

THESE ARE THE MINUTES OF THE **PLAN REVIEW BOARD** MEETING HELD ON THURSDAY, **NOVEMBER 29, 2007** IN THE COUNCIL CHAMBERS OF CITY HALL, 2000 NORTH CALHOUN ROAD, BROOKFIELD, WISCONSIN

MAYOR JEFF SPEAKER PRESIDING

MEMBERS PRESENT: Alderman Gary Mahkorn, Commissioner Paul Wartman

STAFF PRESENT: Mike Theis, Planning Administrator, Jason Williams, Neighborhood Planner/Designer

Mayor Speaker called the Plan Review Board to order at 4:30 p.m. A quorum was present.

1. Request of Lattos Land, LLC 225 South Executive Drive Brookfield WI 53005 Michael B. Lattos, Owner for approval to schedule a Modified Suburban Overlay (MSO) rezoning public hearing for 225 South Executive Drive to establish dimensional zoning standards in association with a revised plan and method of operation that would permit a 26 stall parking lot addition and dumpster enclosure. (NE ¼ Sec. 34)

Mike Theis reported: 1. 225 South Executive Drive is “O&LR/C #2” Office and Limited Residential/Commercial. The applicant is requesting Plan Commission approval to schedule a public hearing to establish dimensional zoning standards for this parcel as this is the first instance of additional development on the site since its rezoning to O&LR/C #2.

2. 225 South Executive Drive is located in Parcel 26 of District J in the Calhoun Road South Neighborhood Plan (Node Plan). The recommended land use from the node plan is added density through infill mixed-use development with primarily office uses in the eastern portions of each parcel fronting Executive Drive and residential uses fronting Dechant Road. No parking structures should be allowed to face Dechant Road without the addition of lining residential uses or a 35’ landscape easement comprised of dense evergreen tree and ground cover planting. The applicant is proposing a 26 stall parking lot addition and dumpster enclosure. There is no office or residential construction proposed.

3. The applicant cleared vegetation from the site that effectively screened the existing building and proposed parking lot necessitating the need to establish a 25’ deep landscape streetyard along Dechant Road with this proposal.

4. Site Data:

Lot Area:	96,835 sq. ft. (2.223 Ac.)
Lot Coverage (Ex.):	43.5%
Lot Coverage (Prop.):	53.1%
Parking (Ex.):	88 Stalls
Parking (Prop.):	114 Stalls

5. The public hearing would establish the following dimensional zoning standards:

- A building setback from Executive Drive of 14'
- A building setback for non-residential uses from Dechant Road of 100'
- A building offset from the south property line of 25'
- A building offset from the north property line of 25'
- A parking setback from Dechant Road of 35'
- A parking setback from Executive Drive of 14'
- A parking offset from the south property line of 2'
- A parking offset from the north property line of 5'

6. Preliminary site grading, drainage, erosion and stormwater application have been submitted to the city Engineering Division and are under review.

7. A masonry dumpster enclosure with cedar doors is attached to the principal building, away from the residential uses along Dechant Road

Staff's recommendation: The applicant's request is not regulated by the Brookfield Square/Executive Drive Redevelopment Area Design Guidelines. The proposal is generally consistent with the adopted Site Development Standards for Non-residential Uses. The applicant's parking lot addition is consistent with the permitted office use west of Executive Drive and will not impede long term implementation of the node plan land use objectives. Therefore, staff recommends that the plan commission approve scheduling a public hearing to establish dimensional zoning standards listed in part 5 of the staff report in association with a revised plan and method of operation that would add 26 parking stalls and a dumpster enclosure subject to conducting a neighborhood information meeting prior to the public hearing and establishing a standard landscape streetyard along Dechant Road.

Mayor Speaker asked Mr. Lattos if he understood the staff report or had anything to add. Mr. Michael Lattos, applicant, indicated that some of the old landscaping was taken out as it was overgrown and undesirable. He added that the decent trees were left in place. Alderman Mahkorn noted that it is important to have the streetyard restored.

- Alderman Mahkorn moved to approval staff's recommendation. The motion was seconded by Commissioner Wartman and carried unanimously.

2. Request of Steve Gosenheimer, 580 Toldt Forest Court, Brookfield, WI 53045 for approval of a Preliminary Survey and Certified Survey Map at 16555 & 16575 Patricia Lane (SW ¼ of Sec 22)

Jason Williams reported: The subject properties are zoned R-3 Residential District and located at the southwest corner of Patricia Lane and Spring Drive.

1. The applicant is proposing to combine parcels located at 16555 & 16575 Patricia Lane and the eastern portion of 1360 Valley Ridge Drive into three (3) new buildable lots. The

applicant intends to raze a vacant home located at 16555 Patricia Lane. All other areas consist of vacant land.

2. Site Data:

Existing Lots:

Lot 1: (16555 Patricia Ln)	37,635 sq. ft.
Lot 2: (16575 Patricia Ln)	24,000 sq. ft.
Lot 3: (1360 Valley Ridge)	13,589 sq. ft.

Proposed Lots:

Minimum Lot Area:	20,000 sq. ft.
Lot 1	25,110 sq. ft.
Lot 2	25,025 sq. ft.
Lot 3	25,088 sq. ft.

Minimum Lot Width:	130.00'
Lot 1	136.50'
Lot 2	146.00'
Lot 3	167.38'

3. The proposed lot split is in compliance with Wisconsin Statute Chapter 236 and City of Brookfield Municipal Code Chapters 16 and 17. The applicant's proposal meets lot size, lot width and setback standards.

Engineering Comments:

4. Sanitary Sewer and Water Main laterals are currently not provided to every proposed lot. These laterals shall all be installed through public works permitting/inspection prior to CSM execution or through Development Agreement.

5. The applicant will need to show the proposed and existing laterals on the preliminary grading plan. The applicant also will need final grading plans for review and approval when the individual home building permits are applied for. A note should be added to the preliminary grading plan that discusses this requirement.

6. The proposed easements should be shown on the CSM. The applicant will need to prepare an exhibit and legal description for both easements for City review.

Other Comments:

7. A letter of protest was submitted to Community Development from a neighbor situated down hill and to the south of the proposed project site. Please see attached letter.

Recommendation:

Staff recommends approval of Preliminary Survey and Certified Survey Map subject to the following:

1. Drainage easement executed and recorded prior to CSM being recorded.
2. 50' x 50' vision corner easement is needed at Spring Drive and Patricia Lane per City requirements
3. Submit revised CSM depicting drainage and vision corner easements, recorded as information and remove old lot lines and old references.
4. Submit revised preliminary grading plan depicting proposed and existing utility laterals.
5. Sanitary Sewer and Water Main laterals shall be installed through public works permitting/inspection prior to execution of CSM.

Mayor Speaker sent this item directly to the Plan Commission meeting of December 10, 2007 in anticipation of a legal opinion on this matter. He added that he has spoken to Steve Gosenheimer, applicant, who is aware that the item will be sent to Plan Commission.

The item will be forwarded to the December 10, 2007 Plan Commission meeting.

3. Request of Brookfield Public Library, 1900 N. Calhoun Road, Brookfield, WI 53005, represented by Sheila Buechel, President of Friends of the Library for approval of amendment to Plan & Method to allow for relocation of statue at 1900 N. Calhoun Rd. (NW ¼ of Section 22)

Jason Williams reported: In 1973 the Library purchased an outdoor art sculpture "Unfolding Red" designed by the late Guido Brink. During the 1990 library expansion project, this sculpture was relocated from the building entry to the east side of the building near the staff parking lot.

1. The applicant intends to restore the sculpture, paint it with weather resistant enamel and relocate it to the west side of the library along N. Calhoun Rd. The applicant is willing to relocate the statue to the north side of the library, as depicted on the attached plan set.
2. The sculpture is 8' tall with a 42" tall base for a total structure height of 11'6". The base will be made of aggregate and surrounded by mulch and shrubs, which will be installed and maintained by the Parks and Recreation Department.
3. The proposed change to the Plan & Method meets Site Development Standards and Zoning Code specifications.

Recommendation:

Staff recommends approval of amendment to Plan & Method subject to the following:

1. Statue to be located and installed along the north side of the library.
2. Landscaping to be removed from base of statue structure.

Ms. Sheila Buechel, President of "Friends of the Library", was representing this item. Ms. Buechel noted that this statue was donated to the library. A donation of \$4,000 was given to the library for moving and painting of the statue.

Ms. Buechel stated the main question is where to locate the statue. The preferred location is the Calhoun Road side of the library. She added that the statue is approximately 12 feet in height which would be too large for the north elevation. There will be problems if the statue is located that the entrance to the library, such as, children will be playing on it, trash will be thrown on it and pieces of the statue may be stolen. Currently, there is a piece of the statue that is missing.

Ms. Buechel stressed that the statue would best be placed on the west elevation, which is Calhoun Road. The statue would be more appreciated at that location as the library has many windows at the west elevation. She added that this statue could make a statement that this community appreciates art. Ms. Buechel said that West Bend and Milwaukee have 'sculpture walks'. She would like to see other sculptures along Calhoun Road in the future.

Alderman Mahkorn questioned why the statue has to be placed at one of these 2 locations. Mr. Williams indicated that there is nothing in the city code pertaining to location of statues on city property. Mr. Williams noted that at the Plan Review Board of August 23, 2007, the board indicated that the best location for the statue is the north elevation as it may be a possible distraction if placed along Calhoun Road.

Alderman Mahkorn stated that he was comfortable with either location. There is no right or wrong place. Commissioner Wartman noted that certain art sculptures in the City of Milwaukee added to the architecture and attractiveness of the buildings they are placed near. Whereas, other pieces of art take away the beauty of a building. In regards to the art piece in question, there will be many people who like the piece and many that will not like the piece. He indicated that if the statue is placed on the Calhoun Road side, it could be the 'butt of jokes'. If the statue is placed on the entrance side, it will be seen by patrons and employees and will be appreciated more.

Alderman Mahkorn stated that art is in the eye of the beholder and does not see any problems with placing the statue on the Calhoun Road side of the library. He supports the applicant in the placement of the statue. Ms. Buechel stated that the sculpture fits within the age of the building.

Commissioner Wartman stressed that he is not comfortable with a sculpture that is not mainstream and placed in a very focal point in the city. He felt that it would be a great idea if the city had a long term plan to fund other sculptures to be placed around the city. Ms. Buechel said there are no tax payer funds for the statue. She would like to start a non-profit group to bring more art to the city.

Norman Rose, Library Board member, stated that the new parking lot will diminish a lot of green space. Mayor Speaker indicated that with the addition of the new parking lot, none of

the green space will be diminished. He feels the north elevation is the best location for the statue.

Alderman Mahkorn indicated that he wanted to be cautious that his impressions are not factored in with the decision on where the statue is placed. Commissioner Wartman stated that the board is here to make judgments. Alderman Mahkorn noted that the board is being a little dramatic on placement of sculpture.

- Commissioner Wartman moved to place the statue on the grassy area at the north elevation of the library. The motion was seconded by Mayor Speaker and carried with Alderman Mahkorn voting Nay.

4. Request of Ridgewood Baptist Church at 2720 N. Lilly Road for a replacement monument sign, 5'10" x 4' = 23.5 sq. ft. Height above roadway is 7'. Advertising: Ridgewood Baptist Church, website address, address.

Mike Theis reported that the structural material is alumalite on brick base, matching building, and light green background with white copy. Lighting will be three floodlights.

Staff recommends approval, subject to removal of website address and inclusion of site address numbers.

Mr. Theis indicated that the website address will not appear on the sign. The building address will be added to the sign.

Mr. Gary Wenzel, trustee of Ridgewood, was in attendance. Alderman Mahkorn asked why the web address cannot be on the sign. Mayor Speaker said that the web address is seen as advertising and extra verbiage. Commissioner Wartman stated the building is very impressive and attractive. The new sign is a large improvement over the old sign.

- Commissioner Wartman moved approval of the sign subject to the removal of the web address and that the address of the building is added to the sign. The motion was seconded by Alderman Mahkorn and carried unanimously.
- Commissioner Wartman moved to adjourn the Plan Review Board meeting. The motion was seconded by Alderman Mahkorn and carried unanimously. 5:20 p.m.