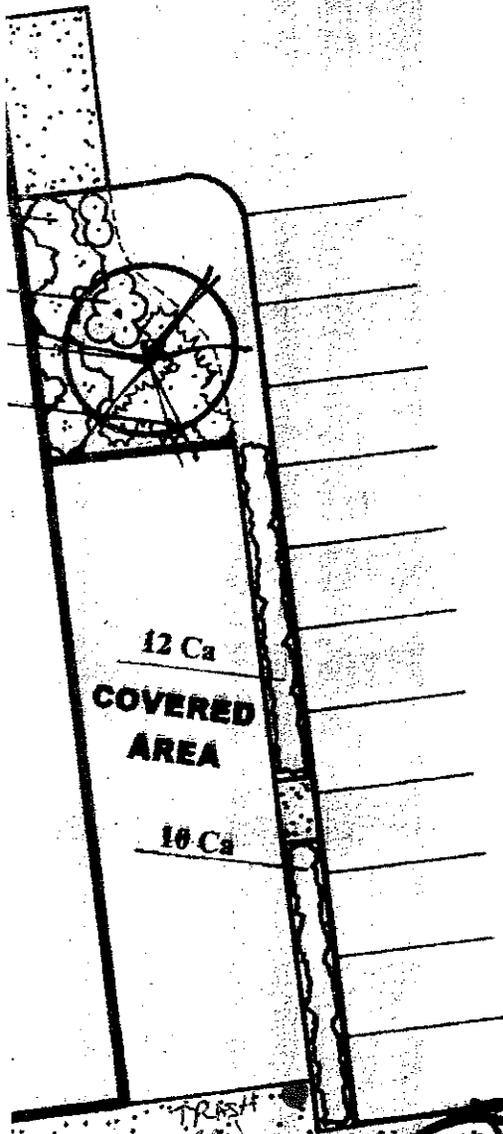
Project Review #6

March 19, 2012

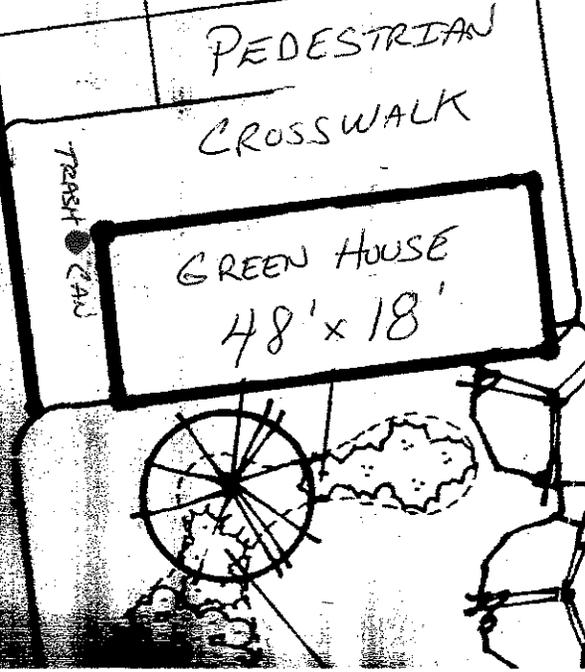
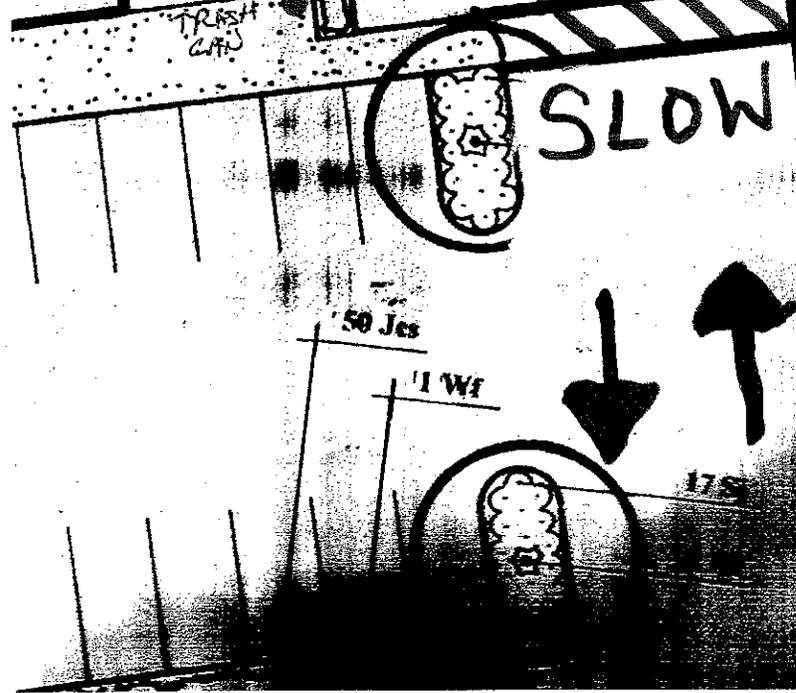
The lighting plan for the greenhouse is only to use the natural light that will filter through the top of the greenhouse. Therefore no light fixtures will be included in the plan. There will, however, be two blowers that will support the structure of the greenhouse. These two blowers will be plugged into an outlet on the parking lot light post which is located in Sterling True Value's north parking lot.

ED & EROSION

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SEED & EROSION NETTING



ED & EROSION

LAF

STAFF ALTERNATIVE

Staff's proposed greenhouse location

12 Ca
COVERED AREA

10 Ca

Green House
48' x 18'

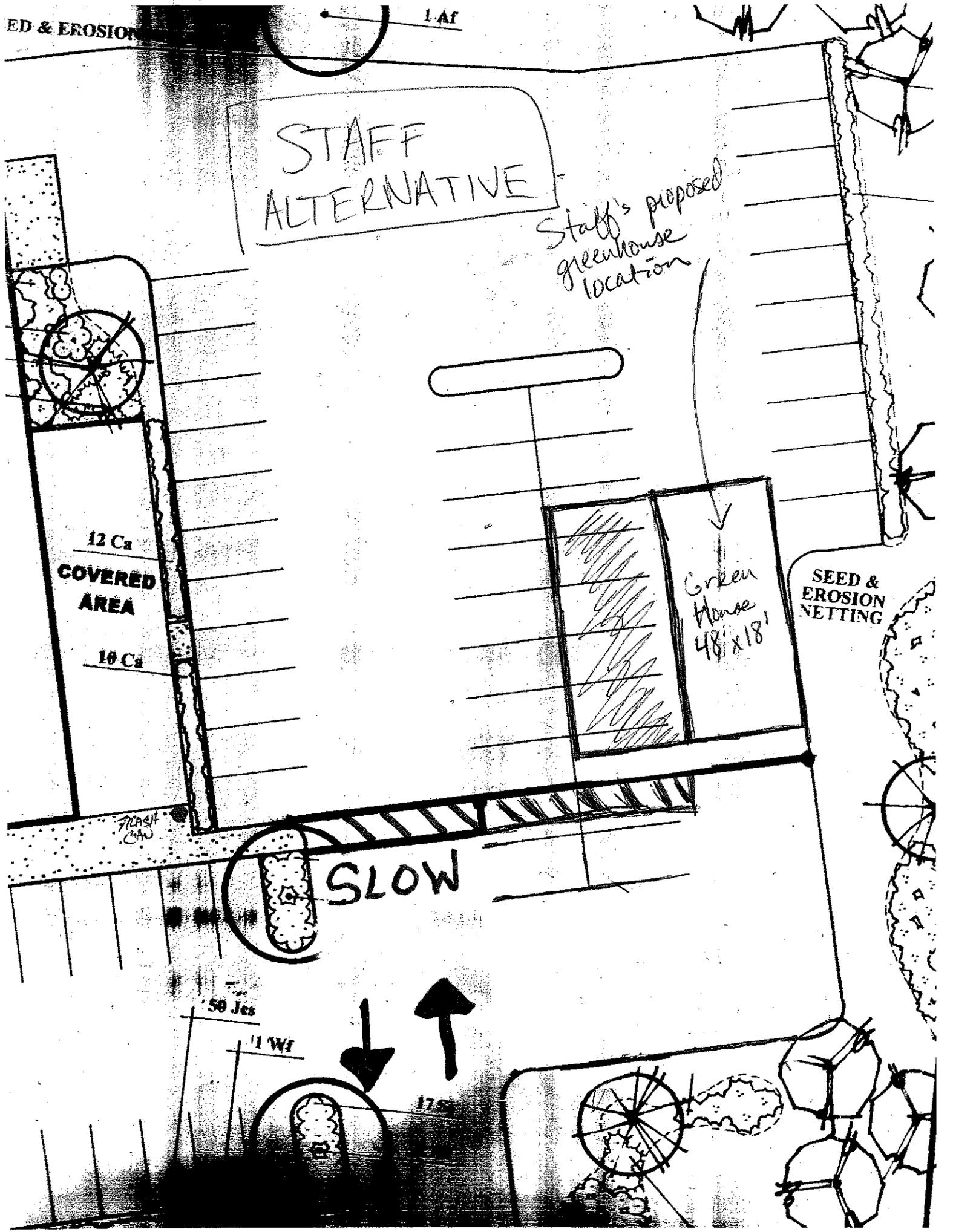
SEED & EROSION NETTING

SLOW

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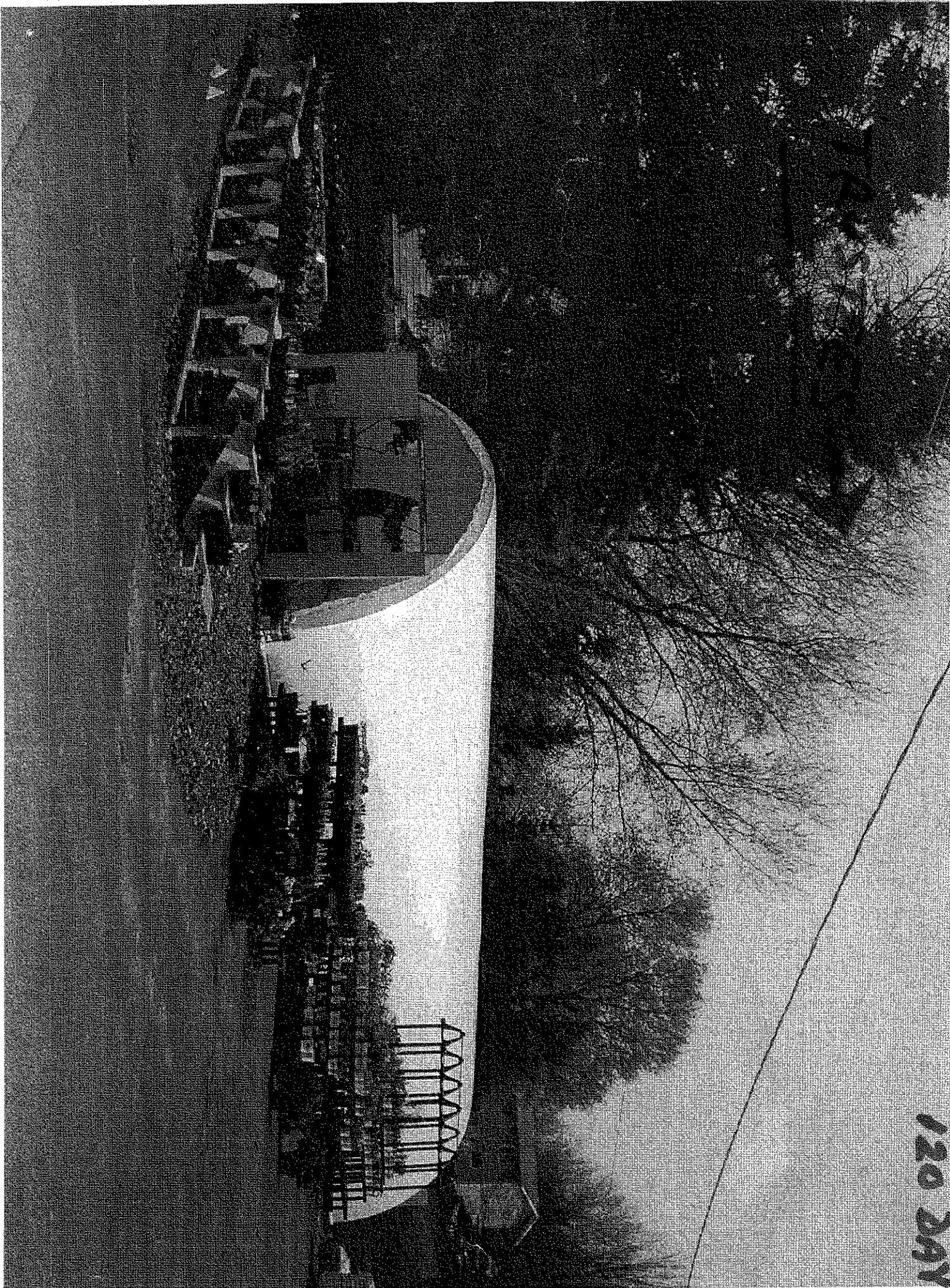
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B3 COOK 10 X 18' SECTION 121-194-63

120 DAY



Aerial view of True Value location
7649 N. Tontonia Ave.





REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Public hearing and recommendation of conditional use permit for an exercise gymnasium at 6780 W. Brown Deer Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director <i>Nate Piotrowski</i>
REPORT DATE: April 4, 2012
MANAGER'S REVIEW/COMMENTS: <input type="checkbox"/> No additional comments to this report. <input type="checkbox"/> See additional comments attached.
Applicant: Jesse Rowell, Team Knockout LLC
Existing Zoning: B3-Commercial Applicable Code: Sec.121-63
VILLAGE ATTORNEY REVIEW: <input checked="" type="checkbox"/> Village Attorney has reviewed documents. <input type="checkbox"/> Village Attorney has not reviewed documents. <input 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:

Team Knockout LLC is proposing to operate an exercise gymnasium at 6780 W. Brown Deer Road adjacent to American TV and Apollo Tan. This space has been vacant for several years. The subject property is located in the B3-Commerical district where exercise gyms are conditionally permitted uses.

Attached is a draft conditional use permit along with a supporting operational statement from the gym operator. The business would be open seven days a week and operate generally between the hours of 8am and 9pm. As with all conditional use permits in the Village, there is a one year review from the date of issuance.

Staff has reviewed the proposal and has not identified any significant issues. Additionally, Staff contacted the Village of Menomonee Falls, where Team Knockout currently has a facility (they are being forced to move out due to foreclosure) and no significant issues related to the use were identified by the Menomonee Falls Police Deaprtment.

RECOMMENDATION:

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.

**CONDITIONAL USE
PERMIT**

Exercise Gymnasium

Document Number

Document Title

Before the Village Board of the Village of Brown Deer, in regard to Premises at **6780 W. Bradley Road** located in the SE 1/4 of Section 3, 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 Jesse Rowell of team Knockout 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 an **Exercise Gymnasium** 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**

030-0104-001

Parcel Identification Number (PIN)

CONDITIONAL USE PERMIT
Exercise Gymnasium

030-0104-001

Parcel Identification Number (PIN)

Document Number

Document Title

THE CONDITIONS of this Permit are:

1. This Permit is granted to Team Knockout LLC, upon the representation that it is a tenant of the Premises and shall become effective upon the execution of the acceptance hereof by Team Knockout LLC as a 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 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: **Exercise Gymnasium**. The use of the Premises as an exercise gymnasium shall be in substantial compliance consistent with the plans set forth and submitted to the Village of Brown Deer in support of its request for this Permit, which is attached as Exhibit B and made part of this Permit. No use of the areas of the premises not identified in the site plans for the proposed use may be used without approval by the Village pursuant to its Village Code.
 - b. Hours during which operation is permitted: **Monday- Sunday 8:00am – 9:00pm. After hours access and use is strictly prohibited.**
 - c. Performance standards relating to noise, vibration, odor, smoke, dust, etc., other than applicable Village Ordinances: **Per the Village 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 tenant and upon recommendation of the Plan Commission and approval of the Village Board, may be continuous pursuant to Section 121 of the Village Code of Brown Deer.**
6. Conditions of the Building other than in accordance with the approved building plans.
 - (1) **Structural improvements and any new signage shall be reviewed and approved by the Village of Brown Deer Building Board.**
 - (2) **All interior modifications shall be subject to conditions of the Wisconsin Commercial Building Code.**

CONDITIONAL USE PERMIT

Exercise Gymnasium

030-0104001

Parcel Identification Number (PIN)

Document Number

Document Title

7. Conditions on the Site other than in accordance with the approved site plan.
- a. Outside storage of Materials, Products or Refuse (location and screening thereof):
 - (1) There shall be no exterior storage of building materials, supplies or equipment associated with the exercise gymnasium and tanning salon.
 - (2) The property shall be kept free and clear of litter and debris.
 - (3) Overnight parking of motor vehicles shall be prohibited.
 - b. Finished topography and building grades, retaining walls, storm water run-off:
 - (1) None.
 - c. Sign location, size, design:
 - (1) Per Section 121 of the Village Code and as approved by the Village of Brown Deer Building Board.
 - d. Exterior lighting of the site, location, design and power:
 - (1) 24-hour security lighting of the exercise gymnasium and 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) The owner shall provide private trash removal service. All trash, storage and collection shall be within the building interior or within an enclosure that screens trash and removal system from public view. The trash removal system shall be rodent-proof, covered and maintained in accordance with the direction of the North Shore Health Department.
 - (3) The owner shall maintain up-to-date key holder information with the Brown Deer Police Department.
 - (4) The owner shall meet with the Brown Deer Police Department to obtain their review and approval of all security measures for the facility prior to occupancy. Any changes to the security plans must be reviewed and approved by the Police Department.
 - (5) The property may not be used for overnight lodging, residential or dwelling purposes.

Exhibit A

A portion of the Park Plaza subdivision , being part of the Southeast $\frac{1}{4}$ of Section 33, Town 8 North, Range 21 East, in the Village of Brown Deer, Milwaukee County, Wisconsin. Tax Key #030-0104-001.

**Knockout Gym & Fitness
6780 W Browndeer Rd.
Browndeer, WI 53223
414-357-3231**

Legal Description: Team Knockout Fitness Wellness Film Acting LLC

Owner: Jesse Rowell

Tax Key Number: 45-4529068

Property Address: 6780 W. Browndeer Rd.- Browndeer, WI 53223

Hours of Operation: Monday-Friday: 8:00am to 9:00pm & Saturday-Sunday: 8:00am-5:00pm

Intended Development: Knockout Gym is a full cardio and fitness gym that specializes in physical conditioning. Whether our clients are looking into gaining martial arts experience, losing weight, self-defense, or just improving physical fitness, our staff can assist them in reaching those goals. We offer classes and training in Self defense, Kickboxing, Zumba, Muay Thai, Brazillian Jiu-Jitzu, and Wrestling. We also have classes and events that are geared toward helping and reaching out to our community including a self-defense class for battered women, kids classes geared towards teaching discipline and self-respect, and Acting Classes which can help develop confidence and help to get to know oneself by "becoming" and acting as others. Knockout Gym has a full cardio/fitness center including weights as well as a separate area for personal training and classes. We have been around for over 5 years and truly care about our members as well as having a positive impact on the community and all those who come in contact with us.

Total number of active members: Approximately 60-70 currently

Number of employees: 8

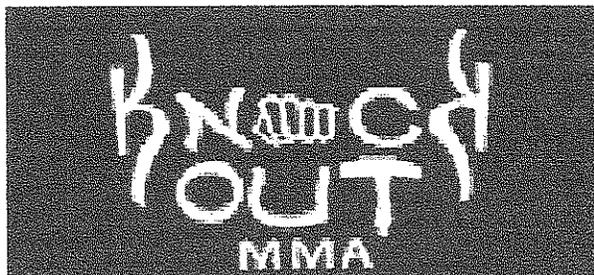
Classes Range from: 1 on 1 personal training to up to 25 people in a class.

Deliveries (if any): Would be delivered through the front door and accepted at the front desk.

Trash/Garbage: Trash is taken out of the back door of the building and handed by Waste Management (garbage bin is located in the back of the building).

Security: The front and back doors are locked at the end of each night. We have security cameras throughout the facility as well. The camera feedback can be watched directly on the owners Smartphone and is monitored throughout the day and after hours.

Emergency medical issues: There are multiple fully stocked first aid kits throughout the facility. If there is an emergency requiring immediate medical attention, 911 would be called to dispatch an ambulance.



The primary target for TKO Knockout LLC will be the whole community: senior citizens, adults, high school students, middle school students, and elementary students. We will provide services that no matter your age or capability can benefit you in one way or another. Consumers will be able to gain knowledge, techniques, and habits for a healthy lifestyle.

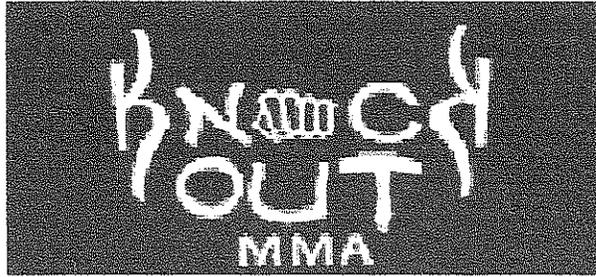
Benefits and uses of TKO Knockout LLC:

Business partners will use the gym to:

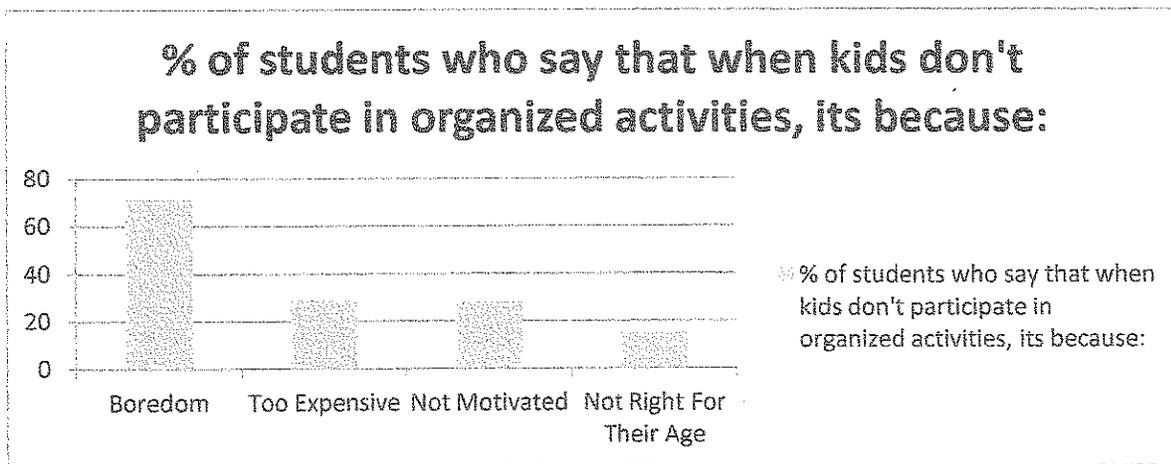
1. Increase productivity in its employees, thus increasing financial gain
2. Advertisement of one's own business
3. Promote healthy habits in its own work environment
4. Decrease stress
5. Increase employment rate using our establishment as a benefit package
6. Promote mental focus and retention exercises
7. Team building exercises and activities
8. Continuously gain self confidence and self respect (employer & employee)
9. Motivate employees to acquire a professional look and feeling
10. Provide necessary mental and physical tools to benefit ones business

Community will use the gym to:

1. Increase healthy habits in home, office, and school
2. An out of the normal workout guaranteed to confuse muscles thus promoting gain, burn fat about 2x more than average gym workout session, and use different movements
3. Promote self respect and confidence in young children, teenagers, as well as adults
4. Discipline one's mind for less behavioral outbursts
5. Increased nutritional awareness
6. Techniques for safe self defense
7. Athletics participation gain and off season training increase for athletes of all ages
8. Enhance awareness in community outreach and activities
9. Learn many forms, disciplines, techniques, and benefits of mixed martial arts
10. Get a workout that is out of the "normal", yet more beneficial
11. Have fun while creating a healthy lifestyle with family and friends

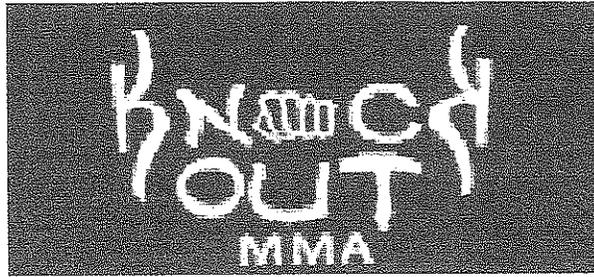


How bored are kids these days? How many of these kids are troublemakers? Half say that they themselves are sometimes or often bored. And while most are involved in activities, many youngsters seem to be at a loss for productive things to do during their leisure hours. The majority say that when they get together with friends, they typically hang out without anything special planned or just for the fun of it. Most complain that in their town, "there's not much for kids my age to do other than go to school or just hang out." While most young people believe their own town could provide more options for entertainment, they are more likely to point to lack of motivation and alternatives as a reason they don't participate in organized activities.



In short, we can provide a great place for kids and adults from the Brown Deer Community to come and create a healthy lifestyle. As well as teach discipline, self defense, sport specific training for off season aspiring athletes, Zumba, 1 on 1 training with certified professionals, and many other activities.

Still not a believer? Take Clay Matthews for example, he trained MMA and various forms of muscle confusion between his rookie and sophomore seasons in the NFL. The difference; he went from 220 to a 245 pound monster! He's quoted in muscleprodigy.com saying, "MMA has helped me develop as a better player all around, the muay thai helps my core and hip development, wrestling, and working on hands and getting guys off me at the line." In addition, this type of training he does puts a lot less pressure on his back, knees, and joints because there's a lot of bodyweight exercises involved rather than lifting heavy weights that risks injury. As a result, he's fresher for game day or the next workout. The benefits are endless to what we can accomplish partnered together.



The arts, classes, techniques, trainings, and packages we offer benefit every member of the city of Brown Deer. You can't put a price on your health and the industry is forever evolving and adapting. We have offered and will be training the BDPD using many of our modern techniques and giving back to the community so everyone can continue to feel safe. Here at TKO Knockout LLC, we use modern and unique techniques to achieve personal physical and mental goals.

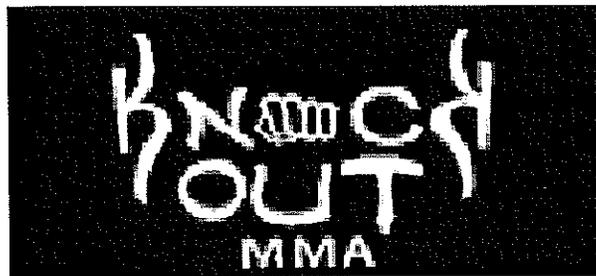
The arts we teach not only provide the citizens of the community with self confidence and self discipline but we off a wide variety from Karate, Brazilian Jiu-Jitsu, Muay Thai, and Wing Chun. All of which are taught from experienced masters of the respective arts.

As for the techniques taught at TKO Knockout LLC those include but are not limited to: Boxing, Kickboxing, Wrestling, and Grappling. Many of the said techniques can benefit our young athletes in the Brown Deer School System and continue their winning ways in their respected sports.

Team Knockout LLC offers many classes to the community for the fun, enjoyment, and learning experience as well, those include: "Zumba", cardio kickboxing, Street self-defense, "ground and pound", MMA lunch hour, beginner and advanced MMA, "New Era" a kids class for discipline and respect, Hollywood Acting 101 (for the aspiring actors and models in the community) and many more.

Gym Elements:

1. Full free weights
2. Cardio equipment
3. Heavy bags & wrestling manikins
4. Wrestling mats
5. Full sparring and Gi equipment
6. Weighted machines
7. Stretch bands/resistance bands
8. Ab equipment/machines
9. Yoga mats
10. Long ropes and jump boxes
11. Etc...



Expectations, recommendations, other requests:

- Be able to work successfully with government officials, project managers, and other community businesses.
- Be mindful of building cohesiveness with other new businesses as well as present businesses (Apollo Tan and American) Apollo Tan is already a current TKO Knockout LLC sponsor and we continue to work together successfully and have a great relationship.
- Work with the City of Brown Deer to promote health and wellness throughout the community.
- Allow for expansion and added collaboration with external partners, future lines of business and more on-line services.

In closing, Team Knockout LLC has nothing but benefits to offer the City of Brown Deer and its community. We will be training the BDPD (Brown Deer Police Department) in many techniques and forms, to help further enhance what a great job they have done at keeping the community safe and protected. We have built great relationships with the neighboring businesses (see Apollo Tan and American) and intend on building more throughout the area. We intend to reach out to the Brown Deer School District and help many kids gain self confidence, self respect, as well as teach self discipline. Any way we can further enhance the Brown Deer high school athletics continued winning ways in every sport throughout the state of Wisconsin we will. Team Knockout LLC is dedicated to starting and continuing a great relationship with the city and community of Brown Deer.

Knockout Gym Floor Plan

Common
entrance
Front entrance

Front desk - clerical desks - member
sign up area

Cardio equipment and
weights area

Physical conditioning
area

Bathroom

Common
Utility area