

**BROWN DEER PLAN COMMISSION  
FEBRUARY 14, 2011 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; Trustee: Jeff Baker; Commissioners: Ryan Schmitz, Dan Bednar, Susan Bellehumeur, Bill Hoffmann, Lee Jones

Also Present: Russell Van Gompel, Village Manager; Jesse Thyges, Assistant Village Manager; Nathaniel Piotrowski, Planning and Zoning Specialist; Rebecca Boyle, Village Attorney

Excused: Trustee Tim Schilz

**II. PERSONS DESIRING TO BE HEARD**

None.

**III. CONSIDERATION OF MINUTES: December 13, 2010 – Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of December 13, 2010. The motion carried unanimously.*

**IV. REPORT OF STAFF/COMMISSION MEMBERS**

Mr. Van Gompel reported that a new business, Pitney Bowes, was relocating to 9053 N. Deerbrook Trail. He advised that they are targeting an opening date of March 1<sup>st</sup> and could bring up to 300 employees to the area. He also added that Staff continues to work with the Wisconsin Department of Transportation (WDOT) on a variety of issues including signalization at Arbon Drive, which has hit a snag due to right of way acquisition challenges. Additionally, it was reported that there would be a third public meeting on Thursday, February 17<sup>th</sup> from 6:30 p.m. until 8:00 p.m. to review streetscape plans in the Original Village. Mr. Thyges reported that he continues to work on plans for upgrades to the library's heating and ventilation system. He also added that Staff has begun to identify community sensitive design solutions for Brown Deer Road with WDOT officials.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

**A) Review and Recommendation of a Certified Survey Map at 8716 N. 43<sup>rd</sup> Street**

Mr. Piotrowski reviewed the proposal and introduced the applicants, Paul and Charmaine Rasmussen.

Trustee Baker asked whether the lot to the north was improved. Mr. Piotrowski replied that it was improved with a recently remodeled small single family residence.

Commissioner Hoffmann asked if the intent was to sell Lot #2. Mr. Rasmussen stated that he was currently seeking to sell Lot #1 which contained a duplex home along with the proposed Lot #2.

Commissioner Schmitz stated that he could envision the small infill scenario possible with the land division or the challenges it might present for a larger redevelopment scenario. Ms. Rasmussen noted that she felt the neighborhood was meant for more unique, quaint and small scale developments and the small lot could allow for just such a thing.

Commissioner Bellehumeur asked what type of parking would be required if the lot was developed commercially. Mr. Piotrowski replied that there are no bulk regulations for the district and no set parking requirements. However he added that the site could likely only support a lower intensity commercial use and that typical uses of this variety are required to have 1 parking space per 350 square feet of floor space.

Commissioner Hoffmann asked if any on street spaces would be available for a commercial use as part of the streetscape project. Mr. Piotrowski replied that the plan called for parallel on street spaces adjacent to the proposed Lot #2. He added that depending on the design of a new building there could be up to three on street parallel spaces.

Mr. Rasmussen asked if development on the site would be eligible for Tax Incremental Financing (TIF) assistance. Mr. Piotrowski replied that the site was within a TIF district and could be eligible for assistance.

Commissioner Schmitz asked if the streetscape plans extended along the full length of Deerwood Drive. Mr. Piotrowski replied that improvements would extend to W. Ruth Place.

Commissioner Hoffmann asked if angled spaces could be added adjacent to Lot #2 at a later date. Mr. Piotrowski replied that the streetscape design was flexible enough to allow for this in the future.

*It was moved by President Krueger and seconded by Commissioner Schmitz to recommend approval of the Certified Survey Map at 8716 N. 43<sup>rd</sup> Street to the Village Board on condition that a sewer lateral and 4" water lateral be installed to the lot line. The motion carried unanimously.*

**B) Review and Recommendation of a permanent Conditional Use Permit for a Contractor Offices and Shop at 7725 N. Teutonia Avenue**

Mr. Piotrowski reviewed the proposal and introduced the applicant Richard Meihnsner.

Mr. Schmitz asked if there were two tenants within the same building. Mr. Piotrowski replied that RPM Sales and Service and Brown Deer Service share the same building.

*It was moved by President Krueger and seconded by Commissioner Bellehumeur to recommend the permanency of the conditional use permit for a contractor offices and shop at 7725 N. Teutonia Avenue to the Village Board. The motion carried unanimously.*

**C) Review and Recommendation of a permanent Conditional Use Permit for a Public Garage at 7725 N. Teutonia Avenue**

Mr. Piotrowski reviewed the proposal.

*It was moved by Commissioner Hoffmann and seconded by Commissioner Jones to recommend the permanency of the conditional use permit for a public garage at 7725 N. Teutonia Avenue to the Village Board. The motion carried unanimously.*

**VII. ADJOURNMENT**

*It was moved by Commissioner Schmitz and seconded by Commissioner Bellehumeur to adjourn at 7:50P.M. The motion carried unanimously.*