

PLAN COMMISSION
TOWN OF BROOKFIELD
APRIL 27, 2004

The regular meeting of the Plan Commission was held on Tuesday, April 27, 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, Sheila Baker, Alpesh Shah, Gordon Gaeth, Supervisor Robert Flessas, Building Inspector Gary Lake, and the Deputy Clerk to record the minutes. Commissioner Michelle Martin was absent.

Chairperson Henderson read the attached meeting notice into the record.

MINUTES

Commissioner Baker motioned to table the minutes from March 23, 2004, seconded by Commissioner Walkoe, voted on, and carried unanimously.

RECOMMEND TO TABLE REZONE CORNER OF WATERTOWN ROAD AND BARKER ROAD

Commissioner Baker motioned to table the rezoning of lands 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 Gaeth, voted on, and carried unanimously.

RECOMMEND TO TABLE CONCEPTUAL APPROVAL OF MIXED USE DEVELOPMENT

Commissioner Baker motioned to table conceptual approval of a mixed use development at northwest corner of Watertown Road and Barker Road, seconded by Commissioner Gaeth, voted on, and carried unanimously.

RECOMMEND TO TABLE 18 UNIT CONDOMINIUM DEVELOPMENT

Gary Lake commented that the civil engineering plans were not completed when the project was submitted. The development has been forwarded to the Architectural Committee for direction and comment on landscaping and architecture. Geoff Robinson explained that he could not proceed until he had an agreement with Toldt Woods. Mr. Robinson is in the process of completing the design and landscaping plans. Commissioner Walkoe motioned to table an 18 unit condominium development at 795 North Brookfield Road, seconded by Commissioner Baker, voted on, and carried unanimously.

RECOMMEND TO TOWN BOARD APPROVAL CERTIFIED SURVEY MAP FOR DIVISION OF LAND

Gary Lake reviewed options for the lot to provide frontage and necessary setbacks and lot width. Mr Lake is waiting for the engineers report on the property. Commissioner Walkoe motioned to recommend to the Town Board approval of a Certified Survey Map for the division of land at 585 Kossow Road subject to review by the Town Engineer, seconded by Supervisor Flessas, voted on, carried unanimously.

RECOMMEND TO TOWN BOARD TO SET PUBLIC HEARING FOR CONDITIONAL USE PERMIT FOR A HOME INDUSTRY

Commissioner Baker motioned to set a date for a Public Hearing for a Conditional Use Permit for a Home Industry, a dog grooming business, at 865 North Brookfield Road, seconded by Commissioner Gaeth, voted on, carried unanimously.

CORROBORATION OF AN INTERPRETATION CONCERNING THE PERMISSIBILITY OF AN ACCESSORY STRUCTURE

Gary Lake explained the ordinance that accessory structures should be incidental and subordinate to the principle structure. Discussion ensued regarding the size of the structure and the size of the property and the use for the storage structure. Bob Zaretski explained the building would be hidden by woods and used for storage of trucks used by a landscaping business. Mr. Lake commented that it would not be the norm for an accessory structure to exceed the size of the principle structure disregarding commercial use. Commissioner Baker motioned to recommend corroboration of Mr. Lake's interpretation concerning the permissibility of an accessory structure exceeding the square footage of the principal structure in a residential zoning district, seconded by Commissioner Shah, voted on, carried unanimously.

RECOMMEND TO TOWN BOARD AMEND ZONING CODE TO INCLUDE ARCHITECTURAL STANDARDS

Gary Lake explained the zoning code for accessory structures. Commissioner Walkoe motioned to recommend to the Town Board to amend the Zoning Code to include architectural standards for accessory structures, seconded by Commissioner Baker, voted on, carried unanimously.

APPROVAL OF PROPOSED AMENDMENT TO THE WAUKESHA COUNTY SHORELAND AND FLOODLAND PROTECTION ORDINANCE

Gary Lake clarified revisions and policy changes made by the County. Commissioner Walkoe motioned to approve proposed amendments to the Waukesha County Shoreland and Floodland Protection Ordinance, seconded by Commissioner Shah, voted on, carried unanimously.

RECOMMEND APPROVAL ADDITION AT THE HAMPTON INN

Gary Lake presented proposed of an addition on the east side of the Hampton Inn. Commissioner Shah motioned to approve for conceptual, preliminary, and final approval of a 296 square foot addition at the Hampton Inn at 575 North Barker Road to include landscaping and utility provisions, seconded by Commissioner Baker, voted on, carried unanimously.

DISCUSSION WAUKESHA COUNTY'S SMART GROWTH INITIATIVE

Gary Lake explained the local land use plan needs to be accomplished by the end of 2005.

There being no further business, Supervisor Flessas moved to adjourn the meeting, seconded by Commissioner Baker, voted on, carried unanimously. The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Linda A. Locke, Deputy Clerk