



MINUTES OF AN OFFICIAL MEETING:

Regular / Special Meeting: Plan Commission

Date and Time: Monday, May 11, 2020 at 6:30 pm

Location: City Hall Council Chambers, 2000 N. Calhoun Road, Brookfield WI 53005

Members Present: Mayor Steven Ponto (Chairman), Alderman Gary Mahkorn, Alderman Mark Nelson, Alderman Rick Owen, Commissioner Steve Petitt, Commissioner Mike Smith

Members Excused: Commissioner Lisa Chang

Others Present: Director of Community Development Dan Ertl, Planning Administrator Mike Theis, City Engineer Jeffrey M. Chase, Fire Chief Charlie Myers, Neighborhood Planning Coordinator Richard VanDerWal, Alderman Chris Blackburn, Alderman Jerry Mellone

1. Roll Call

Mayor Steven Ponto noted a quorum present and called the Plan Commission to order at 6:32 pm

2. Announcements

The Next Regularly Scheduled meeting will be held on Monday, June 8, 2020 at 6:30 pm

3. Minutes of the March 9, 2020 meeting

Motion by Alderman Mark Nelson, second by Alderman Rick Owen to approve the minutes of the March 9, 2020 Plan Commission meeting. Motion carried 6-0.

Actions and Recommendations of the March 9, 2020 Plan Review Board meeting

Motion by Alderman Rick Owen, second by Alderman Gary Mahkorn to approve the actions and recommendations of the March 9, 2020 Plan Review Board meeting. Motion carried 6-0.

4. Unfinished Business

5. New Business

ITEM 1 Request of Christ Embassy Waukesha, Inc., Olajide Jerome, Pastor – 4131 N. 76th Court, Milwaukee, WI 53222 to schedule a conditional use public hearing permitting occupancy of Unit 3 at 21140 West Capitol Drive by a conditional religious use. (NW ¼ of Sec. 7) – MT

Topics Discussed:

- *Staff informed the Plan Commission this item is on the agenda only as a matter of acknowledgment that staff will schedule a public hearing when hearings become available again.*
- *Per State Statutes, the City is obligated to schedule conditional use public hearings when requested.*

Refer to audio recording of this item at <https://www.ci.brookfield.wi.us/DocumentCenter/View/15781/PC-05-11-2020-audio> for the discussion.

No Action.

ITEM 2 Request of Open Pantry Food Marts of Wisconsin, Inc., 10505 Corporate Drive, Suite 101, Pleasant Prairie, WI 53138 – Robert A. Buhler, President and CEO for approval of a minor revision to plan and method of operation at 17235 West Bluemound Road allowing a 588 sq. ft. building addition, gas island canopy expansion, dumpster enclosure expansion and continued application of previously approved trade dress at the site. (SE ¼ of Sec. 28) – MT ****Requires Common Council Approval****

Topics Discussed:

- *Proposed modifications received favorable comments.*

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Motion by Alderman Rick Owen, second by Alderman Gary Mahkorn to approve staff recommendation for approval of minor revision to plan and method of operation allowing a 588 sq. ft. building addition, gas island canopy expansion, dumpster enclosure expansion and continued application of previously approved trade dress at 17235 West Bluemound Road. Motion carried 6-0.

ITEM 3 Request of Capitol Midpoint – Mishkaat Investment, LLC – Owner c/o JAKnetter Architects, N16 W23217 Stone Ridge Drive, Suite 300, Waukesha, WI 53188 for approval to schedule a public hearing for the purpose of amending the land use and access management recommendations of the *Neighborhood Plan for the Calhoun Road & Capitol Drive Node* – 2000 (Node Plan) and the corresponding land use recommendations of the *City of Brookfield 2050 Comprehensive Plan*, as well as rezoning of 17065, 17135 and 17165 West Capitol Drive and 3920 Sunnycrest Drive to Planned Development District – Commercial General Plan and vacation of an unnamed public alley in favor of a municipal utility easement in association with remodeling/re-occupancy of 17065 West Capitol Drive, development of 17135 and 17165 West Capitol Drive and redevelopment of 3920 Sunnycrest Drive. (NW ¼ of Sec. 10) – MT ****Requires Common Council Approval****

Topics Discussed:

- *Permitted uses of the proposed PDD General Plan rezoning.*
- *Site and development changes relative to neighboring residential lots.*
- *Site data, setbacks, and offsets of the proposed PDD General Plan rezoning.*
- *Stormwater management.*
- *Building architecture.*

Refer to audio recording of this item at <https://www.ci.brookfield.wi.us/DocumentCenter/View/15781/PC-05-11-2020-audio> for the discussion.

Motion by Alderman Gary Mahkorn, second by Alderman Mark Nelson to approve staff recommendation for approval to schedule a public hearing for the purpose of amending the land use and access management recommendations of the Neighborhood Plan for the Calhoun Road & Capitol Drive Node – 2000 (Node Plan) and the corresponding land use recommendations of the City of Brookfield 2050 Comprehensive Plan, as well as rezoning of 17065, 17135 and 17165 West Capitol Drive and 3920 Sunnycrest Drive to Planned Development District – Commercial General Plan and vacation of an unnamed public alley in favor of a municipal utility easement in association with remodeling/re-occupancy of 17065 West Capitol Drive, development of 17135 and 17165 West Capitol Drive and redevelopment of 3920 Sunnycrest Drive. Motion carried 6-0.

ITEM 4: Request of EP 235 Owner, LLC, 5301 West Dempster Street, Suite 300, Skokie, IL 60077 – Jim Sayegh, Owner for approval of a minor revision to plan and method of operation in association with exterior

building modifications at 235 Executive Drive. (SE¼ of Sec. 27) – RV ****Requires Common Council Approval****

Topics Discussed:

- *Building materials and colors of the proposed modifications.*
- *Exterior lighting of building features.*
- *Metal sculpture.*

Refer to audio recording of this item at <https://www.ci.brookfield.wi.us/DocumentCenter/View/15781/PC-05-11-2020-audio> for the discussion.

Motion by Alderman Mark Nelson, second by Alderman Rick Owen to approve staff recommendation for approval of a minor revision to plan and method of operation in association with exterior building modifications at 235 Executive Drive. Motion carried 6-0.

ITEM 5: Request of MKE Muscle, LLC, 3313 North 124th Street, Brookfield, WI 53005 – William Wirostko, Member for Plan Commission review and comment in association with parking, landscaping, and exterior building modifications for redevelopment of 3313 North 124th Street for fitness facility and warehouse storage occupancy of said address. (SE¼ of Sec. 12) – RV

Topics Discussed:

- *Staff directed to perform necessary investigation into specific use and applicable parking ratio for implementation into municipal code.*
- *Shared parking agreement.*
- *Building architecture.*
- *Proposed redevelopment received favorable comments.*
- *Directions for the applicant to work with staff in accomplishing necessary items for future approval request and rezoning.*

Refer to audio recording of this item at <https://www.ci.brookfield.wi.us/DocumentCenter/View/15781/PC-05-11-2020-audio> for the discussion.

No Action.

ITEM 6: Request of Wingspan Development Group, LLC, 3880 West Wheelhouse Road, Suite B, Milwaukee, WI 53208 – Jason Macklin, Director of Development, for Plan Commission invitation and review of PDD General Plan, and approval to schedule a public hearing for PDD General Plan rezoning one lot, property tax key BRC1141998005, from “O&LR/C #2” Office and Limited Residential/Commercial District No. 2 to “Planned Development District General Plan - Residential” for the purpose of demolishing a mid-box retail building and redeveloping the site with a luxury apartment complex of two buildings consisting of two hundred thirty one dwelling units. (NE ¼ of Sec. 34) ****Requires Common Council Approval****

Topics Discussed:

- *Results of traffic impact assessment (TIA) and traffic concerns for a site that has no direct access to a public street. Developer is attempting to secure access to the west through easement. City Engineer states that the TIA only looked at the impact of the Brookfield Conference Center during high volume episodic events.*
- *Results of recent 2050 Comprehensive Plan community survey regarding residential development the notion that if the survey would have asked about this site in specific a different response, likely indifferent to the density, would will likely result.*
- *Proposed density of the development and it seems reasonable but some on Council will likely ask for a reduction. Developer states they have already reduced density.*

- *Building architecture.*
- *Building materials and colors.*
- *The appealing complimentary aspects of the proposal with nearby uses.*
- *Community benefits.*
- *Tax base.*
- *Site access.*
- *Complexities of the site relative to successful redevelopment or re-occupancy.*
- *The site is appropriate for multifamily residential at this location.*
- *PDD standards related to density. Staff is do reach on other projects.*
- *A letter of support for the proposal, written by the property owner of the adjacent parcel to the south, was submitted for the record. Staff asked if clear title for the property has been received and the representative stated they are working on it.*
- *Plan Commission directed applicant to prepare appropriate answers to questions related to the density of the project. Staff to do above research.*
- *Proposed redevelopment received favorable comments.*

Refer to audio recording of this item at <https://www.ci.brookfield.wi.us/DocumentCenter/View/15781/PC-05-11-2020-audio> for the discussion.

Motion by Citizen Member Mike Smith, second by Alderman Gary Mahkorn to approve staff recommendation for authorizing formal invitation approval to schedule a public hearing for PDD General Plan rezoning one lot, property tax key BRC1141998005, from "O&LR/C #2" Office and Limited Residential/Commercial District No. 2 to "Planned Development District General Plan - Residential" for the purpose of demolishing a mid-box retail building and redeveloping the site with a luxury apartment complex of two buildings consisting of two hundred thirty one dwelling units per the general plan entitled TRU Planned Development District. Motion carried 6-0.

6. Adjournment

Motion by Citizen Member Steve Petitt, second by Citizen Member Mike Smith to adjourn the meeting at 9:04pm. Motion carried unanimously.

Respectfully Submitted:

Daniel F. Ertl

Director of Community Development