

PLAN COMMISSION
TOWN OF BROOKFIELD
MAY 25, 2004

The regular meeting of the Plan Commission was held 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 7:20 p.m. The following people were present: Commissioners Robert Walkoe, Lynn Reynolds, Denise Hekkers, Alpesh Shah, Gordon Gaeth, Supervisor Robert Flessas, Building Inspector Gary Lake, and the Deputy Clerk to record the minutes.

Chairperson Henderson read the attached meeting notice into the record.

AGENDA APPROVAL

The Plan Commission agenda for May 25, 2004 was approved unanimously without discussion.

MINUTES

Commissioner Walkoe motioned to approve the revised minutes from March 23, 2004, seconded by Supervisor Flessas, voted on, and carried unanimously.

Supervisor Flessas motioned to approve the minutes from April 27, 2004, seconded by Commissioner Walkoe, voted on, and carried unanimously.

RECOMMEND TO APPROVE CONDITIONAL USE PERMIT 865 NORTH BROOKFIELD ROAD

Discussion ensued about the volume of business and how it could be controlled. The conditional use permit would have restrictions to limit hours of operation and the number of days.

Supervisor Flessas motioned to recommend to the Town Board approval of a Conditional Use Permit for a Home Industry, a dog grooming business, at 865 North Brookfield Road one day a week from 9 am to 5 pm., seconded by Commissioner Walkoe. Supervisor Flessas amended the motion to extend the hours to 6 pm., seconded by Commissioner Walkoe. The motion with the amendment was voted on, and carried unanimously.

RECOMMEND TO DENY REZONE OF THE NORTHWEST CORNER OF WATERTOWN ROAD AND BARKER ROAD

Inspector Lake gave an overview of the developer's intent of building an office building with retail shops and a specialty deli. Concern was expressed about traffic problems and the adjoining subdivision's objections of hours of operation, and noise. Discussion ensued as to whether the entire subdivision was invited to attend the developers informational meeting. It was acknowledged that not all of the residents were notified. The residents raised objections about the retail operation which required the rezoning.

Commissioner Walkoe moved to recommend to the Town Board denial of 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, passed 4-3 with Commissioners Shah, Gaeth, Walkoe, and Chairman Henderson voting aye, Commissioners Hekker, Reynolds, and Supervisor Flessas voting nay.

RECOMMEND PRELIMINARY APPROVAL OF A 42 UNIT CONDO DEVELOPMENT AT 105-217 NORTH BROOKFIELD ROAD

Inspector Lake provided Town of Brookfield's engineers review of the proposal and gave an overview of the proposed condominium project. Discussion ensued regarding snow removal, grading of

driveways, parking, and storm water management. The units would be in the \$200,000-\$400,000 price range, approximate 2,600 square feet, with some units would having exposed basements.

Supervisor Flessas moved to grant preliminary approval of a 42 unit condominium development at 105-217 North Brookfield Road, seconded by Commissioner Reynolds. Supervisor Flessas amended the motion to have the developer meet the engineer's concerns, seconded by Commissioner Reynolds, the motion with the amendment was voted on, carried unanimously.

DISCUSSION ON COMPREHENSIVE MASTER PLAN FOR WAUKESHA COUNTY'S SMART GROWTH INITIATIVE

Inspector Lake provided background into the current effort to develop a master plan for the Town of Brookfield. Part of that effort includes developing a means for public input. The Town's previous attempt at soliciting input, via a survey distributed at the Annual Budget Hearing, resulted in an unacceptably low response rate. Direction was given by the Plan Commission to inquire of other agencies for assistance in a survey. The University of Wisconsin's Extension responded with a proposal utilizing a strategy successfully employed in several other communities. The UW Extension's proposal would cost \$12,000 to survey residents and analyze results. Discussion ensued regarding the Town of Brookfield revamping their own survey to have only 10 questions to solicit public input on land use provisions and redevelopment of older properties. No action was taken but it was agreed to look at the existing survey in order to plan for future growth.

There being no further business, Commissioner Walkoe moved to adjourn the meeting, seconded by Supervisor Flessas, voted on, carried unanimously. The meeting adjourned at 10:00 p.m.

Respectfully submitted,
Linda A. Locke, Deputy Clerk