



THESE ARE THE MINUTES OF THE **PUBLIC HEARING** HELD AT 7:45 P.M., TUESDAY, **OCTOBER 2, 2018**, 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, Jerry Mellone, Renee Lowerr

**ALDERMEN EXCUSED:** Brad Blumer

**STAFF PRESENT:** : City Attorney Jenna Merten, Deputy City Clerk Renee Tadych, Director of Community Development Dan Ertl, Director of Human Resources Jim Zwerlein, Director of Public Works Tom Grisa, Finance Manager Mary Reeves, Fire Chief Charlie Myers, Economic Development Coordinator Todd Willis, Director of Information Technology Kevin Beck, City Assessor Allan Land

Mayor Ponto introduced the public hearing at 8:25 pm and read the hearing notice regarding North Shore Bank, 15700 W. Bluemound Rd., David Kane, Vice President, to rezone property located at 15830 W. Capitol Drive from “B-1” Local Business District with “MSO” Modified Suburban Overlay to “PDD” Planned Development District-General Plan No. \_\_ (Commercial) for the purpose of redeveloping the site in accordance with the City of Brookfield *2035 Comprehensive Plan*. The rezoning permits replacement of an existing bank with drive-thru and reduced impervious surface area.  
**Permitted Uses:** Same as Section 17.52.010 (“B-1” Local Business District)

**Prohibited Uses:** Residential use and Intensive uses listed in Section 17.108.090

**Dimensional Standards for the PDD:**

Building Setback:	40’ Washington Drive 65’ Capitol Drive
Pavement Setback:	8’ Washington Drive 18’ Capitol Drive
Building Offset:	10’
Pavement Offset:	0’
Height Regulation:	35’ - Same as Section 17.52.030 (“B-1” Local Business District)
Area Regulation:	F.A.R. 30% Max. - Same as Section 17.52.040 (“B-1” Local Business District) L.S.R. 30% Min. - Same as Section 17.52.040 (“B-1” Local Business District)

**Basic Site Data:**

Building Setback:	41’ Washington Drive 69’ Capitol Drive
Pavement Setback:	9’ Washington Drive 19’ Capitol Drive
Building Offset:	115’
Pavement Offset:	0’
Building Height:	24’ 6 7/16”
Building Size:	2,950 sq ft.
Floor Area Ratio:	5.6%
Landscape Area Ratio:	41.2%

**Site Configuration:** The development will consist of one (1) lot of 1.21 acres.

**Community Benefits:** The applicant has identified the attached list of community benefits of the PDD designation-

- Recommitment to the site and improved utilization
- Increased green space
- Beatification through additional landscaping
- Recreation and update of site lighting
- Optimizing site flow for ease of customer interaction
- Update and creation of aesthetically improved site signage
- Recreation of new and improved branch building
- New efficient building utilized properly
- Increased energy efficiency
- Visual improvement through new building design and materials

Director of Community Development Dan Ertl stated North Shore Bank is one of our local corporate headquarters located in Brookfield. Second they need to redevelop one other local branch banks. It is located northwest of Pilgrim Road and Capitol Drive. That branch was built in 1966 and is in need of redevelopment. They propose to raise the building entirely and build a new branch building. Because of the extraordinary setbacks that are needed on a lot that has three street frontages (Washington Drive, an extension of Washington Drive and Capitol Drive), it is a highly constrained site. The PDD will allow some flexibility and alleviate setback concerns. This goes back to the Plan Commission on September 9 and onto the Common Council thereafter.

Ian Wilson, represented from North Shore Bank, stated the current conditions on the site is underutilized. It is old. The underutilization of the building in its current configuration lacks a stormwater management. It was done at a different time with different requirements. With the constraints and what we would have left over, limits green space and setbacks that PDD allows more green space and improves operation. It allows a transition between the two buildings. Everything they are doing to the site to bring it up to what North Shore Bank needs, but also as a development improvement to the site. All the landscaping requirements will be up to current standards. Everything they are doing is a positive. Because of the current setbacks it leaves them with limited options with what to do at the site.

Ald. Blackburn stated the neighbors were concerned with landscaping screening. Their suggestion was with arborvitae and not evergreens he hopes that is taken into consideration. Another comment from the residence were the change to allow businesses to operate after 10 PM. He doesn't remember that change. He is referring to the adjacent shopping center.

Aldermen Owen replied that probably five completely dead trees will be cut down and add landscaping in this place. There will be significant screening and improve the area at least from a landscaping perspective. He doesn't remember any conversation about the hours of operation.

There were no comments or questions from the public.

Moved by Alderman Nelson, seconded by Alderman Reddin to adjourn the public hearing. Motion carried unanimously. Hearing adjourned at 8:31 pm