



## 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, September 11, 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 October 9, 2023, 6:30
3. Approval of Minutes
  - a. Minutes of the August 7, 2023 meeting.

Documents:

[Draft PC Minutes 8-7-23.pdf](#)

4. New Business
  - a. Temporary Use Permit for WI Memorial Park – Fall Car Show on October 8, 2023 10am-3pm - JD

Documents:

[Item 4.a. Temporary Use Permit Application.pdf](#)

- b. Request for Annexation and Temporary Zoning Assignment for the Annexation Petition submitted to the City of Brookfield by Rupesh Agrawal, owner, for the 19.1165-acre property located at 4785 Lannon Road in the Town of Brookfield – Tax Key BKFT1029999001 (NE ¼ of Sec. 6) – EZ \*\*Requires Common Council Approval\*\*

Documents:

- Item 4.b. Agrawal Annexation Staff Report.pdf
- 1. Agrawal Annexation Petition.pdf
- 2. DOA Review Letter 08-31-23.pdf

- c. Request of Heritage Brookfield, LLC, and Crest Cadillac, Inc., 12800 W Capitol Drive, Brookfield, WI 53005 – c/o Luke Sebald, Project Manager, Keller, Inc., for approval of a revised plan and method of operation, development agreement, and easements for public water main and site landscaping permitting approximate 4,290 square foot building reconstruction, architectural modifications, landscaping, and site modifications in association with showroom improvements of an existing automobile dealership use at said address. (SE ¼ of Section 1) – RV \*\*Requires Common Council Approval\*\*

Documents:

- Item 4.c. Crest Cadillac.pdf
- Statement of Operations Letter.pdf
- Lighting.pdf
- FD Memo Crest Cadillac 12800 W Capitol Dr.pdf
- PC DRAFT Res. RPMO - Crest Cadillac 12800 W Capitol Dr.pdf
- Public Water Main Civil Plans.pdf
- Landscape Plans.pdf
- Building Plans Elevations Renderings.pdf

- d. Recommendation regarding an amendment to Chapter 16.16.060 to remove landscaping requirements in association with a land reconfiguration for non-single-family residential properties. – EZ \*\* Requires Common Council action\*\*

Documents:

- Item 4.d. Code Amendment-Landscaping CSM requirement.pdf

- e. Recommendation regarding amendments to Chapter 17.82 Northeast Industrial District to add "parking lots for a period not to exceed 5 years", an exception to the Site Development and Landscape Standards for said parking lots, and technical corrections. – EZ \*\* Requires Common Council action\*\*

Documents:

- Item 4.e. Code Amendment-NEI Parking Lots.pdf

- f. Update on Legislative Referral by Alderman Reddin on high density maximums. - EZ

Documents:

- Item 4.f. High Density Legislative Referral.pdf
- Legislative Referral by Alderman Reddin June 8, 2023.pdf

5. Public Hearing:

Request of The Sikh Religious Society of WI Inc, c/o Nathan Remitz, Patera Architecture + Engineering, is requesting approval of a conditional use permit concurrent with a certified survey map (CSM) application to combine the two lots at 3625 & 3675 N. Calhoun Road, property tax keys BR C1041987 & BR C1041988 respectively. The conditional use permit would allow the construction of a new religious-use building (20,352 sq. ft.), an accessory structure (1,500 sq. ft.), and

associated site improvements. The new religious-use building, including living accommodations associated with the religious-use institution, and an outdoor play area will be located to the south of the existing building. The existing building will be removed following completion and occupancy of the new building. Individuals wishing to address the Plan Commission shall complete a speaker form and limit their remarks to 3 minutes.

**Documents:**

0. Public Hearing Sikh Religious Society CUP.pdf
1. Notice of Public Hearing Sikh Religious Society of WI 09-11-2023.pdf
2. NIM Notice Sikh Religious Society CUP 7-20-23.pdf
3. SRS NIM Sign-in Sheet 7-20-23.pdf
4. Leow Public Comment Letter 7-22-23.pdf
5. Application Letter and Renderings 7-26-23.pdf
6. Architecture 6-22-23.pdf
7. SRS Civil Plans 7-10-23.pdf
8. Lighting Plan.pdf
9. Fire Comments SRS 7-13-23.pdf
10. Certified Survey Map 7-21-23.pdf
11. Preliminary Concept Map 03-16-23.pdf
12. SRS WI SWMP 07-07-23.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.