



## OFFICIAL NOTICE AND AGENDA

Notice is hereby given that a 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 (acted upon).

### Regular / Special Meeting: **PLAN COMMISSION**

Date & Time: Monday, January 13, 2020 @ 6:30 pm

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

Members/Chair: Mayor Steven Ponto

Aldermen: Gary Mahkorn, Mark Nelson, Rick Owen

Commissioners: Lisa Chang, Steve Petitt, Mike Smith

Quorum Requirement: 4 of 7 members physically present

Meeting adjourns at 9:30 p.m. An item started prior to 9:30 p.m. will be concluded.

No additional items will be considered unless granted by Commission

### Roll Call

### Announcements

- The next regularly scheduled meeting is February 10, 2020.

### Minutes

1. December 9, 2019 Plan Commission meeting minutes
2. December 19, 2019 Plan Review Board actions and recommendations of meeting minutes

### Public Hearing

### Continuing Business

**Notice of Closed Session.** Pursuant to Section 19.85(1)(g) of the Wisconsin Statutes to consider Item 3, for the purpose to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted with respect to litigation in which it is likely to become involved as authorized under §19.85(1)(g), Stats. You are further notified that at the close of the Closed Session, the Plan Commission will convene in open session pursuant to §19.85(2), Stats. for possible additional discussion and action concerning any matter discussed in closed session and/or the remainder of the agenda.

3. \* Request of Bridget Fassett, CPA, MST - Owner, 1529 Upper Parkway South, Wauwatosa, WI 53213 c/o Schober and Mitchell, S.C. – Attorneys, 2835 S. Moorland Road, New Berlin, WI 53151 – T. Michael Schober, Attorney for approval of a preliminary survey map, final certified survey map and subdivider agreement depicting a three-lot landsplit at 15965 Gebhardt Road. Two new lots will be created. (SE ¼ of Sec. 22) – MT **\*\*Requires Common Council Approval\*\***
4. Request of 18550 W Bluemound, LLC, W5073 County Road O, Plymouth, WI 53073 – Randy Goll, Development Project Manager for approval of an ordinance rezoning 18550 West Bluemound Road from B-3 Regional Business District to Planned Development District No. \_\_\_ Commercial – General Plan in association with construction of a 3,000 sq. ft. commercial building at said address. (SW ¼ of Sec. 28) – MT **\*\*Requires Common Council Approval\*\***

Any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meetings or materials be in an accessible location or format, contact the City Clerk at (262) 782-9650 or 2000 North Calhoun Road, for accommodations. Requests for accommodations for meetings should be made at least 3 business days in advance of the meeting. Every effort will be made to arrange accommodations for all meetings.

*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.*

## New Business

5. Request of Elmbrook School District, 13780 Hope Street, Brookfield, WI 53005 – Randal Johnston, Director of Facilities for approval to schedule a special exception public hearing amending special exception Ordinance No. 1757 allowing modifications to the football field/track lighting frequency of use and hours of operation at Brookfield East High School – 3305 North Lilly Road. (SE ¼ of Sec. 11) – MT **\*\*Requires Common Council Approval\*\***
6. Request of Elmbrook School District, 13780 Hope Street, Brookfield, WI 53005 – Randal Johnston, Director of Facilities for approval to schedule a special exception public hearing amending special exception Ordinance No. 1010 and Conditional Use Ordinance No 2143-08 allowing modifications to the football field/track lighting pole height, frequency of use and hours of operation at Brookfield Central High School -16900 Gebhardt Road. (NW ¼ of Sec. 22) – MT **\*\*Requires Common Council Approval\*\***
7. Request of Orthopaedic Associates of Wisconsin, N15W28300 Golf Road, Pewaukee, WI 53072 – Mark Smith, Chief Administrative Officer, c/o Jeffrey Holzhauser, Architect for approval of a new plan and method of operation in association with construction of an 18,600 sq. ft. orthopedic medical clinic at 117 South Moorland Road. (NE ¼ Sec 34) – RV **\*\*Requires Common Council Approval\*\***

## Policy Items

8. Request of the Department of Community Development to approve scheduling a public hearing with recommendation and adoption of resolution regarding adoption of the City of Brookfield 2050 Comprehensive Plan. – RV **\*\*Requires Common Council Approval\*\***
9. Request of Department of Community Development to approve scheduling a public hearing for the purpose of repealing and recreating Section 17.108.050 Conditional Uses of the Municipal code and amending Sections 17.04.020 Definitions, 17.28.050 “R-1” Residence District, 17.32.050 “R-2” Residence District, 17.36.050 “R-3” Residence District, 17.37.060 “R-4” Residence District, 17.44.040 “M-1” Residence District, 17.48.040 “R-2” Residence District, 17.50.030 “VAB” Village Area Business District, 17.52.010 “B-1” Local Business District, 17.56.020 “B-1R” Local Business-Restricted District, 17.60.010 “B-2” General Business District, 17.64.010 “B-3” Regional Business District, 17.68.020 “O&LB” Office and Limited Business District, 17.72.010 “O&LI” Office and Limited Industry District, 17.73.010 “O&LR/C #1” Office and Limited Residential/Commercial No. 1 District, 17.74.010 “O&LRC #2” Office and Limited Residential/Commercial No. 2 District, 17.75.020 “O&LR/C #3” Office and Limited Residential/Commercial No. 3 District, 17.76.010 “O” Office District, 17.77.020 “O&LR/C/LI” Office and Limited Residential/Commercial/Light Industrial District, 17.80.010 “I” Industrial District, 17.81.020 “LI&CM” Light Industrial/Commercial Mixed Use No. 1 District, 17.82.010 “NEI” Northeast Industrial District, 17.84.010 “REC” Recreation District, 17.100.010 and 17.100.020 Site Plan Approval Requirements. – JM/DE/MT **\*\*Requires Common Council Approval\*\***

## Adjournment

Daniel F. Ertl  
Director of Community Development  
Posted: January 10, 2020 @ 2:00 pm

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