

Town of Brookfield

DEPARTMENT OF DEVELOPMENT SERVICES
BRYCE HEMBROOK, TOWN PLANNER

ARCHITECTURAL CONTROL COMMITTEE Staff Recommendations to the Plan Commission March 9, 2022

A meeting of the Architectural Control Committee of the Town of Brookfield was called to order by Chairman Dean Pearson at 6:00pm on Wednesday, March 9, 2022, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin.

Also present at the meeting were Town Administrator Tom Hagie, Town Supervisor Steve Kohlmann, and Members Richard Diercksmeier and Alan Lee, and Town Planner Bryce Hembrook, and applicants.

1. **Confirmation of meeting notice**
Mr. Hembrook reported receipt of verbal confirmation from the Clerk's Office that the meeting was noticed as required.
2. **Minutes.**
A motion was made and seconded (Pearson/Kohlmann) to approve the minutes as presented. The motion was voted on and carried unanimously.
3. **RE-0322-01 Larry Court Properties, LLC is requesting approval of exterior paint color change on the office building located at 710 Larry Court.** A motion was made and seconded (Kohlmann/Diercksmeier) to **approve** the application as presented.
The motion was voted on and carried unanimously.
4. **S-0322-01 Grant Signs, representing Melting Pot, is requesting approval of sign face change modifications on the existing pylon and wall signs, located at 19850 West Bluemound Road.** A motion was made and seconded (Kohlmann/Diercksmeier) to **approve** the application as presented with clarification on which signs will be removed provided to the Town Planner.
The motion was voted on and carried unanimously.
5. **RE-0322-02 Daniel Beyer, representing Longview Development, is requesting discussion and possible action of a revised site plan, including modifications to the landscaping plan and retaining walls, for the development located at 21755 and 21725 Longview Drive.**
A motion was made and seconded (Diercksmeier/Lee) to **approve** the modifications as presented with the condition to provide previously approved documentation with the building permit application and have building inspector review plans.
The motion was voted on and carried unanimously.

Town of Brookfield

DEPARTMENT OF DEVELOPMENT SERVICES
BRYCE HEMBROOK, TOWN PLANNER

ARCHITECTURAL CONTROL COMMITTEE

Staff Recommendations to the Plan Commission

March 9, 2022

Page Two

6. **SD-0322-01** **Shake Shack is requesting approval of a photometric plan and updated site plan, located 585 North Barker Road.**
A motion was made and seconded (Pearson/Kohlmann) to **deny** the modifications as presented because the proposal does not meet code requirements for down lighting and the Committee did not believe the lights were appropriate above traffic lanes.
The motion was voted on and carried unanimously.
7. **S-0322-02** **Signs and Lines by Stretch for approval of wall mounted signage for El Gaucho Grill at 17800 West Bluemound Road.** A motion was made and seconded (Kohlmann/Lee) to approve the application as presented.
The motion was voted on and carried unanimously.
8. **SD-0222-01** **Nicolas Wimmer, representing Wimmer Development, is requesting site development approval of an 18 acre mixed-use development located on the northeast corner of Bluemound Road and Barker Road.** A motion was made and seconded (Kohlmann/Lee) to recommend Preliminary Approval of the 18 plus acre mixed-use development to the Plan Commission subject to:
The motion was voted on and carried unanimously.
9. **S-0222-04** **Nicolas Wimmer, representing Wimmer Development, is requesting approval of a sign master plan for the proposed 18 acre mixed-use development located on the northeast corner of Bluemound Road and Barker Road.** A motion was made and seconded (Pearson/ Diercksmeier) to recommend approval of signage plan concept, with the condition of obtaining Planned Unit Development and all approvals related to the project.
The motion was voted on and carried unanimously.
10. **Adjourn**
A motion was made and seconded (Kohlmann/Diercksmeier) to **adjourn** at 8:53pm.
The motion was voted on and carried unanimously.