

**BROWN DEER PLAN COMMISSION
APRIL 27, 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; Erin Hirn, Assistant Village Manager; Nate Piotrowski, Community Development Director

Excused: Susan, Bellehumeur, Al Walters

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: February 10, 2015 – Regular Meeting

Trustee Schilz noted that Item B under New Business was labeled incorrectly.

It was moved by Commissioner Bednar and seconded by Commissioner Schmitz to approve the regular meeting minutes of February 10, 2015 with a correction to Item B. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Hall reported that Village Staff met with brokers representing the Bradley West shopping center to discuss possible opportunities for joint marketing with Village and School District owned land to the south. He also added that Staff is working with Bray Associates over the next 5 months to evaluate current Village facilities and determine long term building needs.

Ms. Hirn reported that the Farmers' Market will return to the former American TV lot for another year instead of relocating to W. Bradley Road due to construction.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

A) Review and Recommendation of a Certified Survey Map for a land division at 6700 W. Brown Deer Road

Mr. Piotrowski reviewed the proposed map and detailed why the Village was undertaking the division.

President Krueger asked why the Village was keeping Lot 3. Mr. Piotrowski replied that this Lot would be kept for a regional stormwater and floodwater control area.

Mr. Hoffmann asked about the possible cost of the stormwater facility and Mr. Schilz inquired as to who would cover the costs. Mr. Piotrowski replied that a cost estimate of 200,000 to 250,000 was possible but added that design had not yet begun. He noted that the project would be funded through the existing Tax Incremental Financing district with the possibility of DNR and FEMA grants..

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

B) Comprehensive Plan Five Year Update

Mr. Piotrowski reviewed the Village's progress to date on meeting goals and objectives from the plan. He noted that 60% of the plan's recommendations have been achieved or are in progress. He also pointed out that some of the recommendations remain unattained due to forces beyond the Village's control or due to the fact that they do not fit with market conditions.

Commissioner Bednar asked if Badger Meter River Park was a recommendation of the plan. Mr. Piotrowski stated that it was not a direct recommendation but rather stemmed from a series of comments and observations which noted that the Milwaukee River, a major asset to the Village, was completely inaccessible to the public. Therefore the idea of a public non-motorized boat launch seemed to fill that void.

President Krueger asked what recommendation #36 "easement along river" meant. Mr. Piotrowski replied that the plan contemplated securing an easement for public access along the Milwaukee River on land owned by the YMCA. Mr. Piotrowski added that this is probably unnecessary now given the new River Park.

Trustee Baker asked about recommendation #42 "housing aimed at women in the health care field" and #27 "multi-family housing on the south side of Brown Deer Road". Mr. Piotrowski noted that recommendation #42 stemmed from the momentum generated by the new YMCA/Wheaton healthy lifestyle village and the notion of a possible industry cluster around the location which in turn could generate demand for new housing. In response to #27 Mr. Piotrowski noted that there has been no additional demand or proposals for multi-family housing in this location due to the challenge of assembling many individual pieces of property.

Commissioner Jaroczynski asked if the Village should look to redo the plan. Mr. Piotrowski replied that while a few recommendations now seem off-base or unrealistic, the plan for the most part still remains relevant and a good guide for the Village. He added that it was designed with a 20 year life expectancy and noted that Staff will continue to monitor its applicability and relevance.

Commissioner Bednar asked if anything was being done with respect to the recommendation about working with Milwaukee County on the intersections of Bradley Road, Sherman Boulevard and Teutonia Avenue. Mr. Piotrowski replied that there is nothing new to report but that Staff would check with Milwaukee County as to their future reconstruction schedule.

This item was for informational purposes only and no action was taken.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Jaroczynski to adjourn at 7:25 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director