

JOINT PUBLIC HEARING
TOWN BOARD & PLAN COMMISSION
MAY 25, 2004
CONDITIONAL USE PERMIT 865 N BROOKFIELD RD

Chairperson Keith Henderson called the meeting of the Plan Commission to order at 7:00 p.m. on Tuesday, May 25, 2004 in the Erich Gnant Room of the Town Hall, 645 N. Janacek Road, Brookfield, WI.

Chairperson Keith Henderson called the meeting to order at 7:00 p.m. The following people were present: Commissioners Robert Walkoe, Lynn Reynolds, Denise Hekkers, Alpesh Shah, Gordon Gaeth, Supervisors Robert Flessas, Cheryl Mantz, Patrick Stroebel, Building Inspector Gary Lake, and the Deputy Clerk to record the minutes. Supervisor Harenda was excused.

Chairperson Henderson read the attached meeting notice into the record.

Inspector Lake detailed the zoning code language for home occupations and home industries and gave an overview of the intent behind such differentiation.

Ms. Peterman explained her intent to do dog grooming one day a week with no overnight boarding. The purpose of her request is to accommodate a few customers that cannot come to where she does grooming regularly.

Chairman Henderson opened the public hearing for public comment.

Warren Carstensen, 900 N Brookfield rd, inquired what a conditional use permit was.

Chairman Henderson explained that it was a permit for a landowner to do business on their property, it is reviewed about every three years.

Richard Struck, 18950 Toldt Woods Dr, is concerned about future use on the land and the possibility of kennels.

Inspector Lake explained that a change in operation would require public hearing and approval by the planning commission.

Joan Cefalu, 18980 Toldt Woods Dr, expressed concern about traffic.

Carol Struck, 18950 Toldt Woods Dr, would like to see the area stay as it is and no changes to zoning.

Warren Carstensen inquired if there would be signs advertising her business.

Ms. Peterman answered that there would not. Some of her clients would be walking from Toldt Woods and there would be only one dog at a time.

Kamlesh Soni, 20455 Hunters Ct, expressed concern about mixing businesses in residential areas, that eventually the businesses would take over.

Commissioner Walkoe asked about the number of customers and was concerned that the business would grow to a full-time operation.

Ms. Peterman explained the drop off and pick up would be structured to keep traffic at minimum.

Commissioner Hekker asked which days and the number of appointments per day. She also inquired if products would be sold and how dog waste would be cared for. She would not walk her client's dogs.

Ms. Peterman responded that no products would be sold and dog waste would be picked up daily.

JOINT PUBLIC HEARING
TOWN BOARD & PLAN COMMISSION
MAY 25, 2004
CONDITIONAL USE PERMIT 865 N BROOKFIELD RD

Commissioner Flessas commended Melissa Peterman for coming forward to obtain a conditional use permit and that some people would just have started the business without permission.

Supervisor Mantz asked how many dogs Ms. Peterman owned and the proximity of her house to the road.

Ms. Peterman has one dog and her drive has the ability for customers to turn around before exiting on Brookfield road.

Supervisor Stroebel asked if there were any restrictions attached to a conditional use permit.

Inspector Lake responded that the three-year review could address any problems.

Carol Struck asked how the business would be monitored.

Chairman Henderson responded that the local residents would have the ability to voice any concerns or point out any issues. Those comments would be addressed when the review was conducted.

There being no further comments, Chairperson Henderson closed the Public Hearing at 7:20 p.m.

Respectfully submitted,
Linda Locke
Deputy Clerk