

**BROWN DEER PLAN COMMISSION  
MAY 10, 2010 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 7:01 P.M.

**I. ROLL CALL**

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

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

Excused: Commissioner Lee Jones

**II. PERSONS DESIRING TO BE HEARD**

**A) Fourth of July Committee Representative**

President Krueger, as representative for the Committee distributed raffle tickets.

**III. CONSIDERATION OF MINUTES: February 8, 2010 – Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of February 8, 2010. The motion carried unanimously.*

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

Mr. Van Gompel stated that Commissioner Rick Stone has resigned from the Commission. He also noted that he participated in a realtor breakfast meeting with the School District that highlighted positive community attributes.

Mr. Thyges reported that the Citgo gas station on Brown Deer Road has sold to the owner of the BP station across the street. At this point the new owner's intentions for the property are unknown.

Mr. Piotrowski reported that an open house related to the Original Village streetscape project is scheduled for June 8 from 5 to 8 pm at Village Hall. The open house will present final landscape design plans for the project. Mr. Piotrowski also added that a survey for the Outdoor Recreation Plan was available on the Village's website.

President Krueger asked if the Village was able to track foreclosures. Mr. Piotrowski replied that currently the Police Department does this but that he was working with the Milwaukee County Land Information office to receive this information as well on a regular basis.

Trustee Schilz asked about the construction progress at 8200 N. Teutonia Avenue and the Jewish Family Services project. Mr. Thyges reported that the project at 8200 N. Teutonia has been delayed due to constant plan changes and issues with securing architect and state level approvals. Mr. Piotrowski indicated that the Jewish Family Services project is on target to open at the start of July with a high initial occupancy rate.

Commissioner Bellehumeur asked about the status of the Badger Shell gas station. Mr. Piotrowski replied that the gas station has shifted to a generic supplier of gas and will continue to operate as normal. He added that the owner continues to try to sell the property.

Trustee Baker asked about the status of the signalization project at Arbon Drive. Mr. Thyges replied that bid packages are prepared and that he expects a July start to construction.

**V. UNFINISHED BUSINESS**

None.

## VI. NEW BUSINESS

### A) **Public Hearing and Recommendation to reduce the minimum lot width and corner lot area requirement in the R1-residence district.**

President Krueger opened the public hearing at 7:17 p.m.

Mr. Piotrowski reviewed the proposed zoning code changes and introduced an ordinance amending the Village of Brown Deer Village Code, Sec. 121-156 to reduce the minimum lot width and corner lot area requirement in the R1-residence district.

Trustee Schilz asked if the lot area change affected all property in the R1 district. Mr. Piotrowski replied that the lot area change affected only corner lots. Mr. Piotrowski replied that this would not create any non conforming corner lots and would likely only have an impact on several existing R1 parcels along with any corner lots in a Tripoli Country Club redevelopment scenario.

Commissioner Schmitz asked what brought about the change. Mr. Piotrowski replied that the proposed certified survey map on the agenda brought the issue to Staff's attention but that the inconsistent nature of width and lot area standards in the R1 District vis-à-vis other single family districts compelled Staff to further explore a refinement.

The public hearing closed at 7:24 p.m.

*It was moved by Commissioner Hoffmann and seconded by Commissioner Bellehumeur to recommend approval of the ordinance amending the Village of Brown Deer Village Code, Sec. 121-156 to reduce the minimum lot width and corner lot area requirement in the R1-residence district to the Village Board. The motion carried unanimously.*

### B) **Review and Recommendation of a Certified Survey Map for a land division at 6667 W. Floral Lane.**

Mr. Piotrowski reviewed the proposal and noted that the applicant was unable to attend. Mr. Van Gompel added that the Village worked closely with the applicant in order to preserve an additional 10 feet of right of way along Cloverleaf Lane for stormwater management purposes.

Commissioner Bednar asked that Staff verify the location of the easement between the northern and southern lots. He also added that the labeling of iron pipes on the adjusted property line needed to be corrected on Page 1 of the certified survey map. Mr. Piotrowski stated that Staff would investigate the easement issue and correct the labeling.

A discussion ensued as to impact of the certified survey map on accessory structures along with the applicable zoning standards for the new lots including setbacks, buildable areas and front yards.

*It was moved by Commissioner Bellehumeur and seconded by Commissioner Schmitz to recommend approval of the Certified Survey Map at 6667 W. Floral Lane to the Village Board. The motion carried unanimously.*

## VII. ADJOURNMENT

*It was moved by Commissioner Schmitz and seconded by Trustee Schilz to adjourn at 7:41P.M. The motion carried unanimously.*