

**BROWN DEER PLAN COMMISSION  
APRIL 9, 2007 MEETING MINUTES  
HELD AT THE BROWN DEER VILLAGE HALL  
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by Village President Jaberg at 7:00 P.M.

**I. ROLL CALL**

Present: Village President Margaret Jaberg; Trustee Tim Schilz; Commissioners: Ryan Schmitz, Rick Stone, Susan Bellehumeur, Roy Williams

Also Present: Russell Van Gompel, Village Manger; Nathaniel Piotrowski, Planning/Zoning Specialist; Rebecca Boyle, Village Attorney

Excused: Trustee Jeff Baker; Commissioners: David Hinman, John Raffensperger

**II. PERSONS DESIRING TO BE HEARD**

None

**III. CONSIDERATION OF MINUTES:      **January 8, 2007 - Regular Meeting****

*It was moved by Commissioner Schmitz and seconded by Commissioner Bellehumeur to approve the regular meeting minutes of January 8, 2007. The motion carried unanimously.*

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

Mr. Piotrowski provided an update on the status of the UWM Brown Deer Road Corridor Study. He indicated that the study group was giving a final presentation at the University on May 7th. He noted that Staff would attempt to schedule a presentation for the Plan Commission. Mr. Piotrowski also provided updates on several conceptual projects including an expansion to the Holiday Inn, condominium development at the Stange greenhouse site and ongoing work with Tri-City Bank on the corner of Bradley Road and Sherman Boulevard.

Mr. Van Gompel reported on a recent pre-construction meeting for the Bradley Village commercial development and indicated that site work should begin by next week. He also added that a proposal for the redevelopment of the Citgo gas station on Brown Deer Road was shared with Staff. The proposal did not include space for the current automobile service station and used car sales. Mr. Van Gompel stated that the applicant made the decision to move forward without those land uses and the Village did not request their removal from redevelopment plans.

President Jaberg asked about the expected completion date for the pond bath house building. Mr. Van Gompel stated that the projected completion date was April 20th.

Commissioner Stone asked if there was any update on Bradley's Jazz Club at 4740 West Bradley Road. Mr. Van Gompel replied that there was internal debate among the partners of the operation and this has caused them to miss deadlines outlined in a TID Redevelopment Agreement. That Agreement is now void. Staff, including the Inspection, Health and Fire Department planned a meeting on site this week to review the progress of required updates to the building.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

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**A) Development Agreement with V Gardens, LLC, for a business office use at 8742 N. Deerwood Drive.**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

Ms. Vanessa Johanning of V Gardens indicated that in addition to client meetings she also planned to sell small decorative garden pieces at the location. President Jaberg asked if these decorative pieces would need to be special ordered by the customers. Ms. Johanning replied that they would.

*It was moved by Commissioner Bellehumeur and seconded by Commissioner Schmitz to recommend approval of the Development Agreement with V Gardens LLC for a business office use at 8742 North Deerwood Drive. The motion carried unanimously.*

**B) Review of a Conditional Use Permit for Apollo Tan, 6740 West Brown Deer Road**

Mr. Piotrowski reviewed the proposal and indicated that there had been no documented complaints and all aspects of the permit had been adhered to by the applicant.

*It was moved by Commissioner Schmitz and seconded by Commissioner Stone to recommend making the Conditional Use Permit for Apollo Tan continuous pursuant to Chapter 10-10-08 of the Village Zoning Code. The motion carried unanimously.*

**C) Review of a Development Agreement with Vitality Personal Training, 3900 W. Brown Deer Road Suite 140**

Mr. Piotrowski reviewed the proposal and indicated that there had been no documented complaints and all aspects of the permit had been adhered to by the applicant.

President Jaberg asked if the applicant had been notified about the review. Mr. Piotrowski replied that they had.

President Jaberg asked if there had been excessive calls for police to the property. Mr. Piotrowski replied that there had been none.

*It was moved by Commissioner Stone and seconded by Commissioner Schmitz to recommend making the Development Agreement with Vitality Personal Training continuous pursuant to Chapter 6-6-08 of the Village Zoning Code. The motion carried unanimously.*

**VII. ADJOURNMENT**

*It was moved by President Jaberg and seconded by Trustee Schilz to adjourn at 7:20 P.M. The motion carried unanimously.*

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Nathaniel Piotrowski  
Planning and Zoning Specialist