

**BROWN DEER PLAN COMMISSION
FEBRUARY 8, 2016 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Krueger at 6:30 P.M.

I. ROLL CALL

Present: President Carl Krueger; Trustees: Jeff Baker, Tim Schilz; Commissioners: Bill Hoffmann, Ryan Schmitz

Also Present: Michael Hall, Village Manager; Erin Hirn, Assistant Village Manager; Nate Piotrowski, Community Development Director; Village Attorney Rebecca Boyle

Excused: Commissioner: Jeff Jaroczynski, Al Walters, Dan Bednar

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: October 12, 2015 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the regular meeting minutes of October 12, 2015. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Mr. Piotrowski reported that several new businesses opened in the Village including Pastiche restaurant, PAK Technologies and the Armed Forces Recruiting Center. He added that Ross Dress For Less and Appethai restaurant were scheduled to open soon.

V. UNFINISHED BUSINESS

None.

VI. NEW BUSINESS

- A) Public Hearing and Recommendation of a Conditional Use Permit with Westwood Cleaners, LLC for a dry cleaning establishment at 9055 N. 51st Street.**

President Krueger opened the public hearing at 6:36 p.m. There were no public comments. President Krueger closed the public hearing at 6:37 p.m.

Mr. Piotrowski reviewed the proposal and introduced the applicant Vladimir Krivoshein.

Commissioner Hoffmann asked if there were any odors or waste discharge from the dry cleaning process. Mr. Krivoshein replied that there were generally no odors or waste as the cleaning systems are self-contained and serviced by Wausau Chemical. Mr. Hoffmann asked if there are filters on the self-contained systems. Mr. Krivoshein replied that there are filters and these are also regularly serviced.

It was moved by Commissioner Hoffmann and seconded by Commissioner Schmitz to recommend approval of the conditional use permit to the Village Board. The motion carried unanimously.

- B) Public Hearing and Recommendation of a Conditional Use Permit with RND, LLC for a multiple family dwelling at 7732 and 7732A N. Sherman Blvd.**

Village Attorney Boyle indicated that the applicant was interested in pursuing a variance to correct the legal non-

conforming status of two houses on one lot instead of a conditional use permit. Village counsel will be exploring this issue further with the applicant and suggested that the conditional use public hearing and recommendation not occur.

It was moved by Commissioner Hoffmann and seconded by Commissioner Schmitz to table the review and recommendation. The motion carried unanimously.

C) Review and Recommendation of a Development Agreement with CJB, LLC for offices and a fitness studio at 8655 N. 43rd Street

Mr. Piotrowski reviewed the proposal and indicated the Community Development Authority was involved in site acquisition and sale to the new user. He added that the new user would be responsible for environmental remediation and introduced the applicants Jennifer Jambor-Raninen and Bill Raninen.

Commissioner Hoffman asked about the extent of contamination. Mr. Piotrowski noted that the DNR identified various chemicals in the northwest corner of the site and suggested capping as a reasonable remediation alternative.

Trustee Baker asked what the large warehouse area on the site plan was to be used for. Ms. Jambor-Raninen replied that this would be for fitness equipment storage and larger fitness group classes.

Trustee Schilz asked what other office users were intended. Mr. Raninen stated they have had preliminary discussions with complimentary office users such as physical therapist and a financial advisor but no firm lease commitments. Mr. Piotrowski noted that the development agreement as currently written would permit other office users without additional Village Board review.

Trustee Baker asked about signage. Ms. Jambor-Raninen replied that new signage would be added at the driveway entrance on 43rd Street but that plans were not finalized.

Commissioner Schmitz asked what the applicants proposed to do with the large concrete area on the north side of the building. Ms. Jambor Raninen replied that the intent was to leave the concrete in place for use as a patio in nice weather. Commissioner Hoffmann asked if there were any plans to use the adjacent green space to the north of the concrete. Ms. Jambor-Raninen replied that this was to remain grass and landscaping.

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to recommend approval of the development agreement to the Village Board. The motion carried unanimously.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to adjourn at 7:00 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director