



OFFICIAL RECORD OF A REGULARLY SCHEDULED MEETING OF THE PLAN COMMISSION HELD ON JULY 10, 2017, AT 6:30 PM IN THE COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

Audio recording of Plan Commission meetings are available on the city website at <https://cityofbrookfield.viebit.com>

MAYOR STEVEN PONTO PRESIDING

OTHER MEMBERS PRESENT: Alderman Gary Mahkorn, Alderman Rick Owen, Commissioner Paul Wartman, Alderman Mark Nelson

MEMBERS ABSENT AND EXCUSED: two open seats

OTHERS PRESENT: Director of Community Development Dan Ertl, Planning Administrator Mike Theis, Fire Chief Charlie Myers, City Engineer Jeff Chase, Neighborhood Planner Richard VanDerWal, Administrative Assistant Carolyn Megal, Alderman Christopher Blackburn

Mayor Ponto noted a quorum present and called the Plan Commission to order at 6:37 pm.

Announcements / Reports

The next regularly scheduled meeting is August 7, 2017 at 6:30pm.

Item 1 June 12, 2017 Plan Commission Official Record / Meeting Minutes

Approval of Official Record from the June 12, 2017 Plan Commission meeting.

Motion to approve the June 12, 2017 Plan Commission Meeting Official Record.

*Motion by Mark Nelson
Seconded by Gary Mahkorn
Motion carried 5-0*

Item 2 Actions and Recommendations of the June 22, 2017 Plan Review Board Meeting

No action needed (no meeting took place).

No motion required.

Public Hearing

Request of Joseph Niebler Sr. – Owner, 19745 W. Gebhardt Rd., Brookfield, WI 53045 for approval of a special exception allowing division of said site into two lots, one having more than four sides, a lot width of approximately 84' where 130' is required in the base-zoning district and rendering the existing barn a conforming accessory structure.

Mayor Ponto and Alderman Nelson asked questions about the property and access to the site.

City staff answered questions and provided supporting clarifications.

The Public Hearing was opened to comments from the Public. Members of the Public who spoke at the Public Hearing:

Mike Mendola	1660 Constitution Dr., Brookfield, WI 53005
Rob Goeckermann	19865 Gebhardt Rd., Brookfield, WI 53005
Kathy Wolfla	1615 Barrington Woods Dr., Brookfield, WI 53005

Due to technical difficulties at the beginning of this meeting, refer to audio recording for this item at <http://wi-brookfield2.civicplus.com/Archive.aspx?ADID=5391> for the comments and discussion.

Motion to close the Public Hearing.

*Motion by Paul Wartman
Seconded by Mark Nelson
Motion carried 5-0*

Item 3 Niebler Special Exception

Request of Joseph C. Niebler Sr., Owner, 19745 West Gebhardt Road, Brookfield, WI 53045 for approval of a special exception allowing division of said site into two lots, one having more than four sides, a lot width of approximately 84' where 130' is required in the base-zoning district and rendering the existing barn a conforming accessory structure. The site appears in the Historic Inventory City of Brookfield August 1993 as "LN" Local Significance – Notable Importance due to the presence of a dairy barn. (SW ¼ of Sec. 20) – MT ****Requires Common Council Approval****

Previously reported: 1. The applicant's request for a special exception allowing the division of 19745 Gebhardt Road into three lots, one of which landlocked and two lots with more than four sides was postponed at the April 10, 2017 Plan Commission. The Plan Commission was reluctant to approve creation of a landlocked lot in association with a special exception intended to preserve the barn on the site. The barn is listed in the Historic Inventory City of Brookfield August 1993. The city has approved special exceptions at sites listed in the Historic Inventory City of Brookfield August 1993 to preserve historic resource in lieu of a historic preservation ordinance. Staff supported a two-lot division with both lots fronting upon Gebhardt Road.

2. On May 1, 2017 the applicant returned to the Plan Commission with a revised request depicting a division of the site into two lots, one lot having more than four sides and a lot width of approximately 84' where 130' is required in the base-zoning district. Special Exception Ordinances No. 1610 and 2266-11 allowed the creation of lots with widths less than that required in the base-zoning district on sites occupied by structures listed in the Historic Inventory City of Brookfield August 1993 in exchange for preservation of the historic structure/s.

3. Passage of a special exception will render the barn legal conforming, allowing unlimited structural repairs. As a legal nonconforming structure, structural repairs to the barn cannot exceed 50% of its assessed value, which currently is \$13,000.

Newly reported: A public hearing regarding the applicant's request was conducted by the Plan Commission on July 10, 2017. The redrafted exhibit accompanying the request depicts a lot width of 89.45' on the lot with nonconforming width.

Recommendation: : ~~Staff will deliver a recommendation pending results of the public hearing.~~ *Staff recommends the Plan Commission approve the requested special exception subject to the applicant recording a deed restriction compelling maintenance of the barn and execution of a certified survey map.*

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=aJQMvT3mtpAD#> for the discussion.

Motion to approve staff recommendation for approval of a special exception allowing division of said site into two lots, one having more than four sides, a lot width of approximately 84' where 130' is required in the base-zoning district and rendering the existing barn a conforming accessory structure. The applicant shall record a deed restriction compelling maintenance of the barn and executie a certified survey map depicting a building setback placing the building in the large, southerly area of the site.

*Motion by Gary Mahkorn
Secoded by Paul Wartman
Motion carried 5-0*

Item 4 Caddis Rezoning - Conditional Use - New Plan and Method

Request of Caddis Acquisition Partners, LLC – Owner, 5910 North Central Expressway, Suite 200, Dallas, TX 75206 c/o Sigma Group, 1300 West Canal Street, Milwaukee, WI 53233 Christopher T. Carr, P.E., Senior Civil Engineer for approval of a conditional use ordinance permitting recreational use, a conditional use/“MSO” Modified Suburban Overlay rezoning ordinance and new plan and method of operation permitting assisted living/memory care use and repealing Conditional Use Ordinances No. 400 and 453 at 16050 and 16100 West Greenfield Avenue in association with construction of an approximate 116,200 sq. ft. (gross) memory care/assisted living building and neighborhood park. (SE ¼ of Sec. 34) – MT ****Requires Common Council Approval****

Previously reported: 1. The site consists of two properties; 16050 West Greenfield has split zoning of “R-3” Residence District and “M-1” Residence District. 16100 West Greenfield is zoned “R-3” Residence District. Conditional Use Ordinances No. 400 and 453 apply to both parcels and permit operation of an 18-hole golf course. The ordinances date to the mid-60s. Staff is unaware of the properties being used for golf course purposes. The parcels are located in the South Gateway Targeted Investment Area (TIA) one of ten areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted node plan is *The South Gateway Neighborhood Plan -2009 (Plan)*. The adopted land use of Plan is Medium Density Residential with incorporation of a recreational land use, either on the east or west end of the combined site. The adopted land use of the *City of Brookfield 2035 Comprehensive Plan* is Housing Focused - Higher Density and Nature, Recreation and Community Facilities – Parks and Recreation. Isolated wetlands below the threshold for municipal zoning regulation are present on the western portion of the site.

2. The applicant proposes constructing an approximate 116,200 sq. ft. gross two-story assisted living/memory care facility. The west side of the site provides neighborhood park space. Both uses are conditional, permissible in any zoning district (provided they are not prohibited) subject to a conditional use public hearing and upon approval of a conditional use ordinance by the Common Council. Rezoning the site MSO establishes special characteristics associated with the project such as Floor Area Ratio, Landscape Surface Ratio, setbacks and offsets predicated upon lease of the neighborhood park site by the city vs.

separation of the neighborhood park site into a lot for ownership by the city. (Determination is the purview of the Parks and Recreation Commission)

3. Regarding the neighborhood park site. The adopted Plan suggests a neighborhood park site can be accommodated on either side of the site or in one of two offsite locations. The offsite locations in the Plan are less practical. The location north of the site is isolated, steeply sloped woodland incorporated by ownership into Brookfield Hills Golf Course. The second park site is west of the project site. That location is seasonally under water, bisected by a drainage way and by an area designated a wetland in the WDNR Wetland Inventory of 2007. The applicant depicted the proposed neighborhood park on the west side of its site. The area is characterized by small, isolated wetlands that can be incorporated into the passive use of a neighborhood park and are probably indicative of constructability issues. Placement of the neighborhood park on the west side of the site places it closer to the sizable Westchester and Tanglewood Subdivisions. The development plan for the applicant's site depicts neighborhood park access via the applicant's Greenfield Avenue driveway and on-site drive aisle.

Newly reported: 4. The Parks and Recreation Commission discussed the neighborhood park location as well as fee simple ownership vs. parkland lease at its meeting of May 1, 2017. The Parks and Recreation Commission affirmed the location and geometry of the park as depicted in the applicant's site plan accomplished via ground lease or city acquisition. In subsequent discussion the applicant offered to dedicate the park site to the city fee simple.

5. Caddis site data table after 2.86 acre park site dedication:

Caddis Lot Area (Gross):	6.85 Acres
Wetlands:	0.38 Acres
Building Area for FAR Calc:	116,200 sq. Ft.
Floor Area Ratio:	41%
Landscape Surface Ratio:	57%

6. Other Caddis site characteristics per MSO Ordinance:

Building Setback:	50' min.
Building Offset – East:	50' min.
Building Offset – North:	25' min.
Building Offset – West:	50' min.
Pavement Setback:	10' min.
Pavement Offset – East:	20' min.
Pavement Offset – North:	10' min.
Pavement Offset – West:	5' min.
Bedroom Units:	110
Building Height:	50' max.

7. Park Site:

Park Lot Area (Gross):	2.86 Acres
Wetlands:	0.59 Acres

8. The City Engineering Division is in receipt of grading, drainage, erosion control; and Storm Water Management Plans.

9. The applicant provided a preliminary landscape plan depicting compliance with city landscape standards but requiring completion.

10. The applicant is in receipt of a missive dated April 3, 2017 from Fire Chief Charlie Myers regarding fire safety requirements.

11. The building is a mix of one and two-story with sloping roof forms roof ridges and gables. Building finishes are brick and stone veneers, lap siding, stucco (EIFS) accent panels separate and bracket window systems. Roofing is asphalt shingle and standing metal seam. The building architecture and materials are intended to compliment the recently approved Residence Inn hotel and Linx apartments located in the abutting Brookfield Hills Golf Course. Unlike other recent memory care facilities

approved by the city, the controlled outdoor environments for residents are in the form of courtyards as opposed to fenced outdoor areas. A storm water basin has been integrated into the design of the passive outdoor activity area. A dumpster enclosure is located in a service area and screened by the building. Doors do not face a street.

12. A Neighborhood Information Meeting was held on June 7, 2017. Aldermen Lowerr, L. Mellone and Blackburn attended. Three citizens in addition to two aldermen named above signed the attendance sheet. No written comments were received.

13. A public hearing was conducted by the Common Council on June 20, 2017. No comments from the public were made.

Recommendation: The site is located in a TIA where higher density/intensity of use is anticipated. The applicant accommodated incorporation of a neighborhood park in its site planning. Building architecture compliments recent approvals. Staff recommends the Plan Commission approve a conditional use ordinance permitting recreational use, a conditional use/"MSO" Modified Suburban Overlay rezoning ordinance and new plan and method of operation permitting assisted living/memory care use and repealing Conditional Use Ordinances No. 400 and 453 at 16050 and 16100 West Greenfield Avenue subject to:

1. Statement of operations dated March 6, 2017 by Caddis.
2. Preparation and submittal to the Plan Commission of a certified survey map re-dividing the site per the approved site plan and depicting a reciprocal access easement traversing the site and connecting to the neighborhood park.
3. Compliance with the city standards for operation of a standby generator.
4. Building Plans, elevations and material samples dated May 23, 2017. Roof top HVAC equipment screened by building architecture. Ground mounted HVAC equipment and transformers screened by landscaping. Wall mounted meters and cabinets limited to the north, east or west building elevations and painted to match the building.
5. Compliance with fire suppression and alarm requirements specified in a missive dated April 3, 2017 by Fire Chief Charlie Myers.
6. Grading, Drainage, Erosion Control Plans and Storm Water Management Application subject to final approval of the city of Brookfield Engineering Division prior to the issuance of building permits. The developer of the project will be required to submit Items A, B, and C below before the issuance of a building permit:
 - A. A copy of the approved Grading and Drainage Plan, as approved by the city of Brookfield Engineering Division.
 - B. The bid from a contractor reflecting the cost of executing the work required on the Grading and Drainage Plan.
 - C. A letter-of-credit in compliance with the City letter-of-credit format deposited with the Department of Community Development. The monetary amount of the letter-of-credit shall be equal to 110% of the submitted bid. (City form available from the Department of Community Development)
 - D. **A recertification "as-built" survey must be performed by a licensed, professional engineer or surveyor indicating that all elements of the approved Grading and Drainage Plan have been completed within tolerances as approved by Staff per the approved plan. The recertification documents must be wet stamped and signed by the professional.**
 - E. The letter-of-credit will be released by the Department of Community Development after the recertification documents are submitted to the city of Brookfield Engineering Division and approved.
7. Payment of applicable fees to the Community Development Department prior to issuance of a building permit.
 - \$TBD Engineering Review Fee
 - \$1,187.51 Wetland Fee (\$4.19 per 1,000 square feet of lot area/FAR/Bldg. sq. ft.)
 - \$5,668.29 Bikeway Fee (\$20 for each 1,000 square feet of lot area/FAR/Bldg. sq. ft.)

8. Lighting in compliance with sections 15.16.080 and 17.120.070 of the City of Brookfield municipal code.
9. All signage subject to separate review by the Plan Review Board.
10. Submittal and Plan Commission approval of a landscape plan prepared in accordance with city standards and subject to City of Brookfield consultant review and technical corrections secured with a letter-of-credit (City forms available from the Department of Community Development) equal to \$24,544.00 (\$2,550 per 1,000 sq. ft. street yard) for installation, \$424.00 for four (4) years of maintenance (\$440 per 1,000 sq. ft. of street yard) and a four (4) year temporary landscape easement for street yard maintenance (using forms available from the Department of Community Development) all deposited with the Department of Community Development prior to issuance of a building permit (9,625 sq. ft. of street yard) and a letter-of-credit (City forms available from the Department of Community Development) equal to \$1,498.00 (\$85 per 1,000 sq. ft. storm water basin) for installation, \$212.00 for four (4) years of maintenance (\$12 per 1,000 sq. ft. of storm water basin) and a four (4) year temporary landscape easement for storm water basin maintenance (using forms available from the Department of Community Development) all deposited with the Department of Community Development prior to issuance of a building permit (17,628 sq. ft. of detention basin).
Also:

A landscape installation "as built" is required prior to release of the installation letters-of-credit.
11. Submittal, approval and execution of a standard City of Brookfield Commercial Development Agreement including compliance with fire suppression and alarm requirements specified in a missive dated April 3, 2017 by Fire Chief Charlie Myers and subject to final approval by the City Attorney prior to execution.
12. Once a building permit is issued by Inspection Services, the owner shall receive an occupancy permit within twenty four (24) months or the owner of the property may be subject to the penalty provisions of the Zoning Code, Section 17.100.130 or the owner shall remove construction equipment and debris from the site, fine grade and seed the site, and stabilize surface water drainage leaving the site to City Engineering Department specifications within four (4) months or the owner of the property may be subject to the penalty provisions of the Zoning Code – Section 17.100.130. (Ordinance #2134-08).
13. Plan and method of operation approval expires on July 18, 2019 unless a building permit is obtained prior thereto.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=aJQMvT3mtpAD#> for the discussion.

Motion to approve staff recommendation to approve a conditional use ordinance permitting recreational use, a conditional use/"MSO" Modified Suburban Overlay rezoning ordinance and new plan and method of operation permitting assisted living/memory care use and repealing Conditional Use Ordinances No. 400 and 453 at 16050 and 16100 West Greenfield Avenue in association with construction of an approximate 116,200 sq. ft. (gross) memory care/assisted living building and neighborhood park.

***Motion by Mark Nelson
Seconded by Rick Owen
Motion carried 5-0***

Item 5 Kinsey Garvendale Alley Vacation

Request to vacate alley in the rear yards of 1330 Webster Ave., 1350 Webster Ave., and 1345 Parkmoor Ave. - Daniel and Angela Fatla, Kurt Huck, Robb Zellhofer – Owners respectively. (SE ¼ of Sec. 36) – MT ****Requires Common Council Approval****

Report: 1. Kinsey Garvendale with its additions is a single-family subdivision platted in the 1920s with alleys. By enlarge the alleys were not installed and in the early 1990s the City vacated the alleys excepting those upon which garage access relied.

The alley segment abutting the rear yards of 1330 Webster Ave., 1350 Webster Ave., and 1345 Parkmoor Ave. is one such remnant.

2. The garage relying upon alley access has been replaced by a garage with driveway to Parkmoor Avenue. The aforementioned applicants request vacation of the alley. On June 8, 2017 the City of Brookfield Board of Public Works recommended alley vacation.

Recommendation: Staff recommends the Plan Commission recommend vacation of the alley.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=aJQMvT3mtpAD#> for the discussion.

Motion to approve staff recommendation to vacate alley in the rear yards of 1330 Webster Ave., 1350 Webster Ave., and 1345 Parkmoor Ave.

Motion by Paul Wartman
Seconded by Gary Mahkorn
Motion carried 5-0

Item 6 Fairfield Inn and Holiday Inn Express

Request of Hawkeye Hotels, Inc., 1601 N Roosevelt Avenue, Burlington, IA 52601 – Jay Bhakta, Development Partner for approval of a Preliminary Survey Map and Final Certified Survey Map (CSM), PDD Specific Plan, and Development Agreement in association with the construction of an approximate 70,721 sq. ft., 137 room, four story hotel with outdoor seating and an approximate 68,449 sq. ft., 132 room, four story hotel with outdoor seating to be located in Lot 1, the remainder of the “flex site” at the northwest corner of Discovery Drive and Golf Parkway, of The Corridor project. The CSM replaces a previously approved CSM. The Corridor is a mixed use development located north of Interstate 94, south of Bluemound Road, west of Calhoun Road. (NE¼ of Sec. 33) – RV ****Requires Common Council Approval****

Report:

1. The site consists of one lot located in the Calhoun Road South Targeted Investment Area (TIA), one of ten areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted node plan is the *Calhoun Road South Neighborhood Plan – 2001* (Node Plan). The adopted land use of the Node Plan for the site is “Commercial / Office”. The adopted land use of the *City of Brookfield 2035 Comprehensive Plan* is “Mixed Use – Higher Density”. The site is zoned “PDD – Planned Development District – Commercial (Mixed Use) – Number 20” (PDD #20) including adopted Ordinance 2423-15. Ordinance 2423-15 amends Ordinance 2393-14 that created PDD #20 and establishes the development pattern and zoning characteristics for the site entailing: minimum building setback ten feet (10’) from Discovery Drive and Golf Parkway, minimum parking setback ten feet (10’) from Discovery Drive and Golf Parkway, minimum building offset twenty-five feet (25’) from Outlot 1, minimum parking offset ten feet (10’) from Outlot 1, and maximum building height seventy feet (70’). It permits office uses, medical, wellness, or fitness uses, any retail or customer service use permitted in the “B-3” Regional Business District, hotels, conference centers, restaurants including casual dining restaurants and coffee shops with a pickup window or drive-throughs and outdoor seating areas (but excluding fast food with drive-throughs), parking structures, adaptive re-use of the Ruby House and Barn for lease or sale for residential or commercial use, community use, or property maintenance uses limited to maintaining the site and conditional uses pursuant to other applicable sections of the Zoning Code. It prohibits fast food restaurants with drive-throughs, motels, automobile service or fuel stations, automobile or truck sales, movie theaters, animal hospitals and kennels, wholesale establishments, and manufacturing or processing that is not incidental to an office or retail use. The proposed development in association with the construction of two hotels with outdoor seating is a permitted use.

2. Site Data:

Lot Area:	213,828 sq. ft.
Total Proposed Building Area:	139,170 sq. ft. (70,721 sq. ft. Fairfield Inn, 68,449 sq. ft. Holiday Inn Express)
Floor Area Ratio:	65.1% (51% "flex site" total – approved MOB project included) (50% anticipated for "flex site" by PDD #20)
Parking Provided:	274 stalls depicted (269 required)
Building Setback – Discovery Drive:	15'
Building Setback – Golf Parkway:	37.9'
Building Offset – Outlot #1 (West):	68.2'
Building Offset – MOB site (North):	50.2'
Pavement Setback – Discovery Drive:	10.1'
Pavement Setback – Golf Parkway:	17.7'
Pavement Offset – Outlot #1 (West):	25'
Pavement Offset – MOB site (North):	25'
Dumpster Enclosure – Setback	29.6' (from Golf Parkway)
Building Height:	57.5' (Fairfield Inn) 56.3' (Holiday Inn Express) (70' max.)
Landscape Surface Area:	26.1%
Outdoor Seating:	16 (Fairfield Inn) and 22 (Holiday Inn Express)

3. Proposed site plan indicates three vehicular ingress/egress access points: one from Discovery Drive that is shared with the Medical Office Building (MOB) site, one from Golf Parkway, and one from the MOB site. Access from Discovery Drive is located at the northeast corner of the lot through shared access with the drive approved on the MOB site located in this area. Access from Golf Parkway is located between the proposed hotels at the southwest third of the lot. Access from the MOB site is in line with the access drive onto Golf Parkway and is located at the northwest third of the lot. The planned development consists of two building pad sites proportioned for a seventy thousand seven hundred twenty-one square foot (70,721 ft²) hotel building to the west and a sixty-eight thousand four hundred forty-nine square foot (68,449 ft²) hotel building to the southeast. The west building, a Fairfield Inn by Marriot, features an entry porte-cochere, extending from the center of the building's east façade, with by-pass lanes and an outdoor seating patio along the center of the west façade. The southeast building, a Holiday Inn Express by InterContinental Hotels Group, also features an entry porte-cochere, extending from the building's north façade near the west-end, with by-pass lanes and an outdoor seating patio near the west-end of the south façade. Trash storage for the site is consolidated to the southwest corner of the lot in two enclosures with separate locations, one for each building, and are shielded by building architecture from Discovery Drive and the majority of Golf Parkway east of the site.
4. Building architecture is consistent with the City's *Site Development Design Standards for Non-Residential Uses* in both hotel proposals. The Fairfield Inn utilizes a prominent glass curtain wall to emphasize the entry portion of the building on its east, "front," façade and has several building mass extrusions of different material that create visual interest and variety of light, shadow, and texture on all sides of the building. The building materials are: Interstate brick in "platinum" (light grey with ivory undertones), Halquist stone in "Vanderbilt" (light to dark silver with brown undertones) with splitface finish in ashlar pattern, James Hardie fiber cement siding in "log cabin" (dark brown), James Hardie Reveal Panel in both "white" (ivory) and "deep space" (dark grey), Dryvit EIFS in "deep space" (dark grey), and spandrel glass, vision glass window, and door systems in frames of light grey aluminum. The accompanying outdoor seating patio of the Fairfield Inn features a privacy wall made with the same brick and color as the primary building.

The Holiday Inn Express utilizes a prominent glass curtain wall and stone frame extrusion to emphasize the main entry portion of the building on both its north, "front," façade and south, "rear," façade. Other building mass extrusions on all sides of the project add visual interest by breaking the repetition of architectural elements along the building. A variety of architectural accents and detailing surrounding the building's windows emphasize vertical appeal and further add to the layers of light, shadow, and texture on all sides of the project. The building materials are: Interstate brick in "ironstone" (reds with grey undertones), Halquist stone in "Vanderbilt" (light to dark silver with brown undertones) with splitface finish in ashlar pattern, James Hardie fiber cement siding in "deep space" (dark grey), Dryvit EIFS in both "deep space" (dark grey) and "silver chain" (light grey), and spandrel glass, vision glass window, and door systems in frames of light grey aluminum. The accompanying outdoor seating patio of the Holiday Inn Express features an ornamental black metal fence

that is contiguous to the building. The screening walls of both trash enclosures coordinate with the materials of their respective primary building's architecture.

Staff worked with the applicant to improve the architecture of the buildings through several design charrettes and coordinated critique from some Plan Commission members and Kahler Slater, the architecture firm that developed the master plan of The Corridor. The following architectural elements were generated from meetings with some Plan Commission members on improving building design:

- a. Building forms carried through across the roofline and/or made more prominent.
- b. Glass curtain walls incorporated into the entry portions of the buildings.
- c. Replacing majority of EIFS with Reveal Panels on the Fairfield Inn building.

The current proposal for the Holiday Inn Express building incorporates a dark, monochromatic grey tone color palette for its exterior building materials. Staff finds this type of color palette to be more fitting in an institutional application and that such an application here will negatively contrast with the architecture and design intent of the rest of The Corridor. Staff favors the proposed exterior building material color palette of the June 5, 2017 architecture submission for the Holiday Inn Express building over the current submission from June 28, 2017. The former submission features a "terra cotta" colored siding in place of the "deep space" colored siding of the current proposal. The "terra cotta" color siding accentuates the red tones present in the "ironstone" Interstate brick and corresponds with the atmosphere of "leisure" and "hospitality" associated with hotels while creating a color palette for exterior building materials that compliments other nearby existing buildings in the area. **Staff requests that the applicant utilize the specified colors for exterior building materials in the building plans, elevations, and material samples dated June 5, 2017 for the Holiday Inn Express building (i.e. terra cotta) in place of those colors used for similar materials in the June 28, 2017 plans, elevations, and material samples for the Holiday Inn Express building and asks that the Plan Commission provide input on the preferred colors of materials for the Holiday Inn Express building proposal.**

Applicant has been informed that: **All vision glass is to remain vision glass and cannot be obstructed or modified with window film or other opaque techniques or substances except that operable window blinds, or shades are permitted.** All plans specifying the location and installation of vision glass shall memorialize this language into the associated plan set.

5. A certified survey map will split one lot of record into two lots of area and width in conformance with the requirements of PDD #20.
6. The applicant submitted a landscape plan in compliance with city standards for streetyard landscaping.
7. Grading, drainage, erosion control, and SWMP memo that summarizes compliance with overall SWMP for The Corridor have been submitted to the Engineering Division.
8. A Commercial Development Agreement will secure public improvements and any Engineering Department requirements associated with the project.

Recommendation: The applicant's proposal is consistent with the land use and development objectives of PDD #20 and the plan area. The architectural style, materials, and finishes of both hotels are consistent with those specified in the design guidelines of The Corridor and the site layout meets zoning requirements applicable to the site. Staff recommends the Plan Commission agree with the request for the Holiday Inn Express building to utilize the colors specified for its exterior building materials in the June 5, 2017 proposed architecture submittal packet and, upon resolution of that topic, approve the Preliminary Plat and Final Certified Survey Map, PDD Specific Plan, and authorize the Mayor to execute a Development Agreement on behalf of the City subject to:

14. Statement of operations dated June 5, 2017 by Hawkeye Hotels, Inc.
15. Technical corrections to the final Certified Survey Map.

16. Site Plan dated June 26, 2017 by JSD Professional Services, Inc. including technical corrections.
17. Building plans, elevations, and material samples dated June 28, 2017 by Base4 including technical corrections, **except using the specified colors for exterior building materials in the building plans, elevations, and material samples dated June 5, 2017 for the Holiday Inn Express building (i.e. terra cotta) in place of those colors used for similar materials in the June 28, 2017 plans, elevations, and material samples for the Holiday Inn Express building.** Roof top HVAC equipment screened by building architecture. Ground mounted HVAC equipment and transformers screened by landscaping. All wall mounted meter boxes are to be located on non-street facing walls (not Discovery Drive or Golf Parkway) and painted to match the building. If stainless steel meter boxes are used they will be etched and painted to match the building.
18. Compliance with site access, fire suppression, and alarm requirements specified in a missive dated June 13, 2017 by Fire Chief Charlie Myers.
19. Site Utility, Grading, Drainage, Erosion Control Plans and Storm Water Management Application compliance memo subject to final approval of the city of Brookfield Engineering Division prior to the issuance of building permits. The developer of the project will be required to submit Items A, B, and C below before the issuance of a building permit:
 - F. A copy of the approved Grading and Drainage Plan, as approved by the city of Brookfield Engineering Division.
 - G. The bid from a contractor reflecting the cost of executing the work required on the Grading and Drainage Plan.
 - H. A letter-of-credit in compliance with the City letter-of-credit format deposited with the Department of Community Development. The monetary amount of the letter-of-credit shall be equal to 110% of the submitted bid. (City form available from the Department of Community Development)
 - I. **A recertification “as-built” survey must be performed by a licensed, professional engineer or surveyor indicating that all elements of the approved Grading and Drainage Plan have been completed within tolerances as approved by Staff per the approved plan. The recertification documents must be wet stamped and signed by the professional.**
 - J. The letter-of-credit will be released by the Department of Community Development after the recertification documents are submitted to the city of Brookfield Engineering Division and approved.
20. Payment of applicable fees to the Community Development Department prior to issuance of a building permit.
 - \$TBD Engineering Review Fee
 - Wetland Dedication (Per City Code 16.16.20.) 139,170 sq. ft. / 0.651 / 185,000 sq. ft. = 1.16 acres
 - Phase 1 NA- infrastructure. Phase 2 = 1.17 acres, Phase 2a = 1.03 acres, Phase 3 = 0.22 acres, Phase 4 = 0.32 acres , Phase 5 = 0.18 acres, Phase 6 NA - rescinded, Phase 7 = 0.84 acres, and this Phase 8 = 1.16 – **cumulative total through Phase 8 = 4.92 acres to be dedicated by Irgens/Deer Creek elsewhere at The Corridor**
 - N/A Wetland Fee (see above)
 - N/A Bikeway Fee (Paid with Master DA)
 - \$ Development Agreement
21. Lighting in compliance with sections 15.16.080 and 17.120.070 of the City of Brookfield municipal code.
22. All signage subject to separate review by the Plan Review Board.
23. Provisions of PDD #20 Ordinance 2423-15.
24. Landscape plan dated June 26, 2017 by JSD Professional Services, Inc. subject to City of Brookfield consultant review and technical corrections secured with a letter-of-credit (City forms available from the Department of Community Development) equal to \$55,908.75 (\$2,550 per 1,000 sq. ft. street yard) for installation, \$9,647.00 for four (4) years of maintenance (\$440 per 1,000 sq. ft. of street yard) and a four (4) year temporary landscape easement for street yard

maintenance (using forms available from the Department of Community Development) all deposited with the Department of Community Development prior to issuance of a building permit (1,800 sq. ft. of street yard). PDD ordinance 2423-15 allows decorative fencing. A landscape installation “as built” is required prior to release of the installation letters-of-credit.

25. Execution of Commercial Development Agreement subject to final approval by the City Attorney prior to execution.
26. Once a building permit is issued by Inspection Services, the owner shall receive an occupancy permit within eighteen (18) months or the owner of the property may be subject to the penalty provisions of the Zoning Code, Section 17.100.130 or the owner shall remove construction equipment and debris from the site, fine grade and seed the site, and stabilize surface water drainage leaving the site to City Engineering Department specifications within four (4) months or the owner of the property may be subject to the penalty provisions of the Zoning Code – Section 17.100.130. (Ordinance #2134-08).
27. Property ownership is transferred to Hawkeye Hotels, Inc., or other affiliated responsible party, before the recording of the Certified Survey Map and the execution of Commercial Development Agreement.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=aJQMvT3mtpAD#> for the discussion.

Motion to approve staff recommendation to approve the Holiday Inn Express building to utilize the colors specified for its exterior building materials in the June 5, 2017 proposed architecture submittal packet, approve the Preliminary Survey Map and Final Certified Survey Map (CSM), PDD Specific Plan, and Development Agreement in association with the construction of an approximate 70,721 sq. ft., 137 room, four story hotel with outdoor seating and an approximate 68,449 sq. ft., 132 room, four story hotel with outdoor seating to be located in Lot 1, the remainder of the “flex site” at the northwest corner of Discovery Drive and Golf Parkway, of The Corridor project.

***Motion by Paul Wartman
Seconded by Rick Owen
Motion carried 5-0***

Adjournment

***Motion by Paul Wartman
Seconded by Gary Mahkorn
Motion carried unanimously
Meeting adjourned at 8:21pm***

Record respectfully submitted by Carolyn Megal, Administrative Assistant