



DEPARTMENT OF COMMUNITY DEVELOPMENT

Richard VanDerWal, Neighborhood Planner

2000 North Calhoun Road

Brookfield, Wisconsin 53005-5095

Contact: 262-787-3583 vanderwal@ci.brookfield.wi.us

BISHOP'S WOODS NEIGHBORHOOD PLAN

Site Design Concept Narratives – 06/19/2017

Site Concept #1: Walkable Mixed-Use Office Park

Concept #1 focuses on improving the internal street network with the objective to increase overall connectivity of the plan area and create better site conditions for mixed-use projects in the core of the node. It adds an access street to Elm Grove Road at the southeast end of the Office Park that works in conjunction with connecting Bishop's Drive to Bishop's Way for better overall ingress and egress movement of the site. Several properties along Bishop's Way would be rezoned for mixed-use buildings having elements of retail, office, and residential with retail to focus on internal and local absorption first with the potential to expand to regional capture depending on the ability to create a "destination" level of draw into the neighborhood. Multi-use paths meander through the Nature Preserve, linking office properties to each other. These paths connect out to nearby stores and to local and regional bicycle trails, establishing the ability to "bike to work" at Bishop's Woods and leveraging its dynamic wooded landscape toward the contemporary marketing strategy of "outdoor-amenity-rich" office space. Photovoltaic and green roof systems would be incentivized through F.A.R. bonuses for development and redevelopment projects that include these systems on at least fifty percent of the roof cover.

Site Concept #2: Redevelopment through Underutilized Properties

Concept #2 works predominately within the node's existing zoning and directs reinvestment to maximizing properties with untapped potential. Properties with "untapped potential" have obsolete office buildings and/or unused floor area ratio on site, among other factors. In a strategy similar to Site Concept #1, this design also features integrated multi-use paths in the Nature Preserve and throughout the neighborhood that connect out to local and regional bicycle trails. A street connection between Bishop's Way and Bishop's Drive is proposed in this alternative. The corner parcel at Bluemound Road and Elm Grove Road would be rezoned to allow for a mixed-use retail project. The rest of the Office Park would maintain zoned as it is, "O&LI" Office and Limited Industry or associated "PDD" Planned Development District zoning. Redevelopment projects would likely continue reliance on surface parking in office-only uses. In order to limit added demand on stormwater systems from these projects, the node would require thirty percent of all surface parking to be converted to "green infrastructure" systems. "Green" parking also adds aesthetic value by blending in with the surrounding landscape. As in the first site concept, photovoltaic and green roof systems would be incentivized through F.A.R. bonuses for developments that devote fifty percent of roof cover toward these systems.

NOTE: A hybrid concept that incorporates and/or blends elements of both alternatives is possible.