



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, November 13, 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 December 11, 2023, 6:30 PM
3. Approval of Minutes
 - a. Minutes of the October 9, 2023 meeting.

Documents:

[Draft PC Minutes 10-9-23.pdf](#)

4. New Business
 - a. Request of Alan Krug, 14770 Woodland Place, Brookfield, WI 53005 – Owner, for approval of a preliminary concept map and certified survey map to certify delineation of existing metes and bounds description of the property extents into a platted lot of record for the parcel at said address. (SE ¼ of Sec. 2) – RV **Requires Common Council Action**

Documents:

[Item 4.a. Krug PCM and CSM.pdf](#)
[2. 2023-09-28 Application Letter.pdf](#)
[3. 14770 Woodland PI CSM.pdf](#)
[4. 14770 Woodland PI PCM.pdf](#)

5. PC Draft Res. PCM - Krug 14770 Woodland Place.pdf
6. PC Draft Res. CSM - Krug 14770 Woodland Place.pdf

- b. Request of Everest Brookfield, LLC, 731 N Jackson Street, Suite 502, Milwaukee, WI 53202 and Twain GL IX, LLC, 2200 Washington Ave, St. Louis, MO 63105, for approval to amend the zoning of 375 S Moorland Road (Tax Key BRC1141998002) to be Office and Limited Residential/Commercial District No. 2 with existing Modified Suburban Overlay District – Southern Brookfield Square Area Overlay zoning to remain, in association with proposed development on the north portion of the lot. (NE ¼ of Section 34) – EZ **Requires Common Council Action**

Documents:

- Item 4.b. Sheraton Parcel Zoning Amendment Staff Report .pdf
2. REZONE MEMO.pdf
3. AREA STUDY MAP.pdf
4. REZONE EXHIBIT A.pdf
5. Conceptual Site Plan.pdf
6. FD Memo Sheraton Outlot Development 9-19-23.pdf
7. Copy of Ordinance 2594-20.pdf
8. NIM Notice.pdf
9. NIM Sign-in Sheet.pdf
10. Public Hearing Notice.pdf
11. Ruby - Everest Brookfield - Letter of Support.pdf
12. Draft Rezoning Ordinance.pdf

- c. Request of Everest Brookfield, LLC, 731 N Jackson Street, Suite 502, Milwaukee, WI 53202 and Twain GL IX, LLC, 2200 Washington Ave, St. Louis, MO 63105, for approval of a preliminary concept map to split 375 S Moorland Road (Tax Key BRC1141998002) into two lots via land reconfiguration resulting in the creation of one new lot of record, in association with proposed development on the northeast corner of the site at said address. (NE ¼ of Section 34) – EZ **Requires Common Council Action**

Documents:

- Item 4.c. Sheraton PCM Staff Report .pdf
2. Application Letter 231009 Memo.pdf
3. Preliminary Concept Map.pdf
4. Conceptual Site Plan.pdf
5. Draft CSM.pdf
6. FD Memo Sheraton Outlot Development Comment Sept 2023.pdf
7. Utility Plan.pdf
8. Draft Res. PCM Sheraton Outlot.pdf

- d. Introduction of code amendments to Titles 16, Subdivisions, and 17, Zoning, regarding the minimum lot depth, size, open space and average width in certain areas of the City and the subdivision design variance standards – JA **Requires Common Council Action**

Documents:

- Item 4.d. Titles 16 Subdivision and 17.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. Brookfield Road and Capitol Drive Neighborhood Plan Update – Status of planning effort and discussion and feedback from the Plan Commission on priorities identified for the Neighborhood Plan update - RV

Documents:

[Item 4.f. Brookfield Road and Capitol Drive Plan Update.pdf](#)
[1_WisDOT Correspondence with Dan Sellers.pdf](#)
[2_Engineering Correspondence re Potential Crosswalks .pdf](#)
[3_Updated Sendiks Towne Centre Parking Analysis.pdf](#)
[4_Pedestrian and Trail Linkages.pdf](#)
[5_Memo Brookfield Rd and Capitol Dr Neighborhood Stormwater Management Scope.pdf](#)
[6_Stormwater Correspondence with Theresa Caven.pdf](#)
[7_Integrated Properties Correspondence with Bill Prendergast.pdf](#)
[8_Potential Residential Diagrams.pdf](#)
[9_Public Space at Towne Centre.pdf](#)
[10_Towne Centre Business Survey Summary and Questions.pdf](#)
[11_Towne Centre Business Survey Responses.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.