



THESE ARE THE MINUTES OF THE **PUBLIC HEARING** HELD AT 7:45 P.M., TUESDAY, **APRIL 16, 2019**, IN THE COUNCIL CHAMBERS OF BROOKFIELD CITY HALL, 2000 N. CALHOUN RD, BROOKFIELD, WI

MAYOR STEVEN V. PONTO PRESIDING

ALDERMEN PRESENT: Dan Sutton, Bill Carnell, Bob Reddin, Rick Owen, Jeff McCarthy, Ron Balzer, Edward “Buck” Jurken, Mark Nelson, Gary Mahkorn, Scott Berg, Christopher Blackburn (via telephone), Jerry Mellone, Renee Lowerr, Brad Blumer

ALDERMEN EXCUSED: None

STAFF PRESENT: City Attorney Jenna Merten, Director of Community Development Dan Ertl, Director of Finance and Administration Robert Scott, City Clerk Kelly Michaels, Director of Public Works Tom Grisa, Director of Human Resources Jim Zwerlein, Fire Chief Charlie Myers

Mayor Ponto introduced the public hearing at 8:05 pm and read the hearing notice regarding the request of Landmark Credit Union, 5445 S. Westridge Dr., New Berlin, WI 53151, c/o Eppstein Uhen Architects, 533 E. Chicago St., Milwaukee, WI 53202, Peter Kucha, Senior Project Manager, to apply the “MSO” Modified Suburban Overlay zoning designation and establish dimensional standards at 555 S. Executive Drive in association with construction of a 158,000 sq. ft. Phase One and 148,000 sq. ft. Phase Two office building.

Director of Community Development Dan Ertl stated the building is located at the south end of Executive Drive (the former Allstate building), and now occupied by Herzing University. The existing 86,000 sq. ft. office building and parking lot will be removed and replaced with a 5-story, 158,000 sq. ft. office building for the new corporate headquarters for Landmark Credit Union. The purpose of the hearing is to establish dimensional standards (setbacks and offsets) and landscape surface ratio for this property under the current base zoning of O&LRC #2. The maximum Floor Area Ratio would be 50%, the surface ratio 30%, the building/paving setback would be 30’, the building/paving offset to the east would be 90’, the building/pavement offset to the west would be 50’ and the building/paving offset to the north would be 10’. No action would take place this evening. It goes back to the Plan Commission on May 13, and forward to the Common Council on May 21. A neighborhood informational meeting was held April 10. One neighbor attended and submitted a positive comment about the project.

Jay Magulski, President and CEO of Landmark Credit Union, stated Landmark is a non-for-profit financial cooperative. It was founded locally in 1933 and Wisconsin’s largest credit union with \$4 billion in assets. Because of their success, they have outgrown their current headquarters building.

Peter Kucha from Eppstein Uhen Architects gave a brief overview of the proposal. This site has great visibility and is approximately 19 acres. About 20-25% of the site is either wetlands or floodplain. He showed the proposal for Phase I. There would be a new cul-de-sac at the south end of Executive Drive. The building will also be moved closer to the interstate. The south end of the existing Herzing building will be the north side of the proposed building. It makes the building further away from the residential building and gives the site more opportunity for parking and landscaping to the north. Phase 1 will be a five-story building and 79’ feet tall. There will be a mechanical penthouse above that so the height will extend to 90’. This is all within the code perimeters. He described the shape of the building and the purpose of each floor. Surface parking will expand to the north as part of the Phase 2 as well. There will many site improvements such as landscaping, a storm water pond, and providing some outdoor patio space for the employees to enjoy the weather. They would like to preserve the

trees that are situated on the west side of the lot. That act as a buffer between the residential areas and also this commercial development. The loading dock, generators, and dumpsters are located on the west side. The dumpster enclosures are located further away than they are currently are. Mr. Magulski presented the exterior materials. The base of the building will a brick masonry with metal paneling/accents as well. There will be metal and glass curtain wall. There is a wrap-around material made of terra cotta. There are still a couple items that are still being address with the Fire and Engineering Departments.

Alderman Berg asked if there are things that are contrary to the zoning code. Mr. Ertl replied height is at the very maximum allowed for this district of 80'. The floor area ratio is set at 50%, but that's a variable value in this zoning district depending on the property is judged in the neighborhood plan. The standard, however, is 30%.

Alderman McCarthy stated in one of the diagrams, it seems that the Phase 2 building is attached to the Phase 1 building. Mr. Kucha replied yes, it will be connected. It is projected that Phase 2 wouldn't happen any sooner than 10 years.

Mayor Ponto asked if there were any comments or questions from the public. There were none.

Alderman Nelson moved to adjourn the hearing. Seconded by Alderman Reddin and carried unanimously. 8:18 pm