



OFFICIAL NOTICE AND AGENDA OF A PLAN COMMISSION MEETING

Notice is hereby given that a regularly scheduled public meeting will be held on the date, time and location shown below. Upon attaining a quorum of members, all items listed on the agenda shown below may be considered (discussed and/or acted upon).

Date and Time: Monday, July 10, 2023, at 6:30 pm

Location: City Hall Council Chambers, 2000 North Calhoun Road, Brookfield WI

Members: Mayor Steven Ponto (Chairman), Alderman Gary Mahkorn, Alderman Mike Hallquist, Alderman Rick Owen, Commissioner Michael Franz, Commissioner Scott Thomas, Commissioner Austin Moore

(Number of Members needed to meet quorum requirements: 4)

1. Roll Call
2. Announcements
 - a. The Next Regularly Scheduled meeting is August 7, 2023, 6:30 PM
3. Approval of Minutes
 - a. Minutes of the June 12, 2023, meeting

Documents:

[PC Minutes 6-12-23.pdf](#)

4. Unfinished Business
 - a. Recommendation regarding amendments to various sections of Chapter 17 of the Municipal Code regarding the permission to have more than one principal building associated with a conditional use on lots located within R-2 and R-3 Zoning Districts. (DE/JA) **Requires Common Council Action**

Documents:

[Item 4a. Principal Buildings.pdf](#)

5. New Business
 - a. Request of FSU Holdings One, LLC, and Chick-fil-A, Inc., 5200 Buffington Road,

Atlanta, GA 30349 – c/o Kayla Fortner, PE, Development Manager of Jones Lang LaSalle, for approval of a minor revision to plan and method of operation permitting site and exterior building modifications of a fast food restaurant with drive-thru in association with drive-thru improvements to Chick-fil-A at 12625 W Capitol (NE ¼ of Sec. 12) – RV
Requires Common Council Action

Documents:

[Item 5a. Chick-fil-A.pdf](#)

- b. Request of TCB-Brookfield, LLC, and Newport Capital Partners, 353 North Clark Street, Suite 3625, Chicago, IL 60654 – c/o Alex Smith, Vice President Asset Management, for approval of a revised plan and method of operation permitting building demolition, modifications to building architecture, new building construction of an approximate 3,200 square foot dining establishment, modifications to site landscaping and parking, and application of trade dress/branding, in association with the operation of a casual dining restaurant with pickup window, Café Zupas, at 17105 W Bluemound Road, and exterior renovation of The Plaza shopping center at the southeast corner of North Calhoun Road and West Bluemound Road. (SW ¼ Section 27) – RV **Requires Common Council Action**

Documents:

[Item 5b. Cafe Zupas.pdf](#)

- c. Request of John and Marilyn Spitz Joint Trust, 3240 Gateway Road, Brookfield, WI 53045 – John Spitz, Grantor, for approval of a revised plan and method of operation permitting approximate 11,000 square foot building addition and site modifications in association with warehouse expansion and truck maneuvering improvements at said address. (SW ¼ Sec. 7) – RV **Requires Common Council Action**

Documents:

[Item 5c. Gateway Road.pdf](#)

- d. Recommendation regarding an amendment to Chapter 17 of the Municipal Code regarding fees for temporary use permits. (DE/JM) **Requires Common Council Action**

Documents:

[Item 5d. Temporary Use Ordinance.pdf](#)

- e. Annexation Petition for property in the Town of Brookfield Tax Key BKFT1029999001 (NE ¼ of Sec. 6) -JA/EZ **Requires Common Council Action**

Documents:

[Item 5e. Annexation Petition.pdf](#)

6. Adjournment

Daniel F. Ertl - Director of Community Development

Under the Americans with Disabilities Act, the City of Brookfield will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City of Brookfield's programs,

services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Brookfield, should contact the office of the City Clerk at 262-782-9650 or at 2000 North Calhoun Road as soon as possible but no later than 48 hours before the scheduled event.

Note: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to in this notice.