



## MINUTES OF AN OFFICIAL MEETING:

Regular Meeting: Plan Commission

Date and Time: Monday, June 7, 2021 at 6:45 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 Mike Smith, Commissioner Lisa Chang (via teleconference), Commissioner Steve Petitt

Members Excused: N/A

Others Present: Director of Community Development Dan Ertl, City Engineer Jeffrey M. Chase, Fire Chief Dave Mason, Associate Planner Richard VanDerWal

## 2. Roll Call

Mayor Steven Ponto noted a quorum present and called the Plan Commission to order at 6:46 pm

## Announcements

The Next Regularly Scheduled meeting will be held on Monday, July 13, 2021 at 6:30 pm

## 3. Meeting Minutes

### a. Minutes of the May 10, 2021 Plan Commission meeting.

*Motion by Alderman Mark Nelson, second by Alderman Gary Mahkorn to approve the minutes of the May 10, 2021 Plan Commission meeting. Motion carried 7-0.*

### b. Actions and recommendations of the Plan Review Board meeting of May 20, 2021.

*Motion by Citizen Member Steve Petitt, second by Alderman Rick Owen to approve the minutes of the May 20, 2021 Plan Commission meeting. Motion carried 7-0.*

## 4. Unfinished Business

### a. None

## 5. New Business

- a. Plan Commission Recommendation: Ordinances to amend the "O" Office District to permit preschools and childcare centers as a permitted use, 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 fence enclosures of said products and 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 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 and associated text amendments.

**Report:**

1. This item was the subject of a public hearing May 18. One public comment was made stating support of the addition of childcare centers as a permitted use in the “Office” District. Several council members asked technical questions. All such questions related to the proposed elimination of measuring floor area ratio in single-family districts. Some were concerned that this might lead to house sizes being askew of neighboring homes. Staff responded that such could occur today if multiple lots were acquired and homes razed. In addition, other regulations measuring bulk and open space will still exist.
2. Subsequent to the public hearing, an alderman asked about how home sizes are regulated in older subdivisions where lots were created before existing rules. As a result, a formula was inserted into the final draft of the ordinance allowing a sliding scale of measuring open space for smaller lots.
3. In addition, the same council member asked Inspection Services to further outline the impacts that FAR has had on home designs. The measurement of FAR has greater impacts on the design of interior spaces and in some cases creating inefficient spaces and quirky interior appearances. In addition, architects need to redesign multiple times and this frustrates clients. Inspections cites that most surrounding communities measure bulk as the new ordinance proposes.

**Recommendation:** Approve ordinance as modified for measuring open space on lots created before August 1, 1961.

**Topics Discussed**

- Matters have been previously reviewed and vetted by the Plan Commission

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

*Motion by Citizen Member Lisa Chang, second by Alderman Rick Owen to approve May 10, 2021 staff recommendation for approval of ordinances, as modified, to amend the “O” Office District to permit preschools and childcare centers as a permitted use; 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 fence enclosures of said products; and 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 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 and associated text amendments. Motion carried 7-0.*

**6. Adjournment**

***Motion by Alderman Gary Mahkorn, second by Citizen Member Steve Pettit to adjourn the meeting at 8:45. Motion carried unanimously.***

Respectfully Submitted:

Daniel F. Ertl

Director of Community Development