

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

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

Tuesday, October 22, 2024

PLAN COMMISSION

7:00 p.m.

AGENDA

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
- a. August 20, 2024 meeting
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business:
 - a. None.
- 7) New Business:
 - a. Adrian Deasy, representing Octane Coffee, is requesting review and recommendation of preliminary approval to allow a drive-thru coffee business, located at 19555 West Bluemound Road.
 - b. Adrian Deasy, for recommendation to set a public hearing date to consider a conditional use permit for a drive-thru coffee business, located at 19555 West Bluemound Road.
 - c. Discussion on the Zoning Code Amendment Project.
- 8) Communication and Announcements.
- 9) Adjourn.

Posted this 17th day of October, 2024
Bryce Hembrook
Town Planner

TOWN OF BROOKFIELD
PLAN COMMISSION MINUTES
August 27, 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 7:06 p.m. with the following people present: Town Supervisor Ryan Stanelle; Plan Commission members William Neville, Tim Probst, Len Smeltzer, and Jeremy Watson; Town Planner Bryce Hembrook; and Town Clerk Deanna Alexander to record the minutes. Kevin Riordan was absent.

2) MEETING NOTICES.

The Town Clerk 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 July 23, 2024 Plan Commission Minutes as presented.

Seconded by Stanelle.

Motion Passed Unanimously.

5) CITIZEN COMMENTS; Three-minute limit.

None.

6) OLD BUSINESS:

a. None.

7) NEW BUSINESS:

a. Ken Krahe – MSI General Corp, representing Silgan Containers, for review and recommendation of preliminary and final approval for a boiler room and warehouse/mechanical room addition for the property located at 21027 Crossroads Circle.

Planner Hembrook reviewed the proposed addition to the existing building as follows: The boiler room is proposed at 368 square feet, and the warehouse & mechanical room is proposed at 4,095 square feet. The location of the addition is proposed to be on the backside of the existing building. Setbacks and parking area requirements are met. Lighting and landscaping plans have not been submitted because there are no plans to alter either. Landscaping will be kept along the west property line. Signage is included in this submittal, and a garbage enclosure on the south side of the building. Mr. Krahe reported there is one tree close to the parking lot that will have to be removed for the addition. Henderson inquired about door location on the boiler room being on the west side as opposed to the north side, and in the event of an explosion of some kind, the residential area may be better protected. Krahe responded it was oriented this way to utilize wall space. The doors for the dumpster enclosure were questioned and whether chain link is code approved. Hembrook verified there is not a restriction of chain link doors on a dumpster enclosure. Smeltzer emphasized the importance of maintaining the trees on the west property line. Hembrook reported that the Architectural Review Committee (ARC) recommended both preliminary and final approval.

Motion by Smeltzer to **grant** preliminary approval and **recommend** final approval for a boiler room and warehouse/mechanical room addition for the property located at 21027 Crossroads Circle as presented.

Seconded by Watson.

Further Discussion:

Henderson suggested the applicant look at the door location on the boiler room.

Motion passed unanimously.

- b. Katelynn Zingsheim – Ryzing Fitness, for recommendation for approval of a conditional use permit for a fitness center in the M-1 Limited Manufacturing District, located at 21975 Doral Road.

Motion by Watson to **recommend** approval of a conditional use permit for a fitness center in the M-1 Limited Manufacturing District, located at 21975 Doral Road.

Seconded by Smeltzer.

Motion passed unanimously.

- c. Adrian Deasey, representing Octane Coffee, is requesting review and recommendation of conceptual approval to allow a drive-thru coffee business, located at 19555 West Bluemound Road.

Hembrook reported that a drive-thru coffee shop would require a conditional use permit, and a potential variance may be required as well. This is strictly a drive-thru; there are no interior amenities, such as tables and seating. The proposal was described as a “kiosk”, with no human employees. It is fully automated. It would be open 24 hours a day, 7 days a week. Hembrook noted three points, a CUP, a variance, and square footage. Deasey described in more detail the nature of the proposal as follows: there is another location in Pewaukee. The owners of the business stop by for about an hour a day to restock, clean, etc. Besides coffee, they also offer juices, teas, sodas, and are adding food items, such as bakery. Pick up times move very fast, there is never a huge line. The Pewaukee location is a 20 feet long shipping container. This proposed location in the town would be 30 feet long. Bottom to top the building is less than 18 feet. The building is comprised of a bottom container that is approximately 9½ feet tall, and a top container is approximately 8 feet tall. The containers are repurposed, one time use. Water, sewer and electric will be proposed in the plans. Smeltzer inquired whether there would still be enough parking for the existing businesses, since this will be in the parking lot and taking up spaces. Hembrook responded that parking calculations would need to be checked on. The proposal has been discussed with the property owner, and he felt concept number one was the best location. Henderson suggested checking to see if the state has a setback requirement, since Bluemound Road is a state road. Henderson also suggested an alternate location, such as the Eble Park lot. Stanelle raised concerns with traffic circulation for the other businesses in the commercial property. Probst suggested turning the building 180 degrees to make the drive-thru from west to east for better traffic flow, on the first concept.

Motion by Watson to **recommend** conceptual approval to allow a drive-thru coffee business, located at 19555 West Bluemound Road.

Seconded by Smeltzer.

Further discussion: Hembrook asked if there is a one concept that is generally more acceptable than the others, and some members prefer concept one, except possibly turn the building 180 degrees to put the drive-thru on the other side for better traffic flow, as suggested by Probst, and move it further west. One member preferred concept two.

Motion carried unanimously.

8) COMMUNICATION AND ANNOUNCEMENTS.

Town Clerk Alexander announced that the town is working on hiring a deputy clerk, and as soon as they do, the person hired or Deanna will be clerking these meetings going forward.

9) ADJOURN.

Motion by Probst to adjourn at 7:57pm.

Seconded by Stanelle.

Motion Passed Unanimously.

Respectfully submitted,

Bryce Hembrook – Town Planner

BH/lr



Building a Better World
for All of Us®

TOWN OF BROOKFIELD PLAN COMMISSION ZONING REPORT

TO: Plan Commission

FROM: Bryce Hembrook, AICP
Town Planner

REPORT DATE: October 17, 2024
PC MEETING DATE: October 22, 2024

RE: **Octane Coffee – Preliminary Approval and Set Public Hearing Date for Conditional Use Permit
19555 West Bluemound Road BKFT1124996004**

Applicant: Adrian Deasey, Octane Coffee
Application Type: Preliminary Approval and Conditional Use Permit

Request

Applicant is requesting preliminary approval and requesting to set a public hearing date for a conditional use permit to allow a drive-thru coffee business, located at 19555 West Bluemound Road.

- The applicant is proposing to construct a drive-thru coffee shop in an area currently used for parking. The proposed building will be located in the middle parking aisle in between Aldi's and Best Buy. Several concept plans showing different locations and traffic flow were presented to the Town Board and the Board approved this concept.
- This project will require a conditional use permit.
- According to the applicant, "Octane Coffee is a fully automated coffee-thru concept designed, built, and managed right here in the Waukesha area. We serve premium coffee, tea, juice, and frozen drinks as well as grab-and-go food and bakery items to the busy driving commuter. All orders are fulfilled by robotic automation housed within the small footprint building (no humans inside). We have regular customers picking up their orders in 10 seconds or less at our launch location in Waukesha that has been in operation for almost 18 months..."
- Proposed Size = 280 square feet
- Zoning District = B-2 Limited General Business District
- Lot size = 8.6 acres
- Proposed Use = Drive-thru coffee shop
- Setbacks:
 - Street = 147'
 - Side and rear = 300'+
 - All setback requirements are met.
- Maximum building height:
 - Principal = 18'9"

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 501 Maple Avenue, Delafield, WI 53018-9351
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- Meets code requirements
- Sum total of floor area (for entire development):
 - Existing = 33.3%
 - Proposed = 33.4%
 - Required = The sum total of the floor area of the principal building and all accessory buildings shall not exceed 50% of the lot area
 - 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.
 - However, the entire development is considered in this calculation.
 - Requirement is met.
- Parking:
 - There are 422 existing parking stalls on the entire site.
 - The Town Engineer has reviewed the parking requirements and determined that the parking requirement for the entire site will still be met with the reduction in parking.
- Lighting
 - No additional non-building lighting is proposed.
 - Renderings show on-building lighting.
- Landscaping
 - The applicant is not proposing any landscaping at this time.
 - All area surrounding the proposed building location is asphalt. Applicant mentioned some landscaping could be added along drive-thru lane, if desired.
- Signage
 - The Plan Commission suggested that the applicant should provide proposed signage in the preliminary and final plans. These signs will need to be approved at a later date but this is showing what is likely to be proposed.
 - The applicant is proposing digital menu boards that will face to the south towards the other tenants and not towards the right-of-way.
- As of the time of review, the preliminary plan submittal did not include the required plat of survey as required in § 17.02(7)(b).
 - This should be provided by final review and approval.
- The Development Review Team is currently reviewing the plans.
 - The Fire Department does not have any concerns.
 - The Sanitary District is working with the applicant regarding utilities.
 - The Town Engineer provided the following comments:
 - It appears that there is the capacity to store about 7-8 cars out of the drive aisle. At the present location, how often would the queues exceed that number?
 - Consider signing the parking aisle where the cars exit the kiosk as one way northbound. There could be a conflict for a car leaving the coffee kiosk and a car coming eastbound to turn right not seeing them.
 - Do they need to mark off some of the parking spaces on the back side of the kiosk to allow for delivery vehicles dropping off supplies or possible add signage to accommodate this if applicable?
 - Could the whole kiosk be slid south to provide more separation to the main drive aisle, say another car length or about 25'.
 - Consider painting a stop bar on the drive aisle for the exiting traffic to reinforce that they need to yield to the main east/west drive aisle.

Preliminary Review

The purpose of preliminary project review shall be to determine that proposed structures are properly located and to review the project plans. The project plans, in the maximum scale of one inch equals 40 feet, for any multifamily residential, commercial, industrial, park, or institutional development shall include a plat of survey prepared by a registered land surveyor showing the location, boundaries, dimensions, elevations, existing and proposed grades to the Town of Brookfield datum; and uses and sizes of the following: subject site; existing and proposed structures; existing and proposed easements, streets, and other public ways; off-street parking, loading areas, driveways, ingress and egress plans; landscaping and open space utilization plans; existing highway access restrictions; and existing and proposed street, side, and rear yards. In addition, the plat of survey shall show the location, elevation, existing grades, and use of any abutting lands and their structures within 100 feet of the subject site. Preliminary approval recommended by the Architectural Review Committee and granted by the Plan Commission shall expire within six months unless final project plans are presented to the Plan Commission.

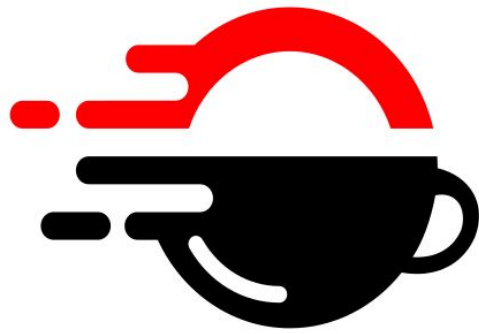
ARC Review

The Committee reviewed this request and recommended to approve preliminary plans.



Octane Coffee at 19555 W Bluemound Rd

Architectural Review

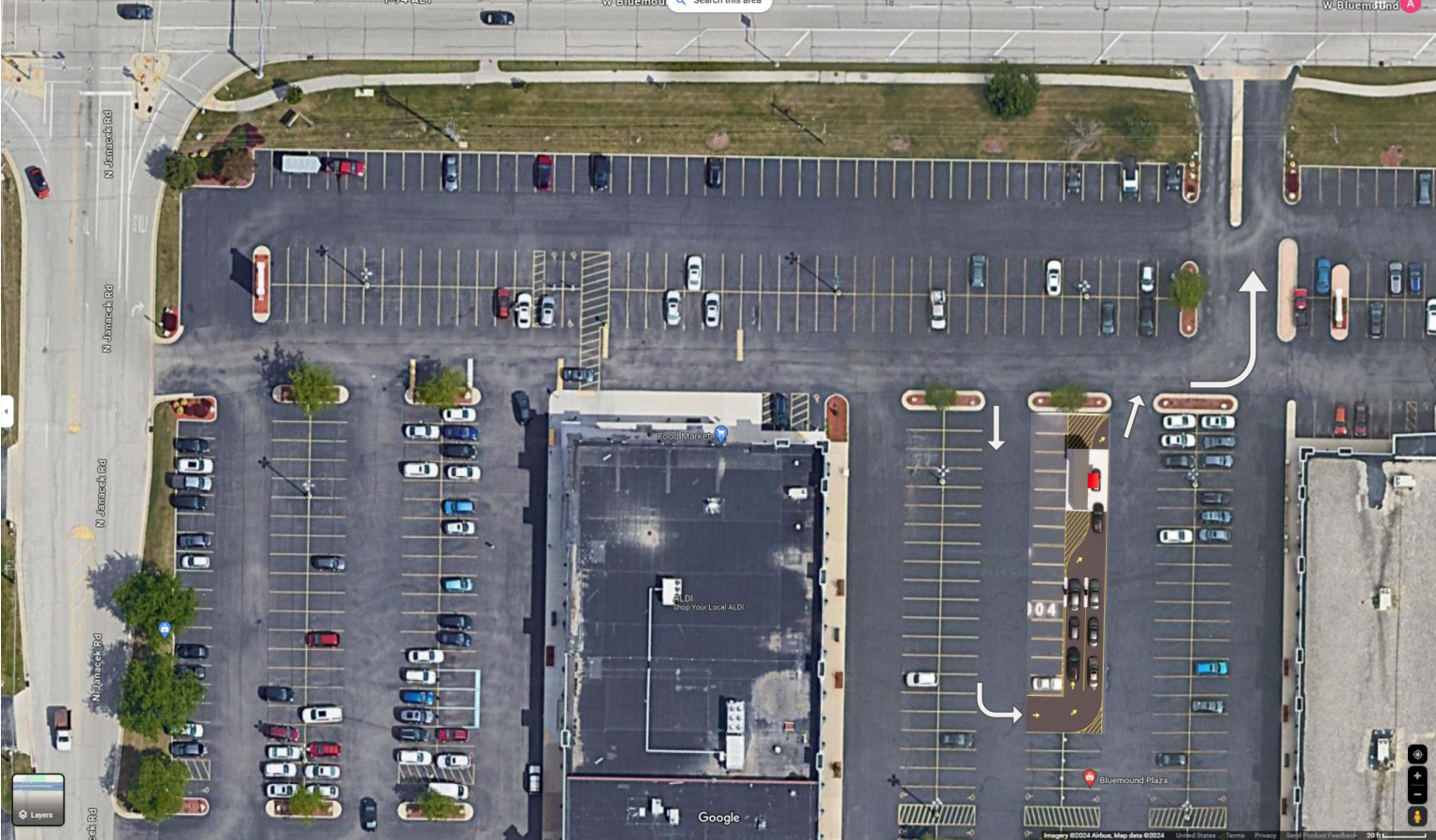


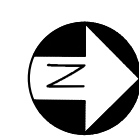
OCTANE
COFFEE

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All orders are fulfilled by robotic automation housed within the small footprint building (no human employees inside). We have regular customers picking up their orders in 10 SECONDS OR LESS at our launch location in Waukesha that has been in operation for almost 18 months. We love to support local contractors, suppliers, and companies! We proudly brew Stone Creek Coffee at our locations.

Octane Coffee - 19555 W Bluemound Rd Layout





Overall Site Plan

SCALE: n.t.s.



VISION
ARCHITECTURE, LLC

P.O. Box 224
Neenah, WI 54956
920-904-4300

www.vision-architecture.net

Proposed Outlot Development For:

Brookfield Plaza

Town of Brookfield, Wisconsin

Issue Date: 10/3/2024

Revisions:



View 1

SCALE: n.t.s.



View 2

SCALE: n.t.s.



View 3

SCALE: n.t.s.



View 4

SCALE: n.t.s.



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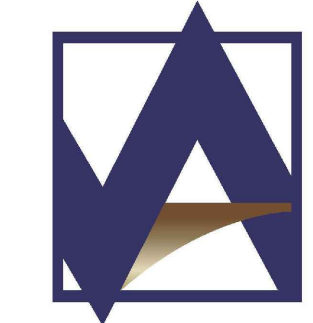
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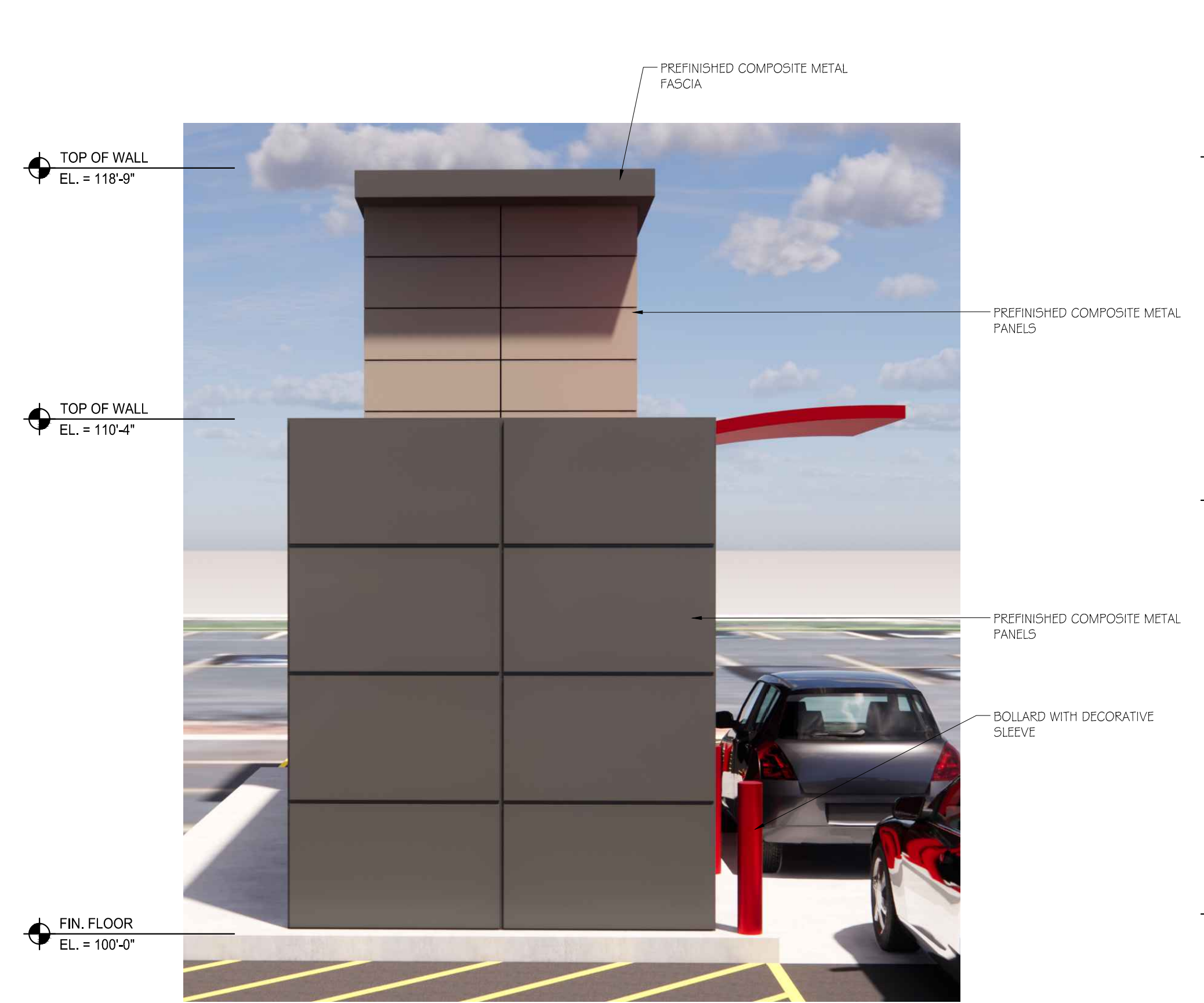
East Elevation

SCALE: n.t.s.



North Elevation

SCALE: n.t.s.



South Elevation

SCALE: n.t.s.



West Elevation

SCALE: n.t.s.

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