

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

May 25, 2021

CONSIDERATION OF A REQUEST TO REZONE THE PARCEL AT 21675 E. MORELAND BLVD. FROM B-3 OFFICE & PROFESSIONAL BUSINESS DISTRICT TO B-2 LIMITED GENERAL BUSINESS DISTRICT.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, May 25, 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 7:00pm. Also in attendance were Town Board Supervisors Mike Schmitt, Ryan Stanelle; Plan Commissioners Gordon Gaeth, 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 site and surrounding parcels, as well as current zoning of those parcels, and reported that there is a proposal to locate a Starbucks with a drive-thru in the parking lot on the east side of the parcel. Mr. Paglianti also reported on results of a traffic study, with a concern being congestion especially in the morning in conjunction with traffic for the office building on the west side of the parcel. The architect revised the drive-thru design to help alleviate the concern. There would be a buffer between the drive-thru and the residential area to the south that would be heavily landscaped. Parking for both the proposed Starbucks and the office building requires 75 spaces, the proposal allows for 76 spaces. Setbacks meet requirements.

PUBLIC COMMENTS

Chairman Henderson opened the Hearing for any public comments.

Laura Snorek of 21690 Hillcrest Drive expressed concern about trash and noise. Ms. Snorek also commented that currently the landscaping on the parcel is a joke. Trash is already horrible from the office building, and wanted to know where the trash will be located and if it would be enclosed, and if a wall could be built to give the residents privacy.

Adam Stein (Logic & Design Architecture) responded that the dumpster will be shared by both Starbucks and the office building. It will be located slightly west of the current location, and will be enclosed.

Andrea Todd of 21660 Hillcrest Drive stated that the current landscaping is not what it's supposed to be, there are no trees, just bushes and they are too short which provides no screening to the residential side. Ms. Todd is also concerned about traffic spilling onto Hillcrest Drive. Another concern is the aesthetic and how well the vet clinic in the office building maintains the rear of the building, and thinks a privacy fence would be ideal.

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Demitra Conrad of 21630 Hillcrest Drive also expressed frustration with the condition of the rear of the office building in regards to trash, and the bushes provide no blocking. Ms. Conrad is also concerned with the additional traffic, the ability of Starbucks patrons being able to see into houses, persons on foot cutting through yards to get to Starbucks and feels a fence would stop the foot traffic from passing through private yards.

BOARD COMMENTS

Commissioner Smeltzer raised the possibility of a landscape bond. Landscaping issues for the parcel in general needs to be addressed. Installing a privacy fence potentially limits the type of landscaping that can be used due to sunlight not reaching the landscaping facing the fence.

Supervisor Schmitt feels the drive-thru area is too tight and creates a potential stacking problem onto the street, and trying to squeeze too much on a parcel that abuts a residential neighborhood is not desirable.

Commissioners Riordan and Watson echoed those same concerns, including parking for both Starbucks and the office building.

Supervisor Stanelle commented the Starbucks located nearby does not have a drive-thru and it limits their business, so understands the desire to locate on this parcel. Supervisor Stanelle inquired if there are other examples in the Town of businesses that use privacy fences to help shield abutting residential properties. (That information was not readily available for this hearing.)

Supervisor Schmitt opined that fences can create conflicts between businesses and residents, and feels there needs to be a different kind of buffer. Exhaust fumes, headlights, honking horns, etc. would still affect the nearby residents.

ADJOURN

There being no further questions or comments, Chairman Henderson closed the Public Hearing at 7:23pm.

Respectfully Submitted,

Lois Ricci, Inspections Clerk