



MINUTES OF AN OFFICIAL MEETING:

Regular Meeting: Plan Commission

Date and Time: Monday, August 9, 2021 at 6:30 pm

Location: City Hall Council Chambers, 2000 N. Calhoun Road, Brookfield WI53005

Members Present: Mayor Steven Ponto (Chairman), Alderman Gary Mahkorn, Alderman Rick Owen, Alderman Mark Nelson, Citizen Commissioner Austin Moore, Citizen Commissioner Lisa Chang (via teleconference), Citizen Commissioner Steve Petitt

Members Excused: N/A

Others Present: Director of Community Development Dan Ertl (arrived at 7:20 pm), City Engineer Jeff Chase, Fire Chief Dave Mason, Associate Planner Richard VanDerWal, Economic Development Coordinator Todd Willis, Alderman Chris Blackburn, Alderman Jerry Mellone

2. Roll Call

Mayor Steven Ponto noted a quorum present and called the Plan Commission to order at 6:32 pm

Announcements

The Next Regularly Scheduled meeting will be held on Monday, September 13, 2021 at 6:30 pm. JOINT MEETING with WATER and SEWER BOARD.

3. Meeting Minutes

a. Minutes of the July 12, 2021 Plan Commission meeting.

Motion by Alderman Gary Mahkorn, second by Alderman Rick Owen to approve the minutes of the July 12, 2021 Plan Commission meeting. Motion carried 7-0.

b. Approval of the actions, recommendations, and minutes of the Plan Review Board meeting of July 22, 2021.

Motion by Alderman Mark Nelson, second by Alderman Rick Owen to approve the minutes of the July 22, 2021 Plan Review Board meeting. Motion carried 7-0.

4. Unfinished Business

- a. Request of Metropolitan Development, 18650 W Corporate Drive, Suite 215, Brookfield, WI 53045, Richard Conley, Owner for re-approval of a new plan and method of operation permitting construction of an approximate 17,485 sq. ft., two-story, mixed use building with underground and surface parking at 3015 North Brookfield Road. (NE ¼ of Sec. 17) – RV **Requires Common Council Approval**

Previously Reported (Abridged) in 2014 (Approval has lapsed):

1. (The site is zoned “VAB”, Village Area Business District.) The site is located in the Village Area Node, one of ten areas identified in the *City of Brookfield 2035 Comprehensive Plan* that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted node plans (Plans) is the *Village Area Neighborhood Plan – 2006* and the *Update and Supplement to the Village Area Neighborhood Plan – 2012*. The recommended land use of the Plans is mixed office, retail residential. The adopted land use of the *City of Brookfield 2035 Comprehensive Plan* is Mixed Use – Higher Density.
2. The two-story building with underground parking, surface parking and deck is located in conformance with the setback, offset and building height requirements of the base zoning district. Pedestrian access is obtained via paved connections to Brookfield Road. Resident connections are shared with these or derived from elevator / staircase access in the parking structure component of the building. Vehicular access is derived from O’Malley Alley. Building materials consist of stone, fiber cement lap siding / trim in grey, beige and tan tones with dimensional asphalt shingles on shed roofs. HVAC equipment is roof mounted and screened by architectural components of the building façade. Use of the outdoor deck and the first floor is unspecified at this time but will be constructed as a “white box”, i.e. unfinished and unoccupied. Staff recommends the applicant return to the Plan Commission for approval of a plan and method of operation for the deck at a future date.
3. Preliminary grading, drainage and Storm Water Management Applications have been submitted to the City Engineering Division.
4. A certified survey map formalizing the boundary of the then metes and bounds parcel was approved in 2009 and recorded in 2010.
5. Site Data:

Site Area (Net):	18,480 sq. ft.
Building Area:	17,485 sq. ft.
F.A.R.:	N/A
Green Space:	23.1% (5% Min. required)
1 st Floor Commercial Space:	8,132 sq. ft.
2 nd Floor Residential Dwelling Units:	7
Parking Requirements:	16 Residential and 32± Commercial
Parking Provided:	32 stalls on site
6. On street parking is available on Brookfield Road (40 stalls). Municipal parking lots are located approximately 350’ feet away on Pleasant Street (19 stalls) and 720’ away on Hoffman Avenue (39 stalls). Per 17.50.030 Exceptions to parking supply requirements may be approved by the plan commission if the building entrance is located within one thousand (1,000) feet of municipal parking lots-and/or if there are on-street parking spaces directly adjacent to the property being developed-and the plan commission determines there is adequate parking supply for the use.

Newly Reported (New submittal):

7. The site’s Targeted Investment Area (TIA) Plans, adopted land use, and zoning have not changed since the last approval in 2014. The applicant’s redevelopment proposal for a building with second floor residential and first floor residential / commercial mix, housed in a flat roofed, two-story building is consistent with the land use and building layout requirements of the base zoning district.
8. Proposed Site Development Characteristics:

Lot Area:	20,745 sq. ft. (0.47624 ac)
Building Setback:	0.5’ North Brookfield Road (0’ min.) 5’ Wilderness Way (0’ min.)
Pavement Setback:	0’ North Brookfield Road (0’ min.) 0’ Wilderness Way (0’ min.)

Building Offset:	0' South (0' min.) 0' West (0' min.)
Pavement Offset:	0' South (0' min.) 2' West (0' min.)
Building Height:	36' 7" North Brookfield Road (two stories minimum, not to exceed three stories buildings)
Building Size:	18,574 sq. ft. total (2,221 sq. ft. commercial, 16,353 sq. ft. residential)
Dwelling Units:	12 (4 one bedroom, 8 two bedroom)
Parking Spaces:	6 surface, 25 covered/underground, 31 total. 10% of req. parking can be met by public parking per Code, 3.4 spaces. (26 req. residential, 8 req. commercial, 34 total req.)
Floor Area Ratio:	89.5% (Max. determined through required and available parking spaces)
Lot Coverage:	84.7% (95% max)
Landscape Area Ratio:	15.3% (5% min)

9. Proposed architecture and building materials are consistent with the previous approval by the Plan Commission, City's *Site Development Standards for Non-Residential Uses*, and VAB zoning district, except for material colors. Section 17.50.070.A.5. "Aesthetics and details – Required" of the VAB zoning district states: Color. The colors of building materials shall be of the late nineteenth to early twentieth century period, which include popular jewel colors of the late Victorian period and lighter colors of the neoclassical revival period.

The revised color palate features a contemporary design solution of mostly monochromatic grey. Staff *has informed the applicant of acceptable primary, secondary, and accent material colors. Applicant will revise colors to feature a palate of late nineteenth to early twentieth century period accordingly.*

10. Applicant has been informed that: **All vision glass is to remain vision glass and cannot be obstructed or modified with window film or other opaque techniques or substances except that operable window blinds, or shades are permitted.** All plans specifying the location and installation of vision glass shall memorialize this language into the associated plan set prior to Planning signing off to Inspection Services.
11. The applicant submitted a landscape plan for review and compliance with City standards.
12. The applicant is in receipt of a missive dated July 27, 2021 by Deputy Chief Nick Rogne identifying fire alarm, suppression, and code compliance requirements (with fire vehicle access exhibit to be supplied).
13. Updated grading, drainage, erosion control, and SWMP have been submitted to the Engineering Division. *A retaining wall is proposed along the south property line that exceeds five (5) feet in height. Retaining walls that exceed this height are referred to the plan commission where the commission shall determine whether the proposed retaining wall is consistent with the Brookfield concept and harmonious with and not adverse to the values of adjacent or nearby properties. Staff recommends the plan commission approve the appearance, materials, location, drainage and landscape conditions for the proposed retaining wall.*

Recommendation: The project is consistent with the land use recommendations of the neighborhood Plans and Comp Plan and the applicable zoning regulations for the site, except for proposed building material colors. The colors of building materials shall be of the late nineteenth to early twentieth century period, which include popular jewel colors of the late Victorian period and lighter colors of the neoclassical revival period. All remaining aspects of proposed building architecture conforms to City design standards and required aesthetics and details of the VAB zoning district. Staff recommends the Plan Commission re-approve the new plan and method of operation permitting construction of an approximate 17,485 sq. ft., two-story, mixed use building with underground and surface parking at 3015 North Brookfield Road subject to:

1. Statement of operations dated June 23, 2021 by Richard P. Conley, LLC.
2. Site plan dated June 23, 2021 by raSmith including technical corrections.

3. Building plans, elevations, and material samples dated July 23, 2021 by AG Architecture including technical corrections and revised building material colors featuring a palate and design consistent with the late nineteenth to early twentieth century period per Code requirement. Roof top HVAC equipment screened by building architecture. Ground mounted HVAC equipment and transformers screened by landscaping. All wall mounted meter boxes and cabinets are to be painted to match the building and are limited to the north, east, or west building elevations. If stainless steel meter boxes are used they will be etched and painted to match the building.
4. Compliance with site access, fire suppression, and alarm requirements specified in a missive dated July 27, 2021 by Deputy Chief Nick Rogne.
5. Site utility, grading, drainage, and erosion control plans subject to final approval of the city of Brookfield Engineering Division prior to the issuance of building permits. The developer of the project will be required to submit Items A, B, and C below before the issuance of a building permit:
 - A. A copy of the approved Grading and Drainage Plan, as approved by the city of Brookfield Engineering Division.
 - B. The bid from a contractor reflecting the cost of executing the work required on the Grading and Drainage Plan.
 - C. A letter-of-credit in compliance with the City letter-of-credit format deposited with the Department of Community Development. The monetary amount of the letter-of-credit shall be equal to 110% of the submitted bid. (City form available from the Department of Community Development)
 - D. **A recertification "as-built" survey must be performed by a licensed, professional engineer or surveyor indicating that all elements of the approved Grading and Drainage Plan have been completed within tolerances as approved by Staff per the approved plan. The recertification documents must be wet stamped and signed by the professional.**
 - E. The letter-of-credit will be released by the Department of Community Development after the recertification documents are submitted to the city of Brookfield Engineering Division and approved.
6. Payment of applicable fees to the Community Development Department prior to issuance of a building permit.
 - \$ TBD Engineering Review Fee
 - \$5,731.00 Park and Recreational Transportation Trail Fee (\$521.00 per multi-family unit)
 - \$73.62 Wetland Fee (\$4.19 per 1,000 sq. ft. lot area of development)
 - \$ TBD Development Agreement
7. Lighting in compliance with sections 15.16.080 and 17.120.070 of the City of Brookfield municipal code.
8. All signage subject to separate review by the Zoning and Building Administrator.
9. Landscape plan dated August 25, 2009 by raSmith subject to City of Brookfield consultant review and technical corrections secured with a letter-of-credit (City forms available from the Department of Community Development) equal to \$9,435.00 (\$2,550 per 1,000 sq. ft. street yard) for installation, \$1,628.00 for four (4) years of maintenance (\$440 per 1,000 sq. ft. of street yard) and a four (4) year temporary landscape easement for street yard maintenance (using forms available from the Department of Community Development) all deposited with the Department of Community Development prior to issuance of a building permit (3,700 sq. ft. of street yard).
 - A. A recertification "as-built" survey must be performed by a licensed landscape architect indicating that all elements of the approved Streetyard Landscape Plan has been completed within tolerance as approved by staff per the approved plan. The recertification documents must be wet stamped and signed by said professional.
10. Once a building permit is issued by Inspection Services, the owner shall receive an occupancy permit within eighteen (18) months or the owner of the property may be subject to the penalty provisions of the Zoning Plan Commission

Code, Section 17.100.130 or the owner shall remove construction equipment and debris from the site, fine grade and seed the site, and stabilize surface water drainage leaving the site to City Engineering Department specifications within four (4) months or the owner of the property may be subject to the penalty provisions of the Zoning Code – Section 17.100.130. (Ordinance #2134-08).

11. Plan and method of operation approval expires on August 17, 2023 unless a building permit is obtained prior thereto.

Refer to video and audio recording of this item [here](#) for the discussion.

Motion by Citizen Member Steve Petitt, second by Alderman Rick Owen to approve the staff recommendation with the condition that the retaining wall be consistent with other retaining walls in the Village Area and the updated colors of the building consistent with the Village Area Neighborhood Plan and zoning. Motion carried 7-0.

5. New Business

- a. Request of Christ the Lord Evangelical Lutheran Church and School, 1650 N Brookfield Road, Brookfield, WI 53045 – c/o Craig Wojtczak, Project Development Manager, for approval of a preliminary survey and to schedule a conditional use permit public hearing in association with a building addition for expansion of sanctuary spaces at said address. (SW ¼ of Section 21) – RV ****Requires Common Council Approval****

Report:

1. The site consists of three lots not located in a Targeted Investment Area (TIA), one of eleven areas identified in the *City of Brookfield 2050 Comprehensive Plan* (Comp Plan) that foster community reinvestment by supporting new economic development and sustainable, mixed-use redevelopment with sensitivity to surrounding neighborhoods. The adopted land use of the Comp Plan is “Nature, Recreation, & Community Facilities – Community Facility” for the northern lot and “Housing Focused – Lower Density” for the two southern lots. The site is zoned R-2 Residence District with the northern lot having adopted conditional use ordinances 1188, 1704, and 2287-12. Conditional use ordinances 1188, 1704, and 2287-12 permitted previous expansions of the church and school uses of this lot.
2. The proposed building addition for expansion of sanctuary spaces of the church would exceed zoning regulations for the existing northern lot with adopted conditional use ordinances. In order to meet zoning regulations, the applicant requests to combine this lot with the two single-family lots abutting to the south owned by the applicant. Additionally, applicant requests scheduling a public hearing for a conditional use permit for the resultant combined property in association with the revised plan and method of operation for the proposed building addition. Proposal includes removal of the two existing single-family homes and associated impervious surfaces.
3. Proposed Site Development Characteristics:

Lot Area:	215,230 sq. ft. (4.941 ac)
Building Setback:	78’ North Brookfield Road (50’ min.) 87.5’ Gebhardt Road (50’ min.) 170’ Harvest Lane (50’ min.)
Pavement Setback:	25’ North Brookfield Road (25’ min.) 25’ and 20’ Gebhardt Road (25’ min.) 29’ Harvest Lane (25’ min.)
Building Offset:	22.6’ South (20’ min.) 24’ Southeast (20’ min.)
Pavement Offset:	17’ South 110’ Southeast
Building Height:	26’ (35’ max., 15’ max. accessory buildings)
Building Size:	34,866 sq. ft.

Parking Spaces: 154 surface
Floor Area Ratio: 16.2% (30% max. including accessory buildings)
Lot Coverage - Building: 16.0% (20% max., 5% accessory buildings)
Landscape Area Ratio: 54.5%

4. Submitted site plan indicates all existing driveway access for the church property remains unchanged in the proposal. Driveway access to the single-family lots should be eliminated in coordination with the proposed removal of single-family structures and impervious surfaces. Surface parking is expanded to the east, northwest, and along the north side of the existing church. Westerly parking extension along Gebhardt Road requires a variance as existing parking in this location is legal non-conforming with a twenty (20) foot setback from the right-of-way (Section 17.120.060 "Setbacks" requires min. twenty-five (25) foot setback). A porte-cochère for vehicles extends off the north façade of the building addition for passenger drop-off/pick-up. Trash and recycling enclosure is relocated to the end of the expanded surface parking lot to the east. The immediate location of stormwater management facilities east of this enclosure prohibits installation of a compliant landscape screen surrounding the enclosure. Staff recommends the Plan Commission enforce the *Site Development Standards for Non-Residential Uses* and direct the applicant to revise the proposed site and landscape plans accordingly for installation of a year round landscape screen immediately surrounding the trash enclosure on three sides per City standards.
5. Proposed architecture and building materials are consistent with the City's *Site Development Standards for Non-Residential Uses*. Sanctuary expansion features large gables with vertical accents of stone, fiber cement lap siding, and large vision glass openings with unique mullion designs. Roof pitches, massings, proportions, and details are consistent with the existing building, collectively establishing strong architectural motifs that emphasize human scale and create visual interest on each façade. Principal building materials used throughout the building addition are: Halquist stone veneer in "Landmark" (ivory) color and ashlar pattern; James Hardie fiber cement panels in board and batton, smooth, and "HZ5" (lap siding) patterns in colors to match existing building; stained heavy timber framing; and clear vision glass window systems with dark anodized finish. Aluminum gutters and downspouts, asphalt shingle roof, brick, and cut stone to match existing. Proposed building addition is consistent with existing building colors and materials for a cohesive site design.
6. Applicant has been informed that: **All vision glass is to remain vision glass and cannot be obstructed or modified with window film or other opaque techniques or substances except that operable window blinds, or shades are permitted.** All plans specifying the location and installation of vision glass shall memorialize this language into the associated plan set prior to Planning signing off to Inspection Services.
7. The applicant submitted a landscape plan for review and compliance with City standards. Street yard landscaping is required along North Brookfield Road, Gebhardt Road, Harvest Lane, and Benington Drive. Trash enclosures not fully enveloped by buildings shall be screened on all sides by year round landscaping.
8. The applicant is in receipt of a missive dated July 16, 2021 by Deputy Chief Nick Rogne identifying preliminary fire alarm, suppression, and code compliance requirements.
9. Grading, drainage, erosion control, and SWMP have been submitted to the Engineering Division. The following items have been noted by Engineering:
 - a. *Existing and proposed site laterals for the lots shall mend all conditions to conform to City standards, including determination for serving the proposed building with municipal water without resulting in a cross connection.*
 - b. *Existing dry detention along Gebhardt Road was installed as a solution for alleviating previous flooding of storm water onto neighboring properties, however, this solution is not continued in the proposal.*
 - c. *Restoration of single family home sites may require further investigation into proper regrading of lands regarding proposed removal of existing improvements.*

10. A preliminary survey has been submitted that combines three lots of record into one lot. *Proposed resultant lot is comprised of more than four sides. Staff recommends the plan commission determine such condition be permissible and recommend the common council approve.*
11. A standard form City of Brookfield commercial development agreement will secure necessary public improvements, access, grading, drainage, landscaping, and stormwater management in the project.
12. The standards for conditional use permit issuance, Section 17.108.050.I. of the Municipal Code, are attached to this report for Plan Commission reference.

Recommendation: The project is consistent with the land use recommendations of the 2050 Comprehensive Plan and the applicable zoning regulations for the site, except for parking setback regulations. Proposed building architecture conforms to City design standards.

- Depending on direction provided by the plan commission, applicant to seek zoning variance regarding parking setback from the board of zoning appeals (BZA).
- Staff requests that the plan commission direct the applicant to modify submitted plans to meet City standards as indicated by staff.
- Staff recommends the plan commission provide further direction to the applicant that the commission determines necessary regarding compliance with City standards for conditional use and plan and method of operation accordingly.
- Staff recommends the plan commission approve preliminary survey subject to technical corrections.
- Staff recommends the plan commission schedule a conditional use permit public hearing in association with the revised plan and method of operation for approximate 6,754 sq. ft. building addition redevelopment, expanding sanctuary space use, at 1650 North Brookfield Road, subject to conducting a neighborhood information meeting in advance of the public hearing.
- Staff recommends that the Mayor and City Clerk coordinate a joint meeting of BZA and plan commission for their respective public hearings as warranted.

Refer to video and audio recording of this item [here](#) for the discussion. Much of the discussion dealt with stormwater management.

Motion by Alderman Mark Nelson, second by Alderman Rick Owen to approve staff recommendation for approval of a preliminary survey subject to technical corrections and a conditional use permit public hearing subject to modified plans to meet City standards as indicated by staff, and a joint meeting of BZA and plan commission for their respective public hearings. Motion carried 7-0.

- b. **Plan Commission Discussion: Proposed code amendment of Zoning Code Section 17.98.050 “Specific zoning overlay areas” to create a new Modified Suburban Overlay area planning unit, the Urban Form Shopping/Services Area Overlay, and to apply the proposed zoning overlay planning unit to properties, tax keys BRC1012112, BRC1012117, BRC1012118, BRC1012119, BRC1012120, and BRC1012121, along West Capitol Drive between 124th Street and 128th Street. Request for public hearing. (SE ¼ of Section 1) – RV **Requires Common Council Approval****

Report:

1. In furthering the City’s efforts to update and enhance the application of Modified Suburban Overlay (“MSO”) zoning districts, the Department of Community Development and Office of the City Attorney have devised language for a new planning unit for the elected and appointed officials to consider. The proposed language for the new district, Urban Form Shopping/Services Area Overlay, is attached to this report. In summation, the district promotes the goals and objectives of the *2035 City of Brookfield Comprehensive Plan & 2050 City of Brookfield Comprehensive Plan* (Comp Plan) and the various nodal and corridor plans (Node Plans) by:
 - Achieving a blended design aesthetic of urban and suburban form
 - Creating a framework for pedestrian oriented development and redevelopment to occur

- Allowing the imaginative and efficient utilization of land to encourage a sense of place through street level activity
 - Providing regulations that permit redevelopment potential for lots with smaller dimensions, furthering the variety of viable commercial development and business opportunities within the City
2. The proposed zoning overlay reduces building and pavement setbacks and offsets, promotes “third place” creation regarding these regulations, and adjusts minimums depending upon the adjacent right-of-way width while excluding these reductions when abutting single-family residential to maintain separation. It also increases maximum lot coverage allowance and conversely lowers landscape surface ratio minimum requirements. Building heights are maintained at the existing thirty-five (35) feet of the base commercial business zoning districts and floor area ratio (FAR) is unaffected.
 3. The plan commission and common council have recently approved “MSO” zoning ordinances for the properties just east within the same Zoning Issue Area of the Capitol Drive Corridor Study Number Two (“MSO” Ordinance 2454-16 in 2016 and “MSO” Ordinance 2543-19 in 2019, both attached to this report). These ordinances provided the dimensional regulations necessary to achieve redevelopment on the associated properties consistent with the adopted goals and objectives of the Comp Plan and Node Plans.
 4. Applying the proposed district to the properties along West Capitol Drive in the attached rezoning exhibit would establish existing building setback conditions as conforming. However, not all existing parking conditions would become conforming, but such non-conforming pavement could be converted to “third place” improvements and remain impervious area. Additionally, the proposed increase in maximum lot coverage would not bring all existing conditions of lots into conformance.
 5. The proposed overlay district is conceived and drafted to allow its application elsewhere in the City where similar development and area conditions warrant in the future.

Recommendation: Proposed new overlay zoning district and its immediate application to the properties along West Capitol Drive achieves the goals and objectives of the Comp Plan and Node Plans. Staff recommends the Plan Commission provide staff direction as necessary and recommend approval to schedule a public hearing on the proposed ordinance language and its application to properties, tax keys BRC1012112, BRC1012117, BRC1012118, BRC1012119, BRC1012120, and BRC1012121, along West Capitol Drive between 124th Street and 128th Street, subject to conducting a neighborhood information meeting and City Attorney review and approval of language prior thereto.

Refer to video and audio recording of this item [here](#) for the discussion.

Motion by Alderman Rick Owen, second by Alderman Mark Nelson to approve staff recommendation for public hearing on the proposed ordinance language and its application to properties, tax keys BRC1012112, BRC1012117, BRC1012118, BRC1012119, BRC1012120, and BRC1012121, along West Capitol Drive between 124th Street and 128th Street, subject to conducting a neighborhood information meeting and City Attorney review and approval of language prior thereto. Motion carried 7-0.

- c. **Request of the Director of Community Development to schedule a public hearing to amend the Tax Increment District No. 8 Project Plan to increase the allocation of funds to finance the costs of a Moorland Road sidewalk.**

Report:

TID No. 8 was created in 2018. Project Costs were utilized to acquire the land for a conference center, among other City sources. Certificate of Occupancy for the 55,000 sq. ft. Brookfield Conference Center (BCC) occurred in January 2020. All building construction and landscaping is completed. COVID 19 pandemic group meeting restrictions prevented any rentals at the BCC except for relatively small gatherings until restrictions were relaxed

in spring and summer 2021. Rental bookings for fall 2021 and into 2022 have reached or exceeded original projections. No Project Costs were utilized to pay for BCC site or building improvements. The TID No. 8 Project Plan also identified Project Costs to install sidewalk on the western side of Moorland Road to connect with existing sidewalks north and south of the district boundary. Rather than the City constructing the sidewalk on its own, it was determined, that it would be preferable to include the sidewalk construction as part of the Waukesha County improvements to Moorland Road (County O) presently scheduled for 2022. The County expects the City to pay for sidewalk related costs that exceed federal funding limits on the Moorland Road project. The amount of TID No. 8 participation in funding the sidewalk costs is likely to exceed the original \$500,000 estimated in the Project Plan based upon more detailed cost estimates. See the original Project Costs table attached. A costly and substantial retaining wall with safety barrier/fence and utility relocations are required in association with the sidewalk construction. Final costs are dependent on actual contract costs. County consultants on the Moorland Road design team have recently suggested the local cost share could reach \$1.65 million in the worst-case scenario, but costs could be less. On July 27, 2021, the Common Council decided the City should proceed with funding the local cost share of the sidewalk construction. As a result, a request to amend TID No. 8 Project Costs to cover the new level of costs for the sidewalk and related items is sought.

Recommendation: Approve hearing.

Refer to video and audio recording of this item [here](#) for the discussion.

Motion by Alderman Gary Mahkorn, second by Alderman Rick Owen to approve staff recommendation for approval of a public hearing to amend Tax Increment District No. 8 Project Plan to increase the allocation of funds to finance the cost of a Moorland Road sidewalk. Motion carried 7-0.

6. Adjournment

Motion by Citizen Member Steve Petitt, second by Citizen Member Austin Moore to adjourn the meeting at 7:38 pm. Motion carried unanimously.

Respectfully Submitted:

Daniel F. Ertl

Director of Community Development