

**BROWN DEER PLAN COMMISSION  
FEBRUARY 10, 2015 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:30 P.M.

**I. ROLL CALL**

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

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director; Rebecca Boyle, Village Attorney

Excused: Al Walters

**II. PERSONS DESIRING TO BE HEARD**

None

**III. CONSIDERATION OF MINUTES: January 12, 2015 – Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of January 12, 2015. The motion carried unanimously.*

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

Mr. Piotrowski reported that there is a light manufacturer interested in the American TV building along with a retail user for an outlot development. The Village continues to hold an option to purchase the property but would prefer a sale to a private entity.

President Krueger asked if there was anything new to report on the abandoned gas station at 51<sup>st</sup> and Brown Deer Road. Mr. Piotrowski stated there was nothing new to report.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

- A) **Site Plan review for a multi-tenant commercial building at the southwest corner of N. Green Bay Road and N. Deerwood Drive**

Mr. Piotrowski reviewed the proposal and introduced the applicant who was represented by Randy Roth of Endeavor Group and Jeff Stowe of Stowe Architects.

President Krueger asked about the design of the building canopy and its projection from the building. Mr. Stowe replied that it was about as wide as the sidewalk beneath it.

President Krueger asked about the need for such a large retaining wall. Mr. Stowe replied that this was designed to accommodate two stormwater ponds. Mr. Krueger asked if the ponds would remain wet. Mr. Stowe replied that one pond would remain wet while the other would be primarily dry. Mr. Hoffmann asked about the standing depth of the water and if there would be an aerator in the wet pond. Mr. Stowe replied that he was not able to answer these questions. Mr. Jaroczynski asked about the dimensions of the retaining wall. Mr. Stowe replied that it would vary from two to six feet in height with a north/south length of approximately 400 feet and an east/west length of 200 feet.

Mr. Bednar asked why the proposal was coming to the Plan Commission before the Board of Appeals had an opportunity to review the proposed setback variance. He also asked how many variances have recently been granted by the Village. Mr. Piotrowski replied that the applicant needed review by both the Plan Commission and Board of Appeals prior to final approval and that there was flexibility in the order of said reviews. He added that the number of variances in the Village is very low with only several requests every couple of years.

Mr. Schmitz asked if a variance denial would cause issue with the final site plan design. Mr. Roth stated that a variance denial would be cause for a significant redesign.

Mr. Krueger asked if the Village Board would review the site plan prior to the Board of Appeals. Mr. Piotrowski replied that it was possible for the Village Board to approve the site plan on condition of the appeal being granted but added that Staff was looking to schedule the Appeals meeting prior to final Village Board review.

Trustee Baker asked if there was a need for a loading dock. Mr. Roth replied that the development would be serviced by box trucks that would only need double doors.

President Krueger stated that he would like adult entertainment or novelty stores added to the list of prohibited uses in the separate development agreement. Mr. Piotrowski stated that language would be added.

*It was moved by Commissioner Hoffmann and seconded by Commissioner Bellehumeur to recommend approval of the site plan to the Village Board. The motion carried unanimously.*

**B) Public Hearing and Recommendation on an Amended Project Plan for TIF District #2**

President Krueger opened the public hearing at 7:25 p.m.

There were no public comments.

President Krueger closed the public hearing at 7:26 p.m.

Mr. Piotrowski presented the Amended Tax Incremental Finance District (TIF) No. 2 Project Plan. He discussed the TIF District's history, composition, current and base values and the properties that are proposed to be added. These properties, all along N. 47<sup>th</sup> Street, between W. Parkland and W. Bradley Road are: the existing Lighthouse parcel, the former Algonquin School site and the very small, .03 acres, outlot owned by Milwaukee County. He went on to describe the project plan's projected expenses and increment. The expenses included Lighthouse acquisition of real estate and the build out of full infrastructure on the Lighthouse and Algonquin School sites. The incremental value was computed using current market conditions with anticipated single family residential development on the Algonquin site and modest multiple family residential development on the Lighthouse property.

Trustee Schilz asked why the Amended Project Plan was not going before the Community Development Authority. Mr. Piotrowski replied that it was not statutorily required and in the interest of moving the amendment forward efficiently Staff chose not to schedule an additional meeting.

Trustee Schilz asked if there was an appraisal for the Algonquin School site. Mr. Piotrowski replied that if there was an appraisal it was from several years ago and now out of date.

A discussion ensued as to the project plan boundaries and specific redevelopment ideas. Mr. Piotrowski stated that there are no specific development plans in place for the amendment area but that rather the proposal would help make future redevelopment more attractive. He added that market realities and public opinion suggest that redevelopment would be primarily low density residential towards Parkland Avenue with slightly higher residential or mixed use density moving north towards Bradley Road.

President Krueger asked for clarification on the amount of years remaining in the life of TIF #2. Mr. Piotrowski replied that the TIF had seven years left.

*It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to recommend approval of the TIF District #2 Amended Project Plan to the Village Board. The motion carried unanimously with Commissioner Bellehumeur abstaining.*

**VII. ADJOURNMENT**

*It was moved by Commissioner Schmitz and seconded by Trustee Schilz to adjourn at 8:03 P.M. The motion carried unanimously.*



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Nate Piotrowski, Community Development Director