

**BROWN DEER PLAN COMMISSION
MAY 14, 2007 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

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

I. ROLL CALL

Present: Village President Carl Krueger; Trustees Tim Schilz, Jeff Baker; Commissioners: Ryan Schmitz, Rick Stone, Susan Bellehumeur, Roy Williams, David Hinman, John Raffensperger

Also Present: Russell Van Gompel, Village Manger; Jesse Thyes, Assistant Village Manager/Community Services Director; Nathaniel Piotrowski, Planning/Zoning Specialist; Rebecca Boyle, Village Attorney, Andrea Roschke, Community Development Authority Attorney

II. PERSONS DESIRING TO BE HEARD

A) Fourth of July Committee Representative

Melissa LeClaire from the Fourth of July Committee presented the Commission with the opportunity to help sell raffle tickets for the Village's Fourth of July celebration.

III. CONSIDERATION OF MINUTES: April 9, 2007 - Regular Meeting

It was moved by Commissioner Raffensperger and seconded by Commissioner Williams to approve the regular meeting minutes of April 9, 2007. The motion carried unanimously with Commissioner Hinman abstaining.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Van Gompel reported that Bradley's Jazz Club has received a conditional occupancy permit for their operation on Bradley Road, however the ownership group continues to work through a punchlist of items that still need attention. Mr. Van Gompel also added that the Village Board reviewed a proposal for a 24 hour fitness center that may locate at the new Bradley Village development. This review was a part of a larger effort brought before the board to amend an ordinance regulating hours of operation in the Village. The gym proposal would still need a specific Development Agreement and review by the Plan Commission.

Mr. Thyes reported on the progress of installing traffic signals at Arbon Drive and Brown Deer Road. He indicated that it was consensus of the stakeholders involved to move forward with the design of an 80% plan that would be shared with the Department of Transportation and the railroad. Mr. Thyes also discussed that the Village held a public hearing with the Office of the Commissioner of Railroads in order to proceed with an effort to pave the Brown Deer Recreational Trail. The Commissioner of Railroads office indicated that a lease with WE Energies would need to be updated as a condition of approval.

Mr. Piotrowski indicated that the UWM Brown Deer Road Corridor Study was completed and that the students were prepared to make a presentation to the Plan Commission at their June 11th meeting. Mr. Piotrowski also added that he attended the American Planning Association's National Conference in Philadelphia, where issues related to form based codes, sustainable land use and transportation planning were discussed.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS**A) Review of a Supplemental Development Agreement with AAK, LLC for a Candlewood Extended Stay Hotel.**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

Bob Sieger of Sieger Architects and Reena Khan of AAK, LLC presented additional information about the Candlewood Hotel franchise and detailed a minor change to the site plan.

Commissioner Raffensperger asked where the existing parking field ended. Mr. Sieger diagramed the location and indicated that the new paved area would actually be a single row of parking stalls and one drive aisle.

Commissioner Raffensperger asked how many rooms are in the facility and if all of the rooms would be designed for single occupancy. Ms. Khan replied that there would be 75 rooms in a mix of studios and one bedroom suites. She added that some rooms would have double beds and could cater to more than a single occupant.

Trustee Schilz asked how much green space was being consumed by the development. Mr. Sieger replied that the property intends to use a majority of the existing green space to the south of the current Holiday Inn but in the process it would improve traffic circulation throughout the site as well as stormwater management.

Trustee Schilz asked what businesses might use the facility. Ms. Khan indicated that Metavante, Catalyst and Badger Meter have the most clients seeking longer term accommodations in the area.

Commissioner Stone asked if the building would be visible from the road. Mr. Sieger replied that the building would be visible from Schroeder Drive due to it being offset from the Holiday Inn and there would be additional signage on Schroeder Drive for the Candlewood.

Trustee Baker asked if guests at the Candlewood facility would be able to access the privileges offered by the Holiday Inn. Ms. Khan replied that these privileges would not be offered to the Candlewood guests since that hotel would be a separate entity from the Holiday Inn.

Trustee Baker asked what the cost for the Candlewood units would be. Ms. Khan replied that studios would rent from \$99.00 a night and suites would rent for up to \$129.00 with discounts for longer stays.

It was moved by Commissioner Schmitz and seconded by Commissioner Raffensperger to recommend approval of the Supplemental Development Agreement with AAK, LLC for a Candlewood Extended Stay Hotel. The motion carried unanimously.

B) Schedule a public hearing for a Conditional Use Permit for an automobile service station, automobile laundry and convenience store for Rana Enterprises, 5091 W. Brown Deer Road.

Mr. Piotrowski reviewed the proposal and indicated that a more thorough presentation would be offered at the public hearing.

Trustee Schilz asked if the building was to be two stories. Mr. Piotrowski replied that the building would be two stories but the second floor would be limited with only a mezzanine.

Mr. Van Gompel asked if the height of the structure would taper from east to west so as to offer a natural progression from the larger Bank Mutual building. Mr. Piotrowski indicated that such a taper would exist.

It was moved by Commissioner Bellehumeur and seconded by Commissioner Stone to schedule a public hearing for the June 11, 2007 Plan Commission meeting to review a Conditional Use Permit request for an automobile service station, automobile laundry and convenience store at 5901 W. Brown Deer Road. The motion carried unanimously.

C) Conceptual Review of a Tri City National Bank at the SE Corner of Bradley Road and Sherman Boulevard.

Mr. Piotrowski reviewed the proposal and Mr. Van Gompel added additional information as to the ongoing negotiations that the Community Development Authority (CDA) would discuss at their meeting on Thursday.

Commissioner Bellehumeur asked whether the driveway that extends from the bank along Bradley Road would create a situation the adversely impacts the Village's ability to redevelop the remaining portion of the former Kohl's property. Mr. Van Gompel replied that this was still an issue that the CDA would be addressing.

Trustee Schilz asked if Tri City intended to use design elements that would be complimentary to the General Capital project. Mr. Gary Kaufmann, agent for Tri City National Bank indicated that the bank intended to have its own style of architecture and would not mimic General Capital's design.

Trustee Schilz asked if the property boundaries, with an additional 40 foot by 40 foot "bump out", made sense. He also asked why the northern driveway needed to extend so far to the east. Mr. Van Gompel replied that this was a discussion that needed to be handled by the CDA since there were financial considerations involved.

Trustee Schilz asked if a larger plan of the area could be provided when the proposal comes back before the Plan Commission. Mr. Piotrowski replied that this could be provided for the next meeting.

Trustee Baker asked when Tri City expected occupancy in the new building. Mr. Kaufmann replied that the goal was for occupancy by the end of the year.

It was moved by Commissioner Schmitz and seconded by Commissioner Raffensperger to grant conceptual approval subject to staff's comments to Tri City National Bank. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to adjourn at 8:00 P.M. The motion carried unanimously.

Jesse Thyes
Assistant Village Manager/Community Services Director