

would be specifically addressed in a condo association declaration.

Commissioner Schmitz asked what the target price point was for the units. Ms. Busalacchi replied that the upper 180,000's to low 200,000 dollars range was a target price point.

Mary Kust, 9445 North 47th Street, stated that she felt the neighborhood did not need condominium development and asked why the developer could not construct single family residences. Ms. Busalacchi replied that her company saw an underserved market segment with condominium properties in Brown Deer and market conditions that were not as favorable for single family development.

Mike Sullivan, 4691 West Donges Lane, stated his concern that the development would bring too much additional traffic to the area and that the view from his property would be adversely impacted by the addition of condominiums to a third side of his property. Mr. Sullivan also asked about the size of the units. Mr. Gallus replied that most first floor units would average 1,250 square feet and most second floor units would average 1,600 square feet.

Mike Cohen, 9452 North 47th Street, stated that he did not want to see the development have access from 49th Street as that would result in too much traffic in the neighborhood. He indicated a preference to have the development accessible only from County Line Road.

Lee Cass, 4694 West Ravine Lane, stated that she wanted the project to be single family houses only because they had a higher possibility of remaining owner occupied. She asked what prevented the condo units from being rented. Ms. Busalacchi replied that the rental of units was something typically limited by the Condominium Association Declarations.

Pat Mitten, 4780 West Donges Lane, stated that he was concerned that an extension of 49th Street would result in excessive cut through traffic between Green Bay Road and County Line Road. He also stated that he was concerned about soil contamination from the greenhouse site.

Barbara Mitten, 4780 West Donges Lane, stated her opposition to the proposal and read the letter from Kevin and Michelle Hoppert that expressed concern about traffic, density, soil contamination, building design and owner occupancy.

Willie Jones, 9505 North 47th Street, stated that he feels that the highest and best use for the site would be to leave it in a natural and undeveloped condition. He felt that a new development would destroy the privacy and seclusion that the neighbors value.

Michael Bond, 9485 North 47th Street, stated his opposition to the proposal due to the increased density. Mr. Bond asked how many individuals were projected to live at the site. Mr. Gallus replied that typically such a condo size resulted in 2-3 occupants per unit.

Bev Hammond, 4595 West Donges Lane, stated that she had a concern that the new development and road would bring additional speeding traffic through the neighborhood.

Stanley J. Barton, 9448 North 45th Street, stated that he was concerned that the new roadway would serve to promote additional cut-through traffic above and beyond what the neighborhood experiences currently.

Village President Krueger closed the public comment portion of the conceptual review.

Doug Gallus added comments that the development would help the taxpayers of Brown Deer and that added density was necessary because the Village did not have much developable land remaining.

Commissioner Bellehumeur stated that she was concerned about the layout of any potential phase two along with the project's current density and could not support the proposal.

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Commissioner Schmitz stated that he could not support the current design and would suggest alternate layouts.

Trustee Schilz stated that he would not be supportive of rezoning in this case to allow for multi-family residential. He indicated that the Village has rezoned areas where redevelopment is projected but this area was not included in any redevelopment plans.

It was moved by Commissioner Williams and seconded by Commissioner Schmitz to reject the conceptual proposal for a condominium development at 49th Street and Donges Lane. The motion carried unanimously.

B) Public hearing and recommendation for a Conditional Use Permit for an exercise gymnasium and tanning salon at 4301 W. Bradley Road, Suite 120.

Commissioner Hinman recused himself from the discussion and consideration of the Conditional Use Permit due to personal and professional conflicts of interest.

Mr. Piotrowski reviewed the proposal and introduced the applicant.

The public hearing opened at 8:10pm.

President Krueger asked the applicant if he had any issue with having the permit reviewed in one year's time. Jim Piwowarczyk, agent for the exercise gymnasium replied that there was not an issue regarding this provision.

Gary Springman, 9185 North 60th Street, asked how a tanning salon was added to the project. Mr. Piwowarczyk replied that one stand up tanning facility is part of the business model of all Snap Fitness locations.

Commissioner Bellehumeur asked where the tanning booth would be located and how it would be regulated. Mr. Piwowarczyk replied that the stand up tanning facility would be located in a separate room and it would allow a member to utilize the tanning equipment only once for ten minutes within a 24 hour period. Should the member try to access it more frequently, a pass code would keep them locked out of the machine.

Commissioner Williams asked if a private security company or the Brown Deer Police dispatch would be contacted in case of emergency. Mr. Piwowarczyk replied that he was contracting with Honeywell security for the emergency services dispatching but that the Brown Deer Police will have an access key card and the business video system would be linked directly to the Police Department.

The public hearing closed at 7:19pm

Commissioner Bellehumeur asked if the conditional use permit would be reviewed in one year. Mr. Piotrowski replied that it would.

It was moved by Commissioner Schmitz and seconded by Commissioner Stone to recommend approval of the Conditional Use Permit for an exercise gym and tanning salon at 4301 W. Bradley Road, Suite 120, to the Village Board. The motion carried 5-1 with Commissioner Williams voting against the proposal.

C) Public hearing and recommendation for a Conditional Use Permit for cellular equipment at the Brown Deer Water Tower, 4290 W. Calumet Road.

Mr. Piotrowski reviewed the proposal and introduced the applicant.

The public hearing opened at 7:20pm.

Vic Frank, 7641 North Sherman Boulevard, stated his approval of the project. He added that it was a good source of revenue for the Water Department and helped to keep water prices down.

The public hearing closed at 7:23pm.

It was moved by Commissioner Schmitz and seconded by Commissioner Williams to recommend approval of the Conditional Use Permit for cellular equipment at 4290 W. Calumet Road to the Village The motion carried unanimously.

D) Development Agreement with Village Health, Newman Dental Office, 4420 W. Bradley Road.

Mr. Piotrowski reviewed the proposal and introduced the applicant. Mr. Piotrowski added that the legal entity with which the Village would enter into the agreement was called Bruce G Newman, DDS, LLC.

Trustee Schilz asked why the Plan Commission was voting on this issue again if it is considered a permitted use. Mr. Van Gompel replied that due to the applicant entering into a TIF Agreement with the Village an Operational Development Agreement is required.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Williams to recommend approval of the Development Agreement with Bruce G Newman, DDS, LLC to the Village Board. The motion carried unanimously.

E) Development Agreement with Tri City National Bank for property at the Southeast corner of the intersection of W. Bradley Road and N. Sherman Boulevard.

Mr. Piotrowski reviewed the proposal and introduced the applicant. Mr. Van Gompel also stated that this project was similar to the previous agenda item in that the Plan Commission has already reviewed the site plan but should now focus its attention on the Operational Development Agreement which is required due to the existence of a TIF Agreement and the zoning classification.

Gary Kaufman, Tri City Bank, briefly discussed the proposed project and the intended construction schedule.

It was moved by Commissioner Schmitz and seconded by Commissioner Williams to recommend approval of the Development Agreement with Tri City National Bank to the Village Board. The motion carried unanimously.

F) Certified Survey Map review at the Northwest corner of the intersection of 44th and Bradley Road.

Mr. Piotrowski reviewed the proposal and introduced the applicant.

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

G) Certified Survey Map review for a land division at 4443 W. Schroeder Drive.

Mr. Piotrowski reviewed the proposal and introduced the applicant. He explained that several private storm sewer easements that are currently not depicted will need to be shown on the CSM prior to the document being executed by the Village.

Trustee Schilz asked why only part of the property was being shown on pages 2 and 3 of the CSM. Mr. Piotrowski indicated that this is something Staff asked the applicant to correct and a revised drawing will be available prior to Village Board approval.

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It was moved by Commissioner Schmitz and seconded by Commissioner Stone to recommend approval of the Certified Survey Map for a land division at 4443 W. Schroeder Drive to the Village Board, subject to inclusion of the private storm sewer easements on the final map. The motion carried unanimously.

H) Review and Schedule a public hearing for a Conditional Use Permit for horseshoe pits and an outdoor beer garden at 7651 N. Teutonia Avenue.

Trustee Schilz asked if Park View Pub will have its documents ready by the time of the next Plan Commission. Mr. Piotrowski replied that this was their intent.

Commissioner Bellehumeur asked if an acceptable plat of survey was prepared for the property. Mr. Piotrowski replied that this would be needed by the submittal deadline of July 23rd. If the necessary documents are not submitted by this date, Staff will not schedule the public hearing.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Schmitz to schedule a public hearing for the August 13, 2007 Plan Commission meeting to review a Conditional Use Permit request for an outdoor beer garden and recreational activities at 7651 N. Teutonia Avenue, subject to the applicant submitting an acceptable application by the submittal deadline. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Trustee Schilz and seconded by Commissioner Stone to adjourn at 8:54 P.M. The motion carried unanimously.

Jesse Thyes
Assistant Village Manager/Community Services Director