

REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT

City Plan Commission May 12, 2008

1. Plan Review Board minutes from April 17, 2008

No report.

2. Brookfield Academy High School – Conditional Use and New Plan and Method of Operation

Previously reported: 1. The Brookfield Academy High School site is located on the same grounds as the Academy's athletic complex at 3215 North Brookfield Road. The site is zoned "R-3" Single-family Residence District with "FF" Flood Fringe and "SW" Shoreland Wetland Overlay zoning. Conditional Use Ordinances No. 1658, 1741 and 2132-08 permit operation of athletic fields with improvements. Pursuant to Municipal Code Section 17.108.050, schools are classified as conditional uses that may be permitted in any use district upon specific authorization by the Council pursuant to a public hearing process. The addition of a new use to the site, increase in intensity of use and the size of the building meet the warrants for a public hearing. The site is not addressed in a neighborhood plan. However, one of the seven component policies of the Brookfield *Year 2020 Master Plan* is that the community continues to be known throughout the region for its quality schools. The applicant propounds its investment in a new high school on the grounds of an existing educational campus is consistent with the Brookfield Year 2020 Master Plan.

2. The high school is proposed to be constructed in two phases. Phase I consists of approximately 68,450 sq. ft. and will house the academic and administrative core of the high school curriculum as well as student lockers, cafeteria, commons, field house, athletic lockers and training rooms. The receiving/service area of the facility is located on the west side of the building. Doors to docks and trash enclosures are correctly oriented away from view from public streets. Phase II, planned for construction in 2012, is an approximate 20,014 sq. ft. addition consisting of a fine arts auditorium with fly loft and an additional single-story gym. The building architecture and exterior finishes are designed to give the appearance of a completed building at the conclusion of Phase I construction. There will be no blank walls or temporary finishes in anticipation of Phase II.

3. Building architecture is four-sided. The mass of the building is broken into smaller planes through the use of varying roof heights/forms, projections/recesses in exterior walls, window openings, piers and horizontal application of accent finish materials. Principal building materials are brick in three earth tones, EFIS in two complimentary earth tones with course texture finish, pre-finished earth tone aluminum fascia, bronze glazing and green prefinished metal seam roof. The form and tone of the finishes were selected in an effort to blend those found on various buildings on the campus into one

building that integrates the campus architecture.

4. Site Data:

Site Area (Net):	2,740,359.6 sq. ft. (62.91 Ac.)
Building Area (Phase I):	68,450 sq. ft.
F.A.R. (Phase I):	2.5% (25% Max.)
Lot Coverage (Phase I):	20.7% (50% Max.)
Parking Spaces (High School):	162 (required)
Parking Spaces (Site):	544
Building Area (Phase II):	20,014 sq. ft.
F.A.R. (Phase II):	3.2% (25% Max.)
Lot Coverage (Phase II):	21.38% (50% Max.)

5. The Site Plan proposes two access points on Brookfield Road. The main entrance is the existing access to the athletic fields. A secondary access is located north of the building. It is intended for use by emergency service vehicles, provides fire service accessibility and supports occasional delivery of stage props and sets associated with the auditorium. Improvements to Brookfield Road at the main entrance are proposed. There is a platted restriction along Brookfield Road prohibiting access anywhere but the main entrance. Implementation of the proposed site plan will require relief from the restriction.

6. Grading, Drainage, Erosion Control Plans and Storm Water Management Application have been submitted to the City Engineering Division.

7. A Landscape Plan has been submitted that complies with the intent of landscape standards in place at the time of project submittal but requires technical corrections.

8. A Greenway Corridor Trail has been relocated to the south side of the existing entrance road requiring an access easement amendment. The location meets with the approval of the Director of Parks and Recreation. Per the Director, the relocation and construction of the trail should occur during Phase I with costs distributed as agreed to by the City and the owner. (NOTE: The path should be specified as 8' in width, not the 6' specified on the preliminary civil plans). An additional 100 parking spaces are depicted along the entrance road. The timing for their installation remains undetermined.

Newly reported: 9. At the March 10, 2008 Plan Commission meeting, the City Engineering Division reiterated its concern regarding the creation of additional access points along Brookfield Road. The Plan Commission recommended "...developing a structured solution to the north driveway which may include a cul-de-sac, gate or discontinuous pavement with the appropriate signage...". The applicant will present a management solution consisting of a narrowed access drive with gate for Plan Commission consideration.

10. At the March 10, 2008 Plan Commission meeting, the

applicant was instructed to pursue modifications that would improve the appearance of the north wall of the auditorium/scenery loft. The applicant has prepared three alternates for Plan Commission consideration which include adding either horizontal banding, scuppers or scuppers with art deco accents.

11. A neighborhood information meeting was held on April 16, 2008. Two residents attended. A preference for the scuppers with art deco accents on the north wall of the auditorium/scenery loft was expressed, as was a desire for larger trees, higher berm and gymnasium windows on the north side of the building. A gate was the preferred access management solution. Two written comments have been received by the Community Development Department and are included in the information packet for this item.

12. A conditional use public hearing regarding this request was held before the Plan Commission on May 12, 2008. The staff report will be supplemented based upon comments received.

Recommendation: City staff will deliver a recommendation to the Plan Commission pending results of the conditional use public hearing.

3. City of Brookfield Fire Station No. 3 – Conditional Use Public Hearing Request

Report: 1. Brookfield Fire Station No. 3 is proposed to be located at 1355 South Calhoun Road. The site is zoned “R-3” Single-family Residence District and “M-1” Multiple-family Residence District. The City of Brookfield is in the process of acquiring four single-family homes and lands owned by the WisDOT to create a site of 1.798 acres. The site is not located in one of the ten Targeted Intervention Area of the city, identified in the *Brookfield Year 2020 Master Plan*. The site is contained in the *Greenfield Avenue Corridor Plan*, 1996. The recommended land use is single and multiple-family residential.

2. Fire Stations are classified as conditional uses and regulated by Section 17.108 of the Municipal Code. Conditional uses may be permitted in any zoning district subject to a public hearing process and approval of a plan and method of operation. The Uniform Fire/EMS Service Delivery Task Force study completed in June 2006 identified the area of Greenfield Avenue and Calhoun Road as the optimal location to provide uniform travel time fire/EMS service delivery from Fire Station No. 3. Fire Station No. 3 will be staffed 24 hours a day with five personnel per shift responding to an average of 2-3 calls per 24 hour period.

3. Building architecture is modern, utilizing long sloping roof forms to create volume in the building without adding roof mass or creating a flat roofed commercial building appearance. The intent of the design is to provide a transition

between the commercial and residential environments bounding the site, create an architectural statement at this entry way to the City and provide an architectural form that can be reproduced through reinterpretation at Fire Station No. 2. The principal building material is brick with smooth faced stone accent and lintels, corrugated metal siding, galvanized roof and vision glass. The material selection is intended in part to replicate elements of the exterior finish of the Deer Creek development on the east side of Calhoun Road.

4. Site Data:

Site Area:	78,320 sq. ft.
Building Area (Proposed):	11,854 sq. ft.
F.A.R. (Proposed):	15.13% (25% Max.)
Lot Coverage (Proposed):	30.80% (50% Max.)
Parking Spaces:	12 (None specified per City Code however 2/bed is a standard found elsewhere. There are five beds in the station)

5. The Site Plan proposes closing four residential driveways and replacing same with two apparatus access points and one parking lot driveway. The apparatus egress point on Calhoun Road is determined by alignment with a median opening therein and sets the placement of the building. The parking field is located on the south end of the property, away from neighboring homes. A stand-by generator is proposed in an enclosure located on the northwest corner of the building. The applicant will demonstrate that noise from the generator when in operation does not exceed 35 dBA at the nearest residential property line.

6. Grading, Drainage Erosion Control Plan and Stormwater Management Application have been submitted to the City Engineering Division.

7. A preliminary Landscape Plan has been submitted and requires compliance with the recently revised landscape standards contained in the City *Site Development Standards for Non-residential Uses*.

Recommendation: The site is consistent with the location requirements for optimal fire/EMS service delivery for the southern third of the City as articulated in The Uniform Fire/EMS Service Delivery Task Force study completed in June 2006. Building architecture and materials have been selected to provide a transition between the commercial environment approved east of the site and the existing residential development to the north and west. The building and parking lot have been designed to be as far away from residential neighbors as practicable given the apparatus egress

point on Calhoun Road determined by alignment with a median opening therein. Staff recommends that the Plan Commission approve scheduling a conditional use public hearing subject to holding a neighborhood meeting prior to the public hearing.

4. Phase I of the Y2035 Comprehensive Plan

Report: Phase I of the Y2035 Comprehensive Plan

1. Contract Status

The 2008 City Budget includes \$95,000 for funding to hire a consultant to facilitate a public process for the preparation of Phase I of a Year 2035 Comprehensive Plan as required by Wisconsin State Statutes. (Phase II would occur in 2009 – the preparation of the Plan). The Plan Commission approved a Request for Proposal (RFP) that was sent to nine (9) selected planning firms. The staff received three proposals with costs for Phase I quite similar from each firm. Based upon a peer review of the proposals, the staff arranged an interview with the consultant team of Vandewalle & Associates, Engberg Anderson and Strand Engineering with selected City staff and officials asking questions. The interview team recommended that a contract should be negotiated with this team, including discussing incorporating the optional items of their proposal.

After refining the proposal and selecting the best optional items, the Common Council authorized a contract with Vandewalle & Associates et al which includes basic service costs of \$88,890 with \$4,690 of additional costs for optional public input processes for a total cost of \$93,580.

2. Plan Commission responsibilities in Phase I of the Y2035 Comprehensive Plan

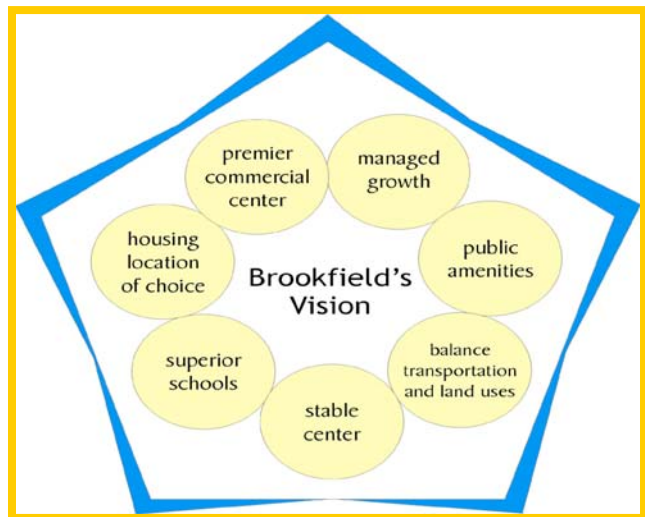
In January 2008, the Commission provided guidance to the staff as to the Commission's role in the Y2035 Comprehensive Plan process. The Commission is to serve two major functions throughout the process. The first is to serve as a "steering committee" advising the consultant and City staff as to the specific strategies that should be employed throughout the process. The second role is the customary role that the Plan Commission serves – as the body which reviews the comprehensive planning policies and programs and advises the Common Council on such through reports and recommendations made to the Council.

3. Purpose of the May 12 meeting

The consultants will be introduced at the May 12 meeting and have prepared an agenda to discuss items and strategies relative to engaging the public in the comprehensive planning process. Please see their attached agenda.

A. One major task for May 12 is to discuss and provide

direction to the consultants regarding the status of the **City's Vision Statement and seven community goals which were identified in the Y2020 Master Plan**. Should they be accepted for the Y2035 Plan? Revisited? Built upon? How? When?



Adopted Vision from Phase 1

- Brookfield's future lies in the *enhancement in the quality of its public and private built environment* to ensure its competitive advantage well into the 21st Century.
- Brookfield will be a city where the *parklands and natural landscape provide connections* between safe and attractive neighborhoods,
- and where high quality public services, a wide range of employment, and broad based commercial services all help to create a *unique community* that is highly desirable to families and businesses alike.



Brookfield 2020 Master Plan

B. The other task is for the Plan Commission to review the public participation strategy proposed for Phase I and recommend approval of the attached resolution by the Common Council accepting such a strategy.

C. See agenda for other tasks.

Recommendation: See consultants report.