

TOWN OF BROOKFIELD
ARCHITECTURAL REVIEW COMMITTEE MINUTES
APRIL 10, 2024

The regular meeting of the Architectural Review Committee was held in the Erich Gnant Room of the Town Hall, 645 N Janacek Road, Brookfield, WI.

1) CALL TO ORDER.

Chairman Dean Pearson called the meeting to order at 6:00 p.m. with the following people present: Town Planner Bryce Hembrook; Town Supervisor Steve Kohlmann; Committee members Alan Lee, and Matt Paris. Supervisor John Charlier and Committee member Richard Diercksmeier were absent and excused.

2) MEETING NOTICES.

Planner Hembrook reported that the meeting was noticed in accordance with Open Meeting Law.

3) APPROVAL OF AGENDA.

Motion by Supervisor Kohlmann to approve the agenda.

Seconded by Mr. Paris.

Motion carried unanimously.

4) APPROVAL OF MINUTES.

Motion by Supervisor Kohlmann to approve the minutes of the March 13, 2024 minutes with the following changes:

- Item b for Galleria West sign, change Mr. Paris' comment to "preferring newer, updated sign";
- Vote for item b was corrected to carrying 4-1, with Chairman Pearson dissenting.

Seconded by Mr. Lee.

Motion carried unanimously.

5) Old Business:

- a. None.

6) New Business:

- a. Keith Hueffner, representing Master Spa Warehouse, for review and recommendation of preliminary approval for a new warehouse building for the property located at 21675 Doral Road.

Planner Hembrook detailed the proposed warehouse site plan and use, and specifics are in the staff report that is included in the ARC packet. There are two street frontages, one facing I-94, and the other facing Doral Road. Hembrook reported that the Plan Commission recommended a sign on the north façade, specifically the northeast portion of the building. Hembrook noted that there is not a lighting or landscape plan included for tonight's review. There was a misunderstanding as to when those elements are required in the approval process. Hembrook added that the town engineer would review and make recommendations regarding those elements, before final approval. Kelly Sperl, (Architectural and Construction Services) was present and pointed out that there will be 2-5 employees in each space, since this is a warehouse and not a retail store. The building is proposed to have three separate areas; two for different storage capabilities, and the third is not yet determined and may be leased out. Mr. Sperl clarified that the color of the building is proposed to be blue, with white trim. The block will be a gray, sealed, split-faced material. Supervisor Kohlmann asked if a palette of colors and materials would be provided. Mr. Sperl responded that he would get samples. It was also clarified that the proposal would come back to ARC at a later date for final approval. There will be an overhang where the materials change from masonry to metal. The parking lot will be scraped, and the building will drop two feet from the previous building that was in that location. Kohlmann reiterated the need to see a palette of colors and materials.

Motion by Supervisor Kohlmann to recommend preliminary approval for a new warehouse building for the property located at 21675 Doral Road.

Seconded by Mr. Paris.

Motion carried unanimously.

- b. Scott Bence (JBJ Develop, L.P.) is requesting a recommendation for preliminary and final approval of the continuation of the Eagles Nest Condominium Project with updated building plans, located at Eagle Drive and Aerie Circle, off of Brookfield Road (BKFT1124974016).

Planner Hembrook described the proposal, as outlined in the staff report included in the packet for tonight's meeting. The applicant is planning to start building with building pad 9, which allows for six condominium units. Planner Hembrook noted that at a previous Plan Commission meeting, the property owner directly to the south of this development attended, and reported that drainage from the development was running onto his property and would wash out a driveway. The applicant and the town engineer looked into it and determined that it was likely because there was supposed to be another building, but was not built at the original time of development, so that area was not graded according to plans. Once these buildings are completed, it should drain to the stormwater pond. Each unit will have their own two-car garage, and there is additional parallel parking for visitors. Landscaping and lighting plans are proposed to remain the same. The Fire Department and utilities have no concerns. Mr. Paris asked if the approval is for every structure of just for this first stage. Hembrook responded that the applicant intent is to build each unit as soon as possible, but to avoid having to go through multiple approvals (since code indicates that if a building is not started within 12 months of approval, the approval expires) options may be considered to possibly extend the approval. Mr. Paris also mentioned that the units on the northwest corner appeared to be slightly different from the rest. A representative for Mr. Bence responded that is because it is a four-unit building, so the two end units are put together, and the middle is taken out. For the exterior materials, the brick and stone are the same. Some materials were discontinued, so a similar color and material as the existing buildings. The plan is to start with building 9, then pull the next permit for subsequent buildings. Mr. Hembrook clarified that the town attorney will address language dealing with the approval process in the Developer's Agreement to continue the building permit process. Paris indicated that he is comfortable with recommending preliminary and final approval. Kohlmann stated that it is important to have a palette of materials to be sure it is conducive to the existing buildings.

Motion by Mr. Paris to recommend preliminary and final approval of the continuation of the Eagles Nest Condominium Project with updated building plans, located at Eagle Drive and Aerie Circle, off of Brookfield Road (BKFT1124974016), pending submission of a palette of materials (examples) to the town planner.

Seconded by Supervisor Kohlmann.

Motion carried unanimously.

7) COMMUNICATION AND ANNOUNCEMENTS.

8) ADJOURN.

Motion by Mr. Lee to adjourn at 6:32pm.

Seconded by Supervisor Kohlmann.

Motion carried unanimously.

Respectfully submitted,
Bryce Hembrook, Town Planner