



MINUTES OF AN OFFICIAL MEETING:

Regular Meeting: Plan Commission

Date and Time: Monday, April 12, 2021 at 6:30 pm

Location: City Hall Council Chambers, 2000 N. Calhoun Road, Brookfield WI53005

Members Present: Mayor Steven Ponto (Chairman), Alderman Gary Mahkorn, Alderman Rick Owen, Alderman Mark Nelson, Commissioner Lisa Chang (via teleconference), Commissioner Austin Moore, Commissioner Steve Petitt

Members Excused: N/A

Others Present: Director of Community Development Dan Ertl, City Engineer Jeffrey M. Chase, Fire Chief Charlie Myers, Assistant Fire Chief Dave Mason, Deputy Chief of Fire Prevention Nick Rogne, Associate Planner Richard VanDerWal, Economic Development Coordinator Todd Willis, Building and Zoning Administrator Larry Goudy, Alderman Scott Berg, Alderman Chris Blackburn, Alderman David Christianson

2. Roll Call

Mayor Steven Ponto noted a quorum present and called the Plan Commission to order at 6:33 pm

Announcements

The Next Regularly Scheduled meeting will be held on Monday, May 10, 2021 at 6:30 pm

3. Meeting Minutes

a. Minutes of the March 8, 2021 Plan Commission meeting.

Motion by Citizen Member Lisa Chang, second by Alderman Gary Mahkorn to approve the minutes of the March 8, 2021 Plan Commission meeting. Motion carried 6-0.

b. Actions and recommendations of the Plan Review Board meeting of March 18, 2021

Motion by Alderman Rick Owen, second by Alderman Mark Nelson to approve the actions and recommendations contained with the minutes of the March 18, 2021 Plan Review Board meeting. Motion carried 6-0.

4. Unfinished Business

a. Proclamation recognizing Mike Smith's service to Plan Commission.

Motion by Alderman Gary Mahkorn, second by Alderman Mark Nelson to approve the proclamation recognizing Mike Smith's service to the Plan Commission. Motion carried 6-0.

b. Request of Noby Brookfield, LLC, 2360 N 124th Street, Suite 30, Wauwatosa, WI 53226 – Ramkrishna Subedi, Representative, for re-approval of a new plan and method of operation and grant agreements in association with construction of a 2,950 sq. ft. coffee shop through relocation and rehabilitation of the

historic Brookfield Junction Depot structure with building addition, also serving civic use of the building as a trailhead for Waukesha County's Fox River bike trail and its connection with the City's Greenway Corridor trail system, at 2825 North Brookfield Road. (NE ¼ of Sec. 17) – RV/TW **Requires Common Council Approval**

Report:

1. The site consists of one lot located the Village Area Targeted Investment Area (TIA), one of ten areas identified in the *City of Brookfield 2050 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 *Village Area Neighborhood Plan – 2006 (Node Plan) Update & Supplement – 2012*. The adopted land use of the Node Plan for the site is “Mixed Retail, Office and Residential/Civic and Institutional”. The adopted land use of the *City of Brookfield 2050 Comprehensive Plan* is “Mixed Use – Higher Density/Nature, Recreation and Community Facility – Community Facility”. The site is zoned “VAB” (Village Area Business District) including adopted Modified Suburban Overlay Ordinance 2512-18. Ordinance 2512-18 establishes special zoning characteristics precluding those of the base zoning for the site entailing: minimum number of on-site parking stalls of twenty (20) spaces, and maximum total number of indoor and outdoor seats of one hundred fifty (150). On August 21, 2018, the Common Council, upon the recommendation of the Plan Commission action on August 13, 2018, approved relocation of the Canadian Pacific Railway depot building (the historic Brookfield Junction Depot) to the site. The proposed development in association with the construction of a 2,950 sq. ft. coffee shop through relocation and rehabilitation of the historic Brookfield Junction Depot structure with building addition, that will also serve the civic use of the building as a trailhead for Waukesha County's Fox River bike trail and its connection with the City's Greenway Corridor trail system, is a permitted use.

2. Site Characteristics:

Lot Area:	41,774 sq. ft. (0.96 ac)
Building Setback:	26.41' N Brookfield Road (15' min.) 20.83' North Hills Drive (15' min.)
Pavement Setback:	1.41' N Brookfield Road (0' min.) 15' North Hills Drive (0' min.)
Building Offset:	260' West
Pavement Offset:	15' West (15' min.)
Dumpster Setback:	25' North Hills Drive
Building Height:	25', one story (three stories max.)
Building Size:	2,950 sq. ft.
Parking Spaces:	30 (20 required)
Floor Area Ratio:	7.1% (no Max. or Min. in VAB)
Lot Coverage:	37.8% (95% max.)
Landscape Area Ratio:	62.2% (5% min.)
Seating Provided:	100 Indoor, 50 Outdoor (150 Total Indoor/Outdoor max.)

3. Proposed site plan indicates one vehicular ingress/egress access point from North Hills Drive. The planned development consists of one building pad site proportioned for the relocation and rehabilitation of the Brookfield Junction Depot structure with building addition totaling a two thousand nine hundred fifty square foot (2,950 ft²) coffee shop building. The Depot building maintains its historic orientation and the building addition is proposed to extend off of its south wall. Trash storage for the building is located south of the drive aisle at the center of the parking lot and is shielded from North Hills Drive and North Brookfield Road by a combination of building architecture, topography, and a three (3) foot high landscape wall. Enclosure depicted in wood and metal consistent with primary building.

4. Architectural plans submitted for addition to the depot demonstrates sensitivity to its historic architecture and finishes. The café addition utilizes different colors and materials that complement the depot building while appearing distinct from the original architecture so that a clear delineation of the historic

4. Unfinished Business (continued)

architectural elements and new elements of the building can be made. This strategy is supported by staff over an imitation strategy in which the addition would be designed with the exact same materials to appear as if original, made to look integral to the historic structure so that there is no differentiation between the new structure and the old. The building materials are: [Depot] Owens Corning roof shingles in Estate Grey (grey and dark grey), Firestone Una-clad aluminum metal trim in Charcoal Gray (grey), original/repaired/replacement wood siding painted Sherwin Williams Extra White (white), and accents painted Sherwin Williams Waterloo (blue-grey); [Café Addition] *membrane roof*, douglas fir natural wood joists, board formed concrete, trim painted Sherwin Williams Tricorn Black (black), and metal windows and door systems in Firestone Una-clad black anodized aluminum.

5. 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 prior to Planning signing off to Inspection Services.
6. The applicant submitted a landscape plan for review and compliance with City standards.
7. The applicant is in receipt of a missive dated April 11, 2018 by Fire Chief Charlie Myers identifying fire alarm, suppression, and code compliance requirements.
8. Grading, drainage, and erosion control have been submitted to the Engineering Division.
9. The Wisconsin Economic Development Corporation (WEDC) has approved funding up to two hundred fifty thousand dollars (\$250,000.00) for grant eligible expenditures related to portions of the project at a three dollar (\$3.00) to one dollar (\$1.00) (3:1) match. In order to attribute these funds to the project, a Community Development Investment Grant Agreement must be signed by the City with the WEDC. City application for this grant was approved through resolution 9426-18 on May 15, 2018.
10. A grant agreement between Noby Brookfield, LLC and the City will secure the relocation, restoration, and preservation of the Depot building. A contribution of two hundred thousand dollars (\$200,000.00) by the City has been proposed and identified as grant eligible expenditures in the agreement with the WEDC. Greenway Corridor trail funds will be applied to the grant eligible expenditures. An additional twelve thousand five hundred dollars (\$12,500.00) of Greenway Corridor trail funds will secure the construction and perpetual easement for parking spaces in the project associated with use of the principle building as a trail head. These funds have previously been identified and accounted for as part of the effort to relocate and rehabilitate the depot building, extending into this particular request, and were originally outlined in the 2016, 2017, and 2018 Capital Improvement Program for the Department of Community Development.

Recommendation: Request is consistent with the land use and development objectives of the Node Plan and Comp Plan. Relocation and preservation of the historic Brookfield Junction Depot will be achieved and secured through the project. Site layout meets zoning requirements applicable to the site. Staff recommends the Plan Commission approve the new plan and method of operation and endorse execution of a grant agreement securing the relocation and preservation of the Depot building by the Mayor on behalf of the City subject to:

1. Statement of operations dated March 31, 2020 by Noby Brookfield, LLC.
2. Site plan dated April 1, 2021 by Ellena Engineering Consultants, LLC including technical corrections.
3. Building plans, elevations, and material samples dated March 31, 2021 by Galbraith Carnahan Architects, LLC including technical corrections. Roof top HVAC equipment screened by building architecture. Ground mounted HVAC equipment and transformers screened by landscaping. All wall mounted meter boxes are

4. Unfinished Business (continued)

to be painted to match the building. If stainless steel meter boxes are used they will be etched and painted to match the building.

4. Compliance with site access, fire suppression, and alarm requirements of the Fire Department and items specified in a missive dated April 11, 2018 by Fire Chief Charlie Myers prior to issuance of a building permit. Fire apparatus access and fire hydrant placement shall comply with State Fire Code NFPA 1, Chapter 18, Fire Department Access and Water Supply.
5. Site utility, grading, drainage, and erosion control plans 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.
6. Existing Sanitary Sewer service lateral REUSE: television video, report and map required to be prepared per City standards for Engineering review, inspection, and approval prior to plumbing connection to existing lateral.
7. Addendum No. 2 to SWMP Agreement (for Lot 8) – shall be prepared per current City template for Engineering review/ approval after post-construction as-built survey.
8. Payment of applicable fees to the Community Development Department prior to issuance of a building permit.
\$ TBD Engineering Review Fee
\$6.70 Wetland Fee
9. Lighting in compliance with sections 15.16.080 and 17.120.070 of the City of Brookfield municipal code.
10. All signage subject to separate review by Inspections Services.
11. Provisions of MSO Ordinance 2512-18.
12. Landscape Plan dated September 11, 2020 by Kapur, Inc. including City of Brookfield consultant review and technical corrections secured with a letter-of-credit or equivalent (City forms available from the Department of Community Development) equal to \$25,117.50 (\$2,550 per 1,000 sq. ft. street yard) for Streetyard installation, \$4,334.00 for three (3) years of Streetyard maintenance (\$440 per 1,000 sq. ft. of

4. Unfinished Business (continued)

street yard) and a four (4) year temporary landscape easement for street yard maintenance (using forms available from the Community Development Department 9,850 sq. ft. of street yard).

- a. A recertification "as-built" survey must be performed by a licensed landscape architect indicating that all elements of the approved Streetyard Landscape Plan has been completed within tolerance as approved by staff per the approved plan. The recertification documents must be wet stamped and signed by said professional.
 - b. The letter-of-credit will be released after the recertification documents are submitted to and approved by the City of Brookfield Department of Inspection Services.
13. Execution of Community Development Investment Grant Agreement with the WEDC subject to final approval by the City Attorney prior to execution.
 14. Execution of City to Noby Brookfield, LLC grant agreement that secures preservation of the Depot building subject to final approval by the City Attorney prior to execution.
 15. 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).
 16. Plan and method of operation approval expires on April 20, 2023 unless a building permit is obtained prior thereto.

Alderman Scott Berg Spoke on behalf of his constituents

Topics Discussed

- Updated roof materials, no longer seeking installation of a green roof, for the proposed Café addition
- Details regarding the various grant agreements
- Coordination with Waukesha County and Developer for additional parking for trail users

Refer to audio recording of this item [here](#) for the discussion.

Motion by Alderman Gary Mahkorn, second by Alderman Rick Owen to approve staff recommendation for approval of a new plan and method of operation in association with construction of a 2,950 sq. ft. coffee shop through relocation and rehabilitation of the historic Brookfield Junction Depot structure with building addition, also serving civic use of the building as a trailhead for Waukesha County's Fox River bike trail and its connection with the City's Greenway Corridor trail system, at 2825 North Brookfield Road; and to endorse execution of grant agreements by the Mayor, securing the relocation and preservation of the Depot building and parking associated with its use as a trail head, on behalf of the City. Motion carried 7-0.

5. New Business

- a. **Plan Commission Discussion: Proposal to amend the O Office District to permit preschools and childcare centers as a permitted use. Request for a public hearing.**

Report:

As part of the City updating and revising the conditional use provisions of the City Zoning Code in 2020, the staff believes we missed a zoning district within which preschools and childcare centers should be listed as a "permitted use". These centers were added as permitted uses to other commercial zoning districts when the

code was amended in June 2020.

An applicant has submitted a request under Section 17.08 of the Zoning Code to amend the zoning text as stated. The applicant represents the ownership of a parcel located at 18430 Capitol Drive that is zoned Office and is vacant. They have a party interested in developing the property for a childcare center. It appears to make sense to locate preschools and childcare centers near places of employment and offices located within the Office District.

About a dozen properties in the City are zoned Office- a handful on Capitol Drive, some on Bluemound Road and some near 124th Street and North Avenue.

Recommendation: Since it appears to make sense to locate preschools and child care centers near places of employment and offices located within the Office District, a recommendation is made to schedule a public hearing for an amendment to add such centers as permitted in the Office Zoning District.

Topics Discussed

- Properties zoned Office throughout the City and the property initiating the code amendment
- Reasoning for the text amendment in relation to the previous efforts in response to Act 67 by the State Legislature
- Affirmation of staff's resoluteness toward the proposed amendment
- Process for development of the initiating property if proposed amendments were adopted.

Refer to audio recording of this item [here](#) for the discussion.

Motion by Alderman Gary Mahkorn, second by Citizen Member Steve Petitt to approve staff recommendation for approval to schedule a public hearing to amend the "O" Office District to add preschools and childcare centers as permitted uses. Motion carried 7-0.

- b. Plan Commission Discussion: Proposal to amend the "B-1" Local Business District to list lawn care equipment dealers and service centers including the storage of lawn care and related equipment products for sale and service as a permitted use and permit fencing enclosures of said products. Request for a public hearing.**

Report:

1. By nature of Brookfield's composition as primarily consisting of single-family residences with required open spaces consisting of large to medium-sized lawns, Brookfield residents do benefit from having access to dealers of lawn tractors for sales and service. Currently, there exists only one such dealer- Bill's Power Center - located at 13885 W. Capitol Drive -within the City of Brookfield. In fact, there are no "big box" retailers located within the City of Brookfield that provide lawn tractor sales. Finally, city staff is aware of only one other lawn tractor service center located in the City of Brookfield and that business is limited to service with no sales.
2. Lawn care and related equipment sales and service are technically not a permitted use in "B-1" zoning- the zoning of Bill's Power Center since its inception in the early 1970s. Nor does the "B-1" district permit outside storage of such products for retail display or queuing for service. How previous city officials permitted such uses at 13885 W. Capitol Drive remains a mystery to current city staff. There exists a set of Plan Commission meeting minutes from 1977 and earlier that allowed some level of outside storage of powerboats and trailers at the site, but the meeting minutes are written very poorly and provide the current city staff no clarity. Regardless of the quality of the meeting minutes, current staff does not know how the city staff at that time- 1970s- could permit outdoor storage of boats or other equipment in "B-1" since it was not permitted without a code amendment. The code should have been amended at the time to facilitate what the Plan Commission intended by their stated actions. Nevertheless, subsequent city

5. New Business (continued)

staff have permitted Bill's to operate with some outdoor storage without a direct request for abatement, to the best of our knowledge.

3. The onset of COVID 19 and the associated social distancing requirements has exasperated the storage needs at Bill's Power Center, as described in their attached March 19, 2021 letter. Under the Mayor's COVID 19 proclamations, city staff has been quite tolerant of the expanding outdoor storage operations at Bill's Power center, rather than a strict enforcement. However, with the impending termination of the Mayor's orders, staff has encouraged Bill's to request clarity on their operations through a potential code amendment and subsequent revised plan and method of operation request. The attached plans are not an application for plan and method – i.e. Bill's can only file after the code is amended- but the plans serve as background for the requested code amendment.
4. The first plan shows "Existing" conditions and the second plan shows "Proposed "once the code is amended.
5. The Inspection Services, Fire and Engineering Departments have received the attached plans and draft code amendments and have no comments on the attached plans or code amendments, as drafted.
6. The attached plans helped to inform the drafting of the amendments and illustrate the potential outcomes of following suggested amendments to the B-1 District(in *italics*):

B-1 LOCAL BUSINESS DISTRICT

17.52.010 Permitted uses.

- A. Subject to all approvals and conditions required by Chapter 17.100 and the provisions of this district, the permitted uses shall be:

40. Lawn and garden equipment dealer and service center including;

a. outdoor display areas of products located within the building setback area, subject to approval by the plan commission based upon the following standards:

- 1) Available for sale in the store on the site;*
- 2) Located proximate to the tenant space where the product is for sale when in multi-tenant centers;*
- 3) Displayed from a paved or well-maintained grassed area;*
- 4) Limited to a single tier of movable displayed product(s) stored day and night; other tier of displays are to be stored behind a fence overnight, except for .mounted product displays noted in parking setback noted below.*
- 5) Arranged so as not to obstruct pedestrian accessibility such as to not reduce the path width of any pedestrian way, terrace, patio area, etc., to a clear width less than five feet ;*
- 6) Located so as not to obstruct the provision of protective services;*
- 7) Singular in its purpose and presentation, i.e., products for sale, not service or storage;*
- 8) Located on private property, not in a public right-of-way;*
- 9) Outdoor display improvements may not exceed the impervious surface area ratio of the base zoning district, overlay district or planned development district;*

b. outdoor display areas of a maximum of three mounted products affixed to a concrete slab or grass-crete paver system for security, such as tractors, located within the parking setback area, subject to approval by the plan commission based upon the above standards for building setback, but not subject to removal at night.

5. New Business (continued)

c. An outdoor storage area for equipment to be serviced or prepared for sale, subject to approval by the plan commission based upon the following standards:

- 1) The side facing any public street shall be screened with an opaque fence with gate of a minimum six feet in height.
- 2) The storage of all equipment within forty feet back of the fence or gate shall not exceed six (6) feet in height at all times.
- 3) The other exterior boundaries of the storage area shall be enclosed with a galvanized chain link fence in good condition.
- 4) Equipment shall be arranged so as not obstruct the provision of protective services to the building or premises, as defined by Fire Codes;

Recommendation: Since it appears to make sense that the City zoning code should permit a district within which a lawn and garden equipment dealer and service center could locate. And secondly, by the nature of operations, the business should be permitted to include some level of outdoor storage of products for sale and service with the provision that the outdoor area for service shall be gated and screened from view from public streets, a recommendation is made to schedule a public hearing for an amendment to add such centers including outdoor storage, as permitted in the B-1 Local Business Zoning District, per the draft code amendments presented by city staff.

Topics Discussed

- Status of initiating property's business relative to the current zoning code
- History, business, and operations of the property initiating the request
- Proposed fencing and clarification regarding equipment on display and equipment stored for servicing
- Security concerns
- Clarification of staff's "Version 2" draft zoning code amendments and how amendments apply to all B-1 properties. Version 2 would require an opaque fence when the storage area is adjacent to residentially zoned property.
- Comments from the initiating property owner regarding proposed code amendments
- Height of fencing proposed along residential properties to hide equipment stored outside and not on display

Refer to audio recording of this item [here](#) for the discussion.

Motion by Alderman Mark Nelson, second by Alderman Gary Mahkorn to approve staff recommendation for approval to schedule a public hearing to amend the "B-1" Local Business District to list lawn care equipment dealers and service centers including the storage of lawn care and related equipment products for sale and service as a permitted use and permit fencing enclosures of said products according to staff's Version 2 draft amendments. Motion carried 7-0.

- c. **Plan Commission Discussion: Proposal to amend the Zoning Code to eliminate the Maximum Floor Area Ratio in the R-1, R-2 and R-3 Districts for single-family uses, define "attics, vaulted and atrium areas", modify that Minimum Open Space in the in the R-1, R-2 and R-3 Districts applies to dwelling units and not family, and increase Minimum Open Space in the R-3 District for lots created after August 15, 1989. Request for a public hearing.**

Report:

1. There remains approximately five or six single-family subdivisions to be created within the City of Brookfield.

5. New Business (continued)

2. Certain statements in the City's *2050 Comprehensive Plan* have suggested to city staff that amendments to the maximum floor area ratio (FAR) standards and related regulations in the City's single-family residential zoning districts should be considered. The main purpose would be to maximize the potential yield of building value that can be achieved in the remaining subdivisions, while not increasing minimum building sizes for those that wish to "down size" their dwelling. Essentially the city staff suggest, based upon input from the development community, to broaden the range of house sizes that can be designed within our community- smaller to larger. Secondly, city staff hears from home designers that in order to achieve better home designs that may not have artificially induced low roof pitches (a step some designers take to fall under FAR) or other oddly looking exteriors, it would be better to allow the other lot standards control bulk- i.e. building heights, lot coverage and open space requirements rather than FAR. Lastly, and certainly not a driving force in the amendments, removing floor area calculations in single-family house design reviews by the Inspections Department would streamline permit reviews.
3. Here are some statements contained within the *Comprehensive Plan* that support such amendments:
 - *Collaborate with private property owners, developers, and neighbors to realize the greatest potential for each new development and redevelopment site envisioned under this Plan. P. 32.*
 - *Continue to require high quality (i.e., durable, classic design, safe, orderly) development and encourage designs that support the community identity goals of this Plan. p. 32.*
 - *Consider appropriate zoning ordinance text and map amendments to achieve the land use and design recommendations of this Plan, while recognizing that it is not appropriate to immediately rezone all lands in the City to exactly reflect the Future Land Use map. p.32.*
 - *This group of future land use categories is intended to accommodate a variety of housing choices in a range of types and densities, of a quality and mix that retains Brookfield's prevailing neighborhood character. The City supports a diversity of housing types within areas that have the least impact of Brookfield's neighborhoods, principally within the TIAs. p.35.*
4. In summary the amendments would:
 - a) Eliminate FAR maximums in the single-family zoning districts, relying upon three other regulations to control bulk: maximum building height of 35 feet, maximum lot coverage by buildings of 25% and minimum open space per dwelling unit.
 - b) Maintain maximum FAR for conditional uses when located within single-family districts except for an eight bed or less Community Based Residential Facilities, licensed under the State of Wisconsin. Such CBRFs would be treated as a single-family home
 - c) Increase the minimum open space per dwelling unit in the R-3 District for lots created after August 15, 1989 when the minimum lot sizes were increased to 22,500 sq. ft. from 20,000 sq. ft. The result would be that across all single-family zoning districts, there would be a uniform "building envelope" that would result after subtracting for minimum open space –a maximum of 5,000 sq. ft. for a minimally sized lot in the district

Recommendation: Since there is a desire to increase the range of single-family home sizes from small to large and such is consistent with the *2050 Comprehensive Plan* objectives to accommodate a variety of housing choices by range of types and densities, and, of a quality and mix that retains Brookfield's prevailing neighborhood character, a recommendation is made to schedule a public hearing for an amendment to certain zoning standards regulating building bulk contained within the single-family zoning districts and add certain new definitions.

Topics Discussed

- [Methods architects use to avoid exceeding the current Floor Area Ratio limitations in designing single family homes](#)
- [Reasoning for the proposed amendments](#)

- Clarification on the size of homes being addressed by these amendments

Refer to audio recording of this item [here](#) for the discussion.

Motion by Alderman Gary Mahkorn, second by Alderman Rick Owen to approve staff recommendation for approval to schedule a public hearing for an amendment to the Zoning Code eliminating the Maximum Floor Area Ratio in the R-1, R-2, and R-3 Districts for single-family uses; define “attics, vaulted and atrium areas”; modify that Minimum Open Space in the in the R-1, R-2, and R-3 Districts applies to dwelling units and not family; and increase Minimum Open Space in the R-3 District for lots created after August 15, 1989. Motion carried 7-0.

6. Adjournment

Motion by Citizen Member Austin Moore, second by Citizen Member Lisa Chang to adjourn the meeting at 7:58pm. Motion carried unanimously.

Respectfully Submitted:

Daniel F. Ertl

Director of Community Development