

PLAN COMMISSION
TOWN OF BROOKFIELD
MARCH 23, 2004

The regular meeting of the Plan Commission was held on Tuesday, March 23, 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 9:00 p.m. The following people were present: Commissioners Robert Walkoe, Sheila Baker, Alpesh Shah, Gordon Gaeth, Michelle Martin, Supervisor Robert Flessas, Building Inspector Gary Lake, and the Deputy Clerk to record the minutes.

AGENDA APPROVAL

The Planning Commission agenda for March 23, 2004 was approved unanimously without discussion.

MINUTES

Commissioner Martin motioned to approve the February 24, 2004 Joint Public Hearing minutes for the rezoning of 105-217 N Brookfield Rd by J.B.J. Development as presented, seconded by Commissioner Baker, voted on, and carried unanimously.

Commissioner Baker motioned to approve the February 24, 2004 Joint Public Hearing minutes for the proposed rezoning of subdivisions known as: Kossow Road Subdivision, Elderlawn Acres, Hulburt Hills Addition No. 1 and No. 2, Dale Acre, Westbrook Addition No. 1 & No. 2 and unplatted lands adjacent as presented, seconded by Commissioner Martin, voted on, and carried unanimously.

Commissioner Baker motioned to approve the February 24, 2004 Plan Commission minutes as presented, seconded by Commissioner Gaeth, voted on, and carried unanimously.

AMENDING WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE

Commissioner Walkoe motioned to table amending the Waukesha County Shoreland and Floodland Protection Ordinance, seconded by Commissioner Baker, voted on, carried unanimously.

REZONE OF LANDS AT 740 NORTH BARKER ROAD

Supervisor Flessas motioned to recommend to the Town Board approval the rezoning of the property at 740 North Barker Road from Rs-3 Single Family Residential District and C-1 Conservancy District to Rm-2 Multi-Family Residential District with a P.U.D. Planned Unit Development Overlay District and C-1 Conservancy District with the condition that the zoning would revert to the original zoning should the developer fail to proceed with the project. Seconded by Commissioner Baker, voted on, carried unanimously.

CONCEPTUAL APPROVAL OF CONDOMINIUM DEVELOPMENT AT 740 NORTH BARKER ROAD

Discussion ensued regarding the number of proposed condominiums at 740 North Barker Road by developer Steven Traudt. There is a need for clarification from Waukesha County as to what they would approve. Only 8-10 units could be built at this time.

Commissioner Walkoe motioned to table the conceptual approval of a 12 unit condominium development at 740 North Barker Road, seconded by Commissioner Baker, voted on, carried unanimously.

REZONING NORTHWEST CORNER OF WATERTOWN ROAD AND BARKER ROAD

Discussion ensued regarding the specialty deli, traffic concerns, hours of operation, and the proposed retail shops.

Supervisor Flessas moved to recommend to the Town Board approval of rezoning of the lands at the northwest corner of Watertown Road and Barker Road from B-3 Office and Professional Business District to B-3 Office and Professional Business with a P.U.D. Planned Unit Development Overlay District, died for lack of a second.

Commissioner Walkoe moved to recommend to the Town Board approval of rezoning of the lands at the northwest corner of Watertown Road and Barker Road from B-3 Office and Professional Business District to B-3 Office and Professional Business with a P.U.D. Planned Unit Development Overlay District. With the PUD zoning being subject to the development of the property as a professional office building with a specialty deli only. The motion was seconded by Commissioner Martin, voted on and failed 3 - 4 with Commissioners Martin, Walkoe, and Baker voting yea and Commissioners Gaeth, and Shah, Supervisor Flessas, and Chairperson Henderson voting nay.

Gary Lake commented that there was not sufficient information on traffic, berms, screening, landscaping, and impact on adjacent neighbors.

Commissioner Walkoe moved to table the rezoning of the lands at the northwest corner of Watertown Road and Barker Road from B-3 Office and Professional Business District to B-3 Office and Professional Business with a P.U.D. Planned Unit Development Overlay District. The motion was seconded by Commissioner Gaeth, voted on, failed 3 - 4 with Commissioners Martin, Walkoe, and Gaeth voting yea, Commissioners Shah, and Baker, Supervisor Flessas and Chairperson Henderson voting nay.

There was further discussion regarding the berms and landscaping, setbacks, the north side of the building. The developer was asked to provide more specific drawings to scale before approval.

Supervisor Flessas moved to table the rezoning of lands at the northwest corner of Watertown Road and Barker Road from B-3 Office and Professional Business District to B-3 Office and Professional Business with a P.U.D. Planned Unit Development Overlay District, seconded by Commissioner Martin, voted on, carried unanimously.

CONCEPTUAL APPROVAL OF MIXED USE DEVELOPMENT WATERTOWN AND BARKER ROAD

Commissioner Baker moved to table, seconded by Supervisor Flessas, voted on, carried unanimously.

CORROBORATION OF INTERPRETATION REGARDING WHAT DEVELOPMENT ON RD-1 ZONED PROPERTIES

Discussion ensued regarding a proposal to develop 4 condominiums on a parcel zoned Rd-1. An interpretation of the ordinance is needed or possible rezoning to Rm-1. Attorney Hammes will be consulted for an interpretation of the ordinance.

Commissioner Martin recommended to the Town Board to set a date for a Public Hearing if Attorney Hammes feels a rezone is required, seconded by Commissioner Walkoe, voted on, carried unanimously.

DISCUSSION ON WAUKESHA COUNTY'S DEVELOPMENT PLAN

Gary Lake informed the Plan Commission of his inquiries for a public input survey to meet the Smart Growth Initiative. Waukesha County Park and Land Use was not interested and UW Extension quoted a fee of \$12,000 to conduct such a survey including mailings and data entry. Commissioner Flessas moved to forward the information to the Town Board for discussion and necessary action. Seconded by Commissioner Baker, voted on, carried unanimously.

Mr. Lake suggested dividing the Town of Brookfield into quadrants and concentrate on the southeast quadrant. The areas south of Bluemound and east of Barker and envision development the Town of Brookfield would like to focus on.

CORRESPONDENCE

Chairman Henderson will attend the next Waukesha County Smart Growth Planning Meeting.

There being no further business, Commissioner Walkoe moved to adjourn the meeting, seconded by Commissioner Baker, voted on, carried unanimously. The meeting adjourned at 10:30 p.m.

Respectfully submitted,

Linda A. Locke, Deputy Clerk