

TOWN OF BROOKFIELD

JOINT PUBLIC HEARING

October 24, 2023

PUBLIC HEARING TO RECEIVE COMMENT ON A REQUEST BY DAVID WIMMER TO APPROVE A CONDITIONAL USE PERMIT AMENDMENT REQUEST TO INCREASE THE NUMBER OF PROPOSED DWELLING UNITS FROM 32 TO 35 IN THE NORTHBROOK APARTMENT BUILDING, LOCATED AT 700 NORTH BARKER ROAD (BKFT1122993005).

The Joint Public Hearing with the Plan Commission and Town Board was held on Tuesday, October 24, 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, John Schatzmann, Ryan Stanelle; Plan Commissioners William Neville, Len Smeltzer, and Jeremy Watson; Town Planner Bryce Hembrook.

NOTICE OF HEARING

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

Planner Hembrook described the change to the original plans. There would be one unit added to each floor. Nick Wimmer (Wimmer Communities, Hales Corners WI) was present and described that the units would be added to where there was previously a planned courtyard. There was a slight reorientation of the building, mainly due to improvements to Barker Road.

PUBLIC COMMENTS

Kamlesh Soni, of 20455 Hunters Court commented that he was surprised the building was approved, and indicated that he did not receive a notice at the time of the original plan approval. The development is allowing parking on the grass and lights are shining into his house. Three stories are going to be right in his back yard. Mr. Soni provided the attached petition signed by neighbors titled "Opposition to Wimmer's Request for Zoning Change". Mr. Soni feels that he will be forced to move.

Jared Protaskey, 20435 Hunters Court commented that he did not receive a notice for the initial public hearing either. There is confusion among the neighbors as to why that happened, and now that the project is in process, they received notice for tonight's hearing. Mr. Protaskey also asked how adding three units will affect the cash on cash return, and how it relates to the TIF district, and feels that considerations should be had with future developers. Sidewalks should also be considered with these types of developments. Chairman Henderson clarified that there is a sidewalk planned for the east side of Barker Road. Mr. Protaskey reiterated that notices were previously not sent out for any changes that would negatively or positively affect the community, and the neighbors.

Angie Otto, 21545 Greendale Drive, asked about Barker Road improvements, and wanted to know what type of housing are the apartments.

Mr. Wimmer responded that the apartments will be at the upper end of the scale. As for Barker Road, they do have a full improvement plan that is permitted with Waukesha County.

Those plans include a right turn lane onto Poplar Creek Parkway on the east side of Barker Road, as well as other widening aspects to Barker Road, curb and gutter, storm sewer, and a sidewalk from the north by Mallard Landing extending south to Barker and Bluemound Roads.

ADJOURN

Chairman Henderson closed the Public Hearing at 7:14pm.

Submitted by:

Bryce Hembrook, AICP Town Planner