

PLAN COMMISSION MEETING

August 8, 2022

Video/Phone

<https://us02web.zoom.us/j/81685313361>

1-312-626-6799 Meeting ID: 816 8531 3361

6:30 P.M.



PLEASE TAKE NOTICE that a meeting of the Brown Deer Plan Commission will be held by video/phone.

The public can access this meeting of the Plan Commission meeting online at the following link:

<https://us02web.zoom.us/j/81685313361> or via phone by dialing **1-312-626-6799** with Meeting ID: **816 8531 3361**. The following items of business will be discussed and possibly acted upon:

- I. Roll Call
- II. **Persons Desiring to be Heard**: Please submit your full name, address, and your comment by 4:30pm August 8, 2022 to manager@browndeerwi.org
- III. Consideration of Minutes: Monday May 9, 2022 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Discussion and feedback on comprehensive plan update
- VII. Adjournment

Caren Brustmann

Caren Brustmann, Village Clerk

August 3, 2022

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

BROWN DEER PLAN COMMISSION
MAY 9, 2022 MEETING MINUTES
HELD VIRTUALLY AT 1-312-626-6799 Meeting ID: 816 8531 3361
<https://us02web.zoom.us/j/81685313361>

The meeting was called to order by President Montgomery at 6:32 P.M.

I. ROLL CALL

Present: President Wanda Montgomery; Trustees Darryl Johnson, Renee Booker; Commissioners: Jalin Phelps, Al Walters, Ryan Schmitz, Bill Hoffmann, Michael Emem

Also Present: Charles Polk, Village Attorney; Tyler Burkart, Village Manager; Nate Piotrowski, Community Development Director

Excused: None

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: January 10, 2022 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Walters to approve the regular meeting minutes of January 10, 2022. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Village Manager Tyler Burkart introduced himself and thanked the members of the Commission for their volunteer service.

Mr. Piotrowski indicated that staff was interviewing consulting firms to assist in a comprehensive plan update. He noted that a preferred firm would be recommended to the Village Board in June and the project could begin soon thereafter if a contract was approved.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

A) Review and Recommendation of An Ordinance to Amend Chapter 42 Parks and Recreation and to create Ten Mile Park and Community Square

Mr. Piotrowski reviewed the proposed ordinance changes and detailed how it would officially create the two new park spaces.

Commissioner Emem asked for clarification on the location. Mr. Piotrowski described the location as immediately south of W. Brown Deer Road just to the west of the fire station.

Commissioner Walters asked who would maintain the trail associated with Ten Mile Park. Mr. Piotrowski replied that the trail was maintained by Milwaukee County and that it was adjacent to the park property.

Commissioner Hoffmann asked if the fence along the railroad tracks was going to be replaced. Mr. Piotrowski stated that this was the Village's intent but that plans were not yet finalized for the fencing and the remainder of the space.

Commissioner Schmitz asked for clarification as to what the Plan Commission was approving. Mr. Piotrowski

replied that the Plan Commission was reviewing only the park ordinance language of the Village Code. He added that there was not site plan approval as part of this review. Commissioner Emem asked if final park plans for Ten Mile Park would return for review by the Commission. Mr. Piotrowski replied that they would.

It was moved by Commissioner Hoffmann and seconded by Commissioner Walters to recommend approval of the Ordinance amending Chapter 42 to the Village Board. The motion carried unanimously.

B) Public Hearing, Review and Recommendation on a rezoning of property at 4429 W. River Lane from OVPD – Original Village Planned Development to P - Park

Mr. Piotrowski reviewed the proposal and stated that this rezoning was required for the new park to comply with land use regulations.

President Montgomery opened the public hearing at 6:58 p.m.

Trustee Johnson stated he was in support of the park project and rezoning.

Commissioner Schmitz asked for clarification on the location. Mr. Piotrowski replied that this was the former API property at the west end of River Lane.

President Montgomery closed the public hearing at 7:01 p.m. There were no comments.

It was moved by Commissioner Hoffmann and seconded by Commissioner Schmitz to recommend the rezoning to the Village Board. The motion carried unanimously.

C) Public Hearing, Review and Recommendation on a rezoning of property at 8725 N. Deerwood Drive from OVPD – Original Village Planned Development to P – Park

Mr. Piotrowski reviewed the proposal and stated that this rezoning was required for the new park to comply with land use regulations.

President Montgomery opened the public hearing at 7:03 p.m.

Commissioner Schmitz asked for clarification on the location. Mr. Piotrowski replied that this was new green space in between Deerwood Drive and 43rd Street and the two adjacent apartment projects (Bevy and Greenlink).

Commission Emem and Schmitz asked if the design of the park space could be modified and if it would return to the Plan Commission. Mr. Piotrowski replied that the park plan was already approved as part of the Greenlink development agreement. He noted that work is still ongoing at the site and that additional right of way and parking changes were still planned by the Village in 2023.

President Montgomery closed the public hearing at 7:10 p.m. There were no comments.

It was moved by Commissioner Hoffmann and seconded by Trustee Booker to recommend the rezoning to the Village Board. The motion carried unanimously.

D) Discussion on the possible continuation of virtual meetings

President Montgomery discussed how the Village Board decided to leave the continuation of virtual meetings up to each individual committee.

Commissioners Emem, Hoffmann, Phelps and Trustee Booker stated they preferred remaining virtual. Commissioners Schmitz and Walters stated that they would be fine either way. Trustee Johnson stated that he appreciated in person meetings but would be ok with virtual.

Attorney Polk added that virtual meetings are legally acceptable to meet statutory requirements however noted that if there were complex issues or certain situations the Commission could always meet in person.

It was consensus of the Commission to continue to meet virtually.

VII. ADJOURNMENT

It was moved by President Montgomery and seconded by Commissioner Schmitz to adjourn at 7:19 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Comprehensive Plan Discussion
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: August 4, 2022

The Brown Deer Comprehensive plan lays out the village’s vision for its future and recommends policies to achieve that vision. Comprehensive plans are required of every municipality in Wisconsin, and must be regularly updated.

Since the plan was adopted in 2009, a lot has changed in Brown Deer. New multi-family housing, the ongoing redevelopment of Bradley Road, the current reconstruction of the Brown Deer Rd/Green Bay Rd intersection -- all these were envisioned in the plan. The community has changed a lot as well since 2000 – growing in population, becoming much more diverse, becoming younger, and becoming wealthier.

This discussion will help to establish key themes for the plan update. We want to know what you think are the most important items for the plan to address.

The plan has nine required elements and we are seeking to understand your primary concerns for any or all of them that interest you:

- Issues and Opportunities
- Natural and Cultural Resource
- Economic Development
- Land Use and Aesthetics
- Housing
- Transportation
- Utilities and Community Facilities
- Intergovernmental Cooperation
- Implementation

The Village’s current comprehensive plan can be viewed here:

<https://www.browndeerwi.org/307/Comprehensive-Plan>

As a reminder the initial plan contained 70 recommendations of which 51 have been achieved, are in progress or are ongoing. This means we have tackled 73% of the plan’s recommendations to some extent.

Brown Deer Comprehensive Plan Update 2022

Village Plan Commission Workshop

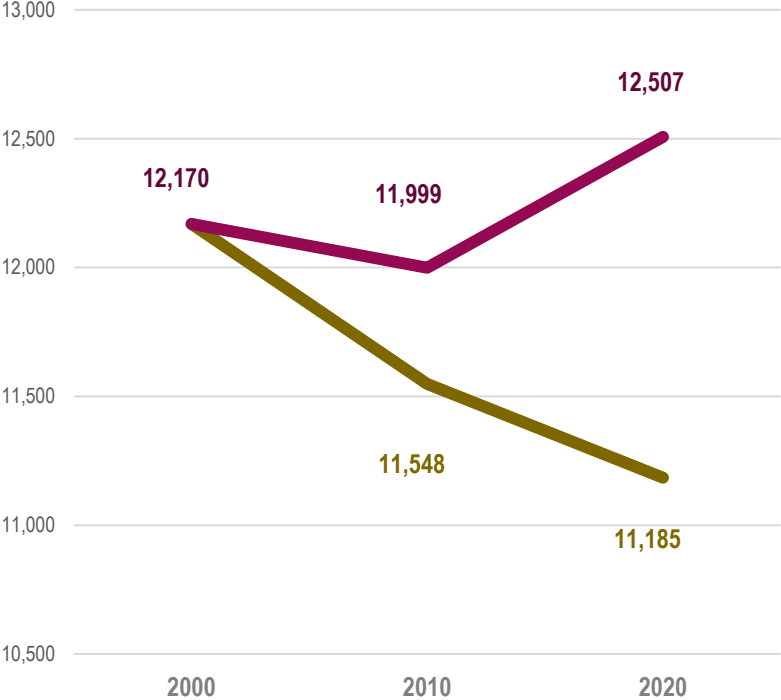
August 8, 2022

Changes Envisioned in the 2009 Comprehensive Plan

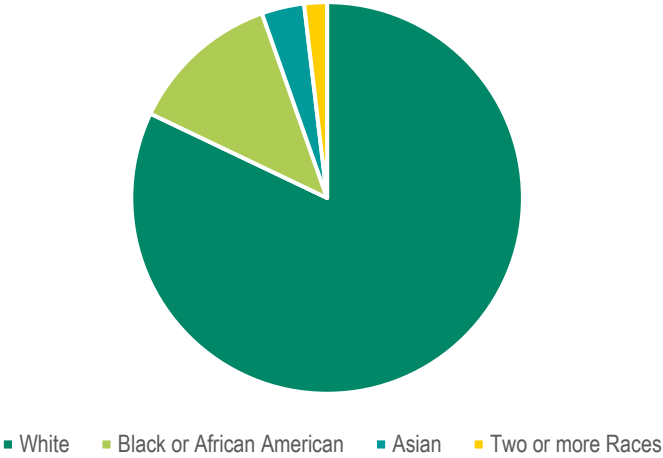


Evolution of the Community

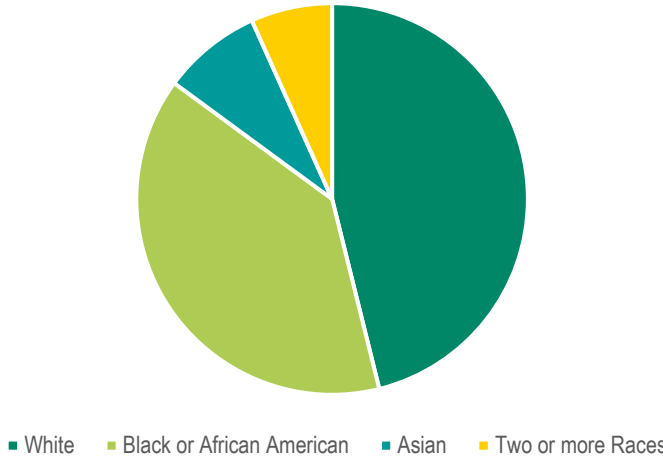
Population Forecast vs Actual



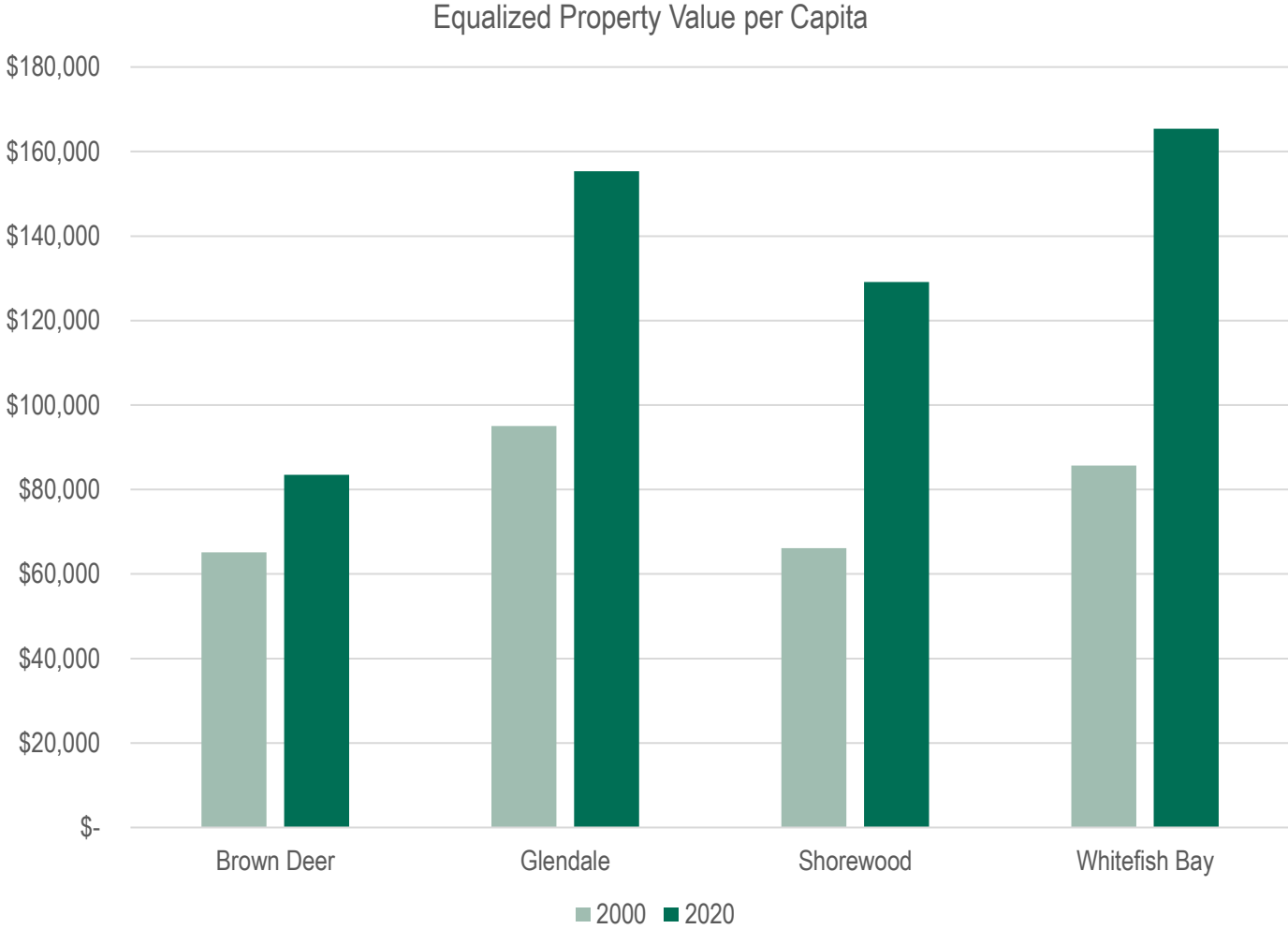
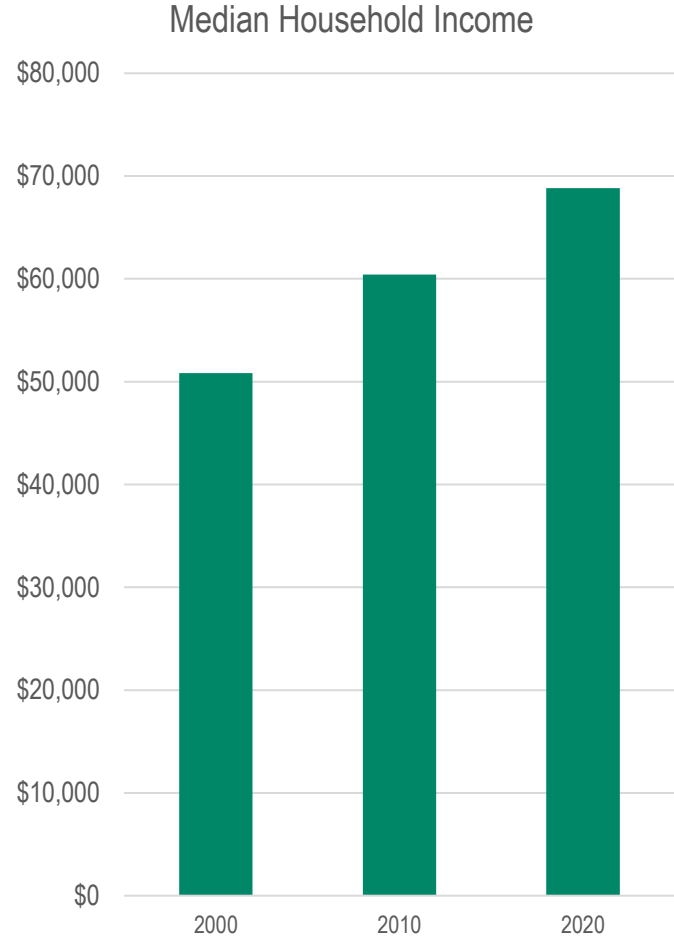
Diversity 2000



Diversity 2020



Evolution of the Community



Elements of the Comprehensive Plan



Issues and Opportunities

Natural and Cultural Resources

Economic Development

Land Use and Aesthetics

Housing

Transportation

Utilities and Community
Facilities

Intergovernmental Cooperation

Implementation

**If you could change one
thing in Brown Deer, what
would it be?**

Thank you.

Nathan Guequierre
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Kayla Janowski, AICP
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