



OFFICIAL RECORD OF A REGULARLY SCHEDULED MEETING OF THE PLAN COMMISSION HELD ON JUNE 3, 2019, AT 6:30 PM IN THE COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

Video recordings of Plan Commission meetings are available on the city website at <https://cityofbrookfield.viebit.com>

MAYOR STEVEN PONTO PRESIDING

OTHER MEMBERS PRESENT: Alderman Rick Owen, Commissioner Mike Smith, Alderman Gary Mahkorn, Alderman Mark Nelson, Commissioner Steve Pettit

MEMBERS ABSENT AND EXCUSED: Commissioner Rich Tennessen

OTHERS PRESENT: Director of Community Development Dan Ertl, Planning Administrator Mike Theis, Fire Chief Charlie Myers, City Engineer Jeff Chase, Neighborhood Planner Richard VanDerWal, Alderman Christopher Blackburn, Alderman Jerry Mellone, Alderman Scott Berg

Mayor Ponto noted a quorum present and called the Plan Commission to order at 6:34 pm.

Announcements / Reports

The next regularly scheduled meeting is July 8, 2019 at 6:30pm.

Item 1 May 13, 2019 Plan Commission Official Record / Meeting Minutes

Approval of Official Record from the May 13, 2019 Plan Commission meeting.

Motion to approve the May 13, 2019 Plan Commission Meeting Official Record.

Motion by Rick Owen

Seconded by Gary Mahkorn

Motion carried 6-0

Item 2 May 23, 2019 Plan Review Board

Approval of the May 23, 2019 Plan Review Board actions and recommendations of meeting minutes.

Motion to approve the May 13, 2019 Plan Review Board meeting actions and recommendations.

Motion by Gary Mahkorn

Public Hearing Poppert Preschool Conditional Use and Minor Rev. to Plan and Method of Operation

Jessica Poppert, owner, provided a summary of her requested proposal for a preschool at 14665 Lisbon Road.

No comments or questions from the members of the Plan Commission.

No comments from members of the public

Motion to close the public hearing.

*Motion by Mark Nelson
Seconded by Gary Mahkorn
Motion carried 6-0*

Item 3 Comprehensive Plan Update

Update and discussion of the City's 2050 Comprehensive Plan led by Vandewalle & Associates. – RV

Report:

1. Vandewalle will present the updated vision of the comprehensive plan based on the discussions made at the previous Plan Commission meetings.
2. The Plan Commission will be provided a summary of results from the focus groups and stakeholder interviews conducted by Vandewalle. Topics include Brookfield's Character and Strengths, Retail and Brookfield as a Destination, Transportation, Office Space, Housing and Development, and Economic Development.
3. Key data inventory highlights and observations made by Vandewalle will be presented to the Plan Commission. Vandewalle will guide any necessary discussion as it pertains to updating the content of the Comprehensive Plan.
4. Vandewalle will brief the Plan Commission on their continuing efforts to update the figures and maps contained in the comprehensive plan document and request guidance for revision where necessary.

Recommendation: The Plan Commission represents the primary source for project steering, feedback, general discussion, and past personal knowledge throughout the process of updating the City's Comprehensive Plan. Staff recommends the Plan Commission engage in the thoughtful discussion led by Vandewalle.

A general discussion occurred regarding progress made to date including feedback received from focus groups, City Committees and City department heads. A re-write of the general principles guiding the City Vision and description of the eleven TIAs was presented. Lastly, a summary of findings of demographic analyses within the region and City were outlined, including the various general descriptions of age cohorts- Millennials, Baby Boomers, etc.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUUV> for the discussion.

No Action

Item 4 Poppert Preschool Conditional Use and Minor Rev. to Plan and Method of Operation

Request of Poppert Preschool, 14665 Lisbon Road, Unit 1C, Brookfield, WI 53005 - Jessica Poppert, Owner/Operator for approval of a conditional use ordinance and minor revision to plan and method of operation permitting occupancy of 14665 Lisbon Road by a conditional use preschool. (NE ¼ of Sec. 2) – MT ****Requires Common Council Approval****

Previously reported:

1. The site is zoned "B-1" Local Business District. The site is not located in a Targeted Investment Area; one of eleven areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted land use of the City of Brookfield 2035 Comprehensive Plan is "Shopping/Services Focused – Lower Density".
2. The applicant requests approval to schedule a conditional use public hearing for the purpose of occupying a tenant space at the site by Poppert Preschool – serving children 6 weeks to 6 years old with a capacity of 30 children. Section 17.108.050 of the Municipal Code classifies this and similar uses "conditional", permissible in any zoning district but subject to a public hearing process and approval of a conditional use ordinance by the Common Council.
3. Hours of operation are listed in the applicant's statement of operations. The site has formalized access, circulation and parking lot.
4. A 1,200 sq. ft. fenced and landscaped outdoor play area is located behind the building.
5. The applicant is in receipt of a missive dated March 18, 2019 by Fire Chief Charlie Myers regarding fire code requirements.

Newly reported:

6. A Neighborhood Information Meeting was held on May 15, 2019. No aldermen or citizens attended. No written comments were received.
7. A public hearing was held on June 3, 2019.

Recommendation: ~~Staff will deliver a recommendation pending results of the public hearing.~~ *The conditional use is consistent with the standards for approval. Staff recommends the Plan Commission approve a conditional use and minor revision to plan and method of operation permitting preschool services from the site subject to:*

1. *Statement of operations affixed to site, landscape and floor plan dated April 30, 2019 by Timothy Seidel Architect, LLC.*
2. *Compliance with the fire code requirements in a missive dated March 18, 2019 by Fire Chief Charlie Myers.*
3. *Minor revision to plan and method of operation expires on June 18, 2021 unless a building/fence permit is obtained prior thereto.*

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a conditional use ordinance and minor revision to plan and method of operation permitting occupancy of 14665 Lisbon Road by a conditional use preschool.

Motion by Mark Nelson

Seconded by Gary Mahkorn

Motion carried 6-0

Item 5 Knopp Preliminary Survey and Final Certified Survey Maps and Subdivider Agreement

Postponed request of Tom Knopp – Owner, 20995 Bradford Lane, Brookfield, WI 53045 for approval of a preliminary survey map, final certified survey map, landscape plan and subdivider agreement dividing 21730 West North Avenue into two (2) single-family residential lots. One new lot will be created. (NW ¼ of Sec. 19) – MT ****Requires Common Council Approval****

Report:

1. The applicant's request for approval of a two-lot Certified Survey Map was postponed at the April 18, 2019 Plan Review Board to the Plan Commission due to discussion regarding the applicant's streetyard landscape obligation. (See Plan Review Board minutes of April 18, 2019 attached). In so doing the Plan Review Board included a requirement that the applicant enter into a subdivider agreement.
2. In the time since the Plan Review Board action City Attorney Jenna Merten opined in a digital missive dated April 30, 2019 the applicant does not meet the criteria for exemption articulated in the city's Residential Development Landscape Standards - 1996.

Recommendation: The lots in the proposed CSM comply with the base zoning district and subdivision code regulations. Staff recommends the Plan Commission approve the preliminary survey map, final certified survey map, landscape plan and authorize the mayor to execute a subdivider agreement on behalf of the city subject to:

1. Technical corrections to the CSM.
2. Driveway access as permitted under Waukesha County jurisdiction.
3. Approval of the subdivider agreement by the city attorney prior to execution.
4. Landscape plan revised per comments by the city contract landscape plan reviewer with security by letter-of-credit, bond or escrow (City forms available from the Community Development Department) equal to \$23,040.00 (\$2,400 per 1,000 sq. ft. street yard) for Streetyard installation, \$3,840.00 for three (3) years of Streetyard maintenance (\$400 per 1,000 sq. ft. of street yard) and a three (3) year temporary landscape easement for street yard maintenance (using forms available from the Community Development Department 9,600 sq. ft. of street yard) all deposited with the Department of Community Development prior to execution of the CSM.

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, bond or escrow will be released after the recertification documents are submitted to and approved by the City of Brookfield Department of Inspection Services.

5. Payment of applicable fees prior to recording of the CSM
 - Preliminary Survey Map Fee - Paid
 - Certified Survey Map Fee - Paid
 - Certified Survey Map Recording Fee \$30
 - Subdivision Agreement Fee \$300
 - Subdivision Agreement Recording Fee \$30
 - Wetland Fee \$96
 - Parkland Fee of \$747
 - Landscape Plan Review Fee \$350
 - Outstanding Assessments \$0.00 05/21/19
 - Engineering Review Fee TBD

Mr. Knopp asserted that he should be permitted to delay landscaping requirements since the code may change, to which Mr. Ertl clarified that such would be speculative and his project cannot be "grandfathered" from existing rules. Mr. Knopp wanted the record to state his displeasure with the requirements to landscape a small land division.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUUV> for the discussion.

Motion to approve staff recommendation for approval of a preliminary survey map, final certified survey map, landscape plan and authorizing the mayor to execute a subdivider agreement dividing 21730 West North Avenue into two (2) single-family residential lots. One new lot will be created.

*Motion by Gary Mahkorn
Seconded by Steve Petitt
Motion carried 6-0*

Item 6 Hidden Lake Estates Final Plat, Landscape Plan and Subdivider Agreement

Request of Neumann Companies, Inc. N27 W24075 Paul Court, Suite 100, Pewaukee, WI 53072, Kevin Anderson – Development Manager for final plat, landscape plan and subdivider agreement approval of Hidden Lake Estates, a 10 lot single-family subdivision located at 2760, 2770, 2780 North Lilly Road and a vacant parcel with tax key number 1058.981.002. (NW 1/4 of Sec. 13) – MT ****Requires Common Council Approval****

Report: 1. The applicant received preliminary plat approval on November 12, 2018 subject to:

- Preliminary plat referral to the Park and Recreation Commission for compliance with the 2035 Park and Open Space Plan.
- Technical corrections and submittal of a final plat substantially in conformance with the preliminary plat of Hidden Lake Estates.
- Submittal of a landscape plan, final plat, final civil plans and protective covenants
- Execution of a Subdivision Agreement obligating the applicant to the improvements and requirements associated with development of the subdivision and securing the installation of same.
- Compliance with the requirements enumerated in a missive dated October 11, 2018 by Charlie Myers, Fire Chief.
- Approval of final grading, drainage, storm water, roadway and utility plans by the City of Brookfield Engineering Department.

2. At its meeting of December 3, 2018 the Parks and Recreation Commission recommended dedication of 0.323 acres of Public Site or Parkland and 1.25 acres of Wetland.

3. The applicant complied with the recommendations of the Plan Commission and Parks and Recreation Commission and submitted a final plat in substantial compliance with the preliminary plat.

4. The applicant submitted a landscape plan in compliance with city residential development and detention basin landscape standards.

5. Grading, drainage, erosion control and storm water management plans have been submitted to the City Engineering Division.

6. Storm water management basins are placed in outlots and shall be held in undivided interest by all property owners within the subdivision. A homeowners association responsible for storm water maintenance and other private aspects of subdivision control will be established via declaration of protective covenants.

7. The applicant is in receipt of a missive dated October 11, 2018 by Charlie Myers, Fire Chief regarding Fire Code compliance requirements.

8. A subdivider agreement has been approved by the City Attorney and accepted by the applicant.

9. Dedication of the ultimate street right of way for Lilly Road is depicted on the final plat.

Recommendation: The final plat is in substantial conformance with the preliminary plat. All lots meet or exceed the minimum requirements of the base zoning district. Staff recommends the Plan Commission authorize the Mayor to execute a subdivider agreement on behalf of the city subject to final approval of the agreement by the city attorney and approve the final plat and landscape plan subject to:

1. Dedication of the ultimate street right of way for Lilly Road.

2. Technical corrections to the final plat.

3. Grading and Drainage Plan and Stormwater Management Plan approved by the City Engineering Department. The developer of the project will be required to submit items a, b, and c before issuance of a building permit.

a. Copy of the Grading and Drainage plan as approved by the Engineering Department, including stormwater calculations, following criteria established by the Stormwater Management Guide.

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 Inspection Services Department letter-of-credit format. The monetary amount of the letter-of-credit shall be equal to 110% of the bid submitted.

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 tolerance as approved by staff per the approved plan. The recertification documents must be wet stamped and signed by said professional.

e. The letter-of-credit will be released after the recertification documents are submitted to and approved by the City of Brookfield. Approval of the grading, drainage, stormwater, roadway and utility plans by the City of Brookfield Engineering Department.

4. Storm water management basins placed in outlots and held in undivided interest by all property owners within the subdivision. A homeowners association responsible for storm water maintenance and other private aspects of subdivision control established via declaration and recording of protective covenants.

5. Satisfaction of any and all outstanding assessments, taxes due, new lot creation fees, plan review fees and dedications.

6. Streetyard and Detention Basin Landscape Plan subject to technical corrections after third party landscape plan review with security by letter-of-credit (City forms available from the Community Development Department) equal to \$19,440.00 (\$2,400 per 1,000 sq. ft. street yard) for Streetyard installation, \$2,551.50 for three (3) years of Streetyard maintenance (\$400 per 1,000 sq. ft. of street yard) and a three (3) year temporary landscape easement for street yard maintenance (using forms available from the Community Development Department 8,100 sq. ft. of street yard) all deposited with the Department of Community Development prior to execution of the final plat.

a. A recertification "as-built" survey must be performed by a licensed landscape architect indicating that all elements of the approved Streetyard and Detention Basin Landscape Plans have 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.

7. Recording of protective covenants limited to the requirements (not requests) stated in a missive dated October 11, 2018 by Charlie Myers, Fire Chief and the requirements of the June 3, 2019 Plan Commission approval.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a final plat, landscape plan and authorizing the mayor to execute a subdivider agreement for Hidden Lake Estates, a 10 lot single-family subdivision located at 2760, 2770, 2780 North Lilly Road and a vacant parcel with tax key number 1058.981.002.

*Motion by Mark Nelson
Seconded by Rick Owen
Motion carried 6-0*

Item 7 Windsor Estates Minor Rev. to Plan and Method of Operation

Request of Windsor Estates Condominiums, 18410 – 18730 Estate Circle, Brookfield, WI 53045 – Mike Klasen, Vice President for approval of a minor revision to plan and method of operation permitting façade alterations at Windsor Estates Condominiums. (SW¼ of Sec. 9) – MT ****Requires Common Council Approval****

Report: 1. The site is zoned “M-1” Residence District with “FF” Flood Fringe based on Regional Study Overlay. The site is not located in a Targeted Investment Area; one of eleven areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted land use of the City of Brookfield 2035 Comprehensive Plan is “Housing – Medium Density”.

2. The applicant requests approval of a minor revision to plan and method of operation permitting change of color applied to siding, gutter and downspout replacement and change of roof color/texture. The principal stain color is Foot Hills (tan color). The secondary stain color is Ivory Lace (cream color). Shingles are Owens Corning “Summer Harvest” (mottled earth color). dimensional asphalt.

3. Section 17.44.010 D. of the Municipal Code states, “No permit shall be issued for a multifamily dwelling, accessory building or accessory use until the location, and plan and method of operation and architectural appearance has been submitted to and approved by the plan commission. Architectural appearance shall be approved only upon a finding by the plan commission that it shall not cause a substantial depreciation of property values in the neighborhood. (Amended during 1/21/16 update; Ord. 1666 § 1 (part), 1998; prior code § 17.33(1))”

4. The applicant is in receipt of a missive dated May 6, 2019 by Fire Chief Charlie Myers regarding Fire Code requirements.

Recommendation: The colors requested colors, shingle composition and texture are consistent with city Site Development Standards. Staff recommends the Plan Commission approve the minor revision to plan and method of operation subject to:

1. Building elevations, color samples and renderings under statement of operations dated April 29, 2019 by the Windsor Estates Condominium Board – Mike Klasen, Vice President.
2. Compliance with Fire Code regulations specified in a missive dated May 6, 2019 by Fire Chief Charlie Myers.
3. Restoration of site landscaping in compliance with the previously approved landscape plan.

Minor revision to plan and method of operation expires on June 18, 2021 unless staining, roofing, gutter and downspout replacement is initiated prior thereto.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a minor revision to plan and method of operation permitting façade alterations at Windsor Estates Condominiums.

*Motion by Gary Mahkorn
Seconded by Mike Smith
Motion carried 6-0*

Item 8 Grace Landing of Brookfield Conditional Use

Request of Kelly Homes LLC, 2490 Byron Court, Brookfield, WI 53045 – Duane McAllister, Manager for approval to schedule a conditional use public hearing permitting construction of Grace Landing of Brookfield, a three-building Community Based Residential Facility (CBRF) with eight bedrooms per building and a one-building Adult Family Home (AFH) with two bedrooms located at 16760 West North Avenue. (SW ¼ of Sec. 15) – MT ****Requires Common Council Approval****

Report: 1. The site is located in the Civic Center Targeted Investment Area (TIA) one of eleven areas identified in the City of Brookfield 2035 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 *Ruby Isle Civic Center Development Plan – 1987* and *Partial Ruby Isle/Civic Center Node Development Plan Update – 2001*. The recommended land use of the adopted node plan is Cluster Single-family Residential. The adopted land use of the City of Brookfield 2035 Comprehensive Plan is Housing Focused – Lower Density. The site is zoned “R-2” Residence District.

2. The applicant requests approval of a conditional use public hearing in association with a new plan and method of operation replacing an existing single-family dwelling with four buildings dedicated to delivery of service to individuals with intellectual disabilities. Section 17.108.050 of the Municipal Code lists institutions for care of the insane or the feeble minded as conditional uses permitted in any zoning district unless specifically prohibited but subject to a public hearing process and upon approval of a conditional use ordinance by the Common Council.

3. Site Data:

Lot Area – Less R/W Dedication:	117,810 sq. ft.
Buildings:	Four (4) – Three at 4,500 sq. ft. and One at 2,000 sq. ft.
Building Size (Total):	15,500 sq. ft.
Bed Rooms:	26
Floor Area Ratio:	13.16% (25% Max.)
Landscape Surface Area:	69% (50% Min. for conditional use of residentially zoned parcels)
Parking:	25 spaces (6 enclosed)

4. The site plan provides for dedication of the ultimate right of way (R/W) along North Avenue. The buildings nearest North Avenue are setback 75’ from the ultimate R/W rather than the 50’ minimum of the base-zoning district. Like Petawa approved immediately to the west, the North Avenue landscape streetyard is occupied by a stormwater management feature. Building offsets are base-zoning district compliant. Pavement offset to the west is 10’ and 15’ to the east. It is the city’s preference that commercial pavement offsets of 25’ be employed at conditional use sites with residential base-zoning however the preference is not codified and there is no pavement offset in the “R-2” base-zoning district. The pavement setback from North Avenue is 25’ from the ultimate width, which is the same as that for retail base-zoning districts. Again, there is no pavement setback in the “R-2” zoning district. The standard for evaluation of conditional use per 17.108.050 B. is, “The plan commission may recommend and the council may impose such restrictions upon the use, height and bulk of any structure or land so approved for conditional use as may be reasonable under the circumstances, provided such restrictions shall not be more restrictive than the requirements established for the district in which such structure is proposed to be located.”

5. The applicant’s buildings are residential in architecture, scale and clustered to create a semi-circle around a courtyard.. All buildings are one-story. The principal building material is fiber cement siding in vertical orientation, board and batten style. The secondary material is masonry approaching 50% application on vertical surfaces. Roofs have ridges and reversed gables all covered in asphalt shingles.

6. A Landscape Plan with streetyard landscape located coincident with the North Avenue bio-retention basin will be developed upon authorization of a public hearing.

7. Preliminary grading and stormwater management plans have been submitted to the City Engineer.

8. The applicant received preliminary comments from the City of Brookfield Fire and Emergency Medical Services Department dated May 6, 2019.

9. Wisconsin Statute Section 62.23(7)(i)(3) prohibits community and other living arrangements within 2,500 feet of each other. Another community living arrangement is within that distance. However, the City Attorney has opined that the provisions of the statute are preempted by the Federal Fair Housing Amendment Act and the Americans with Disabilities Act. Absent a showing of a substantial burden upon the City, the City would have no basis to deny the applicant's conditional use upon the statutory distance requirement. Since staff is unaware of any burden that would be placed on the City, the statutory provisions would not apply to the applicant's request.

Recommendation: The proposed use is permitted as a conditional use. The site plan and development characteristics are consistent with the design criteria and thresholds established in the base-zoning district. Building materials and architectural style are residential in character. Staff recommends that the Plan Commission approve scheduling a conditional use public hearing subject to conducting a neighborhood information meeting in advance of the hearing.

Commissioner Steve Petitt recused himself from participating on the item and left the Council Chambers for the entirety of its duration.

Alderman Scott Berg provided comments on the request on behalf of his constituents and stated that a thorough vetting of the project should occur. Mr. Ertl responded that under conditional use laws the areas of City focus should be analyzing and assessing traffic, stormwater management, architecture, landscaping, lighting and fire protection, as the City Attorney has opined that the proposed use is a permitted conditional use.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oUpUV> for the discussion.

Motion to approve staff recommendation for approval to schedule a conditional use public hearing permitting construction of Grace Landing of Brookfield, a three-building Community Based Residential Facility (CBRF) with eight bedrooms per building and a one-building Adult Family Home (AFH) with two bedrooms located at 16760 West North Avenue.

Motion by Gary Mahkorn

Seconded by Rick Owen

Motion carried 5-0

Item 9a Hilton Garden Inn

Request of North Central Group, 1600 Aspen Commons, Suite 200, Middleton, WI 53562 – Erik Sande, Project Manager for approval of a monument sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Item withdrawn.

Item 9b Hilton Garden Inn

Request of North Central Group, 1600 Aspen Commons, Suite 200, Middleton, WI 53562 – Erik Sande, Project Manager for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 9a, paragraph 1.

2. Wall Sign (North)

Location

265 S. Moorland Road

Dimensions

40' 11 5/8" x 4' = 164 sq. ft.

Height above roadway

60'

Sign content

HILTON GARDEN INN, "FLORET" LOGO

Structural material and color

Aluminum channel in red

Lighting

Internally illuminated

Recommendation: The proposed wall sign complies with code. Staff recommends the Plan Commission approve the wall sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated February 6, 2019 by Kahler Slater and November 13, 2018 by Keiffer/Starlight, including technical corrections.
2. Payment of any outstanding fees to the Department of Inspection Services prior to issuance of permits.
3. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road.

Motion by Mark Nelson

Secoded by Gary Mahkorn

Motion carried 6-0

Item 9c Hilton Garden Inn

Request of North Central Group, 1600 Aspen Commons, Suite 200, Middleton, WI 53562 – Erik Sande, Project Manager for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 9a, paragraph 1.

2. Wall Sign (South)

Location

265 S. Moorland Road

Dimensions

40' 11 5/8" x 4' = 164 sq. ft.

Height above roadway

60'

Sign content

HILTON GARDEN INN, "FLORET" LOGO

Structural material and color

Aluminum channel in red

Lighting

Internally illuminated

Recommendation: The proposed wall sign complies with code. Staff recommends the Plan Commission approve the wall sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated February 6, 2019 by Kahler Slater and November 13, 2018 by Keiffer/Starlight, including technical corrections.
2. Payment of any outstanding fees to the Department of Inspection Services prior to issuance of permits.
3. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road.

Motion by Mark Nelson

Seconded by Mike Smith

Motion carried 6-0

Item 9d Hilton Garden Inn

Request of North Central Group, 1600 Aspen Commons, Suite 200, Middleton, WI 53562 – Erik Sande, Project Manager for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 9a, paragraph 1.

2. Wall Sign (East)

Location

265 S. Moorland Road

Dimensions

25' 7 1/4" x 2' 6" = 65 sq. ft.

Height above roadway

60'

Sign content

HILTON GARDEN INN, "FLORET" LOGO

Structural material and color

Aluminum channel in red

Lighting

Internally illuminated

Recommendation: The proposed wall sign complies with code. Staff recommends the Plan Commission approve the monument sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated February 6, 2019 by Kahler Slater and November 13, 2018 by Keiffer/Starlight, including technical corrections.
2. Payment of any outstanding fees to the Department of Inspection Services prior to issuance of permits.
3. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road.

Motion by Mark Nelson
Seconded by Steve Petitt
Motion carried 6-0

Item 9e Hilton Garden Inn

Request of North Central Group, 1600 Aspen Commons, Suite 200, Middleton, WI 53562 – Erik Sande, Project Manager for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 9a, paragraph 1.

2. Wall Sign (West)

Location

265 S. Moorland Road

Dimensions

25' 7 1/4" x 2' 6" = 65 sq. ft.

Height above roadway

60'

Sign content

HILTON GARDEN INN, "FLORET" LOGO

Structural material and color

Aluminum channel in red

Lighting

Internally illuminated

Recommendation: The proposed wall sign complies with code. Staff recommends the Plan Commission approve the wall sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated February 6, 2019 by Kahler Slater and November 13, 2018 by Keiffer/Starlight, including technical corrections.
2. Payment of any outstanding fees to the Department of Inspection Services prior to issuance of permits.
3. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 98,000 square foot five story hotel with outdoor seating to be located at 265 S. Moorland Road.

Motion by Mark Nelson
Seconded by Rick Owen
Motion carried 6-0

Item 10a Brookfield Conference Center

Request of the City of Brookfield, c/o Peter Ogden, Kahler Slater Architects, 111 W. Wisconsin Avenue, Milwaukee WI for approval of a monument sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. The site consists of one lot located in the Calhoun Road South Targeted Investment Area (TIA), one of ten areas identified in the *City of Brookfield 2035 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 *Calhoun Road South Neighborhood Plan – 2001* (Node Plan). The adopted land use of the Node Plan for the site is “Mixed Use”. The adopted land use of the *City of Brookfield 2035 Comprehensive Plan* is “Mixed Use – Higher Density”. The site is zoned “O&LR/C #2 – Office and Limited Residential/Commercial District Number 2” (O&LR/C #2) including adopted Modified Suburban Overlay Zoning District Combination Development Pattern: New Suburban, Cluster Suburban, Context Suburban (MSO NS/CS/CTS) Ordinance 2356-14. Ordinance 2356-14 establishes the development pattern and zoning characteristics for the site entailing: minimum building setback twenty-five feet (25’); building offsets, parking setbacks and offsets, and locations of special features – ornamental towers, kiosks, and landscape features – will be set during plan and method of operation review consistent with the Neighborhood Plan (DNP); and zero-foot (0’) building offsets are permitted for parking decks unless otherwise required by fire codes. The zoning dimensional standards, sign provisions, and use determination of the site for the development of a 55,000 square foot conference center with outdoor seating were established and approved by the Plan Commission and Common Council on June 19, 2018 and granting permission for “Hilton Garden Inn” to be located jointly on Conference Center monument and directional signs.
2. Materials and design of the ground monument sign and directional signs are consistent between the Brookfield Conference Center and Hilton Garden Inn hotel, producing a unified sign package design for both sites. Structural materials and colors of the signs compliment those of the principle buildings.
3. Existing signage for the Deer Creek Corporate Center currently resides in close proximity to the proposed location for the Conference Center monument sign, secured through previous land owner easement agreement. The existing Deer Creek signage would be removed, incorporating its contents into the proposed new monument sign for better overall visibility and clarity of site signage.
4. Monument sign Location
325 S. Moorland Road

Dimensions

5' 0" x 4' 8" = 23.33 sq. ft. on an overall structure of 57.5 sq. ft.

Height above roadway

11' 6"

Sign content

BROOKFIELD CONFERENCE CENTER, HILTON GARDEN INN, ADDRESS,
DEER CREEK CORPORATE CENTER, OLD REPUBLIC, VRAKAS CPAS –
ADVISORS, ADDRESS

Structural material and color

Aluminum face in "Cast Bronze" color with acrylic top and edge in "Ivory" color.
Concrete base.

Lighting

Internally illuminated

Recommendation: The proposed monument sign coordinates with the design of signage for the Brookfield Conference Center and complies with code. Staff recommends the Plan Commission approve the monument sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated May 23, 2019 by Kahler Slater, including technical corrections.
2. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a monument sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road.

Motion by Gary Mahkorn

Seconded by Steve Petitt

Motion carried 6-0

Item 10b Brookfield Conference Center

Request of the City of Brookfield, c/o Peter Ogden, Kahler Slater Architects, 111 W. Wisconsin Avenue, Milwaukee WI for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 10a, paragraph 1.

2. Wall Sign (North)

Location

325 S. Moorland Road

Dimensions

48' 9" x 4' 3" = 208 sq. ft.

Height above roadway

11' 5 ½"

Sign content

BROOKFIELD CONFERENCE CENTER
Structural material and color
Aluminum channel in "Cast Bronze" color.
Lighting
Ground up-lit

Recommendation: The proposed wall sign coordinates with the design of signage for the Brookfield Conference Center and complies with code. Staff recommends the Plan Commission approve the monument sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated May 23, 2019 by Kahler Slater, including technical corrections.
2. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road.

Motion by Gary Mahkorn
Secoded by Steve Petitt
Motion carried 6-0

Item 10c Brookfield Conference Center

Request of the City of Brookfield, c/o Peter Ogden, Kahler Slater Architects, 111 W. Wisconsin Avenue, Milwaukee WI for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 10a, paragraph 1.
2. Wall Sign (South)
 - Location
325 S. Moorland Road
 - Dimensions
21' 10" x 2' 6" = 70 sq. ft.
 - Height above roadway
11' 1 ½"
 - Sign content
BROOKFIELD CONFERENCE CENTER
 - Structural material and color
Aluminum channel in "Cast Bronze" color.
 - Lighting
Ground up-lit

Recommendation: The proposed wall sign coordinates with the design of signage for the Brookfield Conference Center and complies with code. Staff recommends the Plan Commission approve the monument sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated May 23, 2019 by Kahler Slater, including technical corrections.
2. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road.

**Motion by Gary Mahkorn
Seconded by Steve Petitt
Motion carried 6-0**

Item 10d Brookfield Conference Center

Request of the City of Brookfield, c/o Peter Ogden, Kahler Slater Architects, 111 W. Wisconsin Avenue, Milwaukee WI for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road. (NE ¼ of Sec. 34) – RV ****Requires Common Council Approval****

Report:

1. See report of Item 10a, paragraph 1.

2. Wall Sign (East)

Location

325 S. Moorland Road

Dimensions

5' 6" x 11" = 5 sq. ft.

Height above roadway

9'

Sign content

VISIT BROOKFIELD

Structural material and color

Aluminum painted black and red colors to match logo.

Lighting

None

Recommendation: The proposed wall sign complies with code. Staff recommends the Plan Commission approve the monument sign subject to:

1. Submitted sign plans, elevations, and specs on file, dated May 23, 2019 by Kahler Slater, including technical corrections.
2. Lighting in compliance with section 15.16.080 of the City of Brookfield municipal code.

Refer to video recording of this item at <https://cityofbrookfield.viebit.com/player.php?hash=F64Hk2oIUpUV> for the discussion.

Motion to approve staff recommendation for approval of a wall sign in association with the construction of an approximate 55,000 square foot single story conference center with outdoor seating located at 325 S. Moorland Road.

*Motion by Gary Mahkorn
Seconded by Steve Petitt
Motion carried 6-0*

Adjournment

*Motion by Mark Nelson
Seconded by Steve Petitt
Motion carried unanimously
Meeting adjourned at 8:39pm*

Record respectfully submitted by Richard VanDerWal, Neighborhood Planner