



MINUTES OF AN OFFICIAL MEETING:

Regular / Special Meeting: Plan Commission

Date and Time: Monday, June 8, 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

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, July 13, 2020 at 6:30 pm

3. Meeting Minutes

- a. Minutes of the May 11, 2020 meeting.

Motion by Alderman Gary Mahkorn, second by Citizen Member Mike Smith to approve the minutes of the May 11, 2020 Plan Commission meeting. Motion carried 6-0.

- b. Meeting minutes, actions, and recommendations of the May 21, 2020 Plan Review Board meeting

Motion by Alderman Rick Owen, second by Citizen Member Mike Smith to approve the minutes, actions, and recommendations of the May 21, 2020 Plan Review Board meeting. Motion carried 6-0.

4. Unfinished Business

- a. Request of Department of Community Development to approve an ordinance 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****

Alderman Chris Blackburn spoke on behalf of his constituents.

Topics Discussed:

- *Concern for twenty-five foot pavement offset for conditional uses located in residentially zoned properties.*
- *Process for locating pocket parks under the new conditional use ordinance.*
- *Expansion of existing conditional uses under the new conditional use ordinance.*

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

Motion by Alderman Mark Nelson, second by Alderman Gary Mahkorn to approve staff recommendation for approving an ordinance 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. Motion carried 6-0.

5. New Business

- a. Request of Thomas T. Tang, D.D.S. and Associates Brookfield Family Dentistry - Owner, 17185 West North Avenue, Brookfield, WI 53005 for approval to schedule a public hearing to amend the land use recommendation in the 2050 City of Brookfield Comprehensive Plan from Mixed Use – Higher Density to Shopping/Services Focused – Lower Density upon lands purchased from the City of Brookfield, rezone said lands from B-3 Regional Business to B-1 Local Business, amend MSO Ordinance 2361-14 to establish pavement setbacks and offsets upon said lands, approve a conditional use ordinance permitting installation of a driveway and parking in the floodplain of a water course determined by regional study on said lands and apply MSO zoning with building and parking dimensional standards upon 17185 West North Avenue in association with a Certified Survey Map merging said lands with 17185 West North Avenue and a plan and method of operation depicting site access and parking lot expansion. (NW ¼ of Sec. 22) - MT ****Requires Common Council Approval****

Citizen Member Steve Petitt recused himself because his company previously worked with the applicant on this project. He left for the duration of the item and returned for Item 5b.

Topics Discussed:

- *Potential for future improvement of the building on site as previously proposed.*
- *Rectifying the conditions of the applicant's property and business in relation to the intersection and North Avenue improvements.*

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

Motion by Citizen Member Mike Smith, second by Alderman Gary Mahkorn to approve staff recommendation for approval to schedule a public hearing to amend the land use recommendation in the 2050 City of Brookfield Comprehensive Plan from Mixed Use – Higher Density to Shopping/Services Focused – Lower Density upon lands purchased from the City of Brookfield, rezone said lands from B-3 Regional Business to B-1 Local Business, amend MSO Ordinance 2361-14 to establish building/pavement setbacks and offsets upon said lands, approve a conditional use ordinance permitting installation of a driveway and parking in the floodplain of a water course determined by regional study on said lands and apply MSO zoning establishing building/pavement dimensional standards upon 17185 West North Avenue in association with a Certified Survey Map merging said lands with 17185 West North Avenue and a plan and method of operation depicting site access and parking lot expansion. Motion carried 6-0.

- b. Request of Udol Investments, LLC, 3313 North 124th Street, Brookfield, WI 53005 – William Wirostko, Member for approval of a revised plan and method of operation in association with parking, landscaping, and exterior building modifications at 3313 North 124th Street. (SE¼ of Sec. 12) – RV ****Requires Common Council Approval****

Topics Discussed:

- Inclusion of another building material to improve the architectural aesthetic.
- Cost effective architectural solutions considering overall redevelopment expenses.
- Requirements for retail building architecture in the site development standards.
- Four-sided architecture requirements of industrial site conversions to retail and service uses, may not be fully practical in the 124th Street Corridor.
- Overall quality of proposed site and building improvements.
- Enhancing the primary building entrance, particularly through the application of additional building materials.
- Modifying design of windows on the south exterior wall for opportunity to introduce a new material, such as COR-TEN steel, that also enhances the primary entrance.

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

Motion by Alderman Mark Nelson, second by Alderman Rick Owen to approve staff recommendation for approval of a revised plan and method of operation, including applicant working with staff on revision to building architecture for an additional building material and correlating window modifications on the south exterior wall for enhanced primary entrance, in association with parking, landscaping, and exterior building modifications at 3313 North 124th Street. Motion carried 6-0.

- c. Request of the Department of Public Works to discontinue a portion of Golf Parkway right of way located west of Columbia Boulevard. (SE1/4 Sec. 25) – JC ****Requires Common Council Approval****

Topics Discussed:

- Matter previously discussed.

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

Motion by Alderman Gary Mahkorn, second by Citizen Member Mike Smith to approve staff recommendation for approval to discontinue a portion of Golf Parkway right of way located west of Columbia Boulevard. Motion carried 6-0.

- d. Request of Department of Community Development for approval to schedule a public hearing in order to amend the land use recommendation of the 2050 Comprehensive Plan from Shopping/Services Focused – Lower Density to Shopping/Services Focused – Higher Density; amend Title 17 of the Municipal Code in the creation of a new 124th Street Corridor zoning district ordinance including amendments to off-street parking requirements; and amend the City Zoning Map from “O&LI” Office and Limited Industry District to the proposed 124th Street Corridor zoning district for 3313 N 124th Street, property tax key BRC1056995, in accordance with the adopted Development Plan for Brookfield’s 124th Street Corridor. (SE¼ of Sec. 12) – RV ****Requires Common Council Approval****

Topics Discussed:

- Clarification on the extent of the proposed rezoning and land use amendments.
- Process for future zoning and land use amendments in the Node Plan area.

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

Motion by Alderman Gary Mahkorn, second by Citizen Member Steve Petitt to approve staff recommendation for approval to schedule a public hearing in order to amend the land use recommendation of the 2050 Comprehensive Plan from Shopping/Services Focused – Lower Density to Shopping/Services Focused – Higher Density; amend Title 17 of the Municipal Code in the creation of a new 124th Street Corridor zoning district ordinance including amendments to off-street parking requirements; and amend the City Zoning Map from “O&LI” Office and Limited Industry District to the proposed 124th Street Corridor zoning district for 3313 N 124th Street, property tax key BRC1056995, in accordance with the adopted Development Plan for Brookfield’s 124th Street Corridor. Motion carried 6-0.

6. Adjournment

Motion by Alderman Rick Owen, second by Citizen Member Steve Petitt to adjourn the meeting at 7:33pm. Motion carried unanimously.

Respectfully Submitted:

Daniel F. Ertl

Director of Community Development