



DEPARTMENT OF COMMUNITY DEVELOPMENT

Daniel F. Ertl, A.I.C.P., Director
2000 North Calhoun Road
Brookfield, Wisconsin 53005-5095
262-796-6695 FAX 262-796-6702

NOTICE OF NEIGHBORHOOD INFORMATION MEETING **“PDD” Planned Development District Commercial (Mixed Use) Number 20 Zoning Amendment**

As a neighbor¹ or property owner of the proposed “PDD” Planned Development District rezoning you are hereby invited by the City of Brookfield to a Neighborhood Information Meeting to be held on:

Thursday, July 13, 2023 - 7:30 P.M. to 8:30 P.M.
Common Council Chambers – City Hall
2000 N. Calhoun Road - Brookfield, WI

Irgens and Shoppes at The Corridor, LLC, proposes amending the zoning regulations, “PDD Dimensional Standards,” of “PDD” Planned Development District Commercial (Mixed Use) Number 20, ordinance no. 2503-18, and corresponding Planned Development District General Plan for The Corridor, in association with the proposed development of the remaining vacant commercial lot of the PDD at 350 Discovery Drive. Proposed amendment would reduce the parking offset requirement from the adjacent lot to the east (Swanson Elementary School) from current ten (10) feet down to five (5) feet. The zoning amendment is associated with achieving the goals and objectives of the *City of Brookfield 2050 Comprehensive Plan* and the *Calhoun Road South Neighborhood Plan*. Reduction of the east parking offset is sought to permit development of an approximate 22,000 square foot commercial building with floorplates of optimal depth and demising flexibility for retail and medical users, and to maintain consistent quality of pedestrian and vehicular access of the site at 350 Discovery Drive with the rest of The Corridor PDD.

The meeting is an open house. No presentation will be made. Representatives of the proposal will be available to discuss the details of the project, listen to comments, and answer questions. City staff will be present to answer questions regarding the rezoning and amendment process and to provide clarity on information regarding City plans. My office will represent the City of Brookfield and collect written comments for the Common Council and Plan Commission.

A public hearing regarding this matter is scheduled for July 18, 2023. A separate public hearing notice will be mailed.

If you have any questions, please contact:

Richard VanDerWal
Planning Administrator
262-787-3583

or

Dan Ertl, AICP
Director of Community Development
262-796-6695

¹A “neighbor” is any property owner within three hundred (300) feet of any part of the land included in the proposed rezoning or plan change, i.e. the public hearing notification limits established in Section 17.08.070 of the municipal code.

It is possible that members of and possibly a quorum of members of governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting.

Any person who has a qualifying disability as defined by the Americans with Disability Act that requires the meetings or materials be in an accessible location or format, contact the City Clerk at (262) 782-9650 or 2000 North Calhoun Road, for accommodations. Requests for accommodations for meetings should be made at least 3 business days in advance of the meeting. Every effort will be made to arrange accommodations for all meetings.