

**BROWN DEER PLAN COMMISSION  
OCTOBER 8, 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, John Raffensperger.

Also Present: Jesse Thyges, Assistant Village Manager/Community Services Director; Nathaniel Piotrowski, Planning/Zoning Specialist; Rebecca Boyle, Village Attorney.

Excused: Commissioner David Hinman

**II. PERSONS DESIRING TO BE HEARD**

None.

**III. CONSIDERATION OF MINUTES: September 10, 2007 - Regular Meeting**

*It was moved by Commissioner Schmitz and seconded by Commissioner Raffensperger to approve the regular meeting minutes of September 10, 2007. The motion carried unanimously.*

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

Mr. Piotrowski reported that the return of the Rana Enterprises proposal to the Plan Commission would be delayed by another month due to applicant being out of the country. Mr. Piotrowski also added that Staff recently released a Request for Proposals (RFP) for planning consultant services for the Village's Comprehensive Plan. Mr. Piotrowski indicated that 35 firms were contacted directly about the RFP and the request has been posted to various national and state planning websites. Mr. Piotrowski also advised Commission members as to the reasoning for seeking a consultant, the process timetable and suggested that members look at the RFP on the Village's website to better understand what is required as part of a comprehensive plan.

Mr. Thyges reported that Village Manager Russell Van Gompel was unable to attend the Plan Commission meeting due to his traveling to the National City Managers conference in Pittsburgh. Mr. Thyges also provided an update on the construction traffic routing at 60<sup>th</sup> Street. He indicated the construction at the intersection was a contractor working for AT&T and that the work should be completed by the weekend.

**V. UNFINISHED BUSINESS**

None.

**VI. NEW BUSINESS**

- A) Conceptual Review of Schroeder YMCA remodeling and Wheaton Franciscan Medical Office Addition, 9250 W. Schroeder Drive.**

Mr. Piotrowski reviewed the proposal and introduced the applicant.

Rob Eisenstein of Eppstein Uhen Architects further described the site layout and how the building spaces were to be used and shared.

President Krueger asked if there was additional parking added in the southeast corner of the site. Mr. Eisenstein replied that some parking was being added in that location.

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Trustee Baker asked how this parking was going to be useful given the distance to the entrance. Jonathan Flyte of Wheaton Franciscan Healthcare replied that the more remote spaces could be designated for employees in order to reserve closer spaces for patients and YMCA members.

Commissioner Raffensperger asked if the Subway restaurant was still seeking to locate a franchise within the YMCA. Terri Wellman of the YMCA replied that the Subway plans had been dropped.

Commissioner Bellehumeur asked how many employees would be working in the new medical office building. Mr. Flyte responded that immediately there would be 50-60 new employees but that number stood to grow as services were moved to the facility.

Commissioner Schmitz asked where the proposed secondary access point could be located. Ms. Wellman described that the YMCA had briefly discussed a possible connection from the southwest corner of the YMCA property across Beaver Creek to the private drive belonging to the MarketPlace shopping center. Mr. Piotrowski further described the hurdles presented by such a connection but also added that such a connection could provide improved emergency vehicle access and visitor traffic circulation along with economic development opportunities.

Commissioner Bellehumeur asked if the property was to be taxable. Mr. Thyges replied that portions of the property would be taxable and that Staff would work with legal counsel to identify the appropriate taxable portions. Mr. Paul Hoffman, legal counsel for Wheaton Franciscan added that the division of taxable versus non-taxable property would be a very detailed exercise and one that could define spaces for tax purposes floor by floor and even room by room.

Commissioner Bellehumeur asked if this was the first such combination of a health care provider and a YMCA. Ms. Wellman replied that it was not the first such combination nationally and that other examples existed in the United States, however she noted that this would be a first for Southeastern Wisconsin.

Trustee Baker asked if there were to be any windows added to the west side of the YMCA building as part of the remodeling. Ms. Wellman replied that the renderings were still very conceptual but she did not envision windows on the aquatic center. Mr. Eisenstein added that it was the YMCA's intention to add exterior modifications to their facility to help it fit better with the new addition.

Trustee Schilz asked if the building was going to be three stories because it appeared from the renderings to only be two. Mr. Eisenstein stated that the addition would be three stories but due to the site topography only two stories would be visible from the west elevation.

Commissioner Stone asked how much green space would be impacted by the additional building and parking. Mr. Flyte replied that both the YMCA and Wheaton want to keep as much green space as possible and they still must refine their parking needs and site layout.

Commissioner Raffensperger asked about the frequency of shuttle service for the YMCA. Ms. Wellman replied that the shuttle service was contracted by the YMCA during special events at the aquatic center.

Commissioner Bellehumeur asked if the large natural areas to the south of Beaver Creek would be impacted by the proposed development. Ms. Wellman stated that all of the green space to the south of Beaver Creek would remain undeveloped and used for day camp activities.

*It was moved by Commissioner Bellehumeur and seconded by Commissioner Schmitz to approve the conceptual proposal for the YMCA remodeling and Wheaton Franciscan Medical Office Addition. The motion carried unanimously.*

**B) Review and discuss the Village of Brown Deer Official Map.**

Mr. Piotrowski reviewed the history, planning and intent behind the Official Map. He also added that there are two sections of the Official Map that have proposed street sections that have not been built. One location was near 52<sup>nd</sup> Street and Donges Lane and the other was near 49<sup>th</sup> and Donges Lane. In the case of the 52<sup>nd</sup> Street and Donges Lane area Mr. Piotrowski noted this section of homes had become completely “cut-off” with only one access point. It was added that Staff noted some merit to the potential connection of 52<sup>nd</sup> Street to 51<sup>st</sup> Street, through an area of non-conforming lots. With respect to the 49<sup>th</sup> and Donges Lane situation Mr. Piotrowski stated that recent development pressures have lead to Staff discussions which indicated a strong need for the proposed street connection to remain due to emergency vehicle access, traffic circulation needs and infrastructure demands.

Trustee Baker asked for a description as to how a road might make a connection from 51<sup>st</sup> Street to 52<sup>nd</sup> Street. Mr. Piotrowski replied that an exact layout had not been explored but that generally the road would head west from the intersection of Beech Court and 51<sup>st</sup> Street and then make a turn to the north to link up with 52<sup>nd</sup> Street. Mr. Thyges also added that the Village is not proposing to acquire any land to make such a design reality but that by placing a proposed connection on the Official Map, any future platting of the non conforming lots would need to include the new right-of-way.

Trustee Schilz asked why the Village is exploring such a connection at this time. Mr. Thyges replied that the 49<sup>th</sup> Street question led Staff to review the Official Map and that the 52<sup>nd</sup> Street area was the only other area on the Map that had not been completed according to plan.

Mr. Piotrowski introduced Public Works Superintendent Larry Neitzel who then spoke in favor of the proposed connection of 49<sup>th</sup> Street. He added that without such a connection there would be significant public safety concerns due to poor emergency vehicle access.

Commissioner Raffensperger indicated that he also felt that 49<sup>th</sup> Street should go through due to the needs of emergency vehicle access and routing.

Commissioner Stone stated that he was also in favor of the connection of 49<sup>th</sup> Street remaining on the Map because of the need for emergency vehicle access and routing.

Commissioner Schmitz added that the public safety issue was the most compelling reason he had heard for the connection of 49<sup>th</sup> Street to remain on the Map but that he did not favor making a decision without the input of the public in the nearby subdivision that were previously against the connection of 49<sup>th</sup> Street.

Trustee Schilz stated that he was not in favor of the proposed connection of 49<sup>th</sup> Street.

Trustee Baker stated that he was also not in favor of the proposed connection of 49<sup>th</sup> Street.

Commissioner Williams asked if there were documented incidents of traffic being adversely affected due to an emergency in the area. Mr. Neitzel replied that there was a severe accident several years ago that forced a difficult rerouting near the intersection of County Line Road and Green Bay Road that could have been avoided if 49<sup>th</sup> Street existed as an alternative routing option.

President Krueger indicated that he would like to have representatives of the Police Department and North Shore Fire Department present to discuss their opinions about the connection of 49<sup>th</sup> Street.

Trustee Schilz stated that the 49<sup>th</sup> Street question and the 52<sup>nd</sup>/51<sup>st</sup> Street question were really two separate issues and the two items should be separated in future discussions.

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Mr. Thyges closed the discussion by stating that Staff would take the comments of the Plan Commission and address them appropriately at a future meeting.

- C) **Review and schedule a public hearing for a Conditional Use Permit for a contractor office and shop at RPM Sales and Service, 7725 N. Teutonia Avenue.**

Mr. Piotrowski reviewed the proposal and indicated that Staff had been working for over a year to clean up the property and bring forward a legal document to govern the new uses at the site.

*It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to schedule a public hearing for November 12, 2007 for a Conditional Use Permit for a contractor office and shop at RPM Sales and Service, 7725 N. Teutonia Avenue. The motion carried unanimously.*

- D) **Review and schedule a public hearing for a Conditional Use Permit for a public garage at Brown Deer Service, 7725 N. Teutonia Avenue.**

Mr. Piotrowski reviewed the proposal and indicated that this was the second new use at the site which required a legal document to govern its operation.

*It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to schedule a public hearing for November 12, 2007 for a Conditional Use Permit for a public garage at Brown Deer Service, 7725 N. Teutonia Avenue. The motion carried unanimously.*

## VII. ADJOURNMENT

*It was moved by Commissioner Raffensperger and seconded by Commissioner Schmitz to adjourn at 8:25P.M. The motion carried unanimously.*

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Jesse Thyges  
Assistant Village Manager/Community Services Director