

**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