



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, **August 7, 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 September 11, 2023, 6:30 PM
3. Approval of Minutes
 - a. Minutes of the July 10, 2023 meeting.

Documents:

[PC Minutes 7-10-23.pdf](#)

4. New Business
 - a. Request of Irgens and Shoppes at The Corridor, LLC, 833 E Michigan Street, Suite 400, Milwaukee, WI 53202 – c/o Rob Oldenburg, Senior Vice President, Development, for approval of a PDD Specific Plan, new plan and method of operation, development agreement amendment, and temporary limited easement for street yard landscaping for construction of an approximate 22,000 square foot retail and medical office building, site improvements, and landscaping, in association with the proposed development of the remaining vacant commercial lot of The Corridor at 350 Discovery Drive. (SE ¼ of Section 28) – RV **Requires Common Council Action**

Documents:

[1 - Item 4.a. Shoppes at the Corridor Specific Plan.pdf](#)

- 2 - Application Letter.pdf
- 3 - 2023.06.07 Submittal.pdf
- 4 - Fire Dept Memo - Shoppes at the Corridor.pdf
- 5 - Swanson School - Letter of Support for Irgens.pdf
- 6 - DRAFT Ord. Amending PDD Com. MU No. 20.pdf
- 7 - DRAFT Ord. Exhibit C.pdf
- 8 - PC Draft Res. Specific Plan PDD - Shoppes at The Corridor.pdf

- b. Request of Westmoor Country Club, 400 S. Moorland Road, Brookfield, WI 53005 – c/o Daniel Morn, General Manager and Kahler Slater Architects, for approval of a revised plan and method of operation in association with a 2,000 square foot building addition, a 2,700 square foot covered porch, and façade improvements on the existing club house at said address. (NW ¼ of Section 35) – EZ **Requires Common Council Action**

Documents:

- 1 - Item 4.b. Westmoor CC Addition.pdf
- 2 - Statement of Operations.pdf
- 3 - WCC Plan Commission Submittal_11X17.pdf
- 4 - Fire Review of Westmoor Country Club 7.3.23.pdf
- 5 - Draft Res. RPMO - Westmoor Country Club.pdf

- c. Request of Brookfield Ventures LLC., 1005 S Moorland Road, Brookfield, WI 53005 – Gurpreet Dhillon, Managing Member of Brookfield Hotel and Suites, on behalf of IHOP for approval of a minor revision to plan and method of operation permitting application of trade dress in association with exterior building modifications at 1005 S. Moorland Road (SE ¼ of Section 34) EZ **Requires Common Council Action**

Documents:

- 1 - Item 4.c. IHOP Trade Dress.pdf
- 2 - IHOP Application Letter Brookfield Ventures.pdf
- 3 - IHOP Brookfield Plan Commission Submittal.pdf
- 4 - IHOP Exterior Signs - Branding Package.pdf
- 5 - IHOP Exterior Finishes - Branding Package.pdf
- 6 - IHOP Exterior Lighting - Branding Package.pdf
- 7 - Draft Res. MRPMO - IHOP Moorland Road.pdf

- d. Request of SAAK Real Estate, LLC, 18200 W Capitol Drive, Brookfield, WI 53045 – c/o Michael Schaefer, Senior Project Manager – Senior Associate, for approval of a revised plan and method of operation and temporary limited easement for street yard landscaping in association with a 2,368 square foot building addition for a new Ambulatory Surgery Center (ASC) and medical office use at said address. (SW ¼ of Section 4) – EZ **Requires Common Council Approval**

Documents:

- 1 - Item 4.d. Brookfield ASC Addition.pdf
- 2 - Statement of Operations Parking Anaysis.pdf
- 3 - Brookfield ASC_Area Study Map.pdf
- 4 - Brookfield ASC_Civil and Landscape_20230803.pdf
- 5 - ARCH - Overall Plans and Exterior.pdf
- 6 - ARCH - Rendering.pdf
- 7 - Fire Memo 7-7-23 Brookfield ACS Building Addition.pdf
- 8 - Draft Res. RPMO - Brookfield Cardiovascular ACS Building Addition.pdf

- e. Consider changes to Section 17.88 Floodplain to recently enacted regulations based on review by Dept. of Natural Resources. (JA) ** Requires Common Council action**

Documents:

[Item 4.e. Floodplain zoning changes staff report for Aug 7 2023.pdf](#)

5. 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.