

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

April 27, 2021

CONSIDERATION OF APPROVAL OF REVISIONS TO A PREVIOUS CONCEPTUAL
APPROVAL OF A SITE PLAN AT 760 N. BROOKFIELD ROAD.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, April 27, 2021, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

CALL TO ORDER

Town Board Chairman Keith Henderson called the meeting to order at 7:08pm. Also in attendance were Town Board Supervisors Steve Kohlmann, Mike Schmitt, and Ryan Stanelle; Plan Commissioners William Neville, Kevin Riordan, Len Smeltzer, and Jeremy Watson; Building Inspector/ Zoning Administrator Steve Paglianti; and Inspections Clerk Lois Ricci to record the minutes.

NOTICE OF HEARING

Chairman Henderson read the attached Notice of Hearing into the record.

Mr. Paglianti described the previously approved site proposal, then described the proposed revisions as follows: The road that was previously located on the south side of the parcel would move to the north side, with the access driveway remaining in the current location. This would require the road to bend to the north, then the road would bend to the east and continue straight through development. Mr. Paglianti reported that the Fire Department reviewed the revisions to the road and there are no objections. The revisions still meet set-back requirements.

PUBLIC COMMENTS

Chairman Henderson opened the Hearing for any public comments.

David Truemner of 800 N. Brookfield Road commented that he does have an issue with the road being so close to his property line. Mr. Truemner would like to see bushes or a fence on the property line, so the potential for someone from the development wandering over to his property are minimized. Mr. Truemner also inquired if the road would have a curb, and asked about parking for the development. Mr. Paglianti responded that the road is curbed, and there is a requirement for each unit to have two-car garages. There is also room on unit driveways for parking. There will be no parking on the road.

Tim Kay of 675 N. Brookfield Road expressed concern over high traffic volume on Wisconsin Avenue which is just south of the development due to student pick-up from Wisconsin Hills Middle school. Mr. Kay inquired about the possibility of the revised location of the road having access to Wisconsin Hills parking lot so vehicles can get out a second way.

BOARD COMMENTS

There being no further public comment, Chairman Henderson asked the Board for any questions or comments.

Supervisor Schmitt commented that having the road on the north side of the development may increase the possibility that the property to the north (Mr. Truemner's property) could be appealing to future development, and putting fencing or a landscape border could impede interest in that opportunity. Mr. Truemner responded that he has been living there since 1950, and believes he'll be there until the day he passes away, so he has no interest in that.

Commissioner Smeltzer suggested the possibility of a landscape bond, to be sure landscaping is done sufficiently. Mr. Kassees (developer) responded that he would indeed submit a landscaping plan at the required time.

ADJOURN

There being no further questions or comments, Chairman Henderson closed the Public Hearing at 7:09pm.

Respectfully Submitted,

Lois Ricci, Inspections Clerk