

**TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
JUNE 28, 2022**

Town Chairman Keith Henderson called the meeting to order at 7:00pm on Tuesday, June 28, 2022, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Supervisor Mike Schmitt; Commissioners Gordon Gaeth, William Neville, Len Smeltzer; and Town Planner Bryce Hembrook. The applicants were also in attendance.

CONFIRMATION OF MEETING NOTICE

Town Planner Bryce Hembrook reported that the agenda was noticed and posted as required.

MINUTES – PUBLIC HEARING

Commissioner Neville moved to approve the minutes of the public hearing at the May 24, 2022 Plan Commission meeting as presented. The motion was seconded by Commissioner Gaeth and motion carried unanimously.

MINUTES – REGULAR MEETING

Supervisor Schmitt moved to approve the minutes of the regular meeting at the May 24, 2022 Plan Commission meeting as presented. The motion was seconded by Commissioner Gaeth and motion carried unanimously.

LOU PETROS FOR A RECOMMENDATION FOR CONCEPTUAL APPROVAL OF A BUILDING ADDITION TO THE PRINCIPAL STRUCTURE LOCATED AT 1480 NORTH SPRINGDALE ROAD

Town Planner Hembrook presented the item and stated that the applicant intends to construct a 28,000 square foot addition to the industrial building located at 1480 North Springdale. The applicant also provided additional information and mentioned that a single trucking company, instead of multiple tenants (17) as it is currently used, will likely occupy the building. The applicant stated that any increase in traffic onsite will be minimal. Two conceptual plans were presented (Option A and Option A1) and the Commission preferred Option A1 which provides better circulation for internal truck traffic, but decided to approve both options.

Commissioner Neville moved to recommend Conceptual Approval to the Town Board for the proposed building addition to the principal structure located at 1480 North Springdale Road. The motion was seconded by Commission Gaeth and motion carried unanimously.

DR. TEQUILA KURTH, REPRESENTING UPGRADE MEDIA ARTS, FOR REVIEW AND APPROVAL OF A PLAN OF OPERATION FOR A PROPOSED CHARTER SCHOOL AND MEDIA ARTS ORGANIZATION, LOCATED AT 250 REGENCY COURT

Town Planner Hembrook presented the item and mentioned that the applicant is proposing to operate a charter school and media arts organization in the B-2 zoning district. Schools are not permitted in the B-2 zoning district; however, the proposed charter school is not necessarily the same as a traditional private or public school due to its small enrollment size and the other proposed land uses, photography, art, and broadcast studios, are all permitted in the district. The Plan Commission asked the applicant for additional information about the school. Chairperson Henderson asked Town Planner Hembrook if the Town has the ability to approve this as a conditional use permit and Hembrook responded that he does not know for sure, but will look into it. Overall, the Commission decided that the Town Board should decide whether this should be approved and recommended approval of the request.

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Supervisor Schmitt moved to recommend plan of operation approval for the proposed charter school and media arts organization located at 250 Regency Court. The motion was seconded by Neville and motion carried unanimously.

DISCUSSION AND ACTION ON ESTABLISHING THE VISION STATEMENT FOR THE 2022-2042 TOWN OF BROOKFIELD COMPREHENSIVE PLAN

Town Planner Hembrook provided the Commission with a proposed values and vision statement for the Town's comprehensive plan in the packet. After reviewing the proposed language, the Commission recommended to discuss this item at an upcoming meeting and to include the Town Administrator's suggestions.

Supervisor Schmitt moved to recommend the Town Planner to add this to the next Plan Commission agenda and include the Town Administrator's suggestions. The motion was seconded by Gaeth and motion carried unanimously.

CORRESPONDENCE AND ANNOUNCEMENTS

Chairperson Henderson mentioned that there has been some discussion with WisDOT regarding improving traffic flow for the Interstate 94 West entrance on Highway 18.

ADJOURN

There being no further business, Commissioner Neville made a motion to adjourn the meeting. The motion was seconded by Commissioner Smeltzer, voted on, and carried unanimously. Chairman Henderson closed the meeting at 7:55pm.

Respectfully submitted,
Bryce Hembrook