

**TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
FEBRUARY 23, 2022**

The regular February meeting of the Plan Commission was held on Tuesday, February 23, 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 7:00pm., with the following people present: Supervisor Mike Schmitt, Commissioners Gordon Gaeth, William Neville, Kevin Riordan, Administrator Tom Hagie, Development Services Administrator/ Building Inspector Gary Lake, Town Planner Bryce Hembrook, and Town Attorney Michael Van Kleunen. Commissioners Jeremy Watson and Len Smeltzer were absent and excused.

CONFIRMATION OF MEETING NOTICE

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

MINUTES

Commissioner Neville moved to approve the minutes of the regular January 25, 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 TO SET A DATE FOR A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR AN ADULT DAY CARE CENTER AT 20711 WATERTOWN ROAD.

Mr. Lake 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. Supervisor Schmitt moved to recommend setting a date for a public hearing. The motion was seconded by Commissioner Riordan, voted on, and carried unanimously.

NICHOLAS WIMMER/ POPLAR CREEK CLUB II LLC FOR A RECOMMENDATION TO SET A DATE FOR A PUBLIC HEARING FOR AN AMENDMENT TO THE LAND USE PLAN FOR A 25.4 ACRE MIXED USE DEVELOPMENT AT THE NORTHEAST CORNER OF BLUEMOUND ROAD AND BARKER ROAD, FROM COMMERCIAL AND OFFICE PARK, LOW DENSITY RESIDENTIAL AND PRIMARY ENVIRONMENTAL CORRIDOR TO MIXED USE AND PRIMARY ENVIRONMENTAL CORRIDOR.

Attorney Van Kleunen described a letter he provided to the Commissioners describing the approval process for this project. Mr. Lake presented a locator map and described the existing land use and zoning. He noted the 25.4 acre area as described in the submittal includes the lands of the existing Poplar Creek Phase 1 project for which the land use plan and zoning were previously amended and is appropriate resulting in a net area being requested for the plan and zoning amendment is approximately 18 acres. Mr. Lake also noted that the west half of Poplar Creek Drive is included and will require amendment.

Mark Wimmer presented the history and assemblage details of the project and described the proposed buildings and uses, site circulation and right-of-way access to both State and County roads, existing and proposed grading, noted a grade differential of 50-feet from the southwest corner to the northeast corner of the site, and pedestrian and vehicular circulation. Mr. Wimmer further described they have sought and received approvals from Waukesha County Highway Department for improvements to Barker Road and from WisDOT for the planned connections on Bluemound Road. He also noted that both the County have approved the traffic impact analysis that were prepared. In addition, Mr. Wimmer noted they had also already received approvals from both the WDNR and ACOE for the wetland impacts resulting from the project and described the wetland would be remediated onsite as part of the project. Supervisor Schmitt asked about future Barker Road plans. Mr. Wimmer described the State and County stated there was no additional right-of-way required for the project. Commissioner Neville asked about project increases to the Town population resulting from the project. The increase in population was estimated to be approximately

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600-650, or about a 10-13 percent of the current Town population. Commissioner Riordan asked about parking ratio. Mr. Wimmer stated that the existing 138 development is 94% occupied and noted a parking ratio of 1.3:1. For the proposed development ratios, Mr. Wimmer noted 1.75:1 for the residential units, 1:1 for the hotels, and 5/1,000 square feet for the office and retail. Commissioner Neville asked if the project would be phased. Mr. Wimmer noted the project would be phased as noted on page 3 of the submittal with buildings 1,4, and 5 starting on August 1st, then buildings 7 and 2 in 2024 depending on lease up and building 8 in 2026. Mr. Wimmer noted they planned to use the building 2 location as a lay down area during construction. Commissioner Riordan asked when the Barker Road improvements would be completed. Mr. Wimmer stated they planned to have them completed by the fall of 2022.

There being no further discussions or questions, Supervisor Schmitt moved to recommend setting a date for a public hearing with a correction of the acreage to 18 acres. The motion was seconded by Commissioner Riordan, voted on, and carried unanimously.

NICHOLAS WIMMER/ POPLAR CREEK CLUB II LLC FOR A RECOMMENDATION TO SET A DATE FOR A PUBLIC HEARING FOR RE-ZONING OF LANDS AT THE NORTHEAST CORNER OF BLUEMOUND ROAD AND BARKER ROAD, FROM RM-2 MULTIFAMILY RESIDENTIAL, B-2 LIMITED GENERAL BUSINESS AND C-1 CONSERVANCY TO MU-1 MIXED USE AND C-1 CONSERVANCY.

Commissioner Neville moved to recommend setting a date for a public hearing. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

NICHOLAS WIMMER/ POPLAR CREEK CLUB II LLC FOR A RECOMMENDATION TO SET A DATE FOR A PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A COMPACT DEVELOPMENT FORM CONDITIONAL USE PERMIT FOR LANDS AT THE NORTHEAST CORNER OF BLUEMOUND ROAD AND BARKER ROAD.

Commissioner Riordan moved to recommend setting a date for a public hearing. The motion was seconded by Supervisor Schmitt, voted on, and carried unanimously.

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

Supervisor Schmitt moved to recommend conceptual approved subject to the developers successful requests for a Land Use Plan amendment, re-zoning, and Planned Urban Development Conditional Use Permit. The motion was seconded by Commissioner Gordon, voted on, and carried unanimously.

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 Riordan, voted on, and carried unanimously.

Chairman Henderson closed the meeting at 8:11pm.

Respectfully submitted,
Bryce Hembrook