

**TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
January 25, 2022**

The regular November meeting of the Plan Commission was held on Tuesday, January 25, 2022 in the Erich Gnant Room of the Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

Town Chairman Keith Henderson called the meeting to order at 7:02pm., with the following people present: Supervisor Mike Schmitt, Commissioners Gordon Gaeth, Jeremy Watson, William Neville, Kevin Riordan, and Len Smeltzer and Development Services Administrator/ Building Inspector Gary Lake.

CONFIRMATION OF MEETING NOTICE

Mr. Lake reported that the agenda was noticed and posted as required.

MINUTES

Commissioner Watson moved to approve the minutes of the Public Hearing held on December 28, 2021 for the Conditional Use Permit for a Dog Day Care at 19255 West Bluemound Road. The motion was seconded by Commissioner Neville, voted on, and carried unanimously.

Commissioner Watson moved to approve the minutes of the regular December 28, 2021 Plan Commission meeting as presented. The motion was seconded by Supervisor Mike Schmitt, voted on, and carried unanimously.

CHRISTOPHER WENZLER/ BRIOHN DESIGN GROUP FOR A RECOMMENDATION FOR APPROVAL OF A CERTIFIED SURVEY MAP FOR THE COMBINATION OF LANDS AND THE VACATION OF A PORTION OF THE RIGHT-OF-WAY OF BAHCALL COURT FOR KHS AT 880 BAHCALL COURT.

Mr. Lake described the location of Bahcall Court and showed aerial photos from the County Land Information System of the KHS development surrounding the majority of Bahcall Court, including the cul-de-sac terminating the Court.

Using photos supplied by a drone, the existing development and the proposed addition to 880 Bahcall Court were displayed in a bird's eye view perspective. The perspectives were well received.

Chairman Henderson noted that the public water and sewer utilities were not located on the CSM nor shown in easements that would be required for those utilities if the right-of-way were to be vacated.

Mr. Lake also noted that natural gas and other utilities like telecom were also not shown on the CSM. A review by the Town Engineer noted the absence of those easements and specific details of those easements that would be required by Sanitary District #4. The Town Engineer also identified technical corrections that were necessary.

Commissioner Watson moved to approve the CSM subject to the Town Engineer's comments. The motion was seconded by Commissioner Smeltzer, voted on, and carried unanimously.

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**CHRISTOPHER WENZLER/ BRIOHN DESIGN GROUP FOR PRELIMINARY APPROVAL
AND A RECOMMENDATION FOR FINAL APPROVAL FOR A 22,857 SQUARE FOOT
ADDITION TO KHS AT 880 BAHCALL COURT.**

Mr. Lake displayed site plan, building elevations, grading plan, lighting plan and fixture cuts and the landscaping plan, again utilizing Photoshop-ed drone images, which provided a much clearer understanding of the finishes and materials than possible thru just building elevations. Chairman Henderson suggested the inclusion of bollards at the overhead doors to prevent damage to the buildings by vehicle movements into and out of the building. Mr. Lake presented comments from the Architectural Review Committee concerning lighting, landscaping and HVAC equipment screening, and comments from the Town Engineer on stormwater drainage issues concerns voiced by the Highway Department.

Supervisor Mike Schmitt moved to grant Preliminary Approval and recommend Final Approval subject to:

- Comments from the Architectural Review Committee. and;
- Comments from the Town Engineer

The motion was seconded by Commissioner Smeltzer, voted on, and carried 6:1 with Commissioner Watson dissenting.

CORRESPONDENCE AND ANNOUNCEMENTS

Chairman Henderson announced that work had begun on an update to the Town's Comprehensive Plan, beginning with an open house/ workshop scheduled Wednesday, January 26, 2022.

ADJOURN

There being no further business, Commissioner Watson made a motion to adjourn the meeting. The motion was seconded by Commissioner Neville, voted on, and carried unanimously.

Chairman Henderson closed the meeting at 7:45pm.

Respectfully submitted,
Gary Lake