



MINUTES OF AN OFFICIAL MEETING

Regular Meeting of:	Plan Review Board
Date and Time:	Thursday, October 21, 2021 at 4:30 pm
Location:	Council Chambers, City Hall, 2000 N. Calhoun Road, Brookfield WI 53005
Members Present:	Mayor Steve Ponto (Chair), Alderman Mark Nelson, Commissioner Steve Pettit
Members Excused:	None
Others Present:	Building & Zoning Administrator Larry Goudy, Administration & Licensing Clerk Mary Schulz

1. **Roll Call**

Mayor Ponto called the Plan Review Board meeting to order at 4:31 p.m. A quorum was present.

2. **Announcements**

- a. Approval of these items must also be given at the regular Plan Commission meeting of November 8, 2021 and the Common Council meeting of November 16, 2021.
- b. The next regularly scheduled Plan Review Board meeting will be held on November 18, 2021.

3. **New Business**

a. **Michael & Monica Jurken: residential addition including second garage** (Audio:40)

Request of Michael and Monica Jurken, for approval of a residential addition, including a second garage at 3415 Sunny View Lane, Brookfield WI.

Larry Goudy reported:

1. Typically, the code restricts properties to having only one garage. There is a provision in the code for the Plan Review board to review garage space if the property meets two criteria:
 - a. Lot area exceeds two and one-half acres; and
 - b. Floor area of the principal building equals or exceeds five thousand (5,000) square feet.
2. The home, with addition, exceeds 5,000 square feet.
3. The property is 3.89 acres

4. The existing garage at the home is 28' x 22' = 616 square feet and is located on the West side of the home
5. The proposed addition includes a new garage on the East side of the building. It is 25'3" x 31'1" = 784 square feet.
6. The combined garage square foot is 1,400 square feet. That is also the maximum square foot permitted for a normal property in the city of Brookfield (not over 2 ½ acres and 5,000 sq.ft).
7. There is an existing outbuilding in the Northwest corner of the lot which is 26' x 24' = 624 sq. ft. which is being used as a shed. That building is considered legal non-conforming. There is no driveway to this building.
8. The proposed garage and home are 228' from the Sunny View property line, 132' from the East property line, 225' from the North property line and 20' from the West property line (existing building).
9. The two garages each have two 9' carriage style garage doors

Recommendation: The home and garage additions are located far away from neighboring properties. There is a significant amount of foliage on the parcel as well. The architecture of the addition fits well with the existing home and the garages face different directions. Therefore, staff recommends approval.

Motion by Alderman Nelson, seconded by Commissioner Petitt to approve a residential addition, including a second garage at 3415 Sunny View Lane, Brookfield. Motion carried 3-0.

4. Adjournment

Motion by Alderman Nelson, seconded by Commissioner Petitt to adjourn the Plan Review Board meeting at 4:37 p.m. Motion carried 3-0.

MINUTES RESPECTFULLY SUBMITTED BY MARY SCHULZ, ADMINISTRATION & LICENSING CLERK