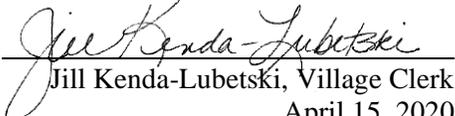


**JOINT MEETING
VILLAGE BOARD
COMMUNITY DEVELOPMENT AUTHORITY
Monday, April 20, 2019
Virtual Meeting by Phone, 5:00 P.M.**



PLEASE TAKE NOTICE that a meeting of the Brown Deer Village Board will be held by phone due to the COVID-19 pandemic. The public can access this meeting of the Village Board by dialing **1-877-309-2073**. The public would then need to enter the code: **948-400-013** to join the meeting. Please remember to mute your telephones to reduce background noise. The following items of business will be discussed and possibly acted upon:

- I. Roll Call Village Board and Community Development Authority
- II. Persons Desiring to be Heard: Please submit your full name, address, and your comment by 4:30pm April 20, 2020 to manager@browndeerwi.org
- III. Commencement of the Joint Meeting of the Village Board and the Community Development Authority**
- IV. Consideration of Minutes for Community Development Authority/Plan Commission: Oct. 14, 2019
- V. Recess into Closed Session (on separate virtual connection) pursuant to §19.85(1) (e) Wisconsin Statutes for the following reasons:
 - (e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.
 1. TID #3 and TID #4 Project Plan Amendments
 2. Consideration and Recommendation of a Modification to the Development Agreement with F Street Group for the Development of the Former Public Works Site 8717/39 North 43rd Street, 4335 West River Lane
 3. Consideration and Recommendation of a Public Park Lease Agreement Located in the 8700 Block of North Deerwood Drive
- VI. Reconvene into Open Session for Possible Action on Closed Session Deliberations
 - A) Consideration and Recommendation of a Modification to the Development Agreement with F Street Group for the Development of the Former Public Works Site 8717/39 North 43rd Street, 4335 West River Lane
 - B) Consideration and Recommendation of a Public Park Lease Agreement Located in the 8700 Block of North Deerwood Drive
- VII. Adjournment for Community Development Authority
- VIII. Adjournment for Village Board



Jill Kenda-Lubetski, Village Clerk
April 15, 2020

PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.

**JOINT MEETING PLAN COMMISSION/COMMUNITY DEVELOPMENT AUTHORITY
OCTOBER 14, 2019 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

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

I. Roll Call Plan Commission and Community Development Authority (CDA)

Present CDA: Village President Montgomery; Trustee Jeff Baker;
Tracie Horton, Rosa Ramirez, Jesse Greenlee, Jeff Jaroczynski

Present Plan Commission: Village President Montgomery; Trustee Jeff Baker, Trustee Renee Booker;
Commissioners: Paul Zimmer, Bill Hoffmann, Rick Norris, Darryl Johnson

Also Present: Michael Hall, Village Manager; Nate Piotrowski, Community Development Director;
Village Attorney John Fuchs

Excused CDA: Claude Williams

Excused Plan Commission: Ryan Schmitz, Al Walters

II. Persons Desiring to be Heard

Margaret Jaberg, 8075 N. 38th Street stated that the Plan Commission and CDA should consider parking ratios for the new development closely due the loss of the parking lot at 4335 W. River Lane in light of the library relocation.

IV. Consideration of Minutes:

Community Development Authority September 17, 2018 – Meeting

It was moved by Ms. Ramirez and seconded by Ms. Horton to approve the minutes from the September 17, 2018 meeting. The motion carried unanimously.

Special Plan Commission August 5, 2019 – Meeting

President Montgomery noted that she was not present at the last meeting and asked for the minutes to be corrected.

It was moved by Mr. Hoffmann and seconded by Mr. Norris to approve the minutes from August 5, 2019 with the correction noted. The motion carried unanimously.

V. New Business for Joint Meeting of the Village Board and the Community Development Authority

Steve Morales from Rinka introduced the proposed development at the former Department of Public Works site and the public park development to the east. Scott Lurie, the developer from F Street Group also provided background information on the project.

Trustee Booker asked about the size of the units. Mr. Morales stated that they varied depending on the number of bedrooms and final design but some 1 bedrooms started in the 700 square foot range and larger units could be up to 1,400 square feet. Mr. Booker asked if the townhomes were three story units and if they were condominiums. Mr. Morales replied that they were three stories and apartments.

Mr. Greenlee asked about the exterior building materials. Mr. Morales replied that the lighter colored areas on the renderings would be masonry, with the remainder comprised of metal, fiber cement board and synthetic wood.

Mr. Johnson asked about the cost of construction. Mr. Lurie stated the construction estimates are between 21 and 25 million dollars. Mr. Piotrowski replied that the guaranteed value in the development agreement is 21 million.

Mr. Greenlee asked about the impact the new units would have on the School District. Mr. Lurie replied that apartments in general do not attract as many families as single family homes and noted that his target client was not necessarily families. He added that a majority of the units, more than 100, would be smaller 1 bedroom units. Mr. Piotrowski added that this issue was explored in depth with the Fiduciary project and noted that while the new units could add to the student population it would not be the main driver for increased student enrollment in the community.

Mr. Greenlee asked if nearby property owners were notified of the meeting and project. Mr. Piotrowski replied that all adjacent property owners were notified and all area business owners.

President Montgomery asked if the units would be market rate. Mr. Lurie replied that they would and would average \$1.54 a square foot.

President Montgomery asked who would manage the development. Mr. Lurie replied that was yet to be determined. He indicated that it could be handled internally by F Street or contracted to an entity such as CBRE or Colliers.

Mr. Norris asked if on street parking spaces were to be added. Mr. Piotrowski discussed the proposed changes and addition to on street parking including the Village's separate contract with Kapur to add spaces on Deerwood Drive.

President Montgomery asked about the size of the community center in the park. Mr. Morales replied that the building would be approximately 3,100 square feet with 75% of the space reserved for the community.

Trustee Baker asked about the overall height of the buildings and how it matched the overall height of the Bevy project. Mr. Piotrowski explained the pitched roof of the Bevy project brought that overall elevation higher while the flat roof of the F Street development reduced the height at the old DPW.

Trustee Baker asked if there were 8 or 4 townhomes. Mr. Morales replied that there were only 4 but the design provides the illusion of 8.

Trustee Baker asked if the plans considered visitor parking. Mr. Morales stated that the parking counts were designed to include visitor parking.

Mr. Norris asked what stormwater management was required on site. Mr. Piotrowski replied that a stormwater management plan was developed and is under review by staff. Dan Jahnke from Kapur Engineers added that the plan would manage quantity and quality via underground detention but added that the site featured an overall reduction in impervious area.

Mr. Johnson asked about a lighting plan for the site. Mr. Morales stated that there was a photometric plan for the property and Mr. Piotrowski added that this was under review and would include additions or modifications to the existing street light system in the neighborhood.

Mr. Greenlee asked if improvements were needed at Deerbrook Trail to handle the increase in neighborhood traffic. Mr. Piotrowski noted that the Wisconsin Department of Transportation will be adding traffic signals in 2022.

Trustee Booker asked if the market can support the proposed rents. Mr. Lurie replied that he believes that

it can and pointed to a market study from Tracy Cross and Associates that verified his assumptions. Mr. Piotrowski added information about the Village's current market rates and occupancy levels which also indicated strong demand. Mr. Booker asked if the new units might reduce occupancy and demand at some of the older stock. Mr. Lurie indicated that this was possible, but it would likely encourage those owners to reinvest to continue to remain competitive.

Jonathan Van Beckham, 8543 N. 42nd Street stated his concern for on street parking demand from the projects impacting N. 42nd Street. Mr. Piotrowski indicated that demand that far south was unlikely but that the Village was broadly looking at new parking regulation throughout the entire neighborhood in the coming months.

VI. Recess into Closed Session pursuant to §19.85(1) (e) Wisconsin Statutes for the following reasons:

- (e) **Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session.**
1. **TID #4 Development Proposal**

It was moved by Mr. Greenlee and seconded by Mr. Jaroczynski to recess into closed session at 7:16 p.m and invite the Plan Commissioner members to remain. The motion carried unanimously.

It was moved by Mr. Greenlee and seconded by Ms. Ramirez to return to open session at 7:56 p.m. The motion carried unanimously.

VII. Reconvene into Open Session for Possible Action on Closed Session Deliberations

1. **Review and Recommendation of a Development Agreement with F Street Group**

It was moved by Ms. Ramirez and seconded by Ms. Horton to recommend approval of the Development Agreement to the Village Board. The motion carried unanimously.

VIII. Adjournment for Community Development Authority

It was moved by Ms. Ramirez and seconded by Mr. Jaroczynski to adjourn at 7:58 p.m. The motion carried unanimously.

IX. Commencement of the Plan Commission Meeting

X. New Business

- A) Review and Recommendation of a Development Agreement with F Street Group for the development of the former Public Works site 8717/39 N. 43rd Street, 4335 W. River Lane and the public park in the 8700 block of N. Deerwood Drive

It was moved by Mr. Zimmer to recommend denial of the Development Agreement. There was no second and the motion failed.

It was moved by Mr. Hoffmann and seconded by Trustee Booker to recommend approval of the Development Agreement to the Village Board. The motion carried on a vote of 7-1 with Mr. Zimmer opposed.

- B) Review and Recommendation of a Development Agreement for a retail store for the Purple Turtle Artisan Collective at 8742 N. Deerwood Drive

Mr. Piotrowski reviewed the proposal and indicated the need for a new development agreement.

It was moved by Mr. Norris and seconded by Mr. Zimmer to recommend approval of the Development Agreement to the Village Board. The motion carried unanimously.

- C) Review and Recommendation of a Development Agreement with CLL Properties LLC for a new house, office and site plan modification at 8520 N. 43rd Street

Mr. Piotrowski reviewed the proposal and introduced the applicant Ms. Cherry Lange.

It was moved by Mr. Hoffmann and seconded by Mr. Zimmer to recommend approval of the Development Agreement to the Village Board. The motion carried unanimously.

- D) Review and Recommendation of a Certified Survey Map for the former Public Works site 8717/39 N. 43rd Street and 4335 W. River Lane

Mr. Piotrowski reviewed the CSM proposal.

It was moved by Mr. Hoffmann and seconded by President Montgomery to recommend approval of the Certified Survey Map to the Village Board. The motion carried unanimously.

- E) Review and Recommendation of a Certified Survey Map for the public park in the 8700 block of N. Deerwood Drive

Mr. Piotrowski reviewed the CSM proposal.

It was moved by Mr. Norris and seconded by Trustee Booker to recommend approval of the Certified Survey Map to the Village Board. The motion carried on a vote of 7-1 with Mr. Zimmer opposed.

XI. Adjournment

It was moved by Mr. Norris and seconded by Trustee Booker to adjourn at 8:14 p.m. The motion carried unanimously.



Nate Piotrowski, Community Development Director