

**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 25, 2023**

### **PLAN COMMISSION**

**7:00 p.m**

### **AGENDA**

- 1) Call to Order.
- 2) Meeting Notices.
- 3) Approval of Agenda.
- 4) Approval of Minutes.
  - a. May 23, 2023 Joint Public Hearing Minutes
  - b. June 27, 2023 Joint Public Hearing Minutes
  - c. June 27, 2023 Plan Commission Minutes
- 5) Citizen Comments: Three-minute limit.
- 6) Old Business: Town of Brookfield for a recommendation of approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences.
- 7) New Business:
  - a. William Rahfaldt for a recommendation to schedule a public hearing for a Conditional Use Request to allow a field fence in the street yard.
- 8) Communication and Announcements.
- 9) Adjourn.

*Posted this 21st day of July, 2023*  
*Tom Hagie*  
*Administrator/Interim Clerk*

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

May 23, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST FOR A PROPOSED  
ZONING CODE TEXT AMENDMENT TO SECTION 17.02(14)(b)1, RELATED TO  
CONDITIONAL USE PERMIT PROCEDURES.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, May 23, 2023, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, John Schatzmann, Ryan Stanelle; Plan Commissioners Gordon Gaeth, William Neville, Kevin Riordan, Len Smeltzer, and Jeremy Watson; Town Planner Bryce Hembrook.

**NOTICE OF HEARING**

Chairman Henderson read the attached Notice of Hearing into the record.

**PUBLIC COMMENTS**

Planner Hembrook presented the item and outlined the amendment as follows: a second request for a conditional use permit for the same use in the same location may not occur within 12 months of the first request, and subsequent denial. Chairman Henderson opened the Hearing for any public comments.

There was no public comment.

**ADJOURN**

Chairman Henderson closed the Public Hearing at 7:02pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

TOWN OF BROOKFIELD  
JOINT PUBLIC HEARING

June 27, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON CONSIDERATION FOR A ZONING CODE TEXT AMENDMENT TO SECTION 17.01 (AUTHORITY, PURPOSE, TITLE AND DEFINITIONS), SECTION 17.02 (GENERAL PROVISIONS – DEFINITIONS), SECTION 17.04 (ZONING DISTRICTS), AND SECTION 17.06 (TRAFFIC, LOADING, PARKING, AND ACCESS) RELATED TO ADULT AND CHILDREN DAY CARE CENTERS.

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, June 27, 2023, in the Erich Gnant Room of Town Hall at 645 North Janacek Road, Brookfield, Wisconsin.

**CALL TO ORDER**

Town Board Chairman Keith Henderson called the meeting to order at 7:00pm. Also in attendance were Town Board Supervisors John Charlier, Steve Kohlmann, John Schatzmann, Ryan Stanelle; Plan Commissioners Gordon Gaeth, William Neville, Len Smeltzer, and Jeremy Watson; Town Planner Bryce Hembrook.

**APPROVAL OF AGENDA**

Supervisor Charlier moved to approve the agenda. The motion was seconded by Commissioner Watson, voted on, and carried unanimously.

**NOTICE OF HEARING**

Chairman Henderson read the attached Notice of Hearing into the record.

Planner Hembrook gave an overview of the proposed amendment, and current zoning districts as related to adult and child care centers.

**PUBLIC COMMENTS**

Chairman Henderson opened the Hearing for any public comments.

Rod Carter, an attorney with Husch Blackwell was present and indicated they are working with a potential applicant interested in locating an adult day care in the Town of Brookfield. Mr. Carter stated that changing definitions would match state statutes. In addition, granting some flexibility in different districts results in better opportunities for people to use those types of spaces. Lastly, Mr. Carter spoke of another client in the City of Brookfield, and went on to explain how changing the code in the City, enabling these uses in those zoning districts complimented people coming to the city for business purposes and offering that type of care, and also for residents to have that flexibility.

Aaron Tesch was present and representing Adult Day Services of Southeastern Wisconsin, who in turn is represented by Rod Carter with Husch Blackwell. Mr. Tesch stated that they are interested in relocating from Waukesha to a building on Crossroads Circle in the Town of Brookfield. They operate from 7:30 until 3:30. Mr. Tesch added that they include their participants in the community as much as they possibly can, and are of great value.

**ADJOURN**

There being no further comment, Chairman Henderson closed the Public Hearing at 7:09pm.

Submitted by:

Bryce Hembrook, AICP Town Planner

**TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
June 27, 2023**

Town Chairman Keith Henderson called the meeting to order at 7:10pm on Tuesday, June 27, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting were Supervisor Ryan Stanelle, Commissioners Gordon Gaeth, William Neville, Len Smeltzer, Jeremy Watson, and Town Planner Bryce Hembrook. Commissioner Kevin Riordan was absent and excused.

**CONFIRMATION OF MEETING NOTICE**

Town Planner Bryce Hembrook reported that the agenda was noticed and posted as required.

**APPROVAL OF AGENDA**

Supervisor Stanelle moved to approve the agenda. The motion was seconded by Commissioner Watson, voted on, and carried unanimously.

**MINUTES**

Commissioner Watson moved to approve the minutes of the regular meeting of the May 23, 2023 Plan Commission meeting as presented. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

**CITIZEN COMMENTS**

Debora Dabey, 545 S. Allen Road, commented on the proposed changes to the fence ordinance. Ms. Dabey feels the Town of Brookfield should enforce a requirement that a survey be completed prior to fence installation. Ms. Dabey further stated that a fence on the lot line would require the fence owner to step onto her property to maintain the fence, and a 6-foot fence would cast a shadow on her property, which would impede plantings that require sunlight. Ms. Dabey opined that a 2-3 foot setback for a solid 6-foot fence should be considered to avoid the stated issues.

Angie Otto, 21545 Greendale Drive, asked for clarification regarding the street yard. Planner Hembrook described the street yard as being in front of the foundation of the dwelling.

**OLD BUSINESS**

None.

**NEW BUSINESS**

**SD-0523-01 Corey Wallace (Wesenberg Architects) representing Quest Interiors, for a recommendation for Final Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle.** Planner Hembrook reviewed and reported that the town engineers concerns as outlined in previous meetings have been resolved. Hembrook further reported that all of the plantings and buffer area on the west side of the parcel are to remain. Chairman Henderson inquired about the maintenance of the pond. Kurt Geiger was present and there is a maintenance action plan, which is part of the storm water management agreement, which was reviewed with the town engineer. There is also a draft maintenance agreement that is in process to be signed and recorded with owner's signatures. Chairman Henderson asked about bollards to protect the building. Mr. Wallace responded that the bollards should have been included. The bollards are shown as item 24 on C1.1. Chairman Henderson pointed out the following discrepancies on the lighting plan:

- WP1 by the exit door shows a quantity of 2 in the Schedule grid, but only one is shown on the plan;
- C17's are listed with a quantity of 19 in the schedule grid; however, C16's are shown on the plan with a quantity of 17.

Commissioner Smeltzer opined that keeping the landscaping on the west side of the parcel is good because especially right now it is very full.

**TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
June 27, 2023**

Page Two

A suggestion was made to write a landscaping requirement for Developers Agreement, which would require maintaining the landscaping on the west side. A motion was made by Commissioner Watson to **recommend** final approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle with the following conditions:

- Corrections are made to C3.1 of the lighting plan as outlined in discussion;
- Confirmation of a pond maintenance agreement;
- A landscape maintenance agreement is included.

The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

**P-0523-01 Town of Brookfield for a recommendation of approval for a Zoning Code Text Amendment to section 17.01 (Authority, Purpose, Title and Definitions), Section 17.02 (General Provisions – Definitions), Section 17.04 (Zoning Districts), and Section 17.06 (Traffic, Loading, Parking, and Access) related to adult and children day care centers.**

Commissioner Watson inquired if there was comment previously discussed that mentioned two of the same types of care facilities in the same building, such as two child cares' or two adult day cares', but one of each would be acceptable. Planner Hembrook clarified that particular language is not in this amendment proposal, but could be added. Hembrook added that if that amendment is suggested, it should clarify whether it is for the same building, or the same property. A motion was made by Commissioner Watson to **recommend** approval for a Zoning Code Text Amendment to Section 17.01 (Authority, Purpose, Title and Definitions), Section 17.02 (General Provisions – Definitions), Section 17.04 (Zoning Districts), and Section 17.06 (Traffic, Loading, Parking, and Access) related to adult and children day care centers, with the added amendment that two of the same care facilities (child/child, or adult/adult) are not allowed. The motion was seconded by Commissioner Gaeth, voted on, and carried unanimously.

**P-0822-02 Town of Brookfield for a recommendation of approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences.** Clarification was called for regarding setback and survey requirements. Chairman Henderson pointed out that he thought the Plan Commission had indicated that a solid privacy fence should not be allowed up to the lot line, as the opposite is stated in 11.a.ii of the proposed amendment. Planner Hembrook responded that in reviewing the recording of discussion in a previous meeting, a survey within five feet of the lot line was a suggested requirement, but was not clear whether a five-foot setback was a final requirement for the amendment, as other setback distances were also mentioned. Supervisor Stanelle recalled the discussion as allowing a fence to be within five feet of the lot line, but would then require a survey. Chairman Henderson pointed out that in the minutes for May 23, 2023, at the beginning of the discussion, the following items were suggested for the amendment:

- A privacy fence shall be 5 feet from the lot line;
- A fence shall not extend into the street yard;
- Fences currently not in compliance shall not be grandfathered into this amendment.

Commissioner Neville recalled that a two to three-foot setback was discussed as a possibility for the amendment. Supervisor Stanelle opined that he agrees with a five-foot setback. Planner Hembrook clarified that a permit would be required to install a fence. At present, no permit is required. This amendment is for residential fences, and does not include commercial fences, since commercial falls under a different review process.

**TOWN OF BROOKFIELD  
PLAN COMMISSION MINUTES  
June 27, 2023**

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The side yard was clarified as being in line with the front foundation of the house, and forward of the foundation is the front yard. Fences are allowed in the side and rear yards only. Commissioner Watson opined on the difficulties of maintaining a fence if it is right up to the lot line. The fence owner would have to step onto neighboring properties, which could be problematic. Supervisor Stanelle offered that conversely, a 2-3 foot strip of grass behind the fence possibly not being mowed could also cause problems. Chairman Henderson asked for clarification for the following: A four-foot, non-privacy (open) fence can go up to the lot line. Planner Hembrook verified that is correct. Commissioner Smeltzer prefers that a privacy fence not be allowed in the side yards at the front point of the dwelling's foundation, but that they be set back from the front of the house. Chain link fences are not allowed, but could be considered with a conditional use permit. Supervisor Stanelle inquired about 11.a.ii, and if the word "attractive" should be included regarding landscaping on the side facing the street, as that is subjective. Planner Hembrook responded that the verbiage used is consistent with other municipalities. Plantings can go up to the lot line. Fence setbacks for corner lots were also discussed, with clarification being the fence is required to be at least five feet from the street right-of-way. A possibility was raised, that anything within five feet of the property line could be Conditional Use, for the ability to have the neighbors impacted by a privacy fence to be a part of the discussion. Another possibility discussed was to have a notarized agreement with the neighbors. Planner Hembrook reported that for a Conditional Use permit, there would be additional fees for the property owner for a meeting, any work the planner does on the homeowner's behalf, plus the survey fee. Planner Hembrook confirmed with the Plan Commission that any fence; solid, ornamental, or open, within the five-foot setback would require a survey. The Plan Commission was in agreement. Planner Hembrook recapped the following points:

- A survey is required for all proposed privacy fences within five feet of the property line;
- A privacy fence can be up to three feet from the property line (survey required);
- A privacy fence located within three feet from the property line would have to go through the Conditional Use Permit process, along with a survey, and an agreement with all neighbors in which the fence abuts;
- Open fences to be allowed up to the property line;
- Double frontage lots to be clarified, with graphics, to be handed out;

Further discussion was had regarding grandfathering in existing fences, and Planner Hembrook will consult with the town attorney regarding this matter. A motion was made by Commissioner Watson to table approval for a Zoning Code Text Amendment to Section 17.02(14)(g)11 related to fences to the next meeting for review of updates and hard copies. The motion was seconded by Commissioner Smeltzer, voted on, and carried unanimously.

**CORRESPONDENCE AND ANNOUNCEMENTS**

Supervisor Stanelle encouraged everyone to come to the 4<sup>th</sup> of July celebration, and to utilize the new pickle ball courts.

**ADJOURN**

There being no further business, Commissioner Watson made a motion to adjourn the meeting. The motion was seconded by Commissioner Neville, voted on, and carried unanimously. Chairman Henderson closed the meeting at 8:25pm.

Respectfully submitted,  
Bryce Hembrook

Fences. Fences are a permitted accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property. ~~and may be erected without a permit, provided that fences shall comply with the following requirements:~~

a. ~~Residential fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the subject property. In residential districts, fences shall comply with the following requirements:-~~

i. ~~Open residential fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard of residential districts, but shall not exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas, and shall not extend into the street yard.~~

ii.

~~Solid residential fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. A survey is required for all proposed solid fences located within five feet of the property line. Any solid fence located closer than three feet from the property line shall receive a Conditional Use Permit along with a survey and a signed agreement from all neighbors in which the fence abuts. Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard. shall meet the offset requirements of the district. Fences shall not exceed six feet in height and shall be placed in the rear yard only.~~

iii. ~~Prior to permit approval, any person proposing a fence that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.~~

b. ~~In any district, ornamental fences, as defined in § 17.01(9)(b) of this chapter, are permitted up to the lot line in the side, rear, and in the street yard in any district, but shall not extend into the street right-of-way and shall not exceed a fence height of three feet. Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.~~

c. ~~In any district except residential districts, chain link, barbed wire, or other security fences or screening fences are permitted up to the lot property lines in the side, rear, and street yard but shall not extend into the street right-of-way all districts except residential districts, but shall not exceed a height of 10 feet in total height and shall be "open fences" as defined in §~~

~~17.01(9)(b) of this chapter when located in the street yard. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wire~~Security fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. ~~Security and screening fences authorized by this section~~ shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter. ~~Security fences shall be constructed in such a manner that the "finished" side shall face the neighboring property. Fence posts shall be on the side of the fence facing the permit applicant's property.~~

d. ~~Reserved Solid, privacy fences, as described in § 17.01(9)(b) of this chapter, not exceeding six feet in height, may be placed in a street yard of double frontage or corner lots subject to approval by the Building Inspector or Architectural Review Committee. Approval shall be based upon a neighborhood continuity standard. Such fencing may be placed at a minimum five-foot setback to a street right-of-way, providing the side facing the street is attractively landscaped.~~

e. ~~Except as otherwise permitted in this section, b~~Barbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, fences and electric fences are prohibited ~~in the Town of Brookfield.~~

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels and other similar fences provided that they are not located in the front yard, setback a minimum of five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences or posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

~~if. Fence permits may be approved administratively by the zoning administrator. Any proposed fence that does~~which would not conform with ~~this section~~above provisions shall be considered a conditional use ~~under as described in~~§ 17.02(14) of this chapter.

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**Ord. No.:** \_\_\_\_\_

**ORDINANCE REPEALING AND RECREATING SECTION 17.02(14)(g)11. OF THE  
MUNICIPAL CODE OF THE TOWN OF BROOKFIELD**

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**NOW THEREFORE**, the Town Board of the Town of Brookfield, Wisconsin does ordain  
as follows:

SECTION 1: Section 17.02(14)(g)11. of the Town Code is hereby repealed and recreated  
to read as follows:

11. Fences. Fences may be permitted as an accessory use in any district upon issuance of a permit and compliance with the requirements in this section. All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property.

a. In residential districts, fences shall comply with the following requirements:

i. Open fences are permitted up to the lot line in the side and rear yards but shall not extend into the street yard or exceed a height of four feet. Unless approved by a conditional use permit, chain link and barbed wire fences are prohibited. Such prohibition includes chain link and barbed wire fences surrounding tennis courts, basketball courts, and other similar recreational areas.

ii. Solid fences are permitted up to the lot line in the side and rear yard but shall not extend into the street yard or exceed a height of six feet. A survey is required for all proposed solid fences located within five feet of the property line. Any solid fence located closer than three feet from the property line shall receive a Conditional Use Permit along with a survey and a signed agreement from all neighbors in which the fence abuts. Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least five feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood continuity standard.

iii. Prior to permit approval, any person proposing a fence that will be located within five feet of a lot line shall submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

[Amended at time of adoption of Code (see Ch. 25, General Provisions, Art. II)]

b. In any district, ornamental fences are permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of three feet. Ornamental fences shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

c. In any district except residential districts, chain link, barbed wire, or other security fencing is permitted up to the lot line in the side, rear, and street yard but shall not extend into the street right-of-way or exceed a height of ten feet. Any portion of such fencing located in the street yard shall be an open fence as defined in § 17.01(9)(b) of this chapter. Barbed wire fences may include up to four strands of barbed wire on the top of the fence, provided that the barbed wire is at least eight feet above grade with the vertical supports for the barbed wire slanting inward away from the neighboring property line. Fences authorized by this section shall comply with the traffic visibility requirements set forth in § 17.06 of this chapter.

d. Reserved.

e. Except as otherwise permitted in this section, barbed wire, razor wire, corrugated metal, chicken wire, T-posts and U-posts, and electric fences are prohibited.

f. Exemptions from permit and permit standards. The following fences are exempt from the requirements of this section:

i. Temporary fencing used for the protection of excavation, construction sites, and individuals plants.

ii. Decorative fencing, fences encompassing a garden, pet kennels, and other similar fences provided that they are not located in the front yard, setback at least five feet from all property lines, and do not exceed a height of six feet.

iii. Invisible fences intended for pets.

g. All fences and posts shall be maintained in a structurally sound and attractive manner.

h. Any utility equipment located within a fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the owner's expense.

i. Fence permits may be approved administratively by the zoning administrator. Any proposed fence that does not comply with this section shall be considered a conditional use under § 17.02(14) of this chapter.

**SECTION 2:** All other provisions of the Town Code shall remain in full force and effect.

**SECTION 3:** All ordinances or parts of this ordinance conflicting or contravening the provisions of this Ordinance are hereby repealed.

**SECTION 4:** This Ordinance shall take effect upon passage and posting or publication as provided by law.

**PASSED AND ADOPTED** by the Town Board of the Town of Brookfield, Waukesha County, Wisconsin this \_\_\_\_\_, day of \_\_\_\_\_, 2023.

BY: \_\_\_\_\_  
KEITH HENDERSON, Chairman

BY: \_\_\_\_\_  
STEVE KOHLMANN, Supervisor

BY: \_\_\_\_\_  
JOHN CHARLIER, Supervisor

BY: \_\_\_\_\_  
JOHN R. SCHATZMAN, Supervisor

BY: \_\_\_\_\_  
RYAN STANELLE, Supervisor

ATTEST: \_\_\_\_\_  
TOM HAGIE, Administrator and  
Interim Clerk

**APPLICATION FOR PLANNING COMMISSION APPROVAL**

(PLEASE PRINT)

Request is hereby made by: WILLIAM RAHFALDT

Representing: \_\_\_\_\_

Applicant's address: 480 CLAREMONT CT Email: \_\_\_\_\_

Project address: 101 N. BROOKFIELD RD Tax Key # \_\_\_\_\_

Present legal owner of the property described above is: WILLIAM RAHFALDT

To appear before the Town of Brookfield Plan Commission on the date of: \_\_\_\_\_

Requesting: New Construction-

Conceptual Approval  Preliminary Approval  Final Approval

Additions-

Conceptual Approval  Preliminary Approval  Final Approval

Other-

Certified Survey Map  Re-zoning  Conditional Use Permit  Special Exception

Project description: FENCE, field fencing with gate

Supporting documents: \_\_\_\_\_

General Site Data: Existing zoning(s): \_\_\_\_\_ Area (sq. ft.) per zone: \_\_\_\_\_

Gross land area: \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

F.A.R. (Floor Area Ratio) permitted: \_\_\_\_\_ % = \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

F.A.R. (Floor Area Ratio) proposed: \_\_\_\_\_ % = \_\_\_\_\_ sq. ft. \_\_\_\_\_ acres

(Re-zoning only):

Proposed zoning(s): \_\_\_\_\_ Area (sq. ft.) per zone: \_\_\_\_\_

Off- street Parking (enter appropriate requirements per Sec 10.06 of the Zoning Ordinance)

USE DESCRIPTION	USE AREA	FLOOR AREA PARKING RATIO	EMPLOYEE PARKING REQUIREMENT (if any)	OTHER PARKING REQUIREMENTS	TOTAL REQUIRED PARKING SPACES

This project requires \_\_\_\_\_ parking spaces

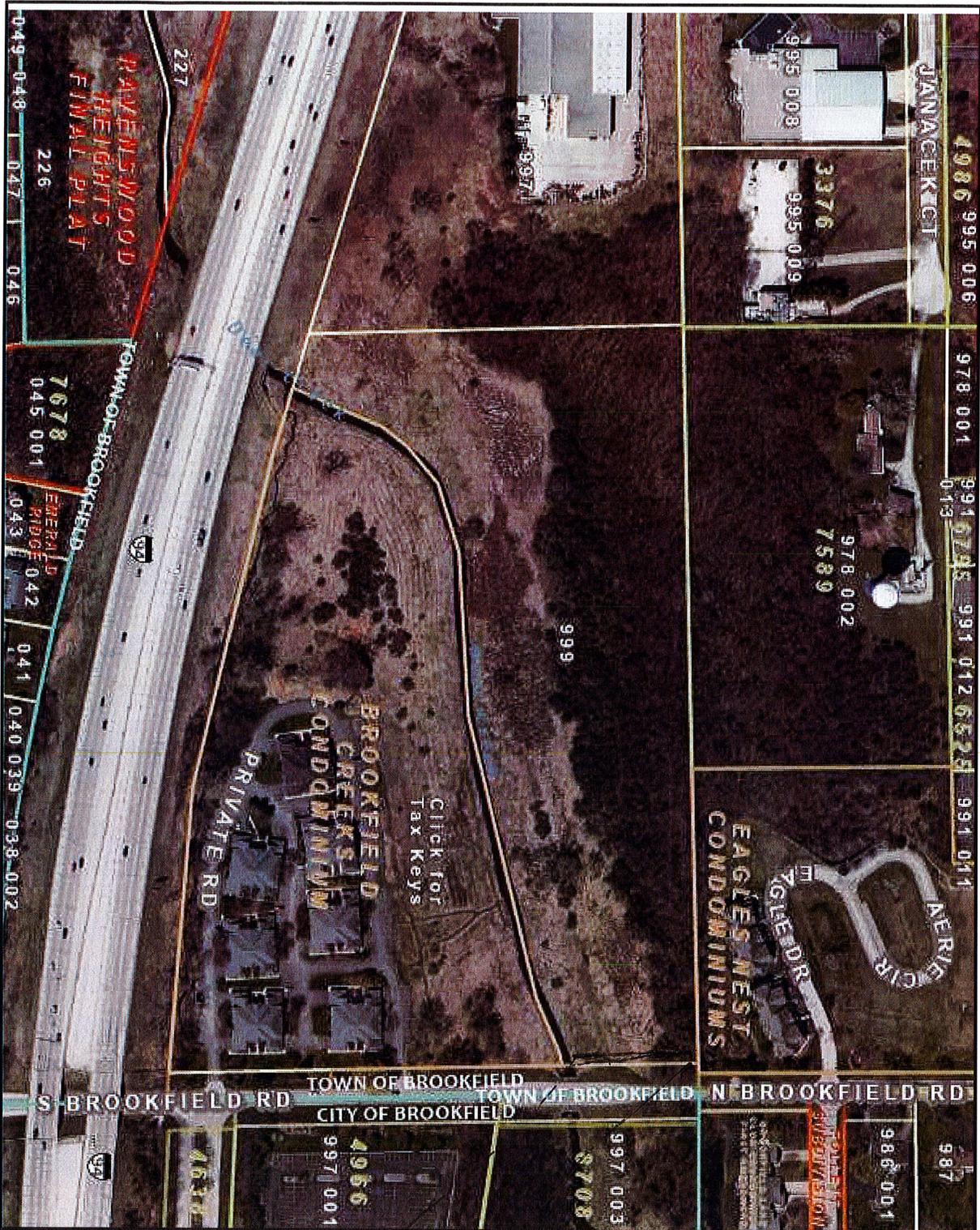
This project proposes \_\_\_\_\_ parking spaces

Applicant agrees to reimburse the Town of Brookfield for all legal, engineering and consulting expenses incurred in the processing of this request and must submit agreement form on next page prior to being placed on next agenda.

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DEPARTMENT ENTRIES ONLY**

DATE APPLICATION RECEIVED	MEETING DATE SCHEDULED	FEE RECEIVED
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Legend

- Municipal Boundary\_2K
- Parcel\_Dimension\_2K
- Note\_Text\_2K
- Lots\_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartilage\_2K
- EA-Easement\_Line
- PL-DA
- PL-Extended\_Line
- PL-Meander\_Line
- PL-Note
- PL-Tie
- PL-Tie\_Line
- <all other values>
- Railroad\_2K

*Handwritten notes:*  
 2 feet from PAV  
 5' from Creek  
 2' off  
 2' off

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

271.17 Feet

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