

**BROWN DEER PLAN COMMISSION
FEBRUARY 8, 2010 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Trustee Schilz at 7:02 P.M.

I. ROLL CALL

Present: Trustees: Jeff Baker, Tim Schilz; Commissioners: Ryan Schmitz, Susan Bellehumeur, Dan Bednar, Lee Jones, Rick Stone, Bill Hoffmann

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

Excused: President Carl Krueger

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: November 9, 2009 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Jones to approve the regular meeting minutes of November 9, 2009. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported on the pending bridge construction at Interstate 43 and Brown Deer, Good Hope and Green Tree Roads. He noted that mobilization was ongoing and construction was scheduled to begin within the next couple of weeks lasting until December 2010. Mr. Piotrowski added that the Wisconsin Department of Transportation will keep the Village informed as to any ramp closures. Mr. Piotrowski also reported that Staff has begun work with the Park and Recreation Committee on a Park and Open Space Plan with an expected completion in the fall.

Mr. Thyges reported on computer updates at Village Hall. Commissioner Stone asked about the status of the Citgo gas station property at 51st Street and Brown Deer Road. Mr. Thyges replied that cleanup was complete and that all charges were special assessed to the property. Attorney Boyle added that the property was now in receivership with M&I Bank.

Mr. Van Gompel reported on new Village marketing efforts which include a brochure, a new community networking website at ourbrowndeer.com along with a new Facebook fan page. Mr. Van Gompel also discussed the Village website survey that seeks to gain resident opinion on the potential requirement of screening trash cans from public view, an issue that was noted in the comprehensive plan. Mr. Van Gompel also indicated that the Village was continuing its search for a treasurer/comptroller.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Review and Recommendation of an extension of the use of modular classrooms at Dean Elementary School.

Mr. Piotrowski reviewed the proposal and introduced Barb Fleming from the School District. Ms. Fleming detailed the request to extend the use of the modular facilities for another three years, the cost of the modular facilities and also noted that the district plans to replace the skirting around the base of the classrooms.

Commissioner Bellehumeur asked if there were lease alternatives aside from a three year lease. Ms. Fleming stated that there were other lease options offered but the three year timetable made the most sense for the School District.

Commissioner Hoffman asked if there were any alternatives to using the modular classrooms. Ms. Fleming replied that there were contingency plans in place should the modular classrooms be removed. She noted that the plan would include shifting students into existing facilities but it would cause significant disruption.

Trustee Schilz asked if the modular classrooms had a limited life cycle. Ms. Fleming noted that the classrooms remain in good shape but she was unaware of the product's life cycle. She did note that other school districts have turned modular facilities into permanent classrooms.

Commissioner Stone asked about user feedback related to the modular classrooms. Ms. Fleming noted that there has not been excessive negative feedback related to the modular units however teachers have identified the lack of storage as an issue.

Trustee Baker asked about the expiration date on the occupancy certificate. Mr. Piotrowski replied that the expiration date was September 4, 2010. He added that if approval was granted a new occupancy certificate would be issued with an expiration date of September 2013.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Hoffmann to recommend approval of the extension of the use of the modular classrooms to the Village Board. The motion carried unanimously.

B) Review and Recommendation of a Certified Survey Map for a land division at 8710 N. Deerwood Drive.

Mr. Piotrowski reviewed the proposal and noted that the Village intended to acquire Outlot 1 from the current owner. He added that this was the first of several certified survey maps and new plats that were being drawn up for the Original Village streetscape project.

Commissioner Bednar asked if the new right of way was to be 66 feet or 71 feet. Mr. Piotrowski stated that he believed the new right of way would be 71 feet wide at this location but he would verify that with the surveyor and make sure it was clearly labeled on the certified survey map. Commissioner Bednar asked why the Village needed that much right of way in this area. Mr. Piotrowski explained that a shift of the roadway to the east, as part of the streetscape redesign, necessitated the additional dedication. He added that throughout the project new roadways and improvements were adjusted so that they would fit within the constraints of historic structures that often extended beyond property boundaries.

Commissioner Hoffmann asked if the stormwater pond on Outlot 1 was to be a wet pond. Mr. Piotrowski replied that the pond would be wet.

Commissioner Hoffmann asked if figures for the acquisition could be discussed. Mr. Van Gompel replied that because negotiations were ongoing, the Village could not disclose costs at this point.

Trustee Baker asked if the certified survey map or future platting would have any impact on the design of the intersection of Deerwood Drive and Green Bay Road. Mr. Piotrowski replied that the streetscape project would not impact that intersection. He noted that the streetscape design team created alternatives for the intersection which were presented to the Wisconsin Department of Transportation (DOT) but they were not favorably received. He added that Staff will continue to work with the DOT to seek improvements to the intersection as part of a planned resurfacing of Green Bay Road in 2015.

It was moved by Commissioner Hoffmann and seconded by Commissioner Jones to recommend approval of the Certified Survey Map at 8710 N. Deerwood Drive to the Village Board. The motion carried unanimously.

C) Discussion of potential land acquisition at North Kildeer Court and West Brown Deer Road for park or open space use.

Mr. Piotrowski reviewed the concept and indicated that the Wisconsin Department of Transportation (DOT) no longer needs the land and may be willing to transfer it to the Village. He added that the site currently allows public access but the condition of the property discourages such use.

Commissioner Bellehumeur asked what would happen to the property if the Village acquired it and opposition to the creation of a park limited its development. Mr. Van Gompel indicated that the Village would then seek to maintain the land in a natural state much like the Village owned property just to the west between Kildeer Court and Brown Deer Road.

Commissioner Stone asked about past objections when the Village sought to create a boat launch in the early 1990's on this property. Mr. Van Gompel replied that a majority of the concerns centered on privacy issues and how the property would be maintained.

Trustee Schilz asked if the site has been properly restored since the Brown Deer Road construction. Mr. Van Gompel stated that the Village will evaluate the property in the spring and summer and make sure that the land was restored appropriately.

Trustee Schilz asked who owned the vacant property on the east side of the river. Mr. Piotrowski replied that it was owned by the Schlitz Audubon. A discussion ensued as to the possibility of linking the excess DOT right of way with the adjacent Audubon green space and YMCA owned land to the north.

Mr. Van Gompel noted that Staff was seeking a consensus from the Plan Commission as to whether or not continued discussions with the DOT regarding this property were warranted. He added that Staff was bringing this issue to the Plan Commission because the comprehensive plan identified river access as an important issue for the community and noted that Staff felt it was an opportunity to provide additional park amenities for the Village.

Commissioner Schmitz stated that he felt that continued discussions with the DOT were warranted as this property provided access opportunities to the Milwaukee River and significant gateway potential for Brown Deer.

It was consensus of the Plan Commission to direct Staff to further investigate opportunities surrounding the excess right of way at the southeast corner of North Kildeer Court and West Brown Deer Road.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Bellehumeur to adjourn at 7:56P.M. The motion carried unanimously.

Jesse Thyges
Assistant Village Manager