

PLAN COMMISSION  
TOWN OF BROOKFIELD  
JUNE 29, 2004

The regular meeting of the Plan Commission was held on Tuesday, June 29, 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, Building Inspector Gary Lake, and the Deputy Clerk to record the minutes. Supervisor Robert Flessas was excused.

AGENDA APPROVAL

The Plan Commission agenda for June 29, 2004 was approved unanimously without discussion.

MINUTES

Commissioner Walkoe motioned to approve the minutes from the Joint Public Hearing May 25, 2004, seconded by Commissioner Reynolds, voted on, and carried unanimously.

Commissioner Walkoe motioned to approve the minutes from the Plan Commission Meeting May 25, 2004, seconded by Commissioner Reynolds, voted on, and carried unanimously.

RECOMMEND APPROVAL 680 FT ADDITION 19600 W BLUEMOUND RD

Inspector Lake presented an overview of the proposed addition to the Open Pantry by Steve Nicholas. The existing offset of 12 feet does not conform to the current code of 15 feet. The petitioner has filed for a variance for the required offset and the ability to enlarge a non-conforming structure with the meeting being set for July 7, 2004. Discussion ensued regarding parking for patrons and delivery vehicles and the placement of the sign.

Steve Nicholas made note that the plans were revised to comply with the Architectural Review Committee's recommendations of elevations and windows and the BP/Amoco and Open Pantry would be similar in design to the BP/Amoco in Delafield off I-94.

Commissioner Walkoe moved to recommend to the Town Board Conceptual Approval, granting of Preliminary Approval and a recommendation for Final Approval for a 680 square foot addition for BP/ Amoco/ Open Pantry at 19600 West Bluemound Road subject to receiving approval from the Board of Appeals of the zoning variance, seconded by Commissioner Gaeth, voted on, carried unanimously.

RECOMMEND APPROVAL OF 21,500 ADDITION AT 600 N SPRINGDALE RD

Inspector Lake presented a locator map in order to explain the zoning of B-2 Limited General Business District in the context of the surrounding zoning & uses. The addition will be to the North side of the existing building approximately 70 feet. The parking lot will need to be raised and drive entrances lengthened and moved to accommodate the slope of the land. The landscaping changes will cause a loss of 173 parking spaces.

Discussion ensured regarding plantings, watering of islands, pedestrian pathways, and traffic control.

Commissioner Walkoe moved to recommend to the Town Board Conceptual Approval, granting of Preliminary Approval and a recommendation for Final Approval of a 21,500 square foot addition for Sam's Wholesale Club at 600 North Springdale Road subject to landscape improvements that were recommended, seconded by Commissioner Shah, voted on, carried unanimously.

RECOMMEND SET DATE FOR CONDITIONAL USE PERMIT AUTOMOTIVE FACILITY OFF  
BLUEMOUND WEST OF POPLAR CREEK

Inspector Lake described the location of the proposed automotive facility and explained that the zoning code limits only two automotive facilities can be within a one mile radius. Sears and Meineke service centers are within the one mile radius at this time so a conditional use permit could not be granted per ordinance.

Commissioner Walkoe questioned why the adjoining land behind Lexus could not be acquired. Alternately, discussion ensued that the proposed site could be an auxiliary facility rather than an additional automotive facility. Inspector Lake recommended changing the ordinance.

Commissioner Walkoe recommended to the Town Board to set a date for a Conditional Use Permit for the development of an automotive service facility on Bluemound Road west of Poplar Creek subject to the Town of Brookfield Attorney's approval. If no approval, set date for Public Hearing to change the ordinance, seconded by Commissioner Gaeth, voted on, carried unanimously.

RECOMMEND TO SET A DATE FOR A PUBLIC HEARING FOR 15,000 OFFICE BUILDING AT 20200  
W GREENFIELD AV

Inspector Lake presented the developer's proposal for the Northwest corner of Barker and Greenfield. The widening and redesign of Greenfield Avenue has changed the access to the property. The petitioner is asking for a special exception to allow a reduced setback of 35 feet rather than the required 50 feet due to the gas and frontage road easements on three sides of this property and a reduced parking lot.

Commissioner Gaeth moved to recommend to the Town Board to set a date for a Public Hearing for a Special Exception for the development of a 15,000 square foot office building at 20200 West Greenfield Avenue, seconded by Commissioner Shah, voted on, carried 4 to 1, with Commissioner Hekkers voting nay.

RECOMMEND PRELIMINARY APPROVAL 18 UNIT CONDOMINIUM DEVELOPMENT 795 N  
BROOKFIELD RD

Inspector Lake gave an overview of the developer's proposal of a condominium project including the Town's Engineer review comments. Roof elevations, porch porticoes, turning radius for parking lots to accommodate fire trucks, and curbing were changed for the revised plans. Easements for storm water, sanitary sewer, and water main with Toldt Woods are under consideration.

Commissioner Walkoe expressed concern on granting final approval when there were no final plans available. Geoff Robinson requested final approval because all recommendations would be met so that they could start the project on time to meet their completion date.

Commissioner Hekkers moved to grant Preliminary Approval of an 18 unit condominium development at 795 North Brookfield Road, seconded by Commissioner Walkoe, voted on, carried unanimously.

There being no further business, Commissioner Reynolds moved to adjourn the meeting, seconded by Commissioner Gaeth, voted on, carried unanimously. The meeting adjourned at 9:00 p.m.

Respectfully submitted,  
Linda A. Locke, Deputy Clerk