

**TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
MARCH 22, 2022**

Town Chairman Keith Henderson called the meeting for the public hearing to order at 7:00pm, with the following people present: Supervisors Mike Schmitt, Steve Kohlmann, Ryan Stanelle, and John Schatzman, Commissioners Gordon Gaeth, William Neville, Kevin Riordan, and Len Smeltzer, Administrator Tom Hagie, Town Planner Bryce Hembrook, and Town Attorney Michael Van Kleunen, and applicants. Commissioner Jeremy Watson was absent and excused.

CONFIRMATION OF MEETING NOTICE

Town Administrator Tom Hagie reported that the agenda was noticed and posted as required.

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ADULT DAY CARE CENTER AT 20711 WATERTOWN ROAD

Town Chairman Keith Henderson read the public hearing notice into record and Town Planner Bryce Hembrook presented the project. There were no public comments.

ADJOURNMENT OF THE PUBLIC HEARING

Commissioner Riordan made a motion to adjourn the public hearing. The motion was seconded by Commissioner Riordan, voted on, and carried unanimously. Chairman Henderson closed the public hearing at 7:03pm.

Town Chairman Keith Henderson called the meeting to order at 7:04pm, with the following people present: Supervisors Mike Schmitt, Ryan Stanelle, Commissioners Gordon Gaeth, William Neville, Kevin Riordan, and Len Smeltzer, Administrator Tom Hagie, Town Planner Bryce Hembrook, and Town Attorney Michael Van Kleunen, and applicants. Commissioner Jeremy Watson was absent and excused.

CONFIRMATION OF MEETING NOTICE

Town Administrator Tom Hagie reported that the agenda was noticed and posted as required.

MINUTES

Chairman Henderson mentioned that “November” should be changed to “February” in the first sentence of the minutes. Chairman Henderson moved to approve the amended minutes of the regular February 23, 2022 Plan Commission meeting as presented. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

LINDSEY CHIAVEROTTI/ WISCONSIN ADULT CENTER FOR A RECOMMENDATION FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ADULT DAY CARE CENTER AT 20711 WATERTOWN ROAD

Town Planner Hembrook described the existing adult day care that is located on Larry Court is relocating to the location on Watertown Road and requires a conditional use permit. Chairman Henderson moved to approve the conditional use request. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

SIX55 BROOKFIELD, LLC FOR A RECOMMENDATION FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT AMENDMENT TO AMEND THE PLANS IN ORDER TO INSTALL A MONUMENT SIGN FOR THE APARTMENT BUILDING LOCATED AT 655-665 NORTH BROOKFIELD ROAD

Town Planner Hembrook presented the item and stated that the request is reduce sign setback from 5’ to 2’6”, which can be established by amending the planned unit development. Attorney Van Kleunen informed the Commission that their responsibility is to decide whether this change is considered to be a substantial amendment, which would require further review. Attorney Van Kleunen clarified that this

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request is simply amending the conditional use permit planned unit development agreement, and the individual sign permit will still require review and approval by the Architectural Control Committee.

There being no further discussions or questions, Supervisor Smeltzer moved to recommend amending the plans in order to reduce the sign setback from 5 feet to 2.5 feet. The motion was seconded by Commissioner Riordan, voted on, and carried unanimously.

BRIAN SANDBERG FOR A RECOMMENDATION FOR APPROVAL OF A CERTIFIED SURVEY MAP FOR THE LONGVIEW DEVELOPMENT, LOCATED AT 21755 AND 21725 LONGVIEW DRIVE

Town Planner Hembrook presented the request. Commissioner Schmitt moved to recommend approval of the certified survey map to the Town Board. The motion was seconded by Commissioner Smeltzer, voted on, and carried unanimously.

NICHOLAS WIMMER/ POPLAR CREEK CLUB II LLC FOR PRELIMINARY APPROVAL OF A MIXED USE DEVELOPMENT ON LANDS AT THE NORTHEAST CORNER OF BLUEMOUND ROAD AND BARKER ROAD

Town Planner Hembrook presented the background information and process regarding the proposed development. Nick Wimmer presented information regarding the plans and the renderings for the proposed development and answered several questions from the Commission. Wimmer also discussed the existing and proposed uses, site ingress/egress and traffic circulation, and improvements that will be made on Barker Road. The project architect, Doug Buster, also discussed the different architectural styles they are proposing. The developers stated that they have received approvals from the Wisconsin DOT and the County regarding highway access points. Supervisor Schmitt, along with several commissioners, expressed concerns with future improvements on Barker Road and how this could affect the property. Commissioner Riordan mentioned that he is mostly concerned that although the County does not plan on expanding the road anytime soon, the added traffic due to the new development could result in a need to expand soon.

There being no further discussions or questions, Chairman Henderson moved to recommend approving the preliminary plans. The motion was seconded by Commissioner Gaeth , voted on, and motion carried. There were four ayes and Commissioners Smeltzer and Riordan abstained.

CORRESPONDENCE AND ANNOUNCEMENTS

None.

ADJOURN

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

Chairman Henderson closed the meeting at 8:26pm.

Respectfully submitted,
Bryce Hembrook