

Town of Brookfield
645 N. Janacek Road
Brookfield, WI 53045
(P) 262-796-3788
(F) 262-796-0339



MEETING NOTICE

Meeting will be held at the
Town of Brookfield Municipal Building, Eric Grant Room
645 N. Janacek Road, Brookfield, WI

Tuesday, July 23, 2024

PLAN COMMISSION

7:00 p.m

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
 - a. May 28, 2024 meeting
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None.
- 7) New Business:
 - a. Ken Krahe - MSI General Corp, representing Silgan Containers, for review and recommendation of conceptual approval for a boiler room and warehouse/mechanical room addition for the property located at 21027 Crossroads Circle.
 - b. Katelynn Zingsheim – Ryzing Fitness, for recommendation to set a public hearing date to consider a conditional use permit for a fitness center in the M-1 Limited Manufacturing District, located at 21975 Doral Road.
 - c. Corroboration of interpretation regarding allowing pickleball courts, or other similar sport courts, on non-residential properties.
 - d. Discuss setting a public hearing date for a Zoning Code Amendment to address sport courts and on-site company amenities on non-residential properties.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 18th day of July, 2024
Bryce Hembrook
Town Planner

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
May 28, 2024

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

1) CALL TO ORDER.

Chairman Keith Henderson called the meeting to order at 7:00 p.m. with the following people present: Town Supervisor Ryan Stanelle; Plan Commission members William Neville, Len Smeltzer, Jeremy Watson; and Town Planner Bryce Hembrook. Plan Commission members Gordon Gaeth and Kevin Riordan were absent.

2) MEETING NOTICES.

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

3) APPROVAL OF AGENDA

Motion by Stanelle to approve the agenda.

Seconded by Watson.

Motion Passed Unanimously.

4) APPROVAL OF MINUTES.

a. Motion by Watson to approve the April 23, 2024 Plan Commission Minutes as presented.

Seconded by Smeltzer.

Motion Passed Unanimously.

5) CITIZEN COMMENTS; Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

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

Planner Hembrook presented the item as outlined in the staff report provided in tonight's packet. Hembrook asked the applicant about garbage enclosures. The applicant responded that they would most likely have a dumpster enclosure outside. Hembrook informed the applicant that this information must be included on the final plans to be shown at the Town Board meeting, if the Plan Commission approves. Hembrook noted that a change to the landscaping on the south side of the building, based on recommendations from the Architectural Review Committee (ARC). Sign locations were also noted. Elevations and turning radii were reviewed. Hembrook further noted concerns from the ARC Chairman, Dean Pearson, regarding potential glare from proposed lighting on the building. The town engineer was consulted, and the suggestion was made to have a fixture schedule submitted, which is not necessarily a requirement based on the ordinance. It would however, help to determine whether the fixtures are meeting requirements. Chairman Dean Pearson (ARC), 870 Golden Meadow Lane, Town of Brookfield, was present and requested to speak on the matter, which was approved by Chairman Henderson. Pearson referred to his comment on the May 28, 2024 letter from Strand & Associates, Page 2 Item #5, that he would reject fixtures A, A2, and B. Pearson has concerns with the optic, and feels the town engineer is missing the details. He went on to say the proposed fixtures appear to be direct downward, but if looked at from a distance, you can look right under the fixture and see the bright LED's. Glare is a concern on the south side of the building in relation to traffic on I-94, and Pearson opined that it does not look good either. The proposed building is 50 feet from the highway. Applicant described the location of the fixtures on the building as being underneath a metal panel and not very high up. The light levels do not leave the property. Pearson stated the photometric data shows the light level on the ground at the property line, which meets all of the requirements, however because the bright element from the fixture can be seen is what is concerning.

Hembrook clarified that ARC did recommend approval at their last meeting with the condition that landscaping would be added to the south side as indicated earlier. Henderson inquired about the demolition plan relating to culverts and asphalt, and how the current building on the site will have access. Applicant assured that that building will have access. ADA parking spots were discussed. A water line will run across Doral Road. The road will be cut and restored. Applicant indicated this should be a one-day project. Notifications and coordination with DPW will be implemented. Henderson opined that perhaps there should be some landscaping along the fence line on the south side, adjacent to I-94. Sign location was reviewed. Applicant will work with the Fire Department for addressing. Hembrook mentioned the protocol for addressing, with applicant suggestion, and checking with Police, Fire, Waukesha County and the Post Office for recommendations or concerns. Henderson referred to the letter from Strand & Associates dated May 28, 2024. Henderson noted that there are a number of comments that say, "it's not in the ordinance". Henderson stated that currently, Chapter 17 of the ordinance is being redone. (Confirmed by Hembrook.) Henderson suggested adding the lighting concerns to Chapter 17. Hembrook responded that lighting was not being considered, but now will look into amending the lighting code for zoning code rewrite. Applicant said they would address glare concern. It was clarified that both monument signs are gone. There is no plan to add them back in, according to the applicant. Retail location is on Bluemound near Home Depot, while this location is for warehousing, not retail. Stanelle opined that the finished look is appreciated.

Motion by Stanelle to recommend final approval for a new warehouse building for the property located at 21675 Doral Road as presented, with the following contingencies:

- Send the lighting plan back to ARC for review;
- Dumpster location and enclosure added to plans for Town Board meeting;
- Landscaping plan additions as recommended by ARC.

Seconded by Watson.

Further Discussion:

Henderson clarified that the proposal would go to Town Board, with the recommendation from the Plan Commission to send it to ARC to clarify the lighting. The grass between the pavement and the fence on the south side will be maintained. If the grass is destroyed in the building/ paving process, it will be replaced.

Motion passed unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

Hembrook informed the Plan Commission that he is working with the town attorney to amend Chapter 17, and will address lighting and hopes to have recommended changes in the next few months. Henderson suggested the ARC looks at the changes as well.

9) ADJOURN.

Motion by Neville to adjourn at 7:41pm.

Seconded by Watson.

Motion Passed Unanimously.

Respectfully submitted,

Bryce Hembrook – Town Planner



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TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: July 18, 2024
PC MEETING DATE: July 23, 2024

RE: **Silgan Containers Building Addition – Conceptual Approval
21027 Crossroads Circle BKFT1129999047**

SEH No. 171421, TASK 63

Applicant: Ken Krahe – MSI General Corp, representing Silgan Containers

Application Type: Conceptual Approval

Request

Applicant is requesting conceptual approval of the addition of a boiler room and warehouse/mechanical room to the existing building located 21027 Crossroads Circle.

Summary of Request

- The applicant is proposing two addition areas: a 23' x 16' (368 square feet) boiler room addition, and a 35' x 117' (4,095 square feet) warehouse and mechanical room addition. The proposed additions will be to the existing 128,632 square foot 2-story building on site.
- Proposed Size = 4,463 square feet – it is unclear if both areas are 1 or 2 story additions.
- Zoning District = B-2 Limited General Business District
- Lot size = 8.5 acres.
- Proposed Use (for addition area)= HVAC expansion, Warehousing, and mechanical expansion.
- Use of rest of building: Office and light warehousing.
- Proposed setbacks:
 - Street = 50'
 - Side and rear = 15'
 - All building setbacks will meet code requirements.
- Maximum Building Height:
 - Principal = 45'
 - Accessory = 15'
 - Addition heights meet code requirements, assuming they match the current building height.
- Sum total of floor area:
 - Existing = 34.7%
 - Proposed = 37.1%

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- Required = The sum total of the floor area of the principal building and all accessory buildings shall be not less than 6,000 square feet or 15% of the lot area, whichever is less. Also, the sum total of the floor area of the principal building and all accessory buildings shall not exceed 50% of the lot area.
- Requirement is met.
- Parking
 - There are 350 existing parking stalls.
 - Code requirement:
 - Office: 1 space per 250sf of space.
 - 304 required.
 - Warehousing: 1 space per employee, plus one space per 5,000sf of gross floor area.
 - The application did not specify number of employees, so there is not enough information to determine if the parking requirement is met at this time, but can be addressed during preliminary and final review.
- Lighting
 - Not required for conceptual approval.
- Landscaping
 - Not required for conceptual approval.

The development review team is currently reviewing and feedback may be provided at the time of the meeting.

Conceptual Approval

The purpose of conceptual project review shall be to determine the best use of a building site. The Plan Commission will consider the proposed land use and its compatibility with adjacent land uses. The Plan Commission should consider ingress and egress, off-street parking, and internal traffic patterns.



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MILESTONE ISSUE DATES

PRELIMINARY SET: 6/14/2024
BUDGET SET: 7/11/2024

LOCAL DESIGN REVIEW SET:

PROPOSAL SET:

PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

ADD-A | ADDENDUM -A | XXX/XXX/XXX

ADD-B | ADDENDUM -B | XXX/XXX/XXX

ADD-C | ADDENDUM -C | XXX/XXX/XXX

ADD-D | ADDENDUM -D | XXX/XXX/XXX

ADD-E | ADDENDUM -E | XXX/XXX/XXX

ADD-F | ADDENDUM -F | XXX/XXX/XXX

ADD-G | ADDENDUM -G | XXX/XXX/XXX

ADD-H | ADDENDUM -H | XXX/XXX/XXX

ADD-I | ADDENDUM -I | XXX/XXX/XXX

ADD-J | ADDENDUM -J | XXX/XXX/XXX

ADD-K | ADDENDUM -K | XXX/XXX/XXX

ADD-L | ADDENDUM -L | XXX/XXX/XXX

ADD-M | ADDENDUM -M | XXX/XXX/XXX

ADD-N | ADDENDUM -N | XXX/XXX/XXX

ADD-O | ADDENDUM -O | XXX/XXX/XXX

ADD-P | ADDENDUM -P | XXX/XXX/XXX

ADD-Q | ADDENDUM -Q | XXX/XXX/XXX

ADD-R | ADDENDUM -R | XXX/XXX/XXX

ADD-S | ADDENDUM -S | XXX/XXX/XXX

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ADD-Z | ADDENDUM -Z | XXX/XXX/XXX

ADD-AA | ADDENDUM -AA | XXX/XXX/XXX

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ADD-AC | ADDENDUM -AC | XXX/XXX/XXX

ADD-AD | ADDENDUM -AD | XXX/XXX/XXX

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ADD-AJ | ADDENDUM -AJ | XXX/XXX/XXX

ADD-AK | ADDENDUM -AK | XXX/XXX/XXX

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ADD-AN | ADDENDUM -AN | XXX/XXX/XXX

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ADD-AQ | ADDENDUM -AQ | XXX/XXX/XXX

ADD-AR | ADDENDUM -AR | XXX/XXX/XXX

ADD-AS | ADDENDUM -AS | XXX/XXX/XXX

ADD-AT | ADDENDUM -AT | XXX/XXX/XXX

ADD-AU | ADDENDUM -AU | XXX/XXX/XXX

ADD-AV | ADDENDUM -AV | XXX/XXX/XXX

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ADD-AX | ADDENDUM -AX | XXX/XXX/XXX

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ADD-BP | ADDENDUM -BP | XXX/XXX/XXX

ADD-BQ | ADDENDUM -BQ | XXX/XXX/XXX

ADD-BR | ADDENDUM -BR | XXX/XXX/XXX

ADD-BS | ADDENDUM -BS | XXX/XXX/XXX

ADD-BT | ADDENDUM -BT | XXX/XXX/XXX

ADD-BU | ADDENDUM -BU | XXX/XXX/XXX

ADD-BV | ADDENDUM -BV | XXX/XXX/XXX

ADD-BW | ADDENDUM -BW | XXX/XXX/XXX

ADD-BX | ADDENDUM -BX | XXX/XXX/XXX

ADD-BY | ADDENDUM -BY | XXX/XXX/XXX

ADD-BZ | ADDENDUM -BZ | XXX/XXX/XXX

ADD-CA | ADDENDUM -CA | XXX/XXX/XXX

ADD-CB | ADDENDUM -CB | XXX/XXX/XXX

ADD-CC | ADDENDUM -CC | XXX/XXX/XXX

PROJECT INFORMATION	
CODE SUMMARY AND BUILDING INFORMATION	
APPLICABLE CODES AND STANDARDS	MEANS OF EGRESS (IBC CHAPTER 10)
BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)	OCCUPANT LOAD (1004)
PLUMBING CODE: 2015 WISCONSIN PLUMBING CODE (SPS 380 TO 397)	1004 TOTAL OCCUPANTS (SEE OCCUPANT LOAD CALCULATIONS ON SHEET G-111)
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE (IMC)	EGRESS RINGS (1005)
ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	OTHER EGRESS COMPONENTS: 00000
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE (NEC)	• OCCUP. LOAD X 6.2/2000
FIRE CODE: 2016 INTERNATIONAL FIRE CODE (IFC)	• XXX INCHES REQUIRED
ACCESSIBILITY CODE: 2009 AMERICAN WITH DISABILITIES ACT (ADA)	• XXX INCHES PROVIDED
DESIGN GUIDE: INCLUDES WISCONSIN AMENDMENTS	STAIRS:
	• OCCUP. LOAD X 6.7/2000
	• XXX INCHES REQUIRED
	• XXX INCHES PROVIDED
PROJECT DESCRIPTION	MAXIMUM COMMON PATH OF EGRESS TRAVEL: XXX FEET
A REMODEL OF AN EXISTING 128,622 SF 2 STORY OFFICE BUILDING, INCLUDING CONSTRUCTION OF A NEW 32' X 117' WAREHOUSE ADDITION AND NEW 22' X 48' BOILER ROOM ADDITION, LOCATED IN THE CROSSROADS CORPORATE PARK IN THE TOWN OF BROOKFIELD, WI.	MAXIMUM NET ACCESS TRAVEL DISTANCE: XXX FEET
PROJECT AREA	PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)
FIRST FLOOR: BUILDING 64,218 SF	SEE PLUMBING FIXTURE CALCULATIONS ON SHEET G-111
SECOND FLOOR: BUILDING 64,416 SF	THERMAL ENVELOPE (IECC)
PROJECT AREA: 128,622 SF	NOT APPLICABLE - EXISTING BUILDING - NO CHANGES TO THERMAL ENVELOPE
USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)	
GROUPS:	
B BUSINESS	
S-1 STORAGE	
GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)	
CONSTRUCTION TYPE: II	
BUILDING HEIGHT IN FEET (TABLE 504.3)	ALLOWABLE 180'-0" ACTUAL 20'-0"
BUILDING HEIGHT IN STORES (TABLE 504.4)	12 2
BUILDING AREA PER FLOOR (TABLE 504.5)	UNLIMITED
FIRST FLOOR	0 SF 64,218 SF
SECOND FLOOR	0 SF 64,416 SF
ALLOWABLE AREA DETERMINATION (TABLE 506.2):	
SHOW MATHS HERE	
ALLOWABLE AREA INCREASE (TABLE 506.3):	
SHOW MATHS HERE	
UNLIMITED AREA BUILDING PER IBC 507	
60'-0" MIN. YARDS PROVIDED WITH EXCEPTION AS ALLOWED PER 507.2.1 OF THE 2015 IBC	
MIXED OCCUPANCIES: NON-SEPARATED	
FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)	
CONSTRUCTION TYPE: II	
PRIMARY STRUCTURAL FRAMING: 2+ HR (SEE TABLE 601)	
BEARING WALLS EXTERIOR: 2 HR (SEE TABLE 601)	
BEARING WALLS INTERIOR: 2 HR (SEE TABLE 601)	
NON-BEARING WALLS INTERIOR: 0 HR (SEE TABLE 601)	
FLOOR CONSTRUCTION: 2 HR (SEE TABLE 601)	
ROOF CONSTRUCTION: 1+1/2 HR (SEE TABLE 601)	
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE: 0 HR	
FIRE AND SMOKE PROTECTIONS FEATURES (IBC CHAPTER 7)	
ALLOWABLE AREA OF OPENINGS:	
FIRE SEPARATION DISTANCE: > 30' FEET	
OPENING PROTECTION: UNLIMITED, SPRINKLERED	
ALLOWABLE OPENING AREA: NO LIMIT	
INTERIOR FINISHES (IBC CHAPTER 8)	
INTERIOR WALL AND CEILING FINISHES: IBC 2015, TABLE 803.11	
SPRINKLERED	
OCCUPANCY	INTERIOR EXIT STAIRWAYS, ETC. CLASS B CORRIDORS, ETC. CLASS C ROOMS AND ENCLOSED SPACES CLASS C
B BUSINESS	CLASS B CLASS C CLASS C
S-1 STORAGE	CLASS C CLASS C CLASS C
FIRE PROTECTION SYSTEM (IBC CHAPTER 9)	
AUTOMATIC SPRINKLER SYSTEM: NFPA XXXX	
FULLY SPRINKLERED ESFR SYSTEM	

VICINITY MAP

PROJECT BUILDING

ARCHITECT SEAL

ENGINEER SEAL

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SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE
GENERAL			
G-001-A	COVER SHEET	ADDENDUM - A	XX/XX/XXXX
ARCHITECTURAL SITE			
AS-101	ARCHITECTURAL SITE PLAN		

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE

SHEET INDEX

SHEET NUMBER	SHEET NAME	REVISION DESCRIPTION	REVISION DATE



SILGAN CROSSROADS REMODEL

REMODEL & NEW ADDITION(S)

21027 CROSSROADS CIRCLE

WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: AMH	STRUCTURAL ENGINEER: XXX	LANDSCAPE DESIGNER: XXX
DESIGN ARCHITECT: NWY	CHAIR ENGINEER: XXX	REVIEWED BY: XXX

SHEET TITLE: COVER SHEET

SHEET NUMBER: G-001-A

PROJECT NUMBER: P13439

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



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CONSTRUCTION SET:
RECORD DRAWING SET:

REVISIONS:



SILGAN CROSSROADS
REMODEL

PROJECT ADDRESS:
21027 CROSSROADS CIRCLE
WAUKESHA, WISCONSIN 53186

ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT: AMH
STRUCTURAL ENGINEER: XXX
LANDSCAPE DESIGNER: XXX
DESIGN ARCHITECT: MWY
CIVIL ENGINEER: XXX
REVIEWED BY: XXX

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS-101

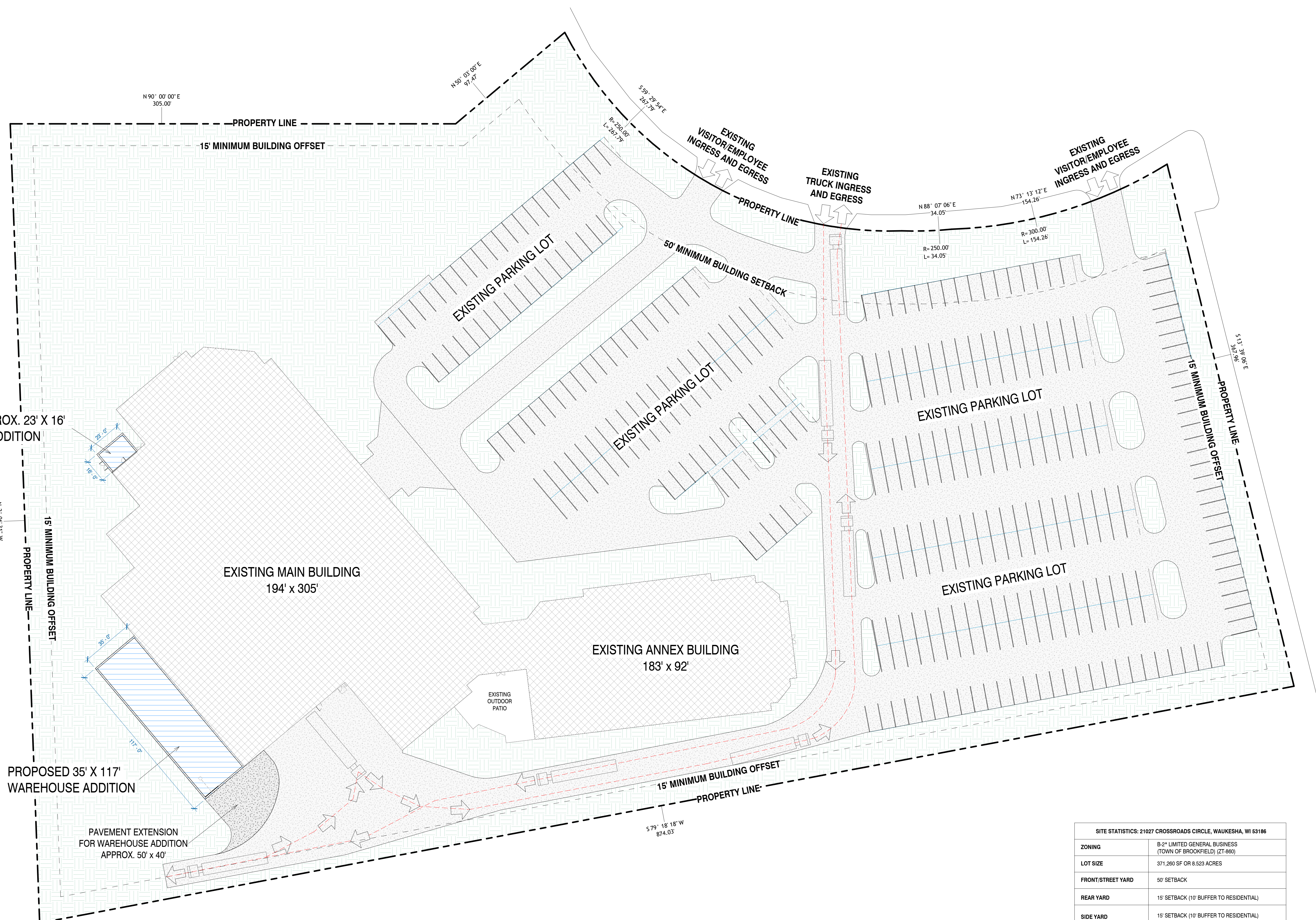
PROJECT NUMBER:
P13439

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



PROPOSED APPROX. 23' X 16'
BOILER ROOM ADDITION

PROPOSED 35' X 117'
WAREHOUSE ADDITION

PAVEMENT EXTENSION
FOR WAREHOUSE ADDITION
APPROX. 50' x 40'

EXISTING MAIN BUILDING
194' x 305'

EXISTING ANNEX BUILDING
183' x 92'

SITE STATISTICS: 21027 CROSSROADS CIRCLE, WAUKESHA, WI 53186	
ZONING	B-2* LIMITED GENERAL BUSINESS (TOWN OF BROOKFIELD) (ZT-860)
LOT SIZE	371,260 SF OR 8.523 ACRES
FRONT STREET YARD	50' SETBACK
REAR YARD	15' SETBACK (10' BUFFER TO RESIDENTIAL)
SIDE YARD	15' SETBACK (10' BUFFER TO RESIDENTIAL)
BUILDING FOOT PRINT	EXISTING 118,354 SF ± 50% FAR
BUILDING HEIGHT	UNLIMITED
PAVING	
TOTAL IMPERVIOUS SURFACES	75% MAX ALLOWED ± TBD PROPOSED
TOTAL GREENSPACE	
PARKING SPACES	EXISTING 350 PARKING SPACES

SITE INFO

3/16" = 1'-0"

ARCHITECTURAL SITE PLAN

1" = 30'-0"



NORTH



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TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: July 18, 2024
PC MEETING DATE: July 23, 2024

RE: **Ryzing Fitness – Conditional Use Permit
21975 Doral Rd, BKFT1126001**

Applicant: Katelynn Zingsheim (Ryzing Fitness)

Application Type: Conditional Use Permit

Request

Conditional Use Permit request to allow a fitness center in the M-1 Limited Manufacturing District, located at 21975 Doral Rd.

Background

The subject property is located in the M-1 Limited Manufacturing District and commercial recreational use (fitness centers) are permitted by conditional use in this district. Prior to the applicant's occupancy, there was a fitness center occupying a portion of the building and this fitness center later expanded. Staff originally thought the original fitness center received proper approvals but upon reviewing the property files, it appears that a conditional use permit was not approved. Staff originally informed the applicant that the use was fine since it was existing but reached out to the applicant to inform them that a conditional use permit was not approved. The applicant immediately submitted an application to attempt correct this matter.

The property is located in the M-1 Limited Manufacturing District, is intended to provide for manufacturing, industrial and related uses of a limited nature and size, which on the basis of actual physical and operational characteristics would not be detrimental to the surrounding area or to the Town as a whole by reason of smoke, noise, dust, odor, traffic, physical appearance or other similar factors. However, commercial recreational facilities may be appropriate in the district depending on the specific property. There is a gymnastics center across the street that is technically considered the same use.

Additional information may be provided at the time of the meeting.

Recommendation

Recommend setting public hearing date.

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